



Metro


Metropolitan Transportation Authority


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January 22, 2008

TO: BOARD OF DIRECTORS

THROUGH: ROGER SNOBLE 
CHIEF EXECUTIVE OFFICER

FROM: CAROL INGE 
CHIEF PLANNING OFFICER

SUBJECT: REPORT ON BENEFIT ASSESSMENT DISTRICTS AGREEMENTS

ISSUE

This Board Box Item outlines the staff actions taken on Benefit Assessment A1 and A2 Districts cases during **July 2007 through January 2008**. This report is submitted as an informational item. No Board action is required.

BACKGROUND

The Benefit Assessment Districts Program has an established appeals process (adopted on July 11, 1985 and amended by the Board) for owners who have issues regarding the assessment on their property. In most cases, staff and the owners can agree on the proper assessment after reviewing all the relevant information. Written stipulations are then drawn up on properties that have changed their uses to manufacturing, nonprofit, residential hotel and/or vacant due to code, specifying the revised assessment. Properties that involve calculation issues, in most cases, are changed administratively (without stipulations). County Counsel reviews such stipulations before the property owner and the Chief Executive Officer or designee sign an agreement. Attached is a report listing the A1 District and A2 District agreements executed and the properties that had their assessments administratively changed for the period between July 2007 through January 2008 (Attachment 1).

The agreements were executed and staff has notified the Los Angeles County Assessor's Office about the revisions. Each of the property owners was issued a new Joint Consolidated Tax Bill reflecting the revised assessments as a result of the approved agreements.

The revised assessments were made without substantially reducing the amount required to repay the A1 bonded indebtedness. The revised annual assessment for the A1 District during this period is **\$19.3 million**. There were no cases submitted for the A2 District.

NEXT STEPS

The next status update will be issued in July 2008.

Prepared by: David Sikes, Manager Benefit Assessment Districts Program
Programming & Policy Analysis

The following are the agreements executed during the period of July 2007 through January 2008 in which both parties concurred on the revised square footage and reduced assessments:

DISTRICT A1:

1. Case Number A1-007-06 located at 257 S. Spring Street

257 Spring Street LLC filed a petition on grounds that the improvement's square footage was reduced with the upper floors subdivided into residential parcels. The County of Los Angeles parcel map shows that the second and third floors of the improvement as condominium parcels. Parcel 5149-008-036 is a commercial module containing 13,200 square feet. The agreement reduces the property's assessment from \$32,622 to **\$4,356**.

2. Case Number A1-017-06 located at 745 S. Broadway

Thunderbird Productions requested a revision of the assessment on the grounds that a portion of the improvement is vacant due to regulatory codes. The petitioner provided City of Los Angeles Department of Fire and Safety verification that the property is a Category 2 Building with the first floor occupied and all other floors above the first floor as vacant. The agreement reduces the property's assessment from \$22,176 to **\$3,263**.

3. Case Numbers A1-01-07 located at 548 S. Spring Street

6th Street Lofts LLC requested a revision of the assessment on the grounds that the Property's use is residential. The petitioner provided a valid City of Los Angeles Certificate of Occupancy indicating residential use. The agreement reduces the property's assessment from \$6,201 to **\$1,608**.