August 5, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

## RECOMMENDATION

1. Receive supporting documentation into the record, and hold a public hearing to receive public comment.
2. Adopt a resolution affirming formation of City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore), authorizing the levy of Special Tax within the CFD, preliminarily establishing an annual appropriations limit for the CFD, and resubmitting the special tax levy and establishment of the appropriations limit to qualified electors of the CFD.
3. Adopt a resolution affirming the determination of the necessity to incur bonded indebtedness for City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore).
4. Adopt a resolution calling for a new special election within the CFD. (District 3)

## DISCUSSION

In 1988, the City Council formed the City of Long Beach Community Facilities District No. 1 (Belmont Shore) (CFD 1) to provide a means to finance parking improvements in the Belmont Shore area of the City. CFD 1 was authorized to levy a special tax on commercial property located within CFD 1, and the revenues from that special tax, along with revenues derived from parking meters in the Belmont Shore area, have been used to finance various parking and related improvements, as well as to pay debt service on parking meter revenue bonds issued by the City in 1993 to finance parking improvements in that area. The Parking Commission has identified an additional parking lot located at 189 Park Avenue that it would like the City to acquire and improve in the Belmont Shore area, and alley way improvements that need to be made to enhance parking in the area. CFD 1 does not have the authority to fund these new improvements. City Staff, working with various financial and legal consultants, have determined that the most efficient and economical way to provide funds for the new improvements would be for the City to form a new community facilities district (CFD) under the authority of the City's Special Tax Financing Improvement Law, with boundaries (that set forth the area to be taxed by the CFD) the same as those for CFD 1, and with maximum tax rates the same as for CFD 1, for the express purpose of financing the purchase of the parking lot, refinancing the 1993 bonds and allowing for possible future financing of additional parking improvements.

On November 13, 2007, the City Council adopted two resolutions of intention with respect to the formation of the new CFD. RES-07-1308 expressed the intention of the City Council to establish the new CFD No. 2007-2 (Belmont Shore), and approved the boundaries for the proposed CFD, determined the rate and method of apportionment of special taxes to be levied in the new CFD, and initiated proceedings to levy the special tax in the proposed CFD. RES-07-1309 declared the intention of the City Council for the CFD to have a maximum bonded indebtedness of $\$ 5.8$ million.

On December 11, 2007, the City Council held a public hearing regarding the CFD and, following the public hearing, the City Council adopted resolutions forming the CFD, determining the necessity to incur bonded indebtedness for the CFD, and calling for a special election of the owners of property in the CFD for March 3, 2008, with respect to the CFD. The election was concluded on March 3, 2008, and less than the then required twothirds of the votes cast in the election were in favor of the ballot propositions.

Under the voting procedure in effect for the March 3, 2008 election, and as required by the City's Municipal Code in effect at that time, each owner of a parcel in the proposed CFD received one vote for each acre, or portion of an acre, of land in the CFD that they owned. This requirement resulted in those owning very small parcels having the same voting power as those with significantly larger parcels, or those who owned multiple small parcels that aggregated less than one acre. Thus, the owner of one small parcel that would have to pay only a small portion of the annual special tax in the proposed CFD had disproportionately larger voting power over those owners that would bear a significantly greater share of the annual special tax burden.

In order to remedy the unfair voting requirements, on May 13, 2008, the City Council adopted an ordinance which amended the Municipal Code to allow the City Council to authorize an alternative allocation of votes in CFD elections to better reflect the relative burden of CFD special taxes on the parcels to be included in a proposed CFD. Specifically, as amended by the ordinance, the Municipal Code now allows the City Council in situations where the City Council finds that such alternative method of voting is more reflective of the burden of the special tax to be levied in the proposed CFD, to provide that each landowner in a proposed CFD have a vote for each dollar of special tax that may be levied on such landowner's land to be included in the proposed CFD, based upon the proposed rate and method of apportionment of special tax for the proposed CFD, and the special taxes thereby to be levied in the first full fiscal year following formation of the proposed CFD.

Various property owners in the proposed CFD have requested that the City Council take action to bring the proposed Belmont Shore CFD back to a vote of the property owners to be included in the CFD, using the alternative voting procedure now allowed by the Municipal Code. In order to begin the process, on July 22, 2008, the City Council adopted RES-080080 affirming the prior resolutions of intention with respect to the formation of the CFD, affirming the approval of the boundaries for the CFD, the rate and method of apportionment of special taxes to be levied in the CFD and affirming the maximum bonded indebtedness for the CFD at $\$ 5.8$ million. The resolution affirming the prior resolutions of intention also called for a public hearing on August 5, 2008 regarding the formation of the CFD.

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The Community Facilities District Report (Attachment A) describes the facilities proposed to be funded by the CFD and the 1993 bonds proposed to be refinanced by the CFD, as well as the proposed boundaries of the CFD and cost estimates.

If the Resolution Affirming Formation of the CFD is adopted, the CFD will be formed and the City Council will be authorized to levy special taxes for the CFD in accordance with the Rate and Method of Apportionment of Special Tax, as preliminarily approved by the resolution affirming the resolutions of intention to form the CFD, subject to the approval of the owners of land in the CFD at a new CFD election as described below. These special taxes will be levied on commercial property located in the CFD, and will be used to pay the debt service on bonds to be issued by the City for the CFD, or for costs of CFD authorized facilities directly. The special tax would be levied each fiscal year in an amount sufficient to pay all annual costs of the CFD, including any CFD bond debt service.

It is expected that the special taxes to be levied annually in the CFD will be at the same rate as those currently levied in CFD 1 ( $12 \phi$ per commercial square foot of land), and that parking meter revenues from the Belmont Shore area in the amount of $\$ 200,000$ per fiscal year also will be used to assist in the payment of bonds to be issued for the new CFD. Once the new CFD is established, the City will take action to terminate the current CFD 1 , so the property in the new CFD will only be subject to a single special tax levy for the new CFD. The current maximum special tax rate for CFD 1 is $66 \phi$ per square foot of commercial land in CFD 1, and it is proposed that the new CFD have the same maximum special tax rate; however, it is contemplated that the initial bonded debt of the new CFD will only require the same $12 \phi$ per commercial square foot of commercial land annual rate (in addition to $\$ 200,000$ of annual parking meter revenues) to service the bonds to be issued to finance the new parking lot and related improvements and to refinance the 1993 bonds.

By adopting the Resolution Affirming the Determination of the Necessity to Incur Indebtedness, the City Council affirms its determination that it is necessary to incur bonded indebtedness in the maximum aggregate principal amount of $\$ 5,800,000$ within the CFD. As specified in the proposed resolution, the bonds for the CFD will bear interest at rates not to exceed the maximum interest rate permitted by applicable law at the time of sale of the bonds. Further details on the proposed bond debt such as its form, execution and issuance, will be brought back to the City Council for approval at a later date as required by Long Beach Municipal Code 3.52.5619.

By the City Council adopting the Resolution Calling for a New Election, a new election with respect to the establishment of the CFD, the levy of the special tax in the CFD and the incurrence of bonded debt for the CFD will be held by mail ballot sent to the owners of property in the CFD, with ballots to be returned by 5:00 p.m. on October 6, 2008. If the election is favorable (two thirds or more of the votes cast in the election are in favor of the ballot measure), the City Council may declare the CFD to be officially formed, with the power to levy special taxes on commercial property in the CFD and to issue bonds for CFD authorized purposes. As now allowed by reason of the ordinance amending the Municipal Code, each landowner in the CFD will be entitled to one vote for each dollar of special tax that may be levied on such landowner's land to be included in the District, based upon the proposed rate and method of apportionment and manner of collection of special tax for the District, and the special taxes thereby to be levied in the first full fiscal year following

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formation of the District. In the prior CFD election, the vote was weighted by acreage, with each landowner receiving one vote for each acre or portion of an acre owned in the CFD.

This item was reviewed by Assistant City Attorney Heather A. Manhood and Budget Management Officer Victoria Bell on July 15, 2008.

## TIMING CONSIDERATIONS

City Council action on this item is requested on August 5, 2008, to support the activities and formation of the CFD so that the financing of the proposed parking improvements can occur in late 2008.

## FISCAL IMPACT

There is no fiscal impact to the City associated with the requested action. All bond proceeds and revenue from the CFD will be collected in, and expended from, CFD trust accounts. All expenses related to the formation of the CFD will either be paid from the proceeds of bonds issued for the CFD or from amounts currently available in the Belmont Shore Parking Revenue Fund.

## SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


LORI ANN FARRELL


APPROVED:


# CITY OF LONG BEACH COMMUNITY FACILITIES DISTRICT NO. 2007-2 (BELMONT SHORE) 

# COMMUNITY FACILITIES DISTRICT REPORT (August 5, 2008) 

## CONTENTS

Introduction
A. Description of Facilities and 1993 Bonds
B. Proposed Boundaries of the Community Facilities District
C. Cost Estimate

Exhibit A - Description of the Facilities and Services
Exhibit B - Cost Estimate
Exhibit C - Copy of Ordinance No. C-6219

# CITY OF LONG BEACH <br> COMMUNITY FACILITIES DISTRICT NO. 2007-2 <br> (BELMONT SHORE) 

INTRODUCTION. The City Council (the "City Council") of the City of Long Beach (the "City") did, pursuant to the provisions of the Long Beach Special Tax Financing Improvement Law (the "Law"), on July 8, 2008, adopt a resolution entitled "A Resolution of the City Council of the City of Long Beach Affirming Resolutions of Intention Relating to the Proposed City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore)" (the "Resolution Affirming Resolutions of Intention"). In the Resolution Affirming Resolutions of Intention, the City Council expressly approved the direction to prepare a written Community Facilities District Report (the "Report"), for the proposed City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore) (the "District").

The Resolution Affirming Resolutions of Intention confirming the direction to prepare the Report contemplated that the Report would contain the following:

1. A brief description of the facilities proposed to be eligible to be financed by the District and of the 1993 Bonds to be repaid and defeased by the District; and
2. An estimate of the cost of providing the facilities and repaying and defeasing the 1993 Bonds, including the costs of any proposed new bond financing and any City administrative costs.

For particulars, reference is made to the Resolution Affirming Resolutions of Intention and to RES-07-1308, the Resolution of Intention to Form the District referenced therein, as previously adopted on November 13, 2007 by the City Council.

NOW, THEREFORE, I, the Director of Financial Management of the City of Long Beach, do hereby submit the following data:
A. DESCRIPTION OF FACILITIES AND 1993 BONDS. A general description of the facilities that the City Council has determined to be eligible to be funded by the District and of the 1993 Bonds to be repaid and defeased by the District is as shown in Exhibit " A " attached hereto and by this reference made a part hereof.
B. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. The proposed boundaries of the District are those properties and parcels on which special taxes may be levied to pay for the costs and expenses of the facilities and repaying bonded indebtedness the proceeds of which are used to finance the facilities and/or repay and defease the 1993 Bonds. The proposed boundaries of the District are described on the revised map of the District recorded on December 18, 2007, in Book 192 at Page 80 of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Los Angeles.
C. COST ESTIMATE. The cost estimate for the District for the financing of the facilities and the repayment and defeasance of the 1993 Bonds is set forth in Exhibit "B" attached hereto and by this reference made a part hereof.
D. ORDINANCE NO. C-6219. Attached hereto as Exhibit " C " is a copy of Ordinance No. C-6219 adopted by the City Council on December 17, 1985, as referenced in Exhibit A hereto.

Dated: August 5, 2008

By:
Director of Financial Management of the City of Long Beach

## EXHIbIT A

# CITY OF LONG BEACH <br> COMMUNITY FACILITIES DISTRICT NO. 2007-2 <br> (BELMONT SHORE) 

# DESCRIPTION OF FACILITIES ELIGIBLE TO BE FUNDED BY THE DISTRICT AND OF PRIOR BONDS TO BE REPAID AND DEFEASED BY THE DISTRICT 

## FACILITIES

The District shall be eligible to finance all or a portion of the costs of the following:

- The acquisition of land and construction of a parking lot of approximately 5800 square feet at 189 Park Avenue in the City of Long Beach, including but not limited to asphalt paving, construction of fencing and walls, the installation of signage, and any related costs of land acquisition, demolition, grading, relocation of utilities, design, construction, landscaping, architectural treatments, lighting, meter and other related costs and appurtenances.
- The resurfacing of alleyways that provide access to parking lots adjacent to and behind commercial businesses within the area depicted on Attachment A to Ordinance No. C6219 adopted by the City Council of the City of Long Beach on December 17, 1985 (the "Belmont Shore Parking Meter Revenue Area"), including but not limited to the removal and replacement of the surface of the alleyways and related and appurtenant costs.
- The acquisition, construction and improvement of property to provide public parking spaces and related and appurtenant facilities and work, to make parking available to commercial properties within the Belmont Shore Parking Meter Revenue Area, including but not limited to surface parking lots, parking structures, ingress and egress areas (including adjacent alleyways) and other similar facilities, and including costs of land acquisition, demolition, grading, relocation of utilities, design, construction, landscaping, architectural treatments, signage, lighting, meter and other related costs and appurtenances.


## PRIOR BONDS

The District shall be eligible to repay and defease the outstanding City of Long Beach 1993 Parking Meter Revenue Bonds.

## OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriter's discount, appraisal and feasibility study costs, reserve fund, capitalized interest, financial advisor, special tax consultant, bond counsel, disclosure counsel and underwriter's counsel fees and expenses, official statement printing, and all other incidental expenses.
2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and any bonds issued for the District.
3. Reimbursement of costs related to the formation of the District advanced by the City, or any other party, as well as reimbursement of any costs advanced by the City or any other party, for facilities or other purposes or costs of the District.

## EXHIBIT B

CITY OF LONG BEACH

## COMMUNITY FACILITIES DISTRICT NO. 2007-2

(BELMONT SHORE)
COST ESTIMATE

1. ACQUISITION \& CONSTRUCTION OF FACILITIES ..... \$ 4,250,000
2. REPAYMENT AND DEFEASANCE OF 1993 BONDS ..... \$ 700,000
3. INCIDENTALS
(a) Bond Reserve Fund ..... \$ 375,000
(b) Bond Discount/Underwriter Compensation 54,000
(c) Other Costs of Issuance ..... 90,000
Subtotal ..... $\$ \quad 519,000$
Contingency ..... $\$ \quad 331,000$
TOTAL BOND AMOUNT NEEDED ..... $\$ 5,800,000$

## EXHIBIT C

CITY OF LONG BEACH
COMMUNITY FACILITIES DISTRICT NO. 2007-2
(BELMONT SHORE)

COPY OF ORDINANCE NO. C-6219

ORDINANCE NO. C- 6219

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. C-6170, KNOWN AS THE CITY APPROPRIATIONS ORDINANCE, TO ESTABLISH THE BELMONT SHORE PARKING METER REVENUE FUND

The City Council of the City of Long Beach ordains as follows:

Section 1. That Section 3 of Ordinance No. C-6170, known as the City Appropriations Ordinance, is hereby amended by establishing the Belmont Shore Parking Meter Revenue Fund and adding said new fund to the other funds enumerated therein. Said Fund shall be a continuing fund and shall be for the purpose of accounting for revenues from parking meters located within that part of the Belmont Shore area of the City depicted on the map attached hereto as Attachment "A" and incorporated herein and made a part hereof by reference. Any expenditures from said Belmont Shore Parking Revenue Fund are hereby expressly limited to and shall be only authorized for the purposes of acquisition, construction, improvement, operation or maintenance (including all services and supplies) of City parking lots, parking facilities, or parking related equipment or fixtures located within or which are for the benefit of that area of Belmont Shore delineated in Attachment "A".

Sec. 2. The City Clerk shall certify to the passage of this ordinance by the city Council of the City of Long Beach and

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Noes:

Absent: Councilmembers: Wilson.






# A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AFFIRMING THE DETERMINATION OF THE NECESSITY TO INCUR BONDED INDEBTEDNESS WITHIN THE CITY OF LONG BEACH COMMUNITY FACILITIES DISTRICT NO. 2007-2 (BELMONT SHORE) AND SUBMITTING PROPOSITION TO THE QUALIFIED ELECTORS OF THE DISTRICT 

WHEREAS, on July 22, 2008, this City Council adopted RES-08-0080 entitled "A Resolution of the City Council of the City of Long Beach Affirming Resolutions of Intention Relating to the Proposed City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore)" (the "Resolution Affirming Resolutions of Intention") affirming the City Council's intention to form the City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore) (the "District"), pursuant to the Long Beach Special Tax Financing Improvement Law, Long Beach Municipal Code Section 3.52.511 et seq. (the "Law"), to fund costs of parking facilities and improvements (the "Facilities") and to refinance certain outstanding bonds (the "1993 Bonds"), and affirming the City Council's intention to incur bonded indebtedness within the boundaries of the District for the purpose of financing costs of the Facilities and of the refinancing of the 1993 Bonds; and WHEREAS, the Resolution Affirming Resolutions of Intention called for a public hearing on the District to be held on August 5, 2008, and a notice of the public hearing was published as required by the Law; and

WHEREAS, on this date, this City Council held the public hearing as required by the Law and the Resolution Affirming Resolutions of Intention relative to the determination to proceed with the formation of the District, the provision of funds by the District to pay costs of the Facilities and of the refinancing of the 1993 Bonds, and the
rate and method of apportionment of the special tax to be levied within the District to pay costs of the Facilities, the principal and interest on the proposed indebtedness and the administrative costs of the City relative to the District; and

WHEREAS, at the hearing all persons desiring to be heard on all matters pertaining to the formation of the District, the provision of funds to pay costs of the Facilities and of the refinancing of the 1993 Bonds and the levy of the special tax on property within the District were heard and a full and fair hearing was held; and

WHEREAS, subsequent to the hearing, this City Council adopted a resolution entitled "A Resolution of the City Council of the City of Long Beach Affirming Formation of the City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore), Authorizing the Levy of a Special Tax Within the District, Preliminarily Establishing An Appropriations Limit for the District, and Resubmitting Levy of the Special Tax and the Establishment of the Appropriations Limit to the Qualified Electors of the District" (the "Resolution Affirming Formation");

NOW, THEREFORE, the City Council of the City of Long Beach resolves as follows:

Section 1. The foregoing recitals are true and correct.
Section 2. This City Council hereby affirms its determination, as originally expressed in RES-07-0154 adopted on December 11, 2007, that it is necessary to incur bonded indebtedness in the maximum aggregate principal amount of $\$ 5,800,000$ within the boundaries of the District.

Section 3. The indebtedness incurred for the District is for the purpose of financing costs of the Facilities and of refinancing the 1993 Bonds, as provided in the Resolution Affirming Formation including, but not limited to, the costs of issuing and selling bonds to finance costs of the Facilities and of refinancing the 1993 Bonds, and the costs of the City in administering the District.

Section 4. The whole of the District shall pay for the bonded indebtedness through the levy of the special tax. The special tax for the District is to be
apportioned in accordance with the rate and method of apportionment of special tax set forth in Exhibit B to the Resolution Affirming Resolutions of Intention.

Section 5. The maximum amount of bonded indebtedness to be incurred for the District is $\$ 5,800,000$ and the maximum term of the bonds to be issued shall in no event exceed forty (40) years.

Section 6. The bonds for the District shall bear interest at a rate or rates not to exceed the maximum interest rate permitted by applicable law at the time of sale of the bonds, payable weekly, semiannually or in such other manner as this City Council or its designee shall determine, the actual rate or rates and times of payment of such interest to be determined by this City Council or its designee at the time or times of sale of the bonds.

Section 7. The proposition of incurring the bonded indebtedness herein authorized shall be resubmitted to the qualified electors of the District and shall be consolidated with elections on the proposition of levying special taxes within the District and the establishment of an appropriations limit for the District pursuant to Section 3.52.568 of the Law. The time, place and conditions of said election shall be as specified by separate resolution of this Council.

Section 8. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of $\qquad$ 2008, by the
following vote:
Ayes:
Councilmembers:

Noes:

Absent: Councilmembers:

