

The idea to create the Town of Incline Village is terrifying

Special to the Bonanza

At first, I was neutral about the proposed Town of Incline Village. However, I did notice that the only two items that were to be “improved” by incurring this risk were the addition of an “animal control” department and control over land planning and zoning in Incline Village and Crystal Bay. As there is very little available land yet to be developed in our area it seemed a bit of overkill to hire a “senior planner” and staff to facilitate this function.

One of the members of the Independent Incline committee, strenuously proposing this change from the IVGID, is a real estate developer. I surmised that the idea to create the town might be a benefit to his business.

As the voting date drew ever closer I decided to learn more about this plan by attending the hearing sponsored by the Bonanza at The Chateau on Tuesday Oct. 14, 2008.

At the meeting, Incline resident John Mascarich, a proponent of the Town of Incline, used the word “blight” numerous times in his Power Point presentation. In the governmental and real estate worlds, the word “blight” signals the beginning of an “eminent domain” action against privately owned property in anticipation of area “redevelopment.”

A Nevada “town” has the power to “eminent domain” property as well as to issue bonds for general improvement or for redevelopment. In order to implement the proposed “master plan,” which has yet to be presented, the “town” will be able to re-zone areas (which re-zoning then becomes law), issue bonds to proceed to acquire those properties which stand in the way of the desired result and then proceed with an action to eminent domain the private land. Of course the taxpayers have to make

the bond payments which become a lien against their parcels.

The committee for the new “town” states that no new property taxes will be needed. How about bond payments?

A tax by any other name...

This proposal for a “town” could become an enormous land grab with an unlimited profit potential by a few savvy individuals, while changing Incline into another casino/hotel, timeshare-driven replica of a South Tahoe, Northstar or Squaw Valley type development.

The presentation by the committee members promoting this move was slick, well-prepared and well-financed. Who is actually behind this effort?

Below is an email written by Ed Gurowitz, an advocate for Independent Incline, to other members of the “town” committee, with this single line.

“For a cabal that is committed to advancing our own special interests, we’re not very well organized.”

Webster’s dictionary defines a cabal as follows:

- A small group of persons joined in a secret design or scheme.
- A plot — a secret, usually evil project or scheme; conspiracy.

This proposed new “town” scheme is terrifying!

Maryanne Ingemanson is an Incline Village resident and president of the Village League to Save Incline Assets.

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