



Date: June 12, 2015
To: Patrick H. West, City Manager *T. Miller*
From: *AJB*
Amy J. Bodek, Director of Development Services
For: Honorable Mayor and Members of the City Council
Subject: **Reinitiation of the Mills Act Property Tax Abatement Program**

On January 6, 2015, the City Council adopted revisions to the Mills Act Property Tax Abatement Program (Mills Act) and directed staff to implement the revised program. The purpose of the Mills Act Program is to provide property tax relief to owners of historic properties in exchange for rehabilitation and restoration of those properties. Staff has prepared the necessary forms and procedures to implement this program. An invitation to participate in the program is being mailed to all owners of historic landmark properties within the City. (Attached)

Development Services will be hosting a public workshop for all potential applicants to the program at 10:30 a.m. on June 27, 2015, at the Main Library. Additionally, staff will provide a second meeting at 1:30 p.m. on July 11, 2015, at the Burnett Neighborhood Library. Applications for the program are due on July 17, 2015.

Staff anticipates that potential awardees under the program will be reviewed by the Cultural Heritage Commission on September 14, 2015, and heard by City Council during the month of October. Final property tax contracts are due to the County Recorder by December 30, 2015.

For further information regarding the Mills Act Program, please contact Christopher Koontz, Advance Planning Officer, at ext. 8-6288.

AJB:ck

Attachment: Mills Act Program Invitation Letter

CC: Charles Parkin, City Attorney
Douglas P. Haubert, City Prosecutor
Laura Doud, City Auditor
Tom Modica, Assistant City Manager
Arturo Sanchez, Deputy City Manager
Linda F. Tatum, Planning Manager



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6288

PLANNING BUREAU

June 12, 2015

Dear Historic Property Owner:

You are receiving this letter because our records indicate that you own a designated landmark property located at _____. The City of Long Beach is in the process of reinstating the Mills Act Property Tax Abatement Program (Mills Act), and would like to invite you to attend two important events to learn about how you may qualify and apply to receive economic incentives for the restoration and preservation of your property.

1. **Pre-Application Workshop, Saturday, June 27, 2015, at 10:30 a.m. at the Long Beach Public Library Lobby, 101 Pacific Ave.**
2. **Application Workshop, Saturday, July 11, 2015, at 1:30 p.m. at the Burnett Neighborhood Library Community Room, 560 E. Hill St.**

All potential applicants or their representative must attend the Pre-Application Workshop. Mills Act applications are processed once per year, during the application period. The deadline to submit an application is **Friday, July 17, 2015**.

The Pre-Application Workshop will feature an overview of the Mills Act and discuss eligibility requirements. The event will also review the process for preparing an application and calculating individual property tax savings. The Application Workshop will provide more specific information geared toward those interested in proceeding with the application process.

The Mills Act is a State program that is administered and implemented by local governments, and offers economic incentives to qualifying owners of historic or designated landmark sites upon agreement to rehabilitate, renew, and protect the given property. On January 6, 2015, the City Council approved revisions to the Program to provide more opportunities for eligible property owners. Under the Mills Act contracts, private owners receive tax relief in exchange for proper maintenance and preservation of the historical and architectural character of the property for a revolving 10-year term.

The Mills Act is especially beneficial for recent buyers of historic sites and current owners of historic buildings who have made major improvements to their property. Since going dormant in 2006, review of the City's Mills Act Program and existing contracts has been underway, in accordance with specific historic preservation standards and conditions identified per each contract. There are currently 34 properties with Mills Act contracts in Long Beach.

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For questions regarding the Mills Act, please call (562) 570-6288 or e-mail christopher.koontz@longbeach.gov. For additional information on the Program, visit www.lbds.info/millsact/.

I look forward to meeting you and discussing this significant opportunity at the upcoming events. Thank you for your partnership and support as we continue to Build a Better Long Beach.

Sincerely,

Christopher Koontz, AICP
Advance Planning Officer