

City of Los Angeles

CALIFORNIA



ERIC GARCETTI
MAYOR

HOLLY L. WOLCOTT
CITY CLERK

OFFICE OF THE
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

COUNCIL AND PUBLIC SERVICES
DIVISION
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

When making inquiries relative to
this matter, please refer to the
Council File No.

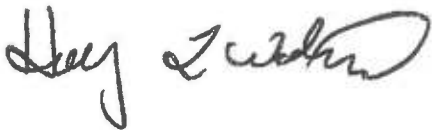
SHANNON HOPPES
DIVISION MANAGER

clerk.lacity.org

October 10, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-1172,
at its meeting held September 30, 2014.



City Clerk
io

Mayor's Time Stamp
OFFICE OF THE MAYOR
RECEIVED
2014 OCT. 1 AM 10:38
CITY OF LOS ANGELES

City Clerk's Time Stamp
CITY CLERK'S OFFICE
2014 OCT -1 AM 10:37
CITY CLERK
BY _____ DEPUTY

FORTHWITH

SUBJECT TO THE MAYOR'S APPROVAL

COUNCIL FILE NO. 14-1172

COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE September 30, 2014

RE: APPROVAL AND ACCEPTANCE OF THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE NEGOTIATED ANNEXATION 2013-06 TO THE CITY OF LOS ANGELES (JORDAN DOWNS)

LAST DAY FOR MAYOR TO ACT OCT 14 2014
(10 Day Charter requirement as per Charter Section 341)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR USE ONLY

APPROVED

✓

*DISAPPROVED

*Transmit objections in writing pursuant to Charter Section 341

DATE OF MAYOR APPROVAL OR DISAPPROVAL 10/10/14

E. Garcia
MAYOR

BY _____
CITY CLERK
2014 OCT 10 PM 2:10
CITY CLERK'S OFFICE
RELEASING

BUDGET AND FINANCE COMMITTEE REPORT and RESOLUTION relative to approval and acceptance of the negotiated exchange of property tax revenue resulting from the Negotiated Annexation 2013-06 to the City of Los Angeles (Jordan Downs).

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

ADOPT the accompanying proposed revised joint RESOLUTION approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of territory known as Annexation 2013-06 (Jordan Downs Project).

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that there is a positive impact to the General Fund directly attributable to the property tax transfer of approximately \$58,550 which may offset the initial fiscal and service impacts to the City as a result of the proposed boundary adjustments.

Community Impact Statement: None submitted.

SUMMARY

At its meeting of September 15, 2014, the Budget and Finance Committee considered a CAO report relative to approval and acceptance of the negotiated exchange of property tax revenue resulting from the Negotiated Annexation 2013-06 to the City of Los Angeles (Jordan Downs). The CAO reports that the City initiated proceedings with the Los Angeles Formation Commission for the County of Los Angeles (LAFCO) in February 2010 to annex approximately 41.72 acres involving a contiguous area of unincorporated, uninhabited County territory to the City. The City and the Housing Authority of the City of Los Angeles (HACLA) state that if approved the annexation will: 1) create a logical boundary among the County of Los Angeles and the cities of Los Angeles, Lynwood and South Gate; 2) provide additional land for HACLA to redevelop the Jordan Downs Housing Complex; and, 3) provide for land uses to accommodate a mix of residential, commercial and industrial opportunities.

The CAO further reports that the boundary adjustment process as overseen by LAFCO requires that a joint resolution for property tax revenue exchange (TTR) be adopted by each affected local agency and the County before the County can approve the boundary adjustments. Specifically, the law requires that the local governing body approve by resolution the amount of the annual tax increment to be transferred to pay for additional services rendered by the new respective agency. The TTR drafted by the County and transmitted by its Chief Executive Office is included as Attachment 1 of the CAO report, along with map depicting the annexed Project areas (Attachment 2).

During Committee discussion, representatives of the CAO and HACLA provided an overview of the matter and responded to related questions from Committee members. The CAO representative submitted a revised resolution for approval. After further consideration and having provided an opportunity for public comment, the Budget and Finance Committee recommended that Council approve the revised Resolution. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

BUDGET AND FINANCE COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
KREKORIAN:	YES
ENGLANDER:	ABSENT
KORETZ:	ABSENT
BLUMENFIELD:	YES
BONIN:	YES

ep
14-1172 9-15-14

-NOT OFFICIAL UNTIL COUNCIL ACTS-

ADOPTED
SEP 30 2014
LOS ANGELES CITY COUNCIL
TO THE MAYOR FORTHWITH

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AND THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM THE ANNEXATION OF TERRITORY KNOWN AS ANNEXATION 2013-06 TO THE CITY OF LOS ANGELES, WITHDRAWAL FROM COUNTY LIGHTING MAINTENANCE DISTRICT 1687, EXCLUSION FROM COUNTY LIGHTING DISTRICT LLA-1, UNINCORPORATED ZONE, WITHDRAWAL FROM COUNTY ROAD DISTRICT NO. 2, DETACHMENT FROM FIRESTONE GARBAGE DISPOSAL DISTRICT, DETACHMENT FROM THE CONSOLIDATED FIRE PROTECTION DISTRICT AND WITHDRAWAL FROM THE COUNTY PUBLIC LIBRARY SYSTEM

WHEREAS, the City of Los Angeles initiated proceedings with the Local Agency Formation Commission (LAFCO) for the County Los Angeles for the annexation of territory identified as Annexation 2013-06 to the City of Los Angeles; and

WHEREAS, pursuant to Section 99 of the California Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

WHEREAS, the area proposed for annexation is identified as Annexation 2013-06, and consists of approximately 41.72 acres of uninhabited, unincorporated territory generally located along Alameda Street between East 97th Street and East 103rd Street within the Florence-Firestone Community Standards District; and

WHEREAS, the area is located within the boundaries of County Lighting Maintenance District 1687; and

WHEREAS, the City of Los Angeles hereby agrees to the withdrawal of the proposed annexation territory from County Lighting Maintenance District 1687; and

WHEREAS, upon annexation of the proposed area to the City of Los Angeles, the territory shall be withdrawn from County Lighting Maintenance District 1687; and

WHEREAS, the annexation area is also located within County Lighting District LLA-1, Unincorporated Zone; and

WHEREAS, pursuant to Section 22613 of the California Streets and Highways Code, whenever any territory of an assessment district is included within a city by annexation or incorporation, that territory is thereby excluded from the assessment district; and

WHEREAS, upon annexation of the proposed area to the City of Los Angeles, the territory will be automatically excluded from County Lighting District LLA-1, Unincorporated Zone; and

WHEREAS, upon annexation of the proposed area to the City of Los Angeles, the territory shall be withdrawn from the County Road District No. 2; and

WHEREAS, upon annexation of the proposed area to the City of Los Angeles, the territory shall be detached from the Firestone Garbage Disposal District; and

WHEREAS, upon annexation of the proposed area to the City of Los Angeles, the territory shall be detached from the Consolidated Fire Protection District; and

WHEREAS, upon annexation of the proposed area to the City of Los Angeles, the territory shall be withdrawn from the County Public Library system; and

WHEREAS, the Board of Supervisors of the County of Los Angeles, as governing body of the County, and the County of Los Angeles Road District No. 2, County Lighting Maintenance District 1687, Firestone Garbage Disposal District, Consolidated Fire Protection District, and County Public Library and the City Council of the City of Los Angeles, have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of the unincorporated territory identified as Annexation 2013-06, detachment from County Road District No. 2, withdrawal from County Lighting Maintenance District 1687, exclusion from County Lighting District LLA-1, Unincorporated Zone, detachment from the Firestone Garbage Disposal District, detachment from the Consolidated Fire Protection District, and withdrawal from the County Public Library system is as set forth below:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Los Angeles agrees that it will bear the full responsibility for the street lighting and lighting maintenance services in the proposed annexation area upon the withdrawal of the annexation territory from County Lighting Maintenance District 1687 and exclusion of the territory from County Lighting District LLA-1, Unincorporated Zone.

2. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Los Angeles, resulting from Annexation 2013-06 is approved and accepted.

3. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2013-06 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, property tax revenue allocated to County Road District No. 2, in the area subject to Annexation 2013-06 shall be transferred to the County of Los Angeles, and the County Road District No. 2 share in the annexation area shall be reduced to zero.

4. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2013-06 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the tax-sharing ratio allocated to the County Lighting Maintenance District 1687 in the area subject to Annexation 2013-06 shall be reduced to zero.

5. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2013-06 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the tax-sharing ratio allocated to the Firestone Garbage Disposal District in the area subject to Annexation 2013-06 shall be reduced to zero.

6. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2013-06 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the tax-sharing ratio allocated to the Consolidated Fire Protection District in the area subject to Annexation 2013-06 shall be reduced to zero.

7. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2013-06 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the tax-sharing ratio allocated to the County Public Library in the area subject to Annexation 2013-06 shall be transferred to the County of Los Angeles, and the County Public Library share in the annexation area shall be reduced to zero.

8. For the fiscal year commencing in the year after the filing of the statement of boundary change for Annexation 2013-06 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, Fifty-Eight Thousand, Five Hundred and Fifty Dollars (\$58,550) in base property tax revenue shall be transferred from the County of Los Angeles to the City of Los Angeles.

9. For the fiscal year commencing after the filing of the statement of boundary change for Annexation 2013-06 with the Board of Equalization pursuant to Government Code sections 54902 and 57204, and every fiscal year thereafter, the following ratios of annual property tax increment attributable to each respective Tax Rate Area in the Annexation 2013-06 territory shall be transferred from the County of Los Angeles to the City of Los Angeles as shown below and the County's share shall be reduced accordingly:

Tax Rate Area	Annual Tax Increment Ratio Transfer to the City
01241	.271503981
01245	.268180926
01612	.268240752

/
/
/
/
/

PASSED, APPROVED AND ADOPTED this 30 day of September, 2014
by the following vote:

AYES: 11

ABSENT: England, Huizar, Kerkorian, Price
(4)

NOES: 0

ABSTAIN:

E-G

Mayor
City of Los Angeles, California

ATTEST:

[Signature]

City Clerk
City of Los Angeles



//
//
//
//
//
//
//
//
//
//
//
(Signed in Counterpart)

The foregoing resolution was on the _____ day of _____, 20_____,
adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all
other special assessment and taxing districts, agencies and authorities for which said Board so acts.

SACHI A. HAMAI, Executive Officer
Clerk of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RICHARD D. WEISS
Acting County Counsel

BY _____
Deputy

/
/
/
/
/
/
/

(Signed in Counterpart)