

CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

333 West Ocean Boulevard 6th Floor • Long Beach, CA 90802 • (562) 570-6169 • Fax (562) 570-5836

H-1

December 11, 2007

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 to form City of Long Beach Community Facilities District (CFD) No. 2007-2 (Belmont Shore), authorize the levy of Special Tax within the CFD, preliminarily establish an annual appropriations limit for the CFD, and submit the special tax levy and establishment of the appropriations limit to qualified electors of the CFD;
- 3) Adopt a resolution to determine the necessity to incur bonded indebtedness in City of Long Beach Community Facilities District No. 2007-2 (Belmont Shore); and
- 4) Adopt a resolution calling a 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 now 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, and would like to raise funds to finance those improvements. The current CFD 1 does not have the clear 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 is for the City to form a new community facilities district (CFD) under the authority of the City's Special Tax Financing Improvement Law. The new CFD will have boundaries (that set forth the area to be taxed by the CFD) the same as those for CFD 1 and will have maximum tax rates the same as for CFD 1, and is being formed 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 is the resolution of intention 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, including calling for a public hearing on December 11, 2007 regarding the formation of the CFD. RES-07-1309, is the resolution of intention to establish the maximum bonded indebtedness for the CFD at \$5.8 million, which also called for a public hearing on December 11, 2007 regarding the necessity to incur bond indebtedness for the CFD.

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 of 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 of intention to form the CFD, subject to the approval of the owners of land in the CFD at an election 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 new CFD will be at the same rate as those currently levied in CFD 1 (12¢ 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¢ 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¢ 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 Determining the Necessity to Incur Indebtedness, the City Council deems it 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 3.52.569.

By the City Council adopting the Resolution Calling for the Special Election, the election for 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 March 3, 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. Each landowner in the new CFD will be entitled to one vote for each acre or portion of an acre that the landowner owns that is within the boundaries of the new CFD.

This item was reviewed by Assistant City Attorney Heather A. Mahood on November 30, 2007 and Budget Management Officer Victoria Bell on November 26, 2007.

TIMING CONSIDERATIONS

City Council action on this item is requested on December 11, 2007, to support the activities and formation of the CFD, so that the financing of the proposed parking improvements can occur in the late Spring of 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.

HONORABLE MAYOR AND CITY COUNCIL
December 11, 2007
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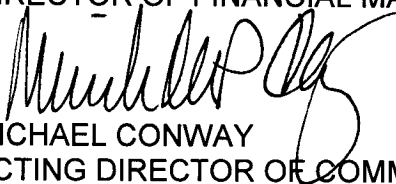
SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



LORI ANN FARRELL
DIRECTOR OF FINANCIAL MANAGEMENT/CFO



MICHAEL CONWAY
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT

LAF:DN
K:\Exec\Council Letters\Treasury\12-11-07 - CFD 2007-2 levy indebt election.doc

APPROVED:



 PATRICK H. WEST
CITY MANAGER

ATTACHMENTS: COMMUNITY FACILITIES DISTRICT REPORT
THREE (3) RESOLUTIONS

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

COMMUNITY FACILITIES DISTRICT REPORT

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
COMMUNITY FACILITIES DISTRICT NO. 2007-2
(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 November 13, 2007, adopt a resolution entitled "A Resolution of the City Council of the City of Long Beach Declaring Its Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes Therein - Belmont Shore Area" (the "Resolution of Intention"). In the Resolution of Intention, the City Council expressly ordered the preparation of 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 of Intention ordering the Report did direct that the Report generally 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 of Intention for the District, as previously adopted by the City Council.

NOW, THEREFORE, I, the acting 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 amended map of the District on file with the City Clerk, which amends and supercedes the initial map of the proposed boundaries of the District recorded on November 15, 2007, in Book 192 at Page 78 of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Los Angeles. It is expected that the revised boundary map for the District will be recorded in the Office of the County Recorder for the County of Los Angeles within 10 days of the date of this Report.

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: December 11, 2007

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

EXHIBIT A

CITY OF LONG BEACH COMMUNITY FACILITIES DISTRICT NO. 2007-2 (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. C-6219 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	<u>90,000</u>
Subtotal	\$ <u>519,000</u>
Contingency	\$ <u>331,000</u>
TOTAL BOND AMOUNT NEEDED	<u>\$ 5,800,000</u>

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

COPY OF ORDINANCE NO. C-6219

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

ORDINANCE NO. C- 6219

1
2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH AMENDING ORDINANCE NO.
5 C-6170, KNOWN AS THE CITY APPROPRIATIONS
6 ORDINANCE, TO ESTABLISH THE BELMONT SHORE
7 PARKING METER REVENUE FUND
8

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

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

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

1 cause the same to be posted in three conspicuous places in the
2 City of Long Beach, and it shall take effect on the 31st day after
3 its final passage.

4 I hereby certify that the foregoing ordinance was
5 adopted by the City Council of the City of Long Beach, at its
6 meeting of December 17, 1985 by the following vote:

7 Ayes: Councilmembers: Wilder, Edgerton, Hall, Clark,
8 Sato, Tuttle, Harwood, Kell.

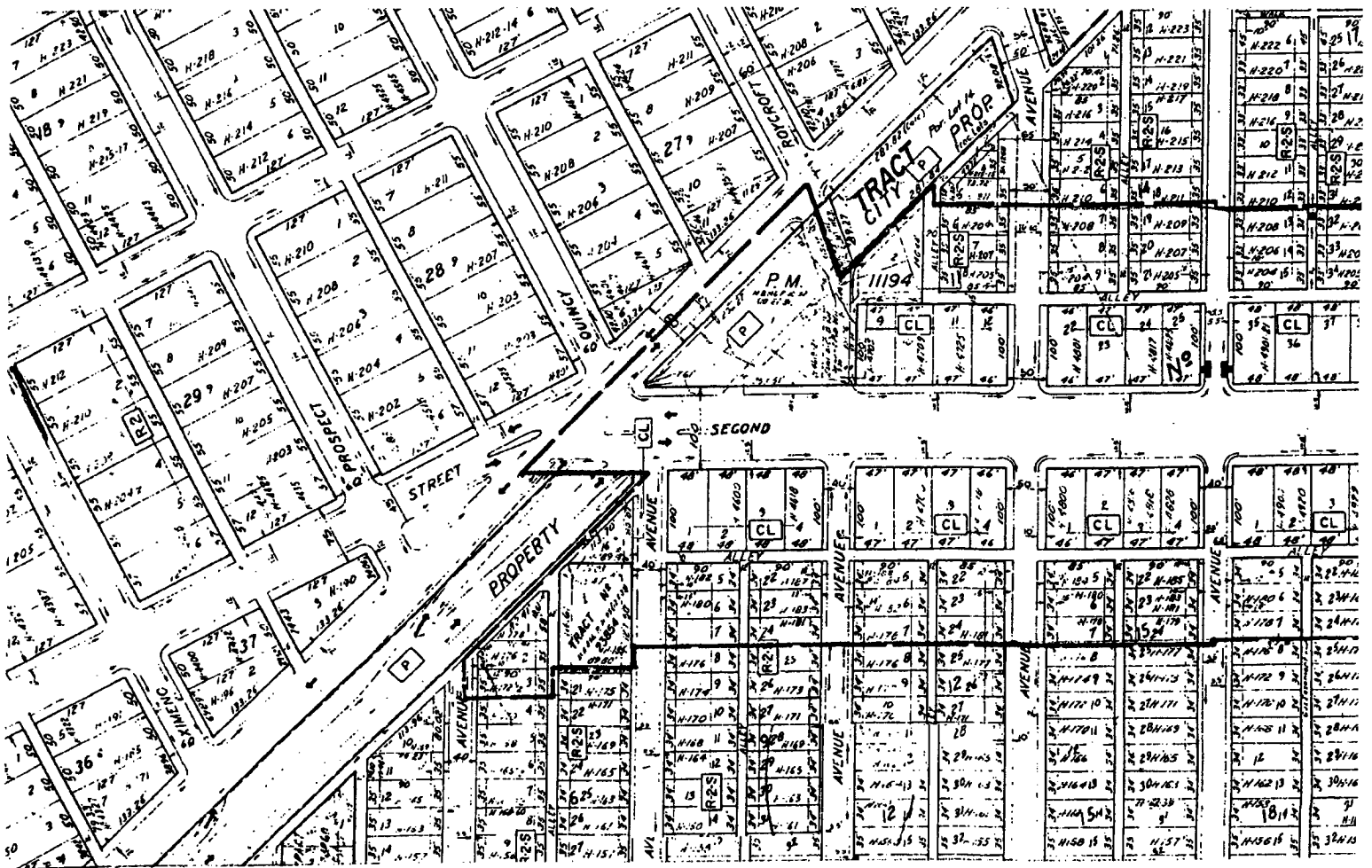
9 _____
10 Noes: Councilmembers: None.

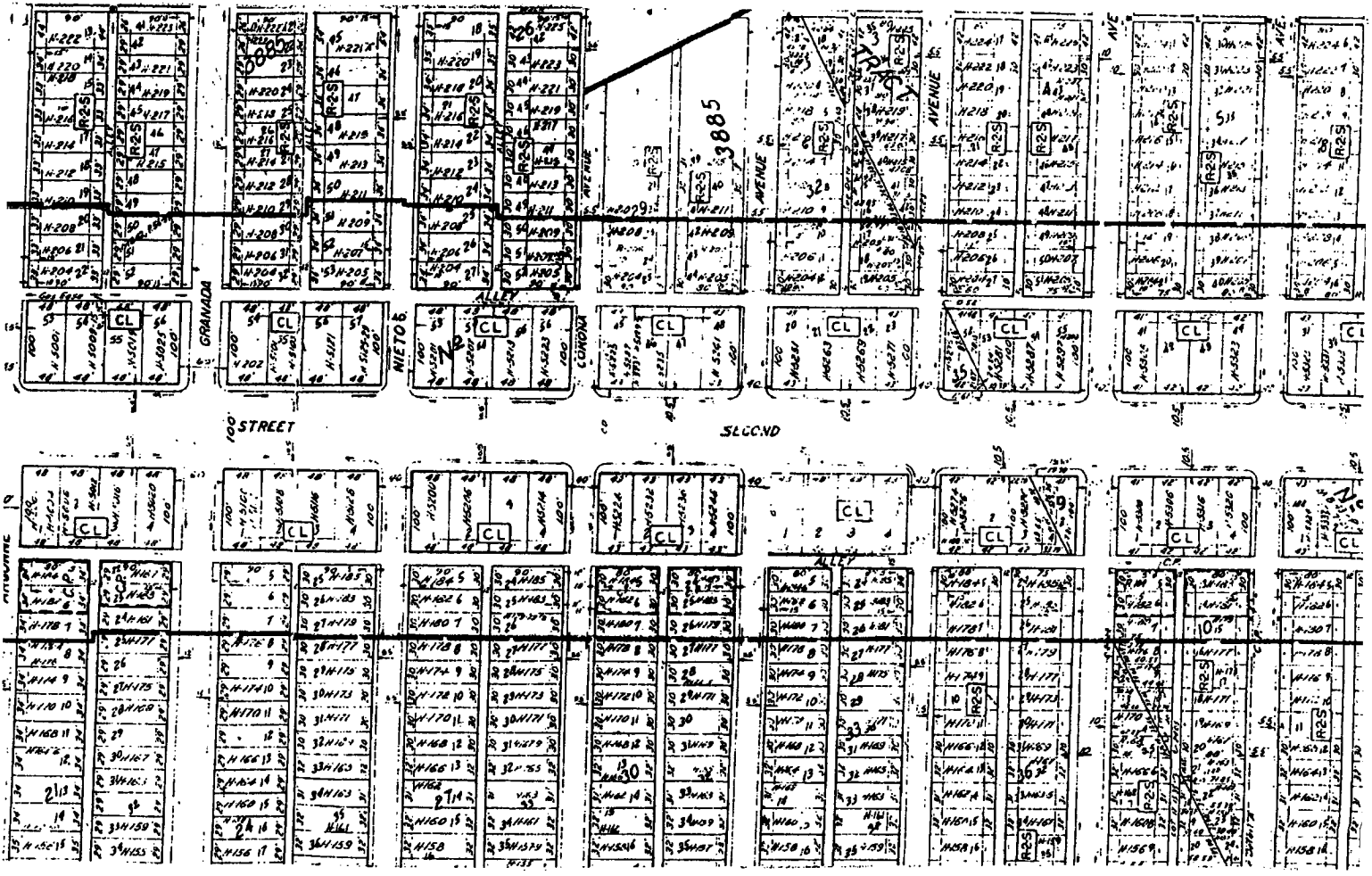
11 Absent: Councilmembers: Wilson.

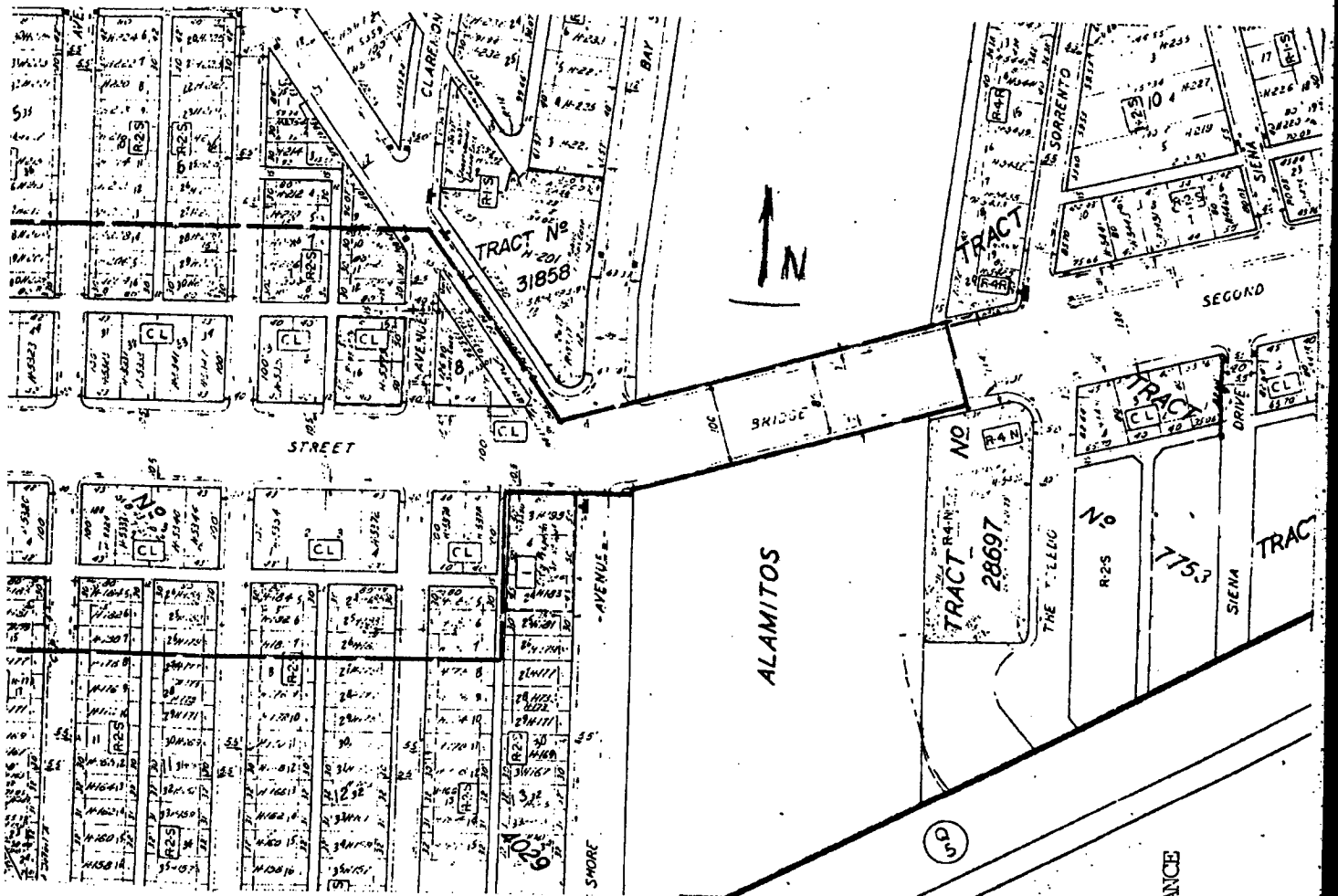
12 _____
13 *Shelba Powell*
14 _____
15 City Clerk

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

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ATTACHMENT "A" TO
 CITY COUNCIL ORDINANCE
 NO. C-

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH OF 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 SUBMITTING LEVY OF THE SPECIAL TAX AND THE ESTABLISHMENT OF THE APPROPRIATIONS LIMIT TO THE QUALIFIED ELECTORS OF THE DISTRICT

WHEREAS, on November 13, 2007, this City Council adopted a resolution entitled "A Resolution of the City Council of the City of Long Beach Declaring Its Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes Therein – Belmont Shore Area" (the "Resolution of Intention"), stating its 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"); and

WHEREAS, the Resolution of Intention, incorporating by reference a map of the proposed boundaries of the District and describing the parking facilities and improvements (the "Facilities") eligible to be financed by the District and the City of Long Beach 1993 Parking Meter Revenue Bonds (the "1993 Bonds") to be refinanced by the District, the cost of financing the Facilities and of refinancing 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 and the principal and interest on bonds proposed to be issued with respect to the District to finance costs of the Facilities and of refinancing the 1993 Bonds, is on file with the City Clerk and the provisions thereof are incorporated herein by this

1 reference as if fully set forth herein; and

2 WHEREAS, the Resolution of Intention called for a public hearing on the
3 District to be held on December 11, 2007, and notice of the public hearing was published
4 as required by the Law; and

5 WHEREAS, on this date this City Council held the public hearing as
6 required by the Law and the Resolution of Intention relative to the proposed formation of
7 the District; and

8 WHEREAS, at the hearing all interested persons desiring to be heard on all
9 matters pertaining to the formation of the District, the Facilities eligible to be funded by
10 the District, the 1993 Bonds to be refinanced by the District and the levy of the special tax
11 in the District were heard and a full and fair hearing was held; and

12 WHEREAS, at the hearing evidence was presented to this City Council on
13 the matters before it, including a report by the acting Director of Financial Management of
14 the City (the "Report") as to the Facilities eligible to be funded by the District and of
15 refinancing the 1993 Bonds and the costs thereof, a copy of which is on file with the City
16 Clerk, and this City Council at the conclusion of the hearing was fully advised regarding
17 the District; and

18 WHEREAS, written protests with respect to the formation of the District
19 and/or the furnishing of specified types of Facilities or the refinancing of the 1993 Bonds
20 by the District, as described in the Report, have not been filed with the City Clerk by fifty
21 percent (50%) or more of the registered voters residing within the territory of the District
22 or property owners of one-half (1/2) or more of the area of land within the District and not
23 exempt from the special tax; and

24 WHEREAS, the special tax proposed to be levied in the District to pay for
25 costs of the Facilities and of the refinancing of the 1993 Bonds as set forth in Exhibit B to
26 the Resolution of Intention has not been eliminated by protest by fifty percent (50%) or
27 more of the registered voters residing within the territory of the District or the owners of
28 one-half (1/2) or more of the area of land within the District and not exempt from the

1 special tax;

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

4 Section 1. The foregoing recitals are true and correct.

5 Section 2. The proposed special tax to be levied within the District has
6 not been precluded by majority protest pursuant to Section 3.52.5210 of the Law.

7 Section 3. All prior proceedings taken by this City Council in connection
8 with the establishment of the District and the levy of the special tax in the District have
9 been duly considered and are hereby found and determined to be valid and in substantial
10 conformity with the Law. On December 21, 1999, this City Council adopted Resolution
11 No. C-27626 approving Local Goals and Policies for Community Facilities Districts
12 Related to Commercial Development, and this City Council hereby finds and determines
13 that the District is in conformity with said goals and policies.

14 Section 4. The community facilities district designated "City of Long
15 Beach Community Facilities District No. 2007-2 (Belmont Shore)" is hereby established
16 pursuant to the Law.

17 Section 5. The boundaries of the District, as described in the Resolution
18 of Intention and set forth in the amended boundary map of the District (the "Revised
19 Map"), a copy of which is on file with the City Clerk. It is hereby acknowledged that the
20 map of the boundaries of the District recorded on November 15, 2007 in the Los Angeles
21 County Recorder's Office at Book 192 of Maps of Assessment and Community Facilities
22 Districts at Page 78 (instrument no. 2007 2553612), (the "Original Map") contained
23 various errors, and the Revised Map will amend and supercede in its entirety the Original
24 Map. The Revised Map is hereby approved, is incorporated herein by this reference and
25 shall be the official map of the boundaries of the District. The City Clerk is hereby
26 directed to record, or cause to be recorded, the Revised Map in the office of the County
27 Recorder for the County of Los Angeles within 10 days of the date of adoption of this
28 Resolution.

1 Section 6. The types of facilities eligible to be funded by the District and
2 the 1993 Bonds to be refinanced by the District, in each case pursuant to the Law, are as
3 described in Exhibit A to the Resolution of Intention which Exhibit is by this reference
4 incorporated herein.

5 Section 7. Except to the extent that funds are otherwise available to the
6 District to pay for the Facilities and/or to pay the principal and interest as it becomes due
7 on bonds of the District issued to finance the Facilities and/or to refinance the 1993
8 Bonds, a special tax sufficient to pay the costs thereof, secured by recordation of a
9 continuing lien against all non-exempt real property in the District, will be levied within the
10 District and collected in the same manner as ordinary ad valorem property taxes or in
11 such other manner as this City Council shall determine, including direct billing of the
12 affected property owners. The proposed rate and method of apportionment of the special
13 tax among the parcels of real property within the District, in sufficient detail to allow each
14 landowner within the District to estimate the maximum amount such owner will have to
15 pay, are described in Exhibit B to the Resolution of Intention, which Exhibit is by this
16 reference incorporated herein, and shall be the rate and method of apportionment of
17 special taxes for the District. This City Council hereby finds that the basis for the levy and
18 apportionment of the special tax, as set forth in said rate and method of apportionment of
19 special taxes, is reasonable.

20 Section 8. The office of the Treasurer of the City of Long Beach, 333
21 West Ocean Boulevard, Long Beach, California 90802, telephone number (562) 570-
22 6845, is the office of the City that will be responsible for preparing annually and whenever
23 otherwise necessary a current roll of special tax levy obligations by assessor's parcel
24 number and that will be responsible for estimating future special tax levies for the District
25 pursuant to Section 3.52.552 of the Law.

26 Section 9. Upon recordation of a notice of special tax lien pursuant to
27 Section 3114.5 of the California Streets and Highways Code for the District, a continuing
28 lien to secure each levy of the special tax shall attach to all nonexempt real property in

1 the District and this lien shall continue in force and effect until collection of the tax in the
2 respective improvement area by the City ceases.

3 Section 10. In accordance with Section 3.52.5216 of the Long Beach
4 Municipal Code, the annual appropriations limit, as defined by subdivision (h) of Section 8
5 of Article XIII B of the California Constitution, of the District is hereby preliminarily
6 established at \$5,800,000 and said annual appropriations limit shall be submitted to the
7 voters of the District as provided below. The proposition establishing the appropriations
8 limit for the District shall become effective if approved by the qualified electors of the
9 District voting thereon and shall be adjusted in accordance with the applicable provisions
10 of Section 3.52.5216 of the Law.

11 Section 11. Pursuant to the provisions of the Law, the proposition of the
12 levy of the special tax and the proposition of the establishment of the appropriations limit
13 specified above shall be submitted to the qualified electors of the District at an election
14 the time, place and conditions of which election shall be as specified by a separate
15 resolution of this City Council.

16 Section 12. This resolution shall take effect immediately upon its adoption
17 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

18 I hereby certify that the foregoing resolution was adopted by the City
19 Council of the City of Long Beach at its meeting of _____, 2007, by the

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OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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following vote:

Ayes: Councilmembers:

Noes: Councilmembers:

Absent: Councilmembers:

City Clerk

HAM:fl
11/26/07
#07-05656