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CITY CLERK

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CALIFORNIA



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November 20, 2024

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

Council Districts 1, 8, 9

REGARDING:

THE FIGUEROA CORRIDOR (PROPERTY BASED) BUSINESS IMPROVEMENT  
DISTRICT'S 2025 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Figueroa Corridor Business Improvement District's ("District") 2025 fiscal year (CF 12-0139). 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 Figueroa Corridor Business Improvement District's Annual Planning Report for the 2025 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

## BACKGROUND

The Figueroa Corridor Business Improvement District was established on June 8, 2017 by and through the City Council's adoption of Ordinance No. 185011 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 November 12, 2024, 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

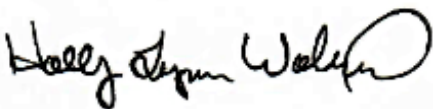
There is no impact to the General Fund associated with this action.

### RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Figueroa Corridor Business Improvement District's 2025 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2025 budget concurs with the intentions of the Figueroa 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 Figueroa Corridor Business Improvement District's 2025 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 grid background.

Holly L. Wolcott  
City Clerk  
Attachment:

Figueroa Corridor Business Improvement District's 2025 Fiscal Year Annual Planning Report

November 20, 2024

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

Subject: Figueroa Corridor PBID 2025 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 Figueroa Corridor Business Improvement District has caused this Figueroa Corridor Business Improvement District Annual Planning Report to be prepared at its meeting on November 12, 2024.

This report covers proposed activities of the Figueroa Corridor BID from January 1, 2025 through December 31, 2025.

Sincerely,

*Aaron Aulenta*

Aaron Aulenta

Figueroa Corridor Partnership

# Figueroa Corridor Business Improvement District

## 2025 Annual Planning Report

### **District Name**

Figueroa Corridor Partnership Business Improvement District (District). The District is operated by the Figueroa Corridor Partnership, Incorporated, a California non-profit corporation.

### **Fiscal Year of Report**

The report applies to the 2025 Fiscal Year. The District Board of Directors approved the 2025 Annual Planning Report at the November 12, 2024 Board of Director's meeting.

### **Boundaries**

There are no changes to the District boundaries for 2025.

### **Benefit Zones**

There are no changes to the District's benefit zone(s) for 2025.

### **2025 IMPROVEMENTS, ACTIVITIES AND SERVICES**

#### **Safe and Clean Programs: \$1,632,001.21 (88.51%)**

##### **Safe Team Program**

The Safety Program will provide security services for the individual parcels located within the District in the form of patrolling bicycle personnel, walking patrols and vehicle patrols. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and public alleys. The presence of the Safe Team Program is intended to deter such illegal activities as vandalism, graffiti, narcotic use or sales, public urination, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District.

##### **Clean Team Program**

A multi-dimensional approach has been developed consisting of the following elements.

- Sidewalk cleaning: Tier 1, 2, & 4 Streets Only. Uniformed, radio equipped personnel sweep litter, debris and refuse from sidewalks and gutters of the District. District personnel may pressure wash the sidewalks. Paper signs and handbills that are taped or glued on property, utility boxes, poles and telephones are removed. District personnel may pressure wash sidewalks.

- Trash Collection: All Tiers. Collector truck personnel collect trash from sidewalk trash receptacles.
- Graffiti Removal: All Tiers. Painters remove graffiti by painting, using solvent and pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.
- Weed Abatement: Tier 1, 2, & 4 Streets Only. Weeds are removed as they become unsightly or as needed.

**Communication/Development: \$44,810.68 (2.43%)**

Some of the communication/economic development programs being considered are:

- Image and Communication programs, newsletters, website development to support local businesses, and District programs.
- Public and Media Relations.
- Development of Figueroa Corridor Partnership Business Improvement District image pieces.

**Administrative/Office/City Fee: \$167,058.39 (9.06%)**

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to ensure that City and County services and policies support the District. Included in this item are office expenses, professional services, organizational expenses such as insurance, the cost to conduct a yearly financial review, City fees to collect and process the assessments, and a reserve for uncollectible assessments.

**Total Estimate of Cost for 2025**

A breakdown of the total estimated 2025 budget is attached to this report as **Appendix A**.

**Method and Basis of Levying the Assessment**

The Method for levying the 2025 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and a calculation of assessable footages for four (4) Benefit Zones. Assessments are determined by linear frontage for Tiers 1 through 3. Assessments are determined by linear frontage and building square footage for Tier 4. The assessment rates for 2025 are as follows:

Tier 1

Frontage: \$24.1480 per linear foot

Tier 2

Frontage: \$18.2588 per linear foot

Tier 3

Frontage: \$10.2628 per linear foot

Tier 4

Frontage: \$20.4499 per linear foot

Building: \$0.0140 per square foot

**(There is a 1.0% CPI increase for 2025)**

**Surplus Revenues: \$6,456.00**

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 clean and safe program labor in 2025, which has increased due to labor rate wage increases, including minimum wage rate increases tied to the consumer price index.

**Anticipated Deficit Revenues**

There are no deficit revenues that will be carried over to 2025.

**Contribution from Sources other than assessments: \$134,086.46**

General benefit (\$86,407.46), Voluntary Assessments (\$31,179) Assessment interest(\$3,500), and Interest income (\$13,000).

APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Figueroa Corridor BID- FY 2025

	Tier 1	Tier 2	Tier 3	Tier 4	Total	
2025 Assessments	\$306,599.01	\$698,364.41	\$221,432.62	\$476,931.78	\$1,703,327.82	
Estimated Carryover from 2024	\$1,162.08	\$2,646.96	\$839.28	\$1,807.68	\$6,456.00	
Other Income	\$24,135.56	\$54,975.45	\$17,431.24	\$37,544.21	\$134,086.46	
Total Estimated Revenues	\$331,896.65	\$755,986.82	\$239,703.14	\$516,283.67	\$1,843,870.28	
2025 Estimated Expenditures						Pct.
Safe and Clean Programs	\$293,760.22	\$669,120.50	\$212,160.16	\$456,960.33	\$1,632,001.21	88.51%
Communication/Development	\$8,065.92	\$18,372.38	\$5,825.39	\$12,546.99	\$44,810.68	2.43%
Administrative/Office/City Fee	\$30,070.51	\$68,493.94	\$21,717.59	\$46,776.35	\$167,058.39	9.06%
Total Estimated Expenditures	\$331,896.65	\$755,986.82	\$239,703.14	\$516,283.67	\$1,843,870.28	100%