

**FINAL**

**Greater Leimert Park Village/Crenshaw Corridor  
Business Improvement District  
Management District Plan**

**For  
A Property Based  
Business Improvement District Renewal  
In Los Angeles**

**November 2023  
(11/9/23)**

**Prepared By  
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### For the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District (District) Los Angeles, California

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## Management District Plan Summary

The name of the renewed Property-based Business Improvement District is the “Greater Leimert Park Village/Crenshaw Corridor Business Improvement District” (the “District”). The District is being renewed pursuant to Section 36600 et seq. of the California Streets and Highways Code, The “Property and Business Improvement District Law of 1994 as amended”, hereinafter referred to as State Law.

Developed by the Greater Leimert Park Village/Crenshaw Corridor Board of Directors, the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Management District Plan conveys special benefits to assessed parcels located within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District area. The District will continue activities in three program areas: Clean, Safe & Beautification, Marketing, and Administrative. Each of the programs is designed to meet the goals of the District, which are to improve the safety and cleanliness of each individual assessed parcel within the District, increase building occupancy and lease rates, encourage new business development, and attract ancillary businesses and services for assessed parcels within the District.

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District boundary was created to include Leimert Park Village, Crenshaw Corridor, and Marlton Square. The property uses within the general boundaries of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District are a mix of retail, restaurant, art, office, parking, transit, and mixed-use commercial uses. Services and improvements provided by the District are designed to provide special benefits in the form of improving economic vitality in the District by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses, attracting office and retail tenants, attracting retail and transit customers, attracting new residents that provide a special benefit to retail, restaurant, art, office, parking, transit and mixed-use commercial parcels. All of which specially benefit from the improvements and activities of the District.

### Boundary

See Section 2, page 6 and map, page 8.

### Budget

The total District budget for the 2025 year of operation is approximately \$620,000.

## IMPROVEMENTS, ACTIVITIES, SERVICES:

<b>CLEAN, SAFE &amp; BEAUTIFICATION</b>	<b>\$426,166.67</b>	<b>68.74%</b>
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### Enhanced Safe Program:

A Greater Leimert Park Village/Crenshaw Corridor Business Improvement District safety team, working with the clean and beautification team to provide on-site services.

### Enhanced Clean & Beautification Programs:

- Sidewalk Sweeping
- Sidewalk Pressure Washing
- Graffiti & Handbill Removal
- Trash Removal
- Landscape Programs

**MARKETING**

**\$81,666.67**

**13.17%**

- Media and Communication programs
- District stakeholder communications
- Website
- Events and Activations

**ADMINISTRATIVE/CITY FEES/CONTINGENCY**

**\$112,166.66**

**18.09%**

Administrative staff expenses are allocated according to Generally Accepted Accounting Principles (GAAP) and to the specific areas where staff works (see Section 3, for details on allocation). The improvements and activities are managed by a professional staff that requires centralized administrative support overseeing District services. A well-managed District provides necessary BID program oversight and guidance, producing higher quality and more efficient programs.

**2024 Carryover Funds**

The estimate for assessment funds carried over from the current Greater Leimert Park Village/Crenshaw Corridor Business Improvement District to the first year 2025 budget is \$25,000. The amount of actual prior year carryover funds, if any, from the 2024 budget will be applied to the 2025 District budget. The funds will be applied to the same budget line item in 2025 as the line item in 2024 that was the source of the carryover funds. Carryover funds from 2024, if any exist, are projected to be from the clean and safe line item. Therefore, the Clean, Safe and Beautification budget line item of \$426,166.67 could increase to as much as \$451,166.67 if the total \$25,000 carryover becomes a reality and is entirely from the Clean and Safe line item.

**Method of Financing:**

A levy of special assessments upon real property that receives special benefits from the improvements and activities.

**Benefit Zones:**

The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each assessed parcel receives from the improvements. In order to match assessment rates to benefits, two benefit zones have been created within the District. Each zone receives a different level of service and a different level of benefit. Each zone pays an assessment rate that reflects 100% of the special benefit received. See Section 2 for detailed description of the zones.

**Cost:**

Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Three property assessment variables, parcel square footage (33%), building square footage (34%) and street front footage (33%), will be used in the calculation. The 2025 year assessments per assessment variable will not exceed amounts listed in the following chart:

	<b>Building Sq Ft Rate</b>	<b>Parcel Sq Ft Rate</b>	<b>Front Ft Rate</b>
<b>Zone 1</b>	\$0.2025	\$0.0829	\$9.3346
<b>Zone 2</b>	\$0.0259	\$0.0215	\$5.8059

**Increases:**

Annual assessment increases will not exceed 7% per year. Increases will be determined by the Business Improvement District Owners' Association Board of Directors and will vary between 0% and 7% in any given year. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget including surpluses from the prior District 2024 budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the annual report each year.

**District Formation:**

District formation requires submission of favorable petitions from property owners representing more than 50% of total assessments to be paid and the return of mail ballots evidencing a majority of the weighted ballots cast in favor of the assessment. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount.

**Duration:**

The District will have a 10-year life beginning January 1, 2025 and ending December 31, 2034.

**Governance:**

The Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. Annual and quarterly reports, financial statements and newsletters will be filed with the City of Los Angeles (City). The Owners' Association will oversee the day-to-day implementation of services as defined in the Management District Plan.

**Section 2**  
**Greater Leimert Park Village/Crenshaw Corridor**  
**Business Improvement District Boundaries**

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District includes all property within a boundary formed by:

Beginning at the northwest corner of parcel 5033-004-901, then east along the north line of said parcel to east line of said parcel, then south along the east line of parcel 5033-004-901 and the east line of parcels abutting the east side of Crenshaw Boulevard to the south side of Martin Luther King, Jr. Boulevard, then east to the west side of McClung Drive, then south to the southeast corner of parcel 5024-009-015, then west to the east line of the parcels abutting the east side of Crenshaw Boulevard, then south along the east line of the parcels abutting the east side of Crenshaw Boulevard to the point closest to the north line of parcel 5024-017-001, then across and east along the north line of said parcel and the north line of the parcels abutting the north side of 43rd Street to the west side of Leimert Boulevard, then south along the west side of Leimert Boulevard to its intersection with the east side of Crenshaw Boulevard, then north along the east side of Crenshaw Boulevard to a point directly east of parcel 5013-013-013, then west along the south line of parcels 5013-013-013 and 5013-013-014 to the southwest corner of parcel 5013-013-014, then north along the west line of said parcel and the parcels abutting the west side of Crenshaw Boulevard to Stocker Street, then across Stocker Street to a point in the south line of parcel 5032-002-040 on the north side of Stocker Street, then southwesterly along the north side of Stocker Street to the southeasterly side of Santa Rosalia Drive, then northwesterly along the east side of Santa Rosalia Drive to the east side of Buckingham Drive, then north along the east side of Buckingham Drive to the southwesterly side of Martin Luther King, Jr. Boulevard, then south along the southwesterly side of Martin Luther King, Jr. Boulevard to the southeasterly side of Marlton Avenue, then northerly along the easterly side of Marlton Avenue to the northwest corner of parcel 5032-002-058, then east along the south side of 39<sup>th</sup> Street to the west side of Crenshaw Boulevard, then south along the west side of Crenshaw Boulevard to a point directly west of the northwest corner of parcel 5033-004-901, then east to the point of beginning.

**Zone Boundary Description**

**Zone 1:**

Commercial areas along Crenshaw Blvd (excluding the Baldwin Hills/Crenshaw Plaza Mall), Marlton Square, the core Leimert Park Village area parcels, and the commercial area along Leimert Blvd. make up Zone 1. The area along Crenshaw Blvd. includes the east side of Crenshaw from parcel 5033-004-901 to the north side of Stocker St., and both sides of Crenshaw Blvd. from the south side of Stocker St. to parcel 5013-013-013 just south of W. Vernon Avenue on the west side and parcel 5024-018-008 just north of the parcel at the northeast corner of Crenshaw Blvd. and 43<sup>rd</sup> Pl., on the east side of Crenshaw Blvd. Marlton Square is bounded by Martin Luther King, Jr. Blvd. to the north, Santa Rosalia Dr. to the south, Buckingham Rd. to the west and Marlton Ave. to the east. The Leimert Park Village area is bounded by the northern boundary of the parcels abutting the north side of W. 43rd St., the southern boundary of the parcels abutting the north side of W. 43rd Pl., and parcels facing Degnan Blvd. on both the east and west. The area along Leimert Blvd. includes parcels abutting the west side of Leimert Blvd. from 43rd St. to the intersection of Leimert Blvd. and Crenshaw Blvd. and includes one Metro station located at Crenshaw Blvd. and Vernon Ave. in Leimert Park Village. This area has the highest pedestrian counts generated by the businesses and the highest demand for clean, safe & beautification services.

**Zone 2:**

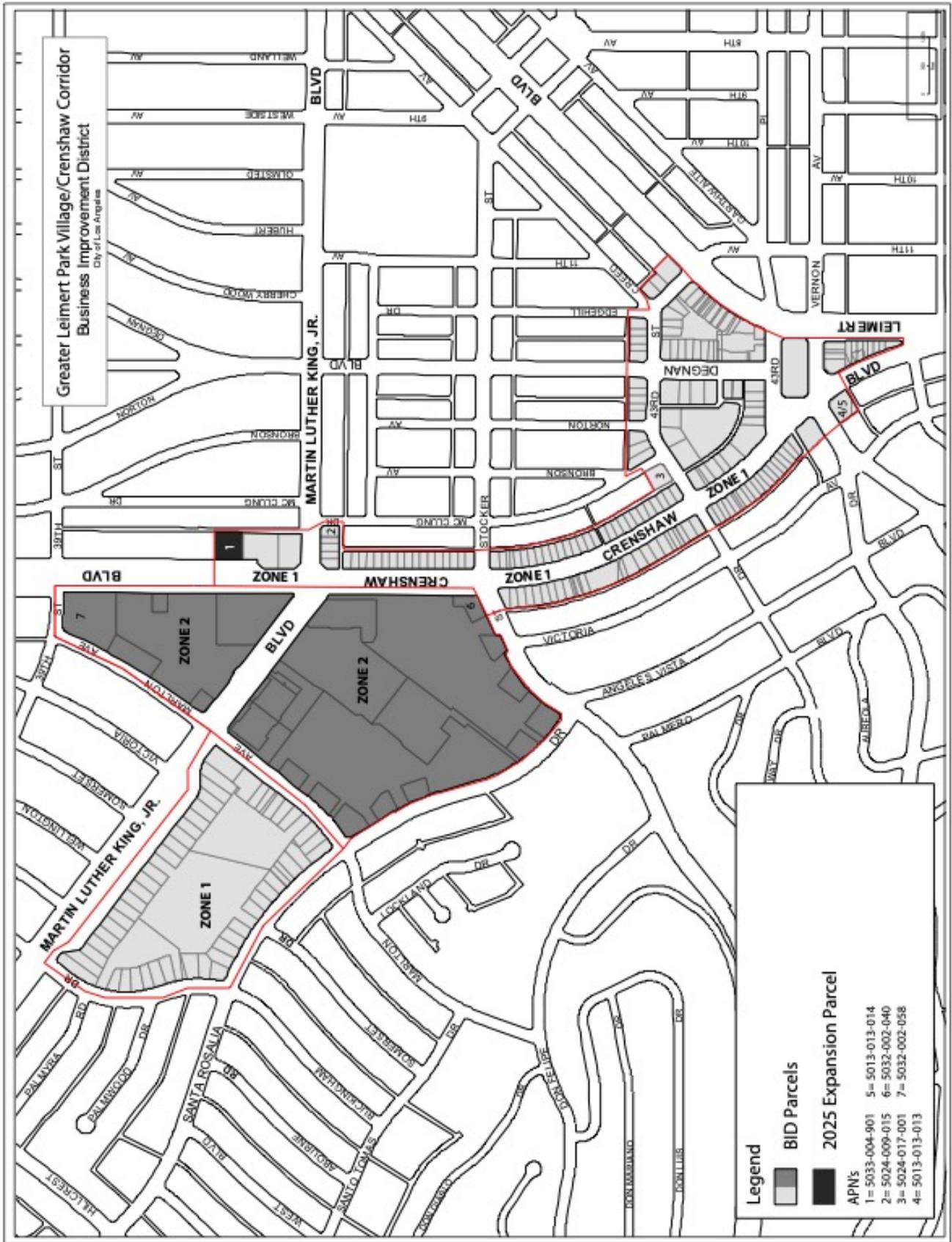
Baldwin Hills/Crenshaw Plaza Mall parcels make up Zone 2. This zone is bounded by 39th St. to the north, Santa Rosalia Dr. and Stocker St. to the south, Marlton Ave. to the west and Crenshaw Blvd. to the east. It includes a Metro station located at the Baldwin Hills/Crenshaw Plaza shopping mall at the corner of Martin Luther King, Jr. Blvd. and Crenshaw Blvd. Zone 2 has a lower need for marketing and clean, safe & beautification services than Zone 1 due to the Mall service infrastructure.

**District Expansion**

District boundaries have expanded to include the following:

- Parcel 5033-004-901

The expansion area is also detailed on the map on page 8. The parcel within this area has similar uses to Greater Leimert Park Village/Crenshaw Corridor Business Improvement District parcels.



## **District Boundary Rationale**

Leimert Park is unique in that for over 50 years it has been an important center of African American art and culture as well as a center of commerce in the African American community. Baldwin Hills/Crenshaw Plaza Mall, which is within the District, was one of the first large shopping malls developed in the United States. The boundaries for the Greater Leimert Park Village/Crenshaw Corridor BID were established in 2003 in an effort to respect the historic nature of the commercial district and bring revitalization to the district.

The property uses within the general boundaries of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District are a mix of retail, restaurant, art, office, parking, transit and mixed-use commercial parcels. Services and improvements provided by the District are designed to provide special benefits to parcels that contain mix of retail, restaurant, art, office, parking, transit and mixed-use commercial uses. Services and improvements provided by the District are designed to provide special benefits in the form of improving the economic vitality within the District by increasing building occupancy and lease rates, encouraging new business development, attracting residential serving businesses and services, attracting office, creative and retail tenants, attracting retail and transit customers, attracting new residents, and encouraging commerce that provide a special benefit to retail, restaurant, art, office, parking, transit and mixed-use commercial parcels.

All of the services provided such as the safety work provided by the Safe Team and the cleaning work provided by the Clean Team are services that are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each individually assessed property within the District. These services provide particular and distinct benefits to each of the individually assessed parcels within the District.

### Northern Boundary:

The northern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is West Martin Luther King Jr. Boulevard, West 39<sup>th</sup> Street, and the north parcel line of parcels facing on the north side of West 43<sup>rd</sup> Street. Parcels north of West Martin Luther King Jr. Boulevard, the east side of West 39<sup>th</sup> Street, and the north side West 43<sup>rd</sup> Street are zoned solely residential and will not specially benefit from the unique improvements and services which are designed to provide special benefits in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District. These programs are not designed to provide special benefit to the residential uses outside of District boundaries because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed-use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, enhancing pedestrian pathways and encouraging commerce. Programs funded with the assessment, will only be provided to individual assessed parcels within the boundaries of the District.

Parcels directly north of the west side of West 39<sup>th</sup> Street differ from District uses in that they do not depend on pedestrian traffic to support their businesses. An example of which is the funeral home just outside the District boundaries. Parcels north of the District also differ in commercial scale and use than the Baldwin Hills/Crenshaw Plaza Mall parcels in that they do not depend on walk up business and do not have the same historic nature of other commercial parcels within the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only provide

services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

#### Eastern Boundary:

The eastern boundary of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District varies between the west side of Leimert Boulevard on the south and the eastern parcel line of parcels facing on the east side of Crenshaw Boulevard, except for the residentially zoned parcels on the east side of Crenshaw Boulevard between 39<sup>th</sup> Street and Martin Luther King, Jr. Blvd. This boundary was determined because properties within the district are commercial while properties outside the eastern district boundary are solely residential in use and will not specially benefit from the unique improvements and services which are designed to provide special benefits in the form of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District.

These programs are not designed to provide special benefit to the solely residential uses outside of District boundaries. District programs are designed to benefit commercial parcels because District programs are designed to provide special benefits to the retail, restaurant, art, office, parking and mixed-use commercial uses in the form of increasing commercial building occupancy and lease rates, encouraging new business development, and encouraging commerce. Specifically, sidewalk cleaning personnel, and similar service providers employed in connection with the District will only provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

#### Southern Boundary:

The southern boundary is the southern parcel line of parcels 5013-013-013, 5013-013-014, and 5013-023-007. This boundary was determined because properties along Crenshaw Boulevard are of similar commercial use as the retail, restaurant, art, office, parking and mixed-use commercial uses as parcels 5013-013-013, 5013-013-014, and 5013-023-007. Parcels 5013-013-013 and 5013-013-014 are on the southwest corner of Crenshaw Boulevard and Vernon Avenue, a multi-story bank building, are included in the District to provide District programs to all four corners of the intersection. The street on the south side of parcel 5013-013-013 is used as a street connecting S. Victoria Avenue and Crenshaw Boulevard and acts as a district boundary. Parcels south of the District boundary will not specially benefit from District programs. Parcels south of the District boundary are a mix of residential intermingled with an occasional small commercial use.

The parcels south of the District boundary represent the dividing boundary between Council Districts 8 and 10 and are identified in the Destination Crenshaw plan which is being created as a community planning area distinct from the adjacent historic Leimert Park Village located within the proposed District Boundary. Therefore, parcels south of the District boundary will not specially benefit from the District marketing program which is designed to increase awareness of historic Leimert Park Village and increase commerce to the historic commercial businesses within the District boundary. The parcels are not part of the traditional Leimert Park Village area and don't further the goal of improving the economic and environmental vitality while preserving and strengthening the historical nature of the commercial uses within the District. Parcels south of Stocker Avenue and west of Crenshaw Boulevard are in an unincorporated area of Los Angeles County and are not included within the District boundaries. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided within the boundaries of the District. Specifically, cleaning personnel, and similar service

providers employed in connection with the District will only monitor and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

Western Boundary:

The western boundary of the Greater Leimert Park Village/Crenshaw Business Improvement District is the western parcel line of parcels on the west side of Crenshaw Boulevard beginning with parcel 5013-013-013 and heading north to Stocker Street. At Stocker Street, turn west along Stocker Street to Santa Rosalia Drive. At Santa Rosalia Drive, turn northerly along Santa Rosalia Drive to Buckingham Road. At Buckingham Road, turn northerly to Martin Luther King, Jr. Boulevard. At Martin Luther King, Jr. Boulevard, turn easterly to Marlton Avenue. At Marlton Avenue, turn northerly to 39th Street. At 39th Street, continue northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Rodeo Place, then continue northerly along the western border of parcels 5046-023-012, 5046-023-013, 5046-023-014, 5046-023-015, 5046-023-016, 5046-023-017, 5046-023-018, 5046-023-019, 5046-023-020, 5046-023-021, and 5046-023-023, then northerly along the western parcel line of parcels on the west side of Crenshaw Boulevard to Jefferson Boulevard.

This boundary was chosen for its unique commercial uses including regional medical center, and mall restaurant/retail. Parcels west of the District boundary are zoned solely residential which are excluded by State Law from being included within the District or are commercially zoned parcels that area not being used for commercial uses. The commercial zoned uses on the southwest side of Santa Rosalia Dr. are religious, recreational and residential and do not depend on pedestrian traffic to support commercial activity. These parcels outside the District will not specially benefit from the District programs, which are specifically designed to improve pedestrian traffic and provide special benefit to the parcels that have retail, restaurant, art, office, parking and commercial uses within the District. Services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels on the streets and sidewalks within the District and will not provide services outside of District boundaries.

## **Section 3**

### **District Improvement and Activity Plan**

#### **Process to Establish the Improvement and Activity Plan**

Through a series of meetings, the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Board of Directors collectively determined the priority for improvements and activities to be delivered by the District. The primary needs, as determined by the parcel owners, were cleaning, safety, beautification, marketing, and administrative. All of the services provided, such as the cleaning and beautification work provided by the Clean Team and the safety work provided by the Safe Team, are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District and, because of their unique nature, focusing on the particular needs of each assessed parcel within the District provides particular and distinct benefits to each of the assessed parcels within the District. Each of the services the District provides is designed to meet the needs of the retail, restaurant, art, office, parking, transit, and mixed-use commercial uses that make up the District and provide special benefits to each of the assessed parcels.

All of the improvements and activities detailed below are provided only to assessed parcels defined as being within the boundaries of the District and provide benefits that are particular and distinct to each of the assessed parcels within the proposed District. No improvements or activities are provided to parcels outside the District boundaries. All assessments outlined in this Management District Plan go only for services directly benefiting each of the assessed parcels paying the assessments in this District. All services will be provided to the assessed parcels, defined as being within the District boundaries, and no services will be provided outside the District boundaries; each of the services, Clean, Safe, Beautification, Marketing, and Administrative, are unique to the District and to each of the District's assessed parcels. All special benefits provided are particular and distinct to each assessed parcel.

Retail, Restaurant, and Art parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Office parcels benefit from the District programs, which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This increases occupancy and enhances the business climate, new business attraction, retention, and investment. Parking parcels benefit from District programs that provide an enhanced business climate, new business attraction, business retention, District investment, and increased sales, all of which draw more users and cars to the District. Transit parcels benefit from District programs that work to provide greater pedestrian traffic, an enhanced sense of safety and cleanliness, and a positive user experience, which increases ridership. Mixed-use Commercial parcels benefit from District programs in an effort to provide an enhanced sense of safety, cleanliness, and a positive user experience, which in turn improves the business climate and business offering and attracts and retains new residents, businesses, and District investment.

All benefits derived from the assessments outlined in the Management District Plan are for services directly and specially benefiting the assessed parcels within this area and support increased commerce, business attraction, and retention, increased property rental income, increased residential serving businesses such as restaurants and retail and enhanced overall safety and image within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District. Clean, Safe, Beautification, Marketing, and Administrative services are provided solely to assessed parcels within the district to enhance the image and viability of properties and businesses within the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District boundaries and are designed only for the

direct special benefit of the assessed parcels in the District. No services will be provided to non-assessed parcels outside the District boundaries. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. (For a further definition of special benefits see Engineer’s Report page 14 “Special Benefit”)

**TOTAL ASSESSMENT**

The total improvement and activity plan budget for 2025 is projected at \$620,000. Of the total budget, special benefit to parcels within the District totals \$607,600 and is funded by property assessments. General benefit from the District budget is calculated to be \$12,400 and is not funded by assessment revenue from District parcels. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services over the last 14 years of operation of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District. Actual service hours and frequency will vary in order to match District needs over the 10-year life of the District. A detailed operation deployment for 2025 is available from the property owner’s association. The budget is made up of the following components.

**2024 CARRYOVER FUNDS**

The estimate for assessment funds carried over from the current Greater Leimert Park Village/Crenshaw Corridor Business Improvement District to the first year 2025 budget is \$25,000. The amount of actual prior year carryover funds, if any, from the 2024 budget will be applied to the 2025 District budget. Because there is no certainty that there will be any surplus funds, the surplus funds are not included in the 2025 budget. The funds will be applied to the same budget line item in 2025 as the line item in 2024 that was the source of the carryover funds. Carryover funds from 2024, if any exist, are projected to be from the Clean and Safe line item. Therefore, the Clean, Safe, and Beautification budget line item of \$426,166.67 could increase to as much as \$451,166.67 if the total \$25,000 carryover becomes a reality and is entirely from the Clean and Safe line item.

<b>CLEAN, SAFE &amp; BEAUTIFICATION</b>	<b>\$426,166.67</b>	<b>Possible Carryover \$25,000</b>
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Management staff expenses are allocated according to Generally Accepted Accounting Principles (GAAP) and allocated to the specific areas in which staff works. 10% of the Clean, Safe & Beautification budget is allocated to management staff expenses.

**Clean & Beautification Program**

To consistently deal with cleaning issues, a Clean & Beautification Program will continue to be provided. The Clean Team will only provide service to properties within District boundaries. A multi-dimensional approach has been developed consisting of the following elements.

Personnel sweep litter, debris, and refuse from sidewalks and gutters of the District. Paper signs and handbills taped or glued on property, utility boxes, and poles are removed. District personnel will pressure wash sidewalks when the budget allows. Collector truck personnel collect trash from sidewalk trash receptacles. Painters remove graffiti by painting, using solvent, and pressure washing. The District maintains a zero-tolerance graffiti policy. Clean sidewalks support increased commerce and provide a special benefit to each individually assessed parcel in the district.

Retail, Restaurant, and Art parcels benefit from District programs that work to provide greater

pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Office parcels benefit from the District programs, which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This all increases occupancy and enhances the business climate, new business attraction, retention, and investment. Transit parcels benefit from District programs that work to provide greater pedestrian traffic, an enhanced sense of safety and cleanliness, and a positive user experience, which increases ridership. Mixed use commercial parcels benefit from District programs that provide an enhanced sense of safety, cleanliness, and a positive user experience, which, in turn, enhances the business climate, improves the business offering, and attracts new residents within the District.

The Clean Team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

### **Safe Team Program**

The Safe Program will provide safety services for the individual parcels within the District through patrolling. The Safe Team Program aims to deter and report illegal activities on the streets, sidewalks, storefronts, and parking lots. A safety team will work with the clean and beautification team to provide on-site services throughout the district. The Program will supplement, not replace, other ongoing police, security, and patrol efforts within the District. The Safe Team Program will only provide its services within the District boundaries. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. A District that is perceived as unsafe deters pedestrian and commercial activity.

Retail, Restaurant, and Art parcels benefit from District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment within the District. Office parcels benefit from the District programs, which increase pedestrian foot traffic and provide an enhanced sense of safety, cleanliness, and a creative environment within the District. This increases occupancy and enhances the business climate, new business attraction, retention, and investment. Parking parcels benefit from District programs that provide an enhanced business climate, new business attraction, business retention, District investment, and increased sales, all of which draw more users and cars to the District. Transit parcels benefit from District programs that work to provide greater pedestrian traffic, an enhanced sense of safety and cleanliness, and a positive user experience, which increases ridership. Mixed use commercial parcels benefit from District programs that provide an enhanced sense of safety, cleanliness, and a positive user experience, which, in turn, enhances the business climate, improves the business offering, and attracts new residents within the District.

## **MARKETING**

**\$81,666.67**

Administrative staff expenses are allocated according to generally accepted accounting job costing procedures and allocated to the specific areas in which staff works. 51% of the communications budget is allocated to Administrative staff expenses.

In order to communicate the changes that are taking place in the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District and to enhance the positive perception of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District parcels, a professionally developed communications program has been created. This is a special benefit because it works to improve the positive perception of the District. Decisions on where to shop, eat, work, and live are largely based on a perception of the place. The special benefit to District assessed parcels from these services is increased commercial activity directly related to lease rate increases and enhanced commerce.

This all works to increase occupancy and enhances the business climate, new business attraction, retention, and investment. Retail, Restaurant, and Art parcels benefit from increased exposure and awareness of District programs that work to provide greater pedestrian traffic, increased sales, an enhanced business climate, new business attraction, business retention, and increased business investment. Office parcels benefit from District programs that provide increased exposure and awareness, providing an enhanced business climate, new business, tenant attraction, business/tenant retention, and increased business investment. Parking parcels benefit from District programs, which provide increased exposure and awareness, which in turn provide an enhanced business. Transit parcels benefit from greater awareness of businesses and offerings that work to provide greater pedestrian traffic and a positive user experience, which increases ridership. Mixed use commercial parcels benefit from District programs that provide an increased awareness of District amenities such as retail and transit options, which, in turn, enhances the business climate, improves the business offering and attracts new residents.

The following are some of the communication programs currently in place or being considered but not limited to are:

- Media and Communication programs
- District stakeholder communications
- Website
- Events and Activations

**ADMINISTRATIVE/CITY FEES/CONTINGENCY \$112,166.66**

Administrative staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works. 37% of the Administrative/City Fees/Contingency budget is allocated to administrative staff expenses.

A well-managed District provides necessary BID program oversight and guidance, producing higher quality and more efficient programs. Administrative staff implement the programs and services of the District. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

The improvements and activities are managed by a professional staff that requires centralized administrative support overseeing District services. Administrative staff actively works and advocates on behalf of the District parcels to ensure that City and County services and policies support the District. The remainder is for operations items such as office expenses, professional services, organizational expenses such as insurance, accounting, CPA, contingency expenses, and City fees to collect and process the assessments. Renewal of the District will be funded from this line item.

## TEN-YEAR OPERATING BUDGET

A projected ten-year operating budget for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is provided below. The projections are based upon the following assumptions.

Assessments will be subject to annual increases not to exceed 7% per year. Increases will be determined by the Board of Directors of the District Owner’s Association and will vary between 0% and 7% in any given year. The projections below illustrate a maximum 7% annual increase for all budget items.

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Board of Directors of the Owner’s Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners’ Association Board of Directors and submitted within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received. Any annual budget surplus, including those created through cost-saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events, or unanticipated increases to income, will be rolled into the following year’s budget. The carryover funds will be applied to the same budget line item as the line item that was the source of the carryover funds. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the Annual Planning Report each year. District funds may be used for renewal. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671. The estimate for assessment funds carried over from the current Greater Leimert Park Village/Crenshaw Corridor Business Improvement District to the first year 2025 budget is \$25,000. The amount of actual prior year carryover funds, if any, from the 2024 budget will be applied to the 2025 District budget. The funds will be applied to the same budget line item in 2024 as the line item in 2025 that was the source of the carryover funds. Carryover funds from 2024, if any exist, are projected to be from the clean and safe line item. Therefore, the Clean, Safe and Beautification budget line item of \$426,166.67 could increase to as much as \$451,166.67 if the total \$25,000 carryover becomes a reality and is entirely from the Clean and Safe line item.

	2025	2026	2027	2028	2029
<b>Clean, Safe and Beautification</b>	\$426,166.67	\$455,998.34	\$487,918.22	\$522,072.50	\$558,617.57
<b>Marketing</b>	\$81,666.67	\$87,383.34	\$93,500.17	\$100,045.18	\$107,048.35
<b>Administrative/City Fees/Contingency</b>	\$112,166.66	\$120,018.33	\$128,419.61	\$137,408.98	\$147,027.61
<b>Total Budget</b>	\$620,000.00	\$663,400.00	\$709,838.00	\$759,526.66	\$812,693.53
<b>Assessable Budget</b>	\$607,600.00	\$650,132.00	\$695,641.24	\$744,336.13	\$796,439.66
<b>Other Revenue**</b>	\$12,400.00	\$13,268.00	\$14,196.76	\$15,190.53	\$16,253.87
<b>Total Revenue</b>	\$620,000.00	\$663,400.00	\$709,838.00	\$759,526.66	\$812,693.53

	2030	2031	2032	2033	2034
<b>Clean, Safe and Beautification</b>	\$597,720.80	\$639,561.26	\$684,330.54	\$732,233.68	\$783,490.04
<b>Marketing</b>	\$114,541.73	\$122,559.65	\$131,138.83	\$140,318.54	\$150,140.84
<b>Administrative/City Fees/Contingency</b>	\$157,319.54	\$168,331.91	\$180,115.14	\$192,723.21	\$206,213.83
<b>Total Budget</b>	\$869,582.07	\$930,452.82	\$995,584.52	\$1,065,275.43	\$1,139,844.71
<b>Assessable Budget</b>	\$852,190.43	\$911,843.76	\$975,672.83	\$1,043,969.92	\$1,117,047.82
<b>Other Revenue**</b>	\$17,391.64	\$18,609.06	\$19,911.69	\$21,305.51	\$22,796.89
<b>Total Revenue</b>	\$869,582.07	\$930,452.82	\$995,584.52	\$1,065,275.43	\$1,139,844.71

\*Assumes 7% yearly increase on all budget items. Note: Any accrued interest or delinquent payments will be expended in the above categories.

\*\* Other non-assessment funding to cover the cost associated with general benefit.

## **Section 4 Assessment Methodology**

In order to ascertain the correct assessment methodology to equitably apply special benefits to each assessed parcel for property related services as proposed to be provided by the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District, benefits will be measured by parcel size, square feet of building size and street front footage. Special circumstances, such as a parcel's location within the District area and need and/or frequency for services, are carefully reviewed relative to the specific and distinct type of programs and improvements to be provided by the District in order to determine the appropriate levels of assessment. Special benefit means, for purposes of a property-based district, a particular and distinct benefit conferred on real property located in a district over and above any general benefits to the public at large. For a definition of special benefits, see the Engineer's Report page 14.

The methodology to levy assessments upon real property that receives special benefits from the improvements and activities of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is Parcel Square Footage and Building Square Footage as the three assessment variables. Parcel Square Footage is relevant to the highest and best use of a property and will reflect the long-term value implications of the improvement district. Building Square Footage is relevant to the interim use of a property and is utilized to measure short and mid-term special benefit. Street front footage is relevant to the street level usage of a parcel.

Services and improvements provided by the District are designed to provide special benefits to the mix of retail, restaurant, art, office, transit, parking and mixed-use commercial parcels. The use of each parcel's Parcel Square Footage, Building Square Footage, and Street Front Footage is the best measure of benefit for the programs because the intent of the District programs is to improve the safety of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the District. In other words, to attract more customers, residents, patrons, tenants, clients, and/or employees. The best way to determine each parcel's proportionate special benefit from the District programs is to relate each parcel's Parcel Square Footage, Building Square Footage, and Street Front Footage to every other parcel's Parcel Square Footage, Building Square Footage, and Street Front Footage.

Parcel Square Footage Defined. Parcel Square Footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps. 33% of the budget is allocated to parcel square footage.

Building Square Footage Defined. Building Square Footage is defined as gross building square footage as determined by the outside measurements of a building. 34% of the budget is allocated to building square footage.

Street Front Footage Defined. Street Front Footage is defined as the front footage of a parcel that fronts a public street. Properties are assessed for all street frontages. Properties with more than one street frontage, such as corner lots or whole block parcels, are assessed for the sum of all the parcels' street frontage. Linear frontage footage was obtained from the County Assessor's parcel maps. 33% of the budget is allocated to street front footage.

**Calculation of Assessments**

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement, or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable, and these benefits must be separated from any general benefits. The Engineer’s report has calculated that 2% of the programs provided by the District provide general benefit. Assessment revenue cannot be used to pay for general benefits. (See page 14 of the Engineer’s Report for discussion of general and special benefits) The preceding methodology is applied to a database constructed by the District Owners’ Association and its consultant team. The process for compiling the property database includes the following steps:

- Property data was obtained from the County of Los Angeles Assessor’s Office.
- A database was submitted to the City Clerk’s office for verification.
- A list of properties to be included within the District is provided in Section 7.

**Assessable Footage**

	<b>Bldg Sq Ft</b>	<b>Parcel Sq Ft</b>	<b>Front Footage</b>
<b>Zone 1</b>	815,946	1,934,904	17,184
<b>Zone 2</b>	1,594,749	1,867,504	6,907

**Benefit Zones**

The State Law and State Constitution Article XIID require that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessment rates to benefits, two benefit zones have been created within the District. Each zone receives a different level of services and a different level of special benefit. Each zone pays an assessment rate that reflects 100% of the special benefit received.

The levels of appropriate service delivery were determined by analyzing historical data on the amount of clean and safe services delivered to parcels, current service delivery needs and projecting future needs over the term of the District in order to produce a common level of safety and cleanliness for each assessed parcel throughout each zone the District. Each zones assessment rate was calculated by determining the expense for the services provided in that area and then spreading the expenses over the total assessable footage for that zone.

The following chart identifies each program budget that is allocated to each zone.

	<b>Zone 1</b>	<b>Zone 2</b>	<b>Total</b>
<b>Clean, Safe and Beautification</b>	\$340,933.34	\$85,233.33	\$426,166.67
<b>Marketing</b>	\$65,333.34	\$16,333.33	\$81,666.67
<b>Administrative/City Fee/Contingency</b>	\$89,733.33	\$22,433.33	\$112,166.66
<b>Total Budget</b>	\$496,000.00	\$124,000.00	\$620,000.00
<b>Assessment Revenue</b>	\$486,080.00	\$121,520.00	\$607,600.00
<b>Other Revenue</b>	\$9,920.00	\$2,480.00	\$12,400.00
<b>Total Revenue</b>	<b>\$496,000.00</b>	<b>\$124,000.00</b>	<b>\$620,000.00</b>

## Assessments

Based on the special benefit factors and assessment methodology discussed in the Engineer's Report on page 20, Parcel Square Footage, Building Square Footage, Street Front Footage and the proposed budget, the following illustrates the first year's maximum annual assessment. Assessment rates are rounded off to the fourth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

	Building Sq Ft Rate	Parcel Sq Ft Rate	Front Ft Rate
Zone 1	\$0.2025	\$0.0829	\$9.3346
Zone 2	\$0.0259	\$0.0215	\$5.8059

## Assessment Rate Calculation

### The Zone 1 assessment rate is determined by the following calculation:

Zone 1 Assessment Budget = \$486,080.00

Assessment Budget allocated to Parcel Square Footage @ 33% = \$160,406.40

Assessment Budget allocated to Building Square Footage @ 34% = \$165,267.20

Assessment Budget allocated to Street Front Footage @ 33% = \$160,406.40

Parcel Square Footage Assessment Rate-

Assessment Budget \$160,406.40 / 1,934,904 Parcel Sq Ft = \$0.0829

Building Square Footage Assessment Rate-

Assessment Budget \$165,267.20 / 815,946 Building Sq Ft = \$0.2025

Street Front Footage Assessment Rate-

Assessment Budget \$160,406.40 / 17,184 Street Front Ft = \$9.3346

### Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage, 5,000 square feet of building and 50 feet of street front footage, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.0829) = (\$414.50) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.2025) = (\$1,012.50) + multiple the Street Front Footage (50) by the Assessment Rate (\$9.3346) = (\$466.73) = Initial Annual Parcel Assessment (\$1,893.73).

### The Zone 2 assessment rate is determined by the following calculation:

Zone 2 Assessment Budget = \$121,520.00

Assessment Budget allocated to Parcel Square Footage @ 33% = \$40,101.60

Assessment Budget allocated to Building Square Footage @ 34% = \$41,316.80

Assessment Budget allocated to Street Front Footage @ 33% = \$40,101.60

Parcel Square Footage Assessment Rate-

Assessment Budget \$40,101.60 / 1,867,504 Parcel Sq Ft = \$0.0215

Building Square Footage Assessment Rate-

Assessment Budget \$41,316.80 / 1,594,749 Building Sq Ft = \$0.0259

Street Front Footage Assessment Rate-

Assessment Budget \$40,101.60 / 6,907 Street Front Ft = \$5.8059

### Sample Parcel Assessment

To calculate the assessment for a parcel with 5,000 square feet of parcel footage, 5,000 square feet of

building, and 50 feet of street front footage, multiply the Parcel Square Footage (5,000) by the Assessment Rate (\$0.0215) = (\$107.50) + multiple the Building Square Footage (5,000) by the Assessment Rate (\$0.0259) = (\$129.50) + multiple the Street Front Footage (50) by the Assessment Rate (\$5.8059) = (\$290.30) Initial Annual Parcel Assessment (\$527.30).

**Maximum Annual Assessment Adjustments**

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. Assessments may be subject to annual increases not to exceed the assessment rates in the table below for any given year. Increases will be determined by the Board of Directors of the District Owner’s Association and will vary between 0% and 7% in any given year. The maximum increase for any given year cannot exceed 7% in that year. Any change will be approved by the Owner’s Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

The projections below illustrate a maximum 7% annual increase for all assessment rates.

**Maximum Assessment Table**

	2025	2026	2027	2028	2029
Zone 1- Bldg Sq Ft	\$0.2025	\$0.2167	\$0.2319	\$0.2481	\$0.2655
Zone 1- ParcelSq Ft	\$0.0829	\$0.0887	\$0.0949	\$0.1016	\$0.1087
Zone 1- Front Ft	\$9.3346	\$9.9881	\$10.6872	\$11.4353	\$12.2358
Zone 2- Bldg Sq Ft	\$0.0259	\$0.0277	\$0.0297	\$0.0317	\$0.0340
Zone 2- ParcelSq Ft	\$0.0215	\$0.0230	\$0.0246	\$0.0263	\$0.0281
Zone 2- Front Ft	\$5.8059	\$6.2124	\$6.6472	\$7.1125	\$7.6104
	2030	2031	2032	2033	2034
Zone 1- Bldg Sq Ft	\$0.2841	\$0.3040	\$0.3252	\$0.3480	\$0.3724
Zone 1- Parcel Sq Ft	\$0.1163	\$0.1244	\$0.1331	\$0.1424	\$0.1524
Zone 1- Front Ft	\$13.0923	\$14.0088	\$14.9894	\$16.0386	\$17.1613
Zone 2- Bldg Sq Ft	\$0.0363	\$0.0389	\$0.0416	\$0.0445	\$0.0476
Zone 2- Parcel Sq Ft	\$0.0301	\$0.0322	\$0.0345	\$0.0369	\$0.0395
Zone 2- Front Ft	\$8.1431	\$8.7131	\$9.3231	\$9.9757	\$10.6740

**Budget Adjustments**

Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year’s budget. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the annual report each year. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

If an error is discovered on a parcel’s assessed parcel square footages or building square footages, the District may investigate and correct the assessed footages after confirming the correction with the L.A. County Assessor Data and City Clerk’s office. The correction will be made in accordance with the

assessment methodology and may result in an increase or decrease to the parcel's assessment.

### **Future Development**

As a result of continued development, the District may experience the addition or subtraction of assessable footage for parcels included and assessed within the District boundaries. The modification for parcel improvements within the District, which changes upwards or downwards the amount of total footage assessed for these parcels will, pursuant to Government Code 53750, be prorated to the date they receive the temporary and/or permanent certificate of occupancy and will be billed directly by the City for the prorated year. Any delinquent assessments owed for the modification of assessable footage that was billed directly by the City will be added to the property tax roll for the following year as delinquent. Parcels that experience a loss of building square footage need to provide notice of the change to the District by April 1<sup>st</sup> of each year.

In future years of the BID term, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment rate does not change. If the assessment formula changes and increases the assessments, then a ballot as defined in Article 13 Section D of the State Constitution will be required for approval of the formula changes.

### **Assessment Appeal Procedure**

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. Appeals will only be considered for the current year and will not be considered for prior years.

### **Time and Manner for Collecting Assessments**

As provided by State Law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The Los Angeles City Clerk's office may direct bill the first year's assessment for all property owners and may direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the BID term.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

Assessments may be billed directly by the City for the first fiscal year of operation or for changes to assessments that occur during an assessment year and are prorated for a part of the year, and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

### **Disestablishment**

California State Law Section 36670 provides for the disestablishment of a District. Upon the termination

of this District, any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660 (b). Unexpended funds will be returned to property owners based upon each parcel's percentage contribution to the total year 2023 assessments if the District is not renewed.

### Bond Issuance

The District will not issue Bonds.

### Public Property Assessments

There are 27 publicly owned parcels in the District, all of which are identified as assessable and for which special benefit services will be provided. Of the identified assessed parcels, 18 are owned by the City of Los Angeles, 1 by the Los Angeles County Metro Transit Agency (LACMTA), 8 by the Community Redevelopment Agency/of LA City (CRA/LA).

All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. See Engineer's Report page 27 for publicly owned parcels special benefit designation. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that "Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Below is a list of the publicly owned parcels and their respective assessments.

APN	Owner	Situs Address	Zone	2025 Asmt	%
5013023900	City of Los Angeles	4444 Crenshaw Blvd	1	\$5,330.60	0.88%
5024018900	City of Los Angeles	4395 Leimert Blvd	1	\$11,776.09	1.94%
5024018901	City of Los Angeles	3416 W 43rd St	1	\$1,710.27	0.28%
5024018902	City of Los Angeles	No Address	1	\$4,983.46	0.82%
5024018903	City of Los Angeles	No Address	1	\$132.49	0.02%
5024019906	City of Los Angeles	3341 W 43rd Pl	1	\$14,709.44	2.42%
5024019907	City of Los Angeles	3338 W 43rd St	1	\$6,797.04	1.12%
5032004908	City of Los Angeles	4020 Buckingham Road	1	\$17,779.27	2.93%
5032004910	City of Los Angeles	3838 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004911	City of Los Angeles	3840 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004912	City of Los Angeles	3850 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004913	City of Los Angeles	3856 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004914	City of Los Angeles	3860 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004915	City of Los Angeles	3900 W Martin Luther King Jr Blvd	1	\$1,260.38	0.21%
5032004916	City of Los Angeles	3910 W Martin Luther King Jr Blvd	1	\$8,999.08	1.48%
5032005902	City of Los Angeles	No Address	1	\$5,182.42	0.85%
5033004900	City of Los Angeles	4030 Crenshaw Blvd	1	\$8,581.22	1.41%
5033004901	City of Los Angeles	No Address	1	\$4,717.99	0.78%
5032003900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3700 W Martin Luther King Jr Blvd	1	\$4,352.56	0.72%
5032003901	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4013 Marlton Ave	1	\$2,450.76	0.40%

5032003902	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3750 W Martin Luther King Jr Blvd	1	\$2,512.90	0.41%
5032003903	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4023 Marlton Ave	1	\$1,047.04	0.17%
5032003904	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3760 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003905	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3772 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003906	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3742 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3800 W Martin Luther King Jr Blvd	1	\$5,025.80	0.83%
5024018904	LACMTA	4330 Crenshaw Blvd	1	\$5,292.80	0.87%
<b>Total</b>				<b>\$122,567.56</b>	<b>20.17%</b>

### **Section 5 District Rules and Regulations**

Pursuant to the Property and Business Improvement Law of 1994, as amended, a business improvement district may establish rules and regulations that uniquely apply to the District. The District has adopted the following rules:

- **Competitive Procurement Process**

The Owner’s Association shall develop a policy for competitive bidding when purchasing substantial amounts of services, products and/or equipment. The policy will aim to maximize service, quality, efficiency, and cost effectiveness.

- **Treatment of Residential Housing**

In accordance with Section 36632 (c) of the California Streets and Highways Code, properties zoned solely for residential or agricultural use are conclusively presumed not to receive special benefit from the improvements and services funded through the assessments of the District and are not subject to any assessment pursuant to Section 36632 (c). Therefore, properties zoned solely for residential or agricultural use within the boundaries of the District, if any, will not be assessed.

- **Renewal**

District funds may be used for renewing the District. District rollover funds may be spent on renewal.

### **Section 6 Implementation Timetable**

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District is expected to be established and begin implementation of the Management District Plan on January 1, 2025. Consistent with State law, the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District will have a ten-year life through December 31, 2034.

## Section 7 Parcel Roll

APN	Owner	Situs Address	Zone	2025 Asmt	%
5013023900	City of Los Angeles	4444 Crenshaw Blvd	1	\$5,330.60	0.88%
5024018900	City of Los Angeles	4395 Leimert Blvd	1	\$11,776.09	1.94%
5024018901	City of Los Angeles	3416 W 43rd St	1	\$1,710.27	0.28%
5024018902	City of Los Angeles	No Address	1	\$4,983.46	0.82%
5024018903	City of Los Angeles	No Address	1	\$132.49	0.02%
5024019906	City of Los Angeles	3341 W 43rd Pl	1	\$14,709.44	2.42%
5024019907	City of Los Angeles	3338 W 43rd St	1	\$6,797.04	1.12%
5032004908	City of Los Angeles	4020 Buckingham Road	1	\$17,779.27	2.93%
5032004910	City of Los Angeles	3838 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004911	City of Los Angeles	3840 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004912	City of Los Angeles	3850 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004913	City of Los Angeles	3856 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004914	City of Los Angeles	3860 W Martin Luther King Jr Blvd	1	\$1,214.57	0.20%
5032004915	City of Los Angeles	3900 W Martin Luther King Jr Blvd	1	\$1,260.38	0.21%
5032004916	City of Los Angeles	3910 W Martin Luther King Jr Blvd	1	\$8,999.08	1.48%
5032005902	City of Los Angeles	No Address	1	\$5,182.42	0.85%
5033004900	City of Los Angeles	4030 Crenshaw Blvd	1	\$8,581.22	1.41%
5033004901	City of Los Angeles	No Address	1	\$4,717.99	0.78%
5032003900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3700 W Martin Luther King Jr Blvd	1	\$4,352.56	0.72%
5032003901	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4013 Marlton Ave	1	\$2,450.76	0.40%
5032003902	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3750 W Martin Luther King Jr Blvd	1	\$2,512.90	0.41%
5032003903	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	4023 Marlton Ave	1	\$1,047.04	0.17%
5032003904	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3760 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003905	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3772 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032003906	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3742 W Martin Luther King Jr Blvd	1	\$1,256.45	0.21%
5032004900	COMMUNITY REDEVELOPMENT AGENCY/OF L A CITY	3800 W Martin Luther King Jr Blvd	1	\$5,025.80	0.83%
5024018904	LACMTA	4330 Crenshaw Blvd	1	\$5,292.80	0.87%

APN	Zone	2025 Asmt	%
5013013013	1	\$9,378.77	1.54%
5013013014	1	\$1,336.88	0.22%
5013023005	1	\$568.93	0.09%
5013023006	1	\$2,812.42	0.46%
5013023008	1	\$867.77	0.14%
5013023012	1	\$6,488.53	1.07%
5024006001	1	\$1,524.33	0.25%
5024006002	1	\$837.18	0.14%
5024006003	1	\$997.19	0.16%
5024006004	1	\$944.03	0.16%
5024006005	1	\$1,316.84	0.22%
5024006006	1	\$1,316.84	0.22%
5024006007	1	\$881.24	0.15%
5024006008	1	\$890.96	0.15%
5024006009	1	\$871.11	0.14%
5024006010	1	\$1,834.38	0.30%
5024006011	1	\$4,088.28	0.67%
5024006012	1	\$5,142.86	0.85%
5024006013	1	\$4,577.24	0.75%
5024007001	1	\$857.20	0.14%
5024007002	1	\$1,099.73	0.18%
5024007003	1	\$2,956.54	0.49%
5024007004	1	\$1,530.33	0.25%
5024007005	1	\$1,578.94	0.26%
5024007006	1	\$882.03	0.15%
5024007007	1	\$948.87	0.16%
5024007008	1	\$681.59	0.11%
5024007009	1	\$1,152.26	0.19%
5024007023	1	\$3,608.55	0.59%
5024008001	1	\$1,004.55	0.17%
5024008002	1	\$751.42	0.12%
5024008003	1	\$2,424.63	0.40%
5024008004	1	\$1,142.08	0.19%
5024008005	1	\$2,047.47	0.34%
5024008008	1	\$1,393.85	0.23%
5024008009	1	\$1,690.98	0.28%
5024008024	1	\$1,502.34	0.25%
5024008025	1	\$3,942.60	0.65%
5024008026	1	\$4,484.14	0.74%
5024009004	1	\$938.76	0.15%
5024009005	1	\$688.41	0.11%
5024009006	1	\$1,576.58	0.26%
5024009007	1	\$2,588.05	0.43%
5024009008	1	\$3,523.57	0.58%
5024009009	1	\$2,065.73	0.34%

5024009010	1	\$1,459.71	0.24%
5024009011	1	\$2,020.76	0.33%
5024009012	1	\$1,287.10	0.21%
5024009013	1	\$2,632.40	0.43%
5024009014	1	\$1,760.97	0.29%
5024009015	1	\$2,968.30	0.49%
5024009030	1	\$6,096.95	1.00%
5024014001	1	\$8,163.77	1.34%
5024015001	1	\$7,930.97	1.31%
5024017001	1	\$2,858.46	0.47%
5024017005	1	\$732.16	0.12%
5024017006	1	\$1,377.07	0.23%
5024017011	1	\$2,303.21	0.38%
5024017012	1	\$3,056.08	0.50%
5024017035	1	\$4,540.70	0.75%
5024017036	1	\$14,235.55	2.34%
5024017037	1	\$6,802.95	1.12%
5024018001	1	\$3,465.60	0.57%
5024018002	1	\$2,043.33	0.34%
5024018003	1	\$1,361.20	0.22%
5024018004	1	\$1,837.23	0.30%
5024018006	1	\$2,185.94	0.36%
5024018008	1	\$2,574.69	0.42%
5024018009	1	\$1,229.97	0.20%
5024018010	1	\$1,730.85	0.28%
5024018012	1	\$4,265.26	0.70%
5024018016	1	\$6,305.78	1.04%
5024018017	1	\$1,206.71	0.20%
5024018018	1	\$5,140.05	0.85%
5024018019	1	\$1,806.18	0.30%
5024018020	1	\$1,830.58	0.30%
5024018021	1	\$1,827.17	0.30%
5024018022	1	\$3,757.14	0.62%
5024018023	1	\$3,411.38	0.56%
5024019002	1	\$852.01	0.14%
5024019003	1	\$2,237.55	0.37%
5024019004	1	\$1,881.42	0.31%
5024019006	1	\$3,248.83	0.53%
5024019008	1	\$3,701.46	0.61%
5024019013	1	\$3,820.88	0.63%
5024019014	1	\$1,284.97	0.21%
5024019015	1	\$1,686.50	0.28%
5024019016	1	\$1,919.75	0.32%
5024019017	1	\$1,668.00	0.27%
5024019018	1	\$944.24	0.16%
5024020001	1	\$8,097.28	1.33%
5024024001	1	\$8,884.03	1.46%
5032002038	2	\$1,098.49	0.18%

5032002040	2	\$1,847.96	0.30%
5032002041	2	\$1,310.69	0.22%
5032002043	2	\$1,075.74	0.18%
5032002045	2	\$1,053.98	0.17%
5032002046	2	\$1,002.00	0.16%
5032002047	2	\$1,900.61	0.31%
5032002048	2	\$1,226.82	0.20%
5032002049	2	\$1,131.17	0.19%
5032002052	2	\$6,525.68	1.07%
5032002053	2	\$14,310.58	2.36%
5032002054	2	\$7,615.79	1.25%
5032002055	2	\$12,977.19	2.14%
5032002056	2	\$1,193.87	0.20%
5032002057	2	\$2,428.18	0.40%
5032002058	2	\$6,896.57	1.14%
5032002059	2	\$7,914.00	1.30%
5032002060	2	\$754.40	0.12%
5032002061	2	\$1,260.07	0.21%
5032002063	2	\$2,895.54	0.48%
5032002064	2	\$248.39	0.04%
5032002065	2	\$21,754.11	3.58%
5032002066	2	\$23,098.17	3.80%
5032003002	1	\$3,739.73	0.62%
5032003003	1	\$3,081.50	0.51%
5032003004	1	\$2,840.34	0.47%
5032003005	1	\$1,256.45	0.21%
5032004021	1	\$22,825.07	3.76%
5032005008	1	\$66,814.77	11.00%
5032005011	1	\$7,517.42	1.24%
5033004035	1	\$5,267.05	0.87%
Private parcels		\$485,032.44	79.83%
Publicly owned parcels		\$122,567.56	20.17%
<b>Total all parcels</b>		<b>\$607,600.00</b>	<b>100.00%</b>