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January 25, 2024

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

Council Districts 10

REGARDING:

THE GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR (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 Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's ("District") 2024 fiscal year (CF 21-1077). 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 Greater Leimert Park Village/Crenshaw Corridor 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 Greater Leimert Park Village/Crenshaw Corridor Business Improvement District was established on July 8, 2019 by and through the City Council's adoption of Ordinance No. 186233 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 October 18, 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

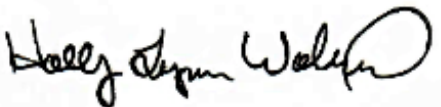
There is no impact to the General Fund associated with this action.

RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Greater Leimert Park Village/Crenshaw Corridor 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 Greater Leimert Park Village/Crenshaw Corridor 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 Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2024 fiscal year, pursuant to the State Law.

Sincerely,

A handwritten signature in black ink, appearing to read "Holly L. Wolcott", is written over a light blue rectangular background.

Holly L. Wolcott

City Clerk

Attachment:

Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2024 Fiscal Year Annual Planning Report

January 25, 2024

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

Subject: Greater Leimert Park Village/Crenshaw Corridor 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 Greater Leimert Park Village/Crenshaw Corridor Business Improvement District has caused this Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Annual Planning Report to be prepared at its meeting on October 18, 2023.

This report covers proposed activities of the Greater Leimert Park Village/Crenshaw Corridor BID from January 1, 2024 through December 31, 2024.

Sincerely,

Misty Iwatsu

Misty Iwatsu
BID Executive Director
Greater Leimert Park Village & Crenshaw Corridor Business Improvement District

Greater Leimert Park
Village/Crenshaw Corridor
Business Improvement District

2024 Annual Planning Report

District Name

This report is for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District (District). The District is operated by Community Build, Incorporated, a California non-profit corporation.

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 October 18, 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 and Safe: \$310,844.86 (73.61%)

This program will consist of clean streets programs including sidewalk cleaning, graffiti removal, trash collection and removal, tree trimming, and landscape maintenance and enhanced safety/Community Ambassador services.

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Additional Funds collected during the 2020-2022 by the PBID are to be used to provide enhanced services proportionately over the two year period of 2023-2024. The breakdown of and use of the 2022-2022 funds are as follows for the 2024 year.

Clean and Safe: \$127,464.03 allocated for additional services.

Marketing: \$60,002.00 (14.21%)

This program will tell the story of the District, its history, its cultural attractions, and its ongoing improvements, and will consist of developing a website, a newsletter and collateral material promoting the District. It will also include public and media relations and the development of District branding elements.

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Additional Funds collected during the 2020-2022 by the PBID are to be used to provide enhanced services proportionately over the two year period of 2023-2024. The breakdown of and use of the 2022-2022 funds are as follows for the 2024 year.

Marketing: \$18,472.10 allocated for additional services.

Management, Reserve & City Fees: \$51,430.28 (12.18%)

Cost to oversee BID contracts, preparation of quarterly and annual reports, facilitation of community development and public policy efforts and promotion of the District. Also includes administration and office costs, financial statement and tax preparation contract cost and city / county fees.

+++++++

Additional Funds collected during the 2020-2022 by the PBID are to be used to provide enhanced services proportionately over the two year period of 2023-2024. The breakdown of and use of the 2022-2022 funds are as follows for the 2024 year.

Management & Reserve: \$18,406.36 allocated for additional services.

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

Annual assessments are based upon an allocation of program costs and a calculation of assessable square footage. Assessments are determined by parcel square footage, building square footage and linear frontage. The management district plan allows for a maximum CPI increase of 5%. The Board has voted for no increase. The assessment rates for 2024 are as follows:

Zone 1

Parcel: \$0.0331 per square foot
Building: \$0.0967 per square foot
Frontage: \$4.3176 per linear foot

Zone 1 Govt

Parcel: \$0.0291 per square foot
Building: \$0.0862 per square foot
Frontage: \$3.8099 per linear foot

Zone 2

Parcel: \$0.0083 per square foot

Building: \$0.0097 per square foot
Frontage: \$2.2942 per linear foot

(There is No CPI increase for 2024)

Surplus Revenues: \$164,342.49

Additional Funds collected during the 2020-2022 by the PBID are to be used to provide enhanced services proportionately over the two year period of 2023-2024.

The breakdown of and use of the 2022-2022 funds are as follows for the 2024 year:

Clean & Safe \$127,464.03

Marketing \$18,472.10

Management, Reserve & City Fees \$18,406.36

Anticipated Deficit Revenues

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

Contribution from Sources other than assessments: \$14,100.31

General Benefit

APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Greater Leimert Park Village/Crenshaw Corridor BID- FY 2024

	Zone 1	Zone 2	Total	
2024 Assessments	\$195,067.47	\$48,766.87	\$243,834.34	
Estimated Carryover from 2023	\$131,473.99	\$32,868.50	\$164,342.49	
Other Income	\$11,280.25	\$2,820.06	\$14,100.31	
Total Estimated Revenues	\$337,821.71	\$84,455.43	\$422,277.14	
2024 Estimated Expenditures				Pct.
Clean and Safe	\$248,675.89	\$62,168.97	\$310,844.86	73.61%
Marketing	\$48,001.60	\$12,000.40	\$60,002.00	14.21%
Management, Reserve & City Fees	\$41,144.22	\$10,286.06	\$51,430.28	12.18%
Total Estimated Expenditures	\$337,821.71	\$84,455.43	\$422,277.14	100%