



CITY OF LONG BEACH

DEPARTMENT OF ECONOMIC DEVELOPMENT

R-19

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6099 • Fax (562) 570-6380

July 24, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution establishing an annual special tax of \$0.15 per square-foot for Community Facilities District No. 2007-2 for commercial properties in Belmont Shore for Fiscal Year 2019 and authorizing the Los Angeles County Auditor-Controller to be included on the 2018-19 Secured Tax Roll. (District 3)

DISCUSSION

In August 2008, the City Council approved and adopted the formation of Community Facilities District 2007-2 (CFD 2007-2) in the area of Belmont Shore to allow for bond issuance, property acquisition, and to confirm district boundaries. In December 2009, the City issued bonds under CFD 2007-2, which repaid parking bonds and pledged parking meter revenues to the CFD 2007-2 bond.

It is recommended the CFD 2007-2 assessment rate be set at \$0.15 per square-foot of commercial property. Since Fiscal Year 2006 (FY 06), the levy had been set at \$0.12 per square-foot of commercial property. The increase of \$0.03 per commercial property square-foot is requested to cover projected operating costs, and consultant and trustee fees. The attached Resolution authorizes the City to establish the special tax levy.

This matter was reviewed by Deputy City Attorney Amy R. Webber and by Budget Analysis Officer Julissa José-Murray on July 12, 2018.

TIMING CONSIDERATIONS

City Council action is requested on July 24, 2018, as the Los Angeles County Auditor-Controller requires receipt of the assessment roll by July 31, 2018.

FISCAL IMPACT

The CFD 2007-2 levy is estimated to generate \$73,784 in FY 19. Assessment revenue and a transfer of \$200,000 in parking revenue generated in CFD 2007-2 are pledged for the payment of CFD 2007-2 debt service and administrative costs. The assessment revenue will be deposited into the Agency Special Assessment Fund (AS 474) in the Assessment Districts and Community Facilities Department (XE). There is no impact to the General Fund and no local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL
July 24, 2018
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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



for JOHN KEISLER
DIRECTOR OF ECONOMIC DEVELOPMENT



JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT

JK:JG

ATTACHMENT: RESOLUTION

APPROVED:



PATRICK H. WEST
CITY MANAGER

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ESTABLISHING AN ANNUAL
SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT
NO. 2007-2 (BELMONT SHORE) FOR FISCAL YEAR 2018-
2019

WHEREAS, the City Council of the City of Long Beach (hereinafter referred to as the "legislative body") initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1 of Division 2, Title 5 of the Government Code of the State of California. This Community Facilities District shall hereinafter be referred to as Community Facilities District No. 2007-2 (Belmont Shore); and

WHEREAS, this legislative body, by ordinance as authorized by Section 53340 of the government code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities District, and this legislative body is desirous to establish the specific rate of the special tax to be collected for the next fiscal year; and

WHEREAS, since Fiscal Year 2006, the levy has been set at \$0.12 per commercial lot square-foot; and

WHEREAS, to fully cover the annual debt service and administrative costs associated with paying down the bonds, a rate of \$0.15 per commercial lot square-foot is being recommended for Fiscal Year 2019;

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

1 Section 1. The above recitals are all true and correct.

2 Section 2. That the specific rate and amount of the special tax to be
3 collected to pay for the costs and expenses for the next fiscal year (2018-2019) for
4 Communities Facilities District 2007-2 (the "District") is hereby determined and
5 established as set forth in Exhibit "A", attached hereto and incorporated herein.

6 Section 3. That the rate as set forth above does not exceed the amount
7 as previously authorized by ordinance of this legislative body, and is not in excess of that
8 as previously approved by the qualified electors of the District.

9 Section 4. The proceeds of the special tax shall be used to pay, in whole
10 or in part, the costs of the following, in the following order of priority:

11 A. Payment of principal of and interest on any outstanding
12 authorized bonded indebtedness;

13 B. Necessary replenishment of bond reserve funds or other
14 reserve funds;

15 C. Payment of costs and expenses of authorized public facilities;

16 D. Repayment of advance and loans, if appropriate.

17 The proceeds of the special taxes shall be used as set forth above, and
18 shall not be used for any other purpose.

19 Section 5. The special tax shall be collected in the same manner as
20 ordinary ad valorem property taxes are collected, and shall be subject to the same
21 penalties and same procedure and sale in cases of any delinquency for ad valorem
22 taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative
23 costs incurred in collecting any said special tax.

24 Section 6. All monies above collected shall be paid into the Community
25 Facilities District funds, including any bond fund and reserve fund.

26 Section 7. The Auditor of the County is hereby directed to enter in the
27 next County assessment roll on which taxes will become due, opposite each lot or parcel
28 of land affected in a space marked "public improvements, special tax" or by any other

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 suitable designation, the installment of the special tax, and for the exact rate and amount
2 of said tax, reference is made to the attached Exhibit "A".

3 Section 8. The County Auditor shall then, at the close of the tax
4 collection period, promptly render to this Agency a detailed report showing the amount
5 and/or amounts of such special tax installments, interest, penalties and percentages so
6 collected and from what property collected, and also provide a statement of any
7 percentages retained for the expense of making any such collection.

8 Section 9. This resolution shall take effect immediately upon its adoption
9 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

10 I hereby certify that the foregoing resolution was adopted by the City Council
11 of the City of Long Beach at its meeting of _____, 2018 by the
12 following vote:

13
14 Ayes: Councilmembers: _____
15 _____
16 _____

17
18 Noes: Councilmembers: _____
19 _____

20 Absent: Councilmembers: _____
21 _____

22
23
24 _____
25 City Clerk

EXHIBIT "A"

Exhibit A
CITY OF LONG BEACH
PRELIMINARY SPECIAL TAX ROLL 2018/19
COMMUNITY FACILITIES DISTRICT NO. 2007-2
(BELMONT SHORE)

OWNER (1)	APN	2018/19 LEVY (2)
LORBEER ENTERPRISES LP	7245-001-001	\$645.00
LORBEER ENTERPRISES LP	7245-001-002	1,290.00
LORBEER ENTERPRISES LP	7245-001-003	645.00
MILTON KARAHADIAN LLC	7245-002-001	1,935.00
ABSTRACT HOLDINGS INC	7245-002-002	645.00
NIKOLAU PAUL AND JOYCE TRS NIKOLAU FAMILY TRUST	7245-003-001	1,200.00
INNOMINATE LLC	7247-001-001	690.00
INNOMINATE LLC	7247-001-002	705.00
INNOCUOUS LLC	7247-001-003	705.00
HOF'S HUT RESTAURANTS INC	7247-001-004	705.00
HOROWITZ TIMNA K ET AL TRS BIK FAMILY LP LESSEES	7247-002-001	2,160.00
INNOCUOUS LLC	7247-002-002	720.00
HARRISON PATTI L HARRISON TRUST	7247-003-001	450.00
LORBEER ENTERPRISES LP	7247-003-002	480.00
SHANK MILDRED M	7247-003-003	465.00
LORBEER ENTERPRISES LP	7247-003-004	465.00
SHANK MILDRED M MILDRED M SHANK TRUST	7247-003-005	1,020.00
PJ INVESTORS REAL ESTATE LLC	7247-004-001	720.00
NAM FRANK H AND ISAKO TRS SHIMIZU H	7247-004-002	720.00
5116 2ND LLC	7247-004-003	720.00
5116 2ND LLC	7247-004-004	720.00
ENGLISH JOHN A JR TR ET AL ZENI SUSAN	7247-005-046	2,880.00
BAJA FISH TACOS INC	7247-006-001	645.00
BELMONT SHORES LLC AND TESSER LLC	7247-006-002	645.00
LSB PROPERTY MANAGEMENT LLC	7247-006-003	645.00
DSC AMERICA INC	7247-006-004	645.00
LORBEER ENTERPRISES LP	7247-007-001	1,290.00
GERSCHULTZ STEVEN J CO TR GERSCHULTZ FAMILY TRUST	7247-007-002	937.50
GERSCHULTZ STEVEN J CO TR GERSCHULTZ FAMILY TRUST	7247-007-003	352.50
INNOCUOUS LLC	7247-008-001	630.00
TRUWEST INVESTMENT GROUP LP	7247-008-002	1,260.00
MAVERICK DECATUR GEORGIA LLC	7247-008-004	615.00
LORBEER ENTERPRISES LP	7247-009-001	606.00
COWELL COLONY CAPITAL LP	7247-009-002	639.00
LORBEER ENTERPRISES LP	7247-009-003	630.00
LORBEER ENTERPRISES LP	7247-009-004	630.00
MITCHELL LAND AND IMPROVEMENT CO	7249-017-013	862.50
CUTULI DIANA C CO TR CUTULI GINA M	7249-017-018	1,345.50
LONG BEACH CITY	7249-017-902	0.00
DEKK ASSOCIATES	7249-018-029	645.00
HILL RICHARD H CO TR LOUISE L ZUGG DECD TRUST	7249-018-030	645.00
PAPADAKIS LILLIAN G CO TR STAMATINA BRATSALIS DECD TRUST	7249-018-031	645.00
C SHORE PROPERTIES LLC	7249-018-032	645.00
LORBEER ENTERPRISES LP	7249-019-021	1,245.00
TRUWEST INVESTMENT GROUP LP	7249-019-022	1,260.00
TRUWEST INVESTMENT GROUP LP	7249-022-024	630.00
TAVLARIDES ANGELO J & MARY	7249-022-025	630.00

Exhibit A
CITY OF LONG BEACH
PRELIMINARY SPECIAL TAX ROLL 2018/19
COMMUNITY FACILITIES DISTRICT NO. 2007-2
(BELMONT SHORE)

OWNER (1)	APN	2018/19 LEVY (2)
MILLAN JUDY JUDY MILLAN TRUST	7249-022-026	\$630.00
COLONNA FRANK AND MICHELLE TRS COLONNA TRUST	7249-022-027	288.00
POWELL ROBERT W CO TR POWELL TRUST	7249-022-028	327.00
KHEDR BELMONT SHORES LLC	7249-023-023	2,580.00
HARRIS PROPERTIES	7249-026-023	645.00
HILL ROBERT H LOUISE L ZUGG DECD TRUST	7249-026-024	314.10
PRSCF LLC	7249-026-025	330.90
WITZLING SANDY & SUSANNA	7249-026-028	1,290.00
200 NIETO LLC	7249-027-022	720.00
WELGE JOHN JR SIM JOAN W	7249-027-023	720.00
TAUCHER CURT AND JACQUELINE TRS CJT AND PROPERTIES LLC	7249-027-024	720.00
FARMERS AND MERCHANTS TR CO JANE CLARK MANAGEMENT TRUST	7249-027-025	720.00
BANK OF AMERICA	7249-030-021	720.00
SHANK CARL B AND MILDRED M TRS	7249-030-023	2,160.00
SASAKI FRANCES D FRANCES SASAKI TRUST	7249-031-022	720.00
5009 BELMONT ASSOCIATES LP	7249-031-023	720.00
5009 BELMONT ASSOCIATES LP	7249-031-024	720.00
BAINES FAMILY LLC	7249-031-025	720.00
AMERICAN COMMERCIAL	7249-033-032	720.00
SCHNEITER KURT B SAS FAMILY TRUST	7249-033-037	1,407.00
SCHNEITER KURT B SAS FAMILY TRUST	7249-033-038	751.50
KHEDR PROPERTIES LLC	7249-034-024	1,395.00
FARMERS AND MERCHANTS BANK OF LONG BEACH	7249-034-029	1,410.00
TROSSEN KENNETH AND JUDITH TRS TROSSEN FAMILY TRUST	7256-021-012	705.00
TROSSEN KENNETH AND JUDITH TRS TROSSEN FAMILY TRUST	7256-021-013	705.00
RIVERSIDE PARTNERS LTD NO 100	7256-021-016	1,395.00
EPIC 4 INVESTMENT GROUP LLC	7256-021-019	4,683.00
HJM SUNRISE PLAZA LLC	7256-022-001	1,410.00
PARK STREET LIMITED PARTNERSHIP	7256-022-002	1,395.00
SHANK MILDRED M	7256-023-001	1,440.00
EDD INVESTMENT CO	7256-023-002	1,440.00
BOREN LARRY L AND LYNN E TRS BOREN FAMILY TRUST	7256-024-016	474.44
TOTALS:	79 PARCELS	\$73,783.94

(1) Ownership information taken from the preliminary 2018/19 secured roll data

(2) Computed at \$0.15 per taxable lot square foot