



## Anita Luck

Anita Luck is a Partner with the firm specializing in municipal finance law in addition to her general municipal law, land use and successor agency to redevelopment law practice. Ms. Luck advises public agencies on the formation of special districts, assessment districts, and community facilities districts, the adoption of special taxes, assessments, development fees and other innovative fees to assist cities in financing projects. Ms. Luck was involved in forming one of the first community facilities districts to finance ongoing hazardous site maintenance on an old landfill being developed in the City of Carson. Ms. Luck is knowledgeable on election issues, issues relating to Proposition 218 and Proposition 26. Ms. Luck has participated in bond financings for assessment districts and community facilities districts.

Ms. Luck has participated in numerous complex finance transactions throughout Southern California, including real estate transactions, the development of mixed use projects, low-income housing projects and assisting troubled municipalities with restructuring debt through tender offers, workouts and other arrangements. Ms. Luck structures financing mechanisms to alleviate the additional burdens on public agencies, generate commercial development and examines alternate revenue sources to alleviate budgetary concerns. She participated in negotiations to bring an NFL team to the City of Carson as one of the options in Los Angeles. In doing so she served as bond counsel in one of the few new money post dissolution successor agency bond issues in the State.

In her public finance practice, Ms. Luck is experienced in representing government entities as bond counsel in a variety of transactions, including the issuance of certificates of participation, general obligation, special tax revenue, utility and lease revenue bonds. Representative transactions include financings for a convention center, an airport, water facilities, special districts, redevelopment projects, major infrastructure, community facilities, non-profit corporations, low-income multifamily housing, and utility revenue financings. Ms. Luck has structured, negotiated and drafted a variety of bond, disclosure and security documents, including official statements, leases, trust indentures, loan agreements, letters of credit, deeds of trust, and escrow agreements.

In addition, Ms. Luck advises on ongoing disclosure and tax issues related to bonds. She has handled SEC investigations and IRS audits. She has lectured on various topics related to Proposition 218, SEC and IRS audits, disclosure and other requirements.

In her practice, Ms. Luck has represented Arvin, Perris, Signal Hill, Carson, Lawndale, Bell, Madera Irrigation District and Irwindale, among others. Ms. Luck

### Anita Luck

Partner

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### PRACTICE AREAS

Contracts & Public Works

Economic Development

Elections

Ethics & Open Government

Housing

Land Use & Zoning

Public Agency Organization

Public Finance

### EDUCATION

LOYOLA LAW SCHOOL

JD 1998

UNIVERSITY OF CA, SANTA

BARBARA

BA 1990

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has also represented various other public entities in Los Angeles and Riverside counties.

### ADMISSIONS

State Bar of California  
US District Court, Central, CA

### AFFILIATIONS

National Assoc of Bond Lawyers

Ms. Luck graduated from the University of California Santa Barbara with a B.A. in Business Economics in 1990, and received her J.D. from Loyola Law School in 1998. While in law school, Ms. Luck externed for the Honorable William M. Byrne, Jr. and clerked for the State of California Attorney General's Office.