



September 23, 1997

To: Board of Directors (Budget and Finance Committee--Action)

From: *for* General Manager

Edward J. Moran

Lambertus H. Becker

Submitted by: Lambertus H. Becker
Chief Financial Officer

Subject: Property Taxes on Specific Redevelopment Projects in the Counties of Los Angeles, Orange, Riverside, San Diego and Ventura

RECOMMENDATION

It is recommended that the Board of Directors adopt the resolutions in the form attached hereto, providing in substance that the District elects to be allocated that additional portion of revenue from taxes levied on redevelopment property which is attributable to any increase in the District's base year tax rate applied to the incremental assessed value of the project property:

<u>Name of Project</u>	<u>County</u>
Redevelopment Plan for Project No. 3 in the City of Lakewood	Los Angeles
1997 Amendment to the Redevelopment Plan for Redevelopment Project AB in the City of Brea	Orange
Amendments on the Redevelopment Plans for the Downtown Project Area with Project Area "A" in the City of Corona	Riverside
North Bay Redevelopment Project in the City of San Diego	San Diego
Naval Civil Engineering Laboratory Redevelopment Project in the City of Port Hueneme	Ventura

EXECUTIVE SUMMARY

The attached resolution forms are intended to increase the District's share of tax revenue from subject redevelopment projects expected to be authorized under the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California). This would occur in the event the District should increase its property tax rate at some time in the future.

DETAILED REPORT

Existing provisions in the Community Redevelopment Law permit redevelopment agencies to raise revenue through a procedure known as tax increment financing. This is accomplished by the adoption of a redevelopment plan containing a provision which limits various taxing agencies overlying the area of the redevelopment project to whatever revenue may be raised by their tax rate applied to a frozen assessed valuation on project property. In theory, but for the redevelopment project, the assessed valuation of the blighted area encompassed by the redevelopment project, would diminish or at best remain the same. Accordingly, any increase in assessed valuation resulting from the redevelopment project can be equitably allocated to the redevelopment agency for the repayment of debt incurred by the agency for the redevelopment of the area.

Under the provisions of Section 33670 of the Community Redevelopment Law, the various overlying taxing agencies receive the tax revenue levied on the frozen assessed valuation and the redevelopment agency receives any additional tax revenue attributable to incremental assessed value unless the taxing agency adopts a resolution (prior to the adoption of the redevelopment plan providing for tax increment financing) pursuant to Section 33676, electing to be allocated that portion of the tax revenue on the incremental assessed valuation attributable to increases in the taxing agency's tax rate occurring after the base year.

AMY

Attachment

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RESOLUTION

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA ELECTING TO
RECEIVE ALLOCATION OF TAXES PURSUANT
TO PROVISIONS OF THE COMMUNITY REDEVELOPMENT LAW

WHEREAS, subdivision (a) of Section 33676 of the Community Redevelopment Law (Sections 33000 et seq., of the Health and Safety Code of the State of California), as amended, provides that any affected taxing agency, such as this District may elect to be allocated, in addition to the portion of taxes allocated to the District pursuant to subdivision (a) of Section 33670 of said Law, that portion of the tax revenues otherwise allocated to a redevelopment agency pursuant to subdivision (b) of Section 33670 attributable to an increase in the District's tax rate which occurs after a redevelopment plan becomes effective;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Redevelopment Plan for Project No. 3 in the City of Lakewood pursuant to subdivision (b) of said Section 33670 which is attributable to any increase in this District's tax rate which occurs after the tax year in which the ordinance adopting the Redevelopment Plan for Project No. 3, in the City of Lakewood becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Lakewood, and the Auditor-Controller and the Tax Collector of the County of Los Angeles.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held October 14, 1997.

Executive Secretary
The Metropolitan Water District
of Southern California

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NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the 1997 Amendment to Redevelopment Project AB pursuant to subdivision (b) of said Section 33670 which is attributable to any increase in this District's tax rate which occurs after the tax year in which the ordinance adopting the redevelopment plan for the 1997 Amendment to Redevelopment Project AB, in the City of Brea becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Brea, and the Auditor-Controller and the Tax Collector of the County of Orange.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held October 14, 1997.

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NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Amendments on the Redevelopment Plans for the Downtown Project Area with Project Area "A" in the City of Corona pursuant to subdivision (b) of said Section 33670 which is attributable to any increase in this District's tax rate which occurs after the tax year in which the ordinance adopting the Amendments on the Redevelopment Plans for the Downtown Project Area with Project Area "A" in the City of Corona, becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Corona, and the Auditor-Controller and the Tax Collector of the County of Riverside.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held October 14, 1997.

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NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the North Bay Redevelopment Project pursuant to subdivision (b) of said Section 33670 which is attributable to any increase in this District's tax rate which occurs after the tax year in which the ordinance adopting the redevelopment plan for the North Bay Redevelopment Project, in the City of San Diego becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of San Diego, and the Auditor-Controller and the Tax Collector of the County of San Diego.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held October 14, 1997.

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NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Metropolitan Water District of Southern California that this District hereby elects to be allocated, in addition to the portion of taxes allocated to this District pursuant to subdivision (a) of Section 33670 of the Community Redevelopment Law, any portion of the tax revenue otherwise allocated to the Naval Civil Engineering Laboratory Redevelopment Project pursuant to subdivision (b) of said Section 33670 which is attributable to any increase in this District's tax rate which occurs after the tax year in which the ordinance adopting the redevelopment plan for the Naval Civil Engineering Laboratory Redevelopment Project, in the City of Port Hueneme becomes effective.

BE IT FURTHER RESOLVED that the Executive Secretary is hereby directed to file forthwith certified copies of this resolution with the governing body of the Redevelopment Agency, the Redevelopment Agency of the City of Port Hueneme, and the Auditor-Controller and the Tax Collector of the County of Ventura.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held October 14, 1997.

Executive Secretary
The Metropolitan Water District
of Southern California