



# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

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November 9, 2004

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**SUBJECT:** Review Application and Request Ordinance Authorizing Additional Transportation Improvement Fee Credit for Improvements Associated with the California State University Long Beach Foundation Technology Park at 2000 West 19<sup>th</sup> Street (Districts 1, 7)

### DISCUSSION

Section 18.17.110 of the Long Beach Municipal Code (Code) permits applicants normally subject to a transportation improvement fee (TIF) to apply for a credit not to exceed 100 percent of the amount due if the applicant provides specified improvements contained within the transportation improvement plan. On April 1, 2003, the City Council approved Ordinance No. C-7846 pursuant to an application submitted by the California State University, Long Beach (CSULB) Foundation requesting approval of a credit in the amount of \$332,859.47. The credit was approved on January 28, 2003 (see Attachment 1), in consideration of their expended cost to widen Pacific Coast Highway from Cota Avenue to 19<sup>th</sup> Street in preparation for the construction of the CSULB Foundation Technology Park. City Council also approved a \$190,028.28 TIF fee credit, due for Phase I of that project, to be charged against that amount, leaving a credit balance of \$142,831.19.

It was noted at that time that the CSULB Foundation planned to apply for an additional credit for eligible landscape improvement costs once the installation was completed. Additionally, it was noted that the CSULB Foundation would seek future TIF fee credits against the credit balance as additional buildings within the planned development were constructed.

1. The CSULB Foundation has completed the required landscaping on Pacific Coast Highway and submitted documentation for the incurred payment of \$63,784.88, which should be added to their \$142,831.19 credit balance for this project, for a total credit balance of \$206,616.07.
2. The applicant is requesting to apply a portion of the \$206,616.07 credit toward the required TIF fees for two new buildings totaling 84,319 square feet (see Attachment 2). The TIF fee owed for these two buildings totals \$92,750.90.

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The overall effect of these two actions would increase their credit balance to \$113,865.17.

The CSULB Foundation Technology Park has completed five of the twelve buildings planned within this development. At this time, the applicant is requesting to charge the \$92,750.90 TIF fees due against their credit balance for two additional buildings that are currently under construction. If approved, the CSULB Foundation will reserve the credit balance of \$113,865.17 so that they may apply it toward TIF fees that will become due when the remaining five buildings within this development are constructed.

This item was reviewed by Deputy City Attorney Lisa Peskay Malmsten on October 4, 2004 and Budget Management Officer David Wodynski on October 1, 2004.

TIMING CONSIDERATIONS

City Council action on this item is requested on November 9, 2004, in order to approve the use of the existing TIF credit toward the construction of two buildings in phase two.

FISCAL IMPACT

City Council action on April 3, 2003, left the CSULB Foundation a credit balance of \$142,831.19 in TIF fees. At this time, the CSULB Foundation is requesting:

1. That the credit balance be increased by \$63,784.88 based on their actual expenditures for landscaping improvements completed on Pacific Coast Highway. This would increase their credit balance to \$206,616.07.
2. That an additional \$92,750.90 in transportation improvement fees owed be credited against the \$206,616.07 balance, leaving a remaining credit balance of \$113,865.17, which may be applied toward the TIF fees required when the remaining five buildings planned for this development are constructed.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Find that a transportation improvement fee credit in the amount of \$92,750.90 is due to the California State University Long Beach Foundation in accordance with Section 18.17.110 of the Long Beach Municipal Code.
2. Request the City Attorney to prepare an ordinance confirming the additional transportation improvement fee credit.

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3. Authorize the City Manager to execute a contract with the CSULB Foundation granting the CSULB Foundation a transportation improvement fee credit in the amount of \$92,750.90 in consideration of transportation and landscaping improvements constructed on Pacific Coast Highway from Cota Avenue to 19<sup>th</sup> Street.

Respectfully submitted,

  
CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

CFA:RB:mm  
353-1

Attachments

APPROVED:

  
GERALD R. MILLER  
CITY MANAGER