

July 26, 2002



Metropolitan  
Transportation  
Authority

One Gateway Plaza  
Los Angeles, CA  
90012-2952

**TO:** BOARD OF DIRECTORS

**THROUGH:** ROGER SNOBLE  
CHIEF EXECUTIVE OFFICER

**FROM:** JAMES L. de la LOZA  
EXECUTIVE OFFICER

**SUBJECT:** REPORT ON BENEFIT ASSESSMENT DISTRICTS  
AGREEMENTS

**ISSUE**

This Board Box Item outlines the MTA staff actions taken on Benefit Assessment Districts A1 and A2 cases during February 2002 through June 2002. 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 MTA Board) for owners who regard the assessment on their property to be excessive or incorrect. In most cases, MTA 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 have been incorrectly calculated in most cases are changed administratively (without stipulations). The MTA Legal Department reviews such stipulations before the property owner and MTA Chief Executive Officer or designee sign an agreement. Attached is a report listing the agreements executed and a listing of the properties that had their assessments administratively changed for the period between February 2002 through June 2002 (Attachment 1).

All the agreements have been executed and MTA staff has notified the Los Angeles County Assessor's Office about the revisions. The property owners are issued new Joint Consolidated Tax Bills reflecting the revised assessments as a result of the approved agreements.

These revised assessments can be made without substantially reducing the amount required to repay the A1 and A2 Districts bonded indebtedness. The annual assessments during this period was slightly reduced to **\$13.37 million** for District A1 and **\$0.86 million** for District A2.

**NEXT STEPS**

The next status update will be issued in January 2003.

Prepared by: Armineh Saint, Transportation Planning Manager III  
Benefit Assessment Districts Program

## ATTACHMENT 1

The following is a list of the seven agreements executed during the period of February 2002 through June 2002 in which all parties concurred on the revised square footage and reduced assessments.

1. **Case Number A1-017-00 located at 406 South Main Street**

Old Financial District, L.P. requested reduction in the Property's assessment because the improvement is used as residential. A field survey, a copy of all the building leases verified the residential use of the Property. The agreement reduces the Property's assessment from \$28,253 to **\$2,549.**

2. **Case Number A1-02-01 located at 756 Yale Street**

Camau Association of America requested a reduction in the Property's assessment because the improvement is non-profit owned and used. A field survey, a 2001-2002 Los Angeles County Assessor non-profit exemption, a valid Welfare Exemption, and Articles of Incorporation all verify the non-profit status of the Property. The agreement reduces the Property's assessment on the property from \$3,001 to **\$0.**

3. **Case Numbers A1-03-01 and A1-04-01 located at 425 and 431 South Broadway Street**

Joseph and Leona Fallas requested a reduction in the Properties' assessments because the improvements are partially used for wholesale businesses. A field survey and a copy of the lease indicate square footages used as wholesale. The agreement reduces the Properties' assessments from \$12,989 to **\$6,603.**

4. **Case Number A1-05-01 Possessory Interest located at 201 N. Los Angeles Street**

Michelle K. Park requested a reduction in the Property's assessment because of a calculation issue. A field survey and a letter from the City of Los Angeles verifies the Property's possessory interest of 1,110 square feet. The agreement reduces the Property's assessment from \$957 to **\$242.**

5. **Case Number A1-011-01 Possessory Interest located at 201 N. Los Angeles Street**

Nurith Simon requested a reduction in the Property's assessment because of a calculation issue. A field survey and a letter from the City of Los Angeles verifies the Property's possessory interest of 2,081 square feet. The agreement reduces the Property's assessment from \$545 to **\$454.**

6. **Case Number A1-012-01 located at 731 South Broadway Street**

Sion Ebrahimian requested a reduction in the Property's assessments because the improvement is vacant due to regulatory code above the first floor. A field survey and a covenant with the City of Los Angeles, Department of Building and Safety, Inspection Bureau, substantiates that the building is vacant above the first floor. The agreement reduces the Property's assessment from \$3,924 to **\$952.**

7. Case Numbers A2-07-00 and A2-08-00 located at 1901 and 1833 West Eighth Street

F. Can Kavak requested a reduction in the Properties' assessments because of a calculation issue. A copy of the grant deed substantiates revising the square footage. The agreement reduces the Properties assessments from \$8,199 to **\$3,270**.