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December 18, 2023

Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council Districts 2

REGARDING:

THE NORTH HOLLYWOOD 2020-2024 (PROPERTY BASED) BUSINESS
IMPROVEMENT DISTRICT'S 2024 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the North Hollywood 2020-2024 Business Improvement District's ("District") 2024 fiscal year (CF 11-0046). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, an Annual Planning Report for the District must be submitted for approval by the City Council. The North Hollywood 2020-2024 Business Improvement District's Annual Planning Report for the 2024 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

BACKGROUND

The North Hollywood 2020-2024 Business Improvement District was established on July 6, 2019 by and through the City Council's adoption of Ordinance No. 186224 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The Council established the District pursuant to State Law.

ANNUAL PLANNING REPORT REQUIREMENTS

The State Law requires that the District's owners' association shall cause to be prepared, for City Council's consideration, an Annual Planning Report for each fiscal year for which assessments are to be levied and collected to pay for the costs of the planned District improvements and activities. The Annual Planning Report shall be filed with the City Clerk and shall refer to the district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following: any proposed changes in the

boundaries of the district or in any benefit zones within the district; the improvements and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and activities for that fiscal year; the method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of an contributions to be made from sources other than assessments levied.

The attached Annual Planning Report, which was approved by the District's Board at their meeting on December 13, 2023, complies with the requirements of the State Law and reports that programs will continue, as outlined in the Management District Plan adopted by the District property owners. The City Council may approve the Annual Planning Report as filed by the District's owners' association or may modify any particulars contained in the Annual Planning Report, in accordance with State Law, and approve it as modified.

FISCAL IMPACT

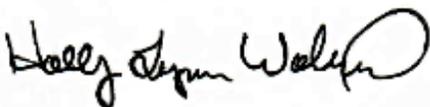
There is no impact to the General Fund associated with this action.

RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the North Hollywood 2020-2024 Business Improvement District's 2024 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2024 budget concurs with the intentions of the North Hollywood 2020-2024 Business Improvement District's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT the attached Annual Planning Report for the North Hollywood 2020-2024 Business Improvement District's 2024 fiscal year, pursuant to the State Law.

Sincerely,



Holly L. Wolcott
City Clerk

Attachment:

North Hollywood 2020-2024 Business Improvement District's 2024 Fiscal Year Annual Planning Report

December 18, 2023

Holly L. Wolcott, City Clerk
Office of the City Clerk
200 North Spring Street, Room 395
Los Angeles, CA. 90012

Subject: North Hollywood 2020-2024 PBID 2024 Annual Planning Report

Dear Ms. Wolcott:

As required by the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, the Board of Directors of the North Hollywood 2020-2024 Business Improvement District has caused this North Hollywood 2020-2024 Business Improvement District Annual Planning Report to be prepared at its meeting on December 13, 2023.

This report covers proposed activities of the North Hollywood 2020-2024 BID from January 1, 2024 through December 31, 2024.

Sincerely,

A handwritten signature in black ink that reads "Aaron Aulenta". The signature is written in a cursive, flowing style.

Aaron Aulenta

North Hollywood Business Improvement District Corporation

North Hollywood 2020-2024 Business Improvement District

2024 Annual Planning Report

District Name

North Hollywood Transit

Fiscal Year of Report

The report applies to the 2024 Fiscal Year. The District Board of Directors approved the 2024 Annual Planning Report at the December 13, 2023 Board of Director's meeting.

Boundaries

There are no changes to the District boundaries for 2024.

Benefit Zones

There are no changes to the District's benefit zone(s) for 2024.

2024 IMPROVEMENTS, ACTIVITIES AND SERVICES

Clean & Safe: \$627,221.60 (79.55%)

The Safety Program will provide safety services for the individual parcels located within the District in the form of patrolling bicycle personnel and walking patrols.

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The Clean Team Program will provide sidewalk/curb sweeping, graffiti removal, and sidewalk trash receptacle service for individual parcels within the District.

Communication: \$23,745.00 (3.01%)

The communications component offers professionally developed marketing and communication for the District.

Management/Office/City Fees: \$137,466.88 (17.44%)

BID program that oversees improvements and activities for the BID and is managed by a professional staff.

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The process to renew the BID continues in 2024.

Total Estimate of Cost for 2024

A breakdown of the total estimated 2024 budget is attached to this report as **Appendix A**.

Method and Basis of Levying the Assessment

The Method for levying the 2024 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and are based on a combination of lot square footage and building square footage. The management plan allows for a maximum annual CPI increase of 5%. The Board voted for a 5% CPI increase for 2024. The assessment rates for 2024 are as follows:

Zone 1:

\$0.1253 per lot square foot

\$0.0306 per building square foot

Zone 1, School:

\$0.0407 per lot square foot

\$0.0326 per building square foot

Zone 2:

\$0.1426 per lot square foot

\$1.5727 per building square foot

(There is a 5.0% CPI increase for 2024)

Surplus Revenues: \$377.51

Surplus revenues carried over due to labor vacancies in the clean program. The labor vacancies did not cause a disruption in service provided to the District. Surplus to be spent on Safe and Clean program labor in 2024, which has increased due to labor wage rate increases.

Anticipated Deficit Revenues

There are no deficit revenues that will be carried over to 2024.

Contribution from Sources other than assessments: \$49,712.20

General Benefit (\$47,702.20), Assessment Interest/Penalty (\$2,000), Interest income (\$10).

APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE North Hollywood 2020-2024 BID- FY 2024

	Zone 1	Zone 2	Total	
2024 Assessments	\$612,825.33	\$125,518.44	\$738,343.77	
Estimated Carryover from 2023	\$313.33	\$64.18	\$377.51	
Other Income	\$41,261.13	\$8,451.07	\$49,712.20	
Total Estimated Revenues	\$654,399.79	\$134,033.69	\$788,433.48	
2024 Estimated Expenditures				Pct.
Clean & Safe	\$520,593.93	\$106,627.67	\$627,221.60	79.55%
Communication	\$19,708.35	\$4,036.65	\$23,745.00	3.01%
Management/Office/City Fees	\$114,097.51	\$23,369.37	\$137,466.88	17.44%
Total Estimated Expenditures	\$654,399.79	\$134,033.69	\$788,433.48	100%