



TO: T.C. Broadnax, City Manager
FROM: Michael San Soucie, Treasury Manager, Treasurer’s Office
Andy Cherullo, Finance Director
COPY: City Council and City Clerk
SUBJECT: Point Ruston Segregation – December 6, 2016
DATE: November 10, 2016

SUMMARY:

The Treasurer’s Office requests approval to perform part one of a two-part segregation for the Century Master Condominium portion of the Point Ruston project. This first phase of the segregation will split Lot 2 into seven separate assessments, including sections associated with the condominiums, retail space, and entertainment space.

STRATEGIC POLICY PRIORITY:

Performing the segregation aligns with the City’s strategic policy to foster neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

LIDs 3967, 5728, 6980, 7726, and 8656 were established through City Council Ordinances No. 27900, 27987, 27988, 27989, and 27991. The condominium association for Century Master Condominium requested the segregation for LIDs 3967, 5728, 6980, 7726, and 8656. Both the Treasury Division and Public Works staff have reviewed the request and are prepared to perform the work associated with this segregation. The association has paid the initial fee for estimated costs of the segregation. This part one of the two-part segregation will allocate assessments for the parcel to 7 units within its footprint, including the Century Master Condominium, retail space, and entertainment space.

ISSUE:

The Century Master Condominium is a condominium development on the property and the condo association has requested a segregation to reflect the Century Master Condominium constructed on Lot 2, BLA 2013-08-19-5003. This part one of the two-part action will disaggregate the LID assessments for the parcel to 7 units within its footprint, including the Century Master Condominium, retail space, and entertainment space. This allows the operators at each location to be in control of the assessments assigned to their property. Without the assessments being segregated, the developer of the property under the original LID assessment roll would continue to be responsible for the assessments in total.

ALTERNATIVES:

The alternative to performing the segregation is to leave the assessments as they are which would require the developer to pay the total assessments due on the parcel, which includes the Century Master Condominium, retail space, and entertainment space. This alternative is not preferred.

RECOMMENDATION:

The Treasurer’s Office recommends approval of part one of the two-part segregation for LIDs 3967, 5728, 6980, 7726, and 8656. This has been requested by the Century Master Condominium condo association, and reviewed by City staff. This action meets the City’s strategic policy priority of fostering neighborhood, community and economic development vitality and sustainability. Costs associated with this action are paid by the Century Master Condominium condo association.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 – General Fund: Finance	104200	5195000	\$6,900.00
TOTAL			

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 – General Fund: Finance	104200	4339000	\$6,900.00
TOTAL			

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$0.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No.

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

Century Condominium condo association will be covering the costs of the segregation work.