



**TO:** T.C. Broadnax, City Manager  
**FROM:** Michael San Soucie, Treasury Manager, City Treasurer's Office  
Andrew Cherullo, Finance Director, Finance Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Copperline Condominium / Point Ruston LLC Segregation  
**DATE:** November 5, 2015

**SUMMARY:**

The Finance Department, City Treasurer's Office, requests approval to perform a segregation for the Copperline Condominium portion of the Point Ruston project. The Copperline Condominium Association and Point Ruston LLC have requested the segregation for LIDs 3967, 5728, 6980, 7726, and 8656. Both the Treasurer's Office and Public Works staff have reviewed the request and are prepared to perform the segregation work.

**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 previous City Council Ordinances No. 27900, 27987, 27988, 27989, and 27991. These LIDs provided for the construction of streets, street lighting, power, water, and sewer within the Point Ruston development. Point Ruston LLC has remediated the property and the Copperline Condominiums is the first residential development on the property. Point Ruston LLC and the Copperline Condominium Association have requested a segregation to reflect the Copperline Condominiums constructed on Lot 4, BLA 2013-08-19-5003. Point Ruston LLC has paid the initial fee based on the City's estimated costs.

**ISSUE:**

Currently, the assessments for LIDs 3967, 5728, 6980, 7726 and 8656 are all under Point Ruston LLC which means that all notices go to and payments come from Point Ruston LLC. The Copperline Condominiums Association and Point Ruston LLC have requested a segregation of the LID assessments into individual condo units. This will allow the condo owners to be in control of their own LID assessments and make the required payments in a manner that best suits each individual owner (e.g. pay in full or pay annually). Without the assessments being segregated, the developer of the property would continue to be collectively responsible for the assessments.

**ALTERNATIVES:**

The alternative to performing the segregation is to leave the assessments as they are which would require the developer collectively to pay the assessments and ostensibly seek reimbursement for the assessments from the condo owners. This alternative is not preferred by either Point Ruston LLC or the Copperline Condominium Association.

**RECOMMENDATION:**

The Finance Department, City Treasurer's Office, recommends approval of the segregation for LIDs 3967, 5728, 6980, 7726, and 8656. This has been requested by Point Ruston LLC and the Copperline Condominium Association, reviewed by City staff, and addresses the issue of dividing the assessments.



**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 – General Fund: Finance	104200	5195000	\$11,500
<b>TOTAL</b>			

\* General Fund: Include Department

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 – General Fund: Finance	104200	4339000	\$11,500
<b>TOTAL</b>			

**POTENTIAL POSITION IMPACT: N/A**

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
<b>TOTAL</b>			

**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.**

Point Ruston LLC and the Copperline Condominium Association will be covering the costs of the segregation work.