

**City of Culver City, California
Agenda Item Report**

Meeting Date: 9/27/10		Item Number: A-1	
CITY COUNCIL AGENDA ITEM: Adoption of a Resolution (1) Initiating Proceedings for the Formation of Benefit Assessment District - Washington Boulevard No. 3 and (2) Ordering the Preparation of an Assessment Engineer's Report Related Thereto			
Contact Person/Dept.: Elaine Warner		Phone Number: 310.253.5777	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date:	
Public Notification: (E-Mail) Meetings and Agendas – City Council (9/23/10), (USPS) Letters to Property Owners within AIP (9/9/10)			
Department Approval: Sol Blumenfeld (09/21/10)		City Attorney Approval: Carol Schwab (by H. Baker) (09/22/10)	
Chief Financial Officer Approval: Jeff Muir (09/22/10)		City Manager Approval: John M. Nachbar (09/22/10)	
<u>RECOMMENDATION:</u> Staff recommends the City Council adopt a Resolution initiating proceedings for the formation of Benefit Assessment District - Washington Boulevard No. 3, and ordering the preparation of an Assessment Engineer's Report related thereto. <u>BACKGROUND:</u> In December 2007, the Culver City Redevelopment Agency (Agency) approved a multi-phased Area Improvement Plan (AIP) along West Washington Boulevard to improve the physical and economic quality of the area. A key component of the AIP involves the installation of landscaped medians funded by the Agency. While the Agency has proposed to fund the improvements, it has indicated it will only do so if the on-going median maintenance is carried out through a benefit assessment district. The maintenance costs are expected to be nominal due to drought tolerant and low maintenance landscaping. Both Phase I and Phase II project areas have successfully formed assessment districts. Phase I is currently under construction and Phase II construction drawings are being prepared. <u>DISCUSSION:</u> In order to establish the Phase III assessment district, the City Council must initiate proceedings through a Resolution of Initiation. A Resolution of Initiation identifies			

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the need for and benefits to a prescribed area and affirms the City Council's desire to further study the annual maintenance costs and assessments for potential improvement through the preparation of an Assessment Engineer's Report. To determine these costs, the Agency is currently seeking proposals for a landscape architect to develop conceptual plans for low maintenance landscaped medians. Once completed these plans will be presented to the Agency Board for comment and approval.

Once the conceptual plans are approved by the Agency Board, a Resolution of Intent will then be presented to the City Council which will set the date, time and place for the official Public Hearing to form the assessment district. Ballots will be sent out prior to this time for property owners within the proposed district to cast their vote either for or against establishment of the proposed benefit assessment district. It is anticipated that this process will take approximately four months from initiation to completion.

The anticipated benefits of this assessment district will include beatification of the commercial corridor, increased commercial/retail interest in the area and increased property values. Should the City Council adopt the proposed resolution this evening, these issues would be more comprehensively addressed in the Assessment Engineer's Report.

FISCAL ANALYSIS:

In September, 2009, the Redevelopment Agency authorized an agreement with NBS consultants for assistance in developing a benefit assessment district for the Phase III area. NBS will provide guidance in developing the assessment calculations, annual budget, ballot creation and recordation of the assessment levy and other related documents, if approved, with the County. Sufficient funding to cover the contract with NBS has been included in the Agency Board Adopted Budget for Fiscal Year 2010/2011.

ATTACHMENTS:

1. Area Improvement Plan Phase Map
2. Proposed Resolution

MOTION:

That the City Council:

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Adopt a Resolution initiating proceedings for the formation of Benefit Assessment District - Washington Boulevard No. 3, and ordering the preparation of an Assessment Engineer's Report related thereto.