

March 16, 2001



Metropolitan
Transportation
Authority

One Gateway Plaza
Los Angeles, CA
90012-2932

(213) 922-2000

TO: BOARD OF DIRECTORS

FROM: JAMES L. de la LOZA
EXECUTIVE OFFICER
COUNTYWIDE PLANNING & DEVELOPMENT

SUBJECT: REPORT FOR THE PERIOD
FEBRUARY 2000 THROUGH JANUARY 2001 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 2000 through January 2001. 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 2000 through January 2001 (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 **\$13.75 million** for District A1.

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