



CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

333 West Ocean Boulevard 6th Floor • Long Beach, CA 90802 • (562) 570-6465 • Fax (562) 570-5836

July 14, 2015

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution establishing an annual special tax of \$0.12 per square foot for Community Facilities District No. 2007-2 for commercial properties in Belmont Shore for Fiscal Year 2016 and authorizing the Los Angeles County Auditor-Controller to include on the 2015-16 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 Belmont Shore. CFD 2007-2 replaced the Community Facilities District 1 (CFD 1) to allow for bond issuance, property acquisition and to confirm revisions to district boundaries. CFD 1 was initially formed for the purpose of funding additional public parking. In December 2009, the City issued bonds under CFD 2007-2, which repaid the 1993 Belmont Shore Parking Meter Revenue bonds and pledged parking meter revenues to the CFD 2007-2 bond.

Since Fiscal Year 2006 (FY 06), the levy has been set at \$0.12 cents per commercial lot square foot. Annually, the Belmont Shore Parking and Business Improvement Area Commission (BSPBIA) recommends to the City Council the annual levy for CFD 2007-2. At its meeting of June 18, 2015, the BSPBIA recommended that the levy again be set at \$0.12 per square foot of commercial properties. The attached Resolution authorizes the City to establish the special tax levy.

This matter was reviewed by Assistant City Attorney Michael Mais on June 26, 2015 and by Budget Management Officer Victoria Bell on June 30, 2015.

TIMING CONSIDERATIONS

City Council action on this item is requested on July 14, 2015, as the Los Angeles County Auditor-Controller requires receipt of the assessment roll by July 31, 2015.

FISCAL IMPACT

The District levy is estimated to generate \$59,027 in FY 16. This revenue will be included in the FY 16 Budget in the Agency Special Assessment Fund (AS) 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.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN GROSS
DIRECTOR OF FINANCIAL MANAGEMENT



MICHAEL P. CONWAY
DIRECTOR OF BUSINESS AND PROPERTY DEVELOPMENT

JG:MC:DN:LK:EC
K:\EXEC\COUNCIL LETTERS\TREASURY\07-21-15 ccl - CFD 2007-2 BELMONT SHORE 2015-16.DOC

ATTACHMENT

APPROVED:



PATRICK H. WEST
CITY MANAGER

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long 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 2015-
2016

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) (hereinafter referred to as the "District"); and

WHEREAS, at this time, bonds have been authorized for issuance in the amount of four million dollars (\$4,000,000); 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;

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

Section 1. That the above recitals are all true and correct.

Section 2. That the specific rate and amount of the special tax to be collected to pay for the costs and expenses for the next fiscal year (2015-2016) for the

1 referenced District is hereby determined and established as set forth in the attached,
2 referenced and incorporated Exhibit "A".

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

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

8 A. Payment of principal of and interest on any outstanding
9 authorized bonded indebtedness;

10 B. Necessary replenishment of bond reserve funds or other
11 reserve funds;

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

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

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

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

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

23 Section 7. The Auditor of the County is hereby directed to enter in the
24 next County assessment roll on which taxes will become due, opposite each lot or parcel
25 of land affected in a space marked "public improvements, special tax" or by any other
26 suitable designation, the installment of the special tax, and for the exact rate and amount
27 of said tax, reference is made to the attached Exhibit "A".

28 Section 8. The County Auditor shall then, at the close of the tax

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
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1 collection period, promptly render to this Agency a detailed report showing the amount
2 and/or amounts of such special tax installments, interest, penalties and percentages so
3 collected and from what property collected, and also provide a statement of any
4 percentages retained for the expense of making any such collection.

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

7 I hereby certify that the foregoing resolution was adopted by the City
8 Council of the City of Long Beach at its meeting of _____, 2015, by the
9 following vote:

10	Ayes:	Councilmembers:	_____
11			_____
12			_____
13			_____
14	Noes:	Councilmembers:	_____
15			_____
16	Absent:	Councilmembers:	_____
17			_____
18			_____
19			_____
20			_____
21			_____
22			_____
23			_____
24			_____
25			_____
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27			_____
28			_____

City Clerk

Exhibit A
CITY OF LONG BEACH
PRELIMINARY SPECIAL TAX ROLL 2015/16
COMMUNITY FACILITIES DISTRICT NO. 2007-2
(BELMONT SHORE)

OWNER (1)	APN	2015/16 LEVY
LORBEER ENTERPRISES LP	7245-001-001	\$516.00
LORBEER ENTERPRISES LP	7245-001-002	1,032.00
LORBEER ENTERPRISES LP	7245-001-003	516.00
MILTON KARAHADIAN LLC	7245-002-001	1,548.00
ABSTRACT HOLDINGS INC	7245-002-002	516.00
NIKOLAU PAUL & JOYCE & NIKOLAU FAMILY TRUST	7245-003-001	960.00
INNOMINATE LLC	7247-001-001	552.00
INNOMINATE LLC	7247-001-002	564.00
INNOCUOUS LLC	7247-001-003	564.00
HOF'S HUT RESTAURANTS INC	7247-001-004	564.00
HOROWITZ TIMNA K & BIK FAMILY LP LESSEES	7247-002-001	1,728.00
INNOCUOUS LLC	7247-002-002	576.00
HARRISON PATTI L & HARRISON TRUST	7247-003-001	360.00
LORBEER ENTERPRISES LP	7247-003-002	384.00
SHANK MILDRED M	7247-003-003	372.00
LORBEER ENTERPRISES LP	7247-003-004	372.00
SHANK MILDRED M & MILDRED M SHANK TRUST	7247-003-005	816.00
LEC ASSOCIATES LLC	7247-004-001	576.00
SHIMIZU HITOSHI & NAM FRANK H	7247-004-002	576.00
LORBEER WILBUR W & JENSEN M	7247-004-003	576.00
LORBEER WILBUR W & JENSEN D	7247-004-004	576.00
ENGLISH JOHN A JR & ZENI SUSAN	7247-005-046	2,304.00
BAJA FISH TACOS INC	7247-006-001	516.00
STEINER ELOISE V & DAVID A	7247-006-002	516.00
SEIBERT CYNTHIA L & LORBEER WILLIAM W	7247-006-003	516.00
DSC AMERICA INC	7247-006-004	516.00
LORBEER ENTERPRISES LP	7247-007-001	1,032.00
ARTHUR PEARL INVESTMENT CO LLC	7247-007-002	750.00
ARTHUR PEARL INVESTMENT CO LLC	7247-007-003	282.00
INNOCUOUS LLC	7247-008-001	504.00
TRUWEST INVESTMENT GROUP LP	7247-008-002	1,008.00
SHIN KYUNG JA & KYUNG JA SHIN TRUST	7247-008-004	492.00
LORBEER ENTERPRISES LP	7247-009-001	484.80
COWELL COLONY CAPITAL LP	7247-009-002	511.20
LORBEER ENTERPRISES LP	7247-009-003	504.00
LORBEER ENTERPRISES LP	7247-009-004	504.00
MITCHELL LAND AND IMPROVEMENT CO	7249-017-013	690.00
CUTULI S LEONARD & CUTULI DIANA C	7249-017-018	1,076.40
LONG BEACH CITY	7249-017-902	0.00
DEKK ASSOCIATES	7249-018-029	516.00
HILL RICHARD H & LOUISE L ZUGG DECD TRUST	7249-018-030	516.00
PAPADAKIS LILLIAN G & STAMATINA BRATSALIS DECD TRUST	7249-018-031	516.00
TRIPENY CHRISITNE Z & TRIPENY TRUST	7249-018-032	516.00
LORBEER ENTERPRISES LP	7249-019-021	996.00
TRUWEST INVESTMENT GROUP LP	7249-019-022	1,008.00
TRUWEST INVESTMENT GROUP LP	7249-022-024	504.00
TAVLARIDES ANGELO J & MARY	7249-022-025	\$504.00

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PRELIMINARY SPECIAL TAX ROLL 2015/16
COMMUNITY FACILITIES DISTRICT NO. 2007-2
(BELMONT SHORE)

OWNER (1)	APN	2015/16 LEVY
MILLAN JUDY & JUDY MILLAN TRUST	7249-022-026	504.00
COLONNA FRANK & MICHELLE & COLONNA TRUST	7249-022-027	230.40
POWELL ROBERT W & POWELL TRUST	7249-022-028	261.60
5251 ASSOCIATES LTD	7249-023-023	2,064.00
HARRIS PROPERTIES	7249-026-023	516.00
HILL ROBERT H & LOUISE L ZUGG DECD TRUST	7249-026-024	251.28
PRSCF LLC	7249-026-025	264.72
WITZLING SANDY & SUSANNA	7249-026-028	1,032.00
200 NIETO LLC	7249-027-022	576.00
WELGE JOHN JR & SIM JOAN W	7249-027-023	576.00
TAUCHER CURT & JACQUELINE & CJT AND PROPERTIES LLC	7249-027-024	576.00
FARMERS AND MERCHANTS & JANE CLARK MANAGEMENT TRUST	7249-027-025	576.00
BANK OF AMERICA	7249-030-021	576.00
SHANK CARL B & MILDRED M	7249-030-023	1,728.00
SASAKI FRANCES D & FRANCES SASAKI TRUST	7249-031-022	576.00
5009 BELMONT ASSOCIATES LP	7249-031-023	576.00
5009 BELMONT ASSOCIATES LP	7249-031-024	576.00
BAINES FAMILY LLC	7249-031-025	576.00
AMERICAN COMMERCIAL PROPERTIES III LLC	7249-033-032	576.00
SCHNEITER KURT B & SAS FAMILY TRUST	7249-033-037	1,125.60
SCHNEITER KURT B & SAS FAMILY TRUST	7249-033-038	601.20
SPITZER ARTHUR T & MULLER H J	7249-034-024	1,116.00
FARMERS AND MERCHANTS BANK OF LONG BEACH	7249-034-029	1,128.00
TROSSEN KENNETH & JUDITH & TROSSEN FAMILY TRUST	7256-021-012	564.00
TROSSEN KENNETH & JUDITH & TROSSEN FAMILY TRUST	7256-021-013	564.00
RIVERSIDE PARTNERS LTD NO 100	7256-021-016	1,116.00
EPIC 4 INVESTMENT GROUP LLC	7256-021-019	3,746.40
HJM SUNRISE PLAZA LLC	7256-022-001	1,128.00
PARK STREET LIMITED PARTNERSHIP	7256-022-002	1,116.00
SHANK MILDRED M	7256-023-001	1,152.00
EDD INVESTMENT CO GENERAL PARTNERSHIP	7256-023-002	1,152.00
BOREN LARRY L & LYNN E & BOREN FAMILY TRUST	7256-024-016	379.56
TOTALS:	79 PARCELS	\$59,027.16

(1) Ownership information taken from preliminary 2015/16 secured roll data