

February 14, 2002



Los Angeles County  
Metropolitan  
Transportation  
Authority

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**MEMO 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 2001 through January 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 2001 through January 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 July 2002.

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

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## ATTACHMENT 1

The following is a list of the seven agreements executed during the period of February 2001 through January 2002 in which all parties concurred on the revised square footage and reduced assessments.

1. **Case Number A1-01-01 located at 639-641 South Spring Street**

Spring Towers LLC requested a reduction in the property's assessment because the improvement is residential. A field survey and a copy of all the building leases substantiated that the building is residential. The agreement reduces the property's assessment on the property from \$2,364 to \$0.

2. **Case Number A1-016-00 located at 7<sup>th</sup> Street bounded by Grand Avenue (West) and Olive Street (East)**

Thermo Grand Avenue LLC requested a reduction in the property's assessment because the improvement is vacant due to regulatory code. A field survey and a valid copy of the abate order from City of Los Angeles, Department of Building and Safety, Inspection Bureau, substantiated that the building is vacant. The agreement reduces the property's assessment on the property from \$59,780 to \$12,642.

3. **Case Number A1-08-00 and A1-015-00 located at 1100 West Seventh Street**

Palmer City Center requested a reduction in the properties' assessment because the improvements are residential. A field survey and a valid year 2000 City of Los Angeles Certificate of Occupancy issued to the property owner for 1100 West Seventh Street substantiated that the buildings are residential. The agreement reduces the properties' assessment from \$56,426 to \$0.

4. **Case Number A1-07-00 located at 1024 South Hope Street**

Florence Enterprises, LLC requested a reduction in the property's assessment because the improvement is vacant due to regulatory code. A field survey and a copy of the report prepared by Daniel Clinger – a licensed Architect substantiated that the building is vacant. The agreement reduces the property's assessment on the property from \$41,856 to \$8,613.

5. **Case Number A1-01-00 and A1-02-00 located at Ord's Survey Por of Lot 6 Blk 8**

System Property Development Company, Inc. and Cullen Phillip L. requested a reduction in the properties' assessments because the improvements are owned and used by the MTA and the Petitioners own the air rights above the ground beginning at an elevation of twenty feet. According to the grant deed, the MTA purchased the properties from System Property Development Company, Inc. to build entrance/exit portal to the MTA Red Line. The System Property Development Company, Inc. reserved the air rights above the portal. The agreement reduces the properties assessment from \$1,615 to \$0.

6. **Case Number A2-011-00 located at Westlake park Tr\* Lot 34 and all of Lots 35 through 38**

Walter and Aeshea Jayasinghe Trust and Jayasinghe Trust, filed a petition requesting reduction in the property's assessment because the parcel square footage of the property was incorrectly calculated. A copy of the Los Angeles County Assessor's statement with the correct parcel size and a parcel map of the property with accurate dimensions substantiated a reduction in the building's square footage. The agreement reduces the property's assessment on the property from \$15,578 to **\$9,214**.

7. **Case Number A2-001-00 located at 420 South Westlake Avenue**

Smart Real Estate filed a petition requesting a reduction in the property's assessment because the improvement is residential. A field survey and a valid 2000 City of Los Angeles Certificate of Rent Stabilization issued to the property owner for 420 Westlake Avenue substantiated that the building is residential. The agreement reduces the property's assessment on the property from \$8,572 to **\$0**.