

May 19, 2022

**Belmont Shore Parking and Business Improvement Area Advisory Commission Members**

City of Long Beach  
California

**SUBJECT:** Recommendation to set Community Facilities District No. 2007-2 (Belmont Shore) Fiscal Year 2023 assessment rate at \$0.14 per square foot, and request staff to prepare the necessary documents for City Council approval.

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**DISCUSSION**

The CFD 2007-2 was established to improve access to public parking in the Belmont Shore area and to pay for the financing of said improvements with voter-approved Special Tax Bonds issued in 2009, including acquisition and construction of a parking lot at 189 Park Avenue, alleyway improvements to improve access to parking, and other activities related to the acquisition and construction of property making parking available to commercial properties within the Belmont Shore area. The CFD 2007-2 may also finance any of the following:

- a) Bond-related expenses, including underwriters 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.
- b) Administrative fees of the City and the Bond trustee or fiscal agent related to the District and any bonds issued for the District.

The Bonds will mature in October 2040, carrying interest rates ranging from 2.0 percent to 6.0 percent, and are payable solely from proceeds of a special assessment tax levied annually on commercial properties within the CFD 2007 and pledged Belmont Shore area parking meter revenues. The total commercial property square footage is approximately 491,893 square feet, and the annual special tax rate may be set at any amount from \$0.00 to \$0.66 per lot square foot. A maximum rate of \$0.66 per square foot assessed on 491,893 square feet of commercial property would result in an annual tax of \$324,649.

It is recommended the CFD 2007-2 special tax rate be set at \$0.14 per-square-foot of commercial property for Fiscal Year 2023, unchanged from Fiscal Year 2022.

**RECOMMENDATION**

Approve recommendation