

ATTACHMENT 1

**SOUTH LOS ANGELES  
INDUSTRIAL TRACT  
BUSINESS IMPROVEMENT DISTRICT  
RENEWAL**

**ASSESSMENT ENGINEER’S  
REPORT**

*Being Renewed for a 6 Year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

*Prepared by  
Edward V. Henning  
California Registered Professional Engineer # 26549  
Edward Henning & Associates*

**December 8, 2023**

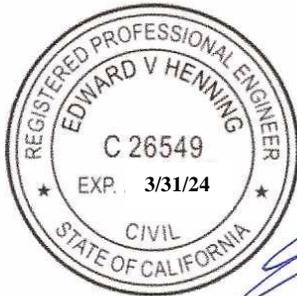
**FINAL**

**ASSESSMENT ENGINEER’S REPORT**

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed South Los Angeles Industrial Tract Business Improvement District ("SLAIT BID") being renewed for a six (6) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property. **As required by State Law, I have personally prepared this entire Report and hereby attest to all of its contents.**

*Prepared by Edward V. Henning, California Registered Professional Engineer # 26549*



A handwritten signature in blue ink that reads "Edward V. Henning". The signature is written over a horizontal line that spans across the signature and the date.

RPE #26549 December 8, 2023

Edward V. Henning

Date

*(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)*

**Introduction**

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution to support the special benefit assessments to be levied on real properties within the proposed SLAIT BID in the City of Los Angeles, California being renewed for a six (6) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits conferred on real properties within the proposed SLAIT BID.

**Background**

The SLAIT BID is a property-based benefit assessment district being renewed for a six (6) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the special benefit nature of assessments to be levied within the SLAIT BID, district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from assessment funded programs and activities relative to the amount of assessment levied. Only those properties expected to derive special benefits from assessment funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be conferred on each property.

**Supplemental Article XIID Section 4(b) California Constitution**  
**Procedures and Requirements**

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the SLAIT BID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution (hereinafter Article XIID).

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the SLAIT BID, each of these supplemental requirements will be taken into account and addressed in this Report. The key provisions of Article XIID along with a description of how the SLAIT BID complies with each of these provisions are delineated herein.

(Note: All section references below pertain to Article XIII D of the California Constitution):

**Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”**

**Setting and Boundary Description**

The South Los Angeles Industrial Tract Business Improvement District (SLAIT BID) is approximately 22 blocks consisting of 271 identified assessed parcels. It encompasses all parcels bounded roughly by Slauson Avenue on the north, Florence Avenue on the south, Central Avenue on the east and Avalon Boulevard on the west - excluding the US Postal Facility property between Gage Avenue and Florence Avenue from just east of McKinley Avenue to Central Avenue. The US Post facility parcel is not included in the SLAIT BID and services will not be provided to this because of restricted access and Federal security measures. There are no changes proposed to the existing SLAIT BID boundaries.

This industrial area is clearly and distinctively defined by industrial land uses and building types. The SLAIT BID is bounded by general commercial, retail and residential properties on the east, west, and south and separated from other parcels by railroad tracks on the north.

**Benefit Zones**

There is one benefit zone within the SLAIT BID.

**Boundary Rationale**

**Northern Boundary**

The northern boundary of the SLAIT BID is defined by the centerline of Slauson Avenue between the centerline of Avalon Boulevard on the west and the centerline of Central Avenue on the east. The northern boundary was chosen because all parcels to the south of Slauson Avenue are industrial land uses and zoning while those north of Slauson Avenue are separated from those south of Slauson Avenue by railroad tracks and represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided north of the centerline of Slauson Avenue.

**Eastern Boundary**

The eastern boundary of the SLAIT BID is defined by the centerline of Central Avenue between the centerline of Slauson Avenue on the north and Gage Avenue on the south; the centerline of Gage Avenue between the centerline of Central Avenue on the east and the eastern property line of the abandoned railroad right of way on the west which is approximately parallel to and east of McKinley Avenue; and, the eastern property line of said abandoned railroad right of way between the centerline of Gage Avenue on the north and the centerline of Florence Avenue on the south. The eastern boundary was chosen because all parcels to the west of Central Avenue and said abandoned railroad right of way are industrial land uses and zoning while those east of Central Avenue between Slauson Avenue and Gage Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. The US Postal Facility property between Gage Avenue and Florence Avenue from the east property line of said abandoned railroad right of way to Central Avenue is not included in the SLAIT BID because of restricted access and Federal security measures. In addition, the US Attorney General has opined that in accordance with the Supremacy Clause of the US Constitution, federally owned properties are exempt from local property taxes and assessments. No SLAIT BID services will be provided east of the centerline of

Central Avenue between Slauson Avenue and Gage Avenue nor will SLAIT BID services be provided to the US Postal facility parcel as described above.

Southern Boundary

The southern boundary of the SLAIT BID is defined by the centerline of Florence Avenue between the eastern property line of the abandoned railroad right of way which lies approximately parallel to and east of McKinley Avenue on the east and the centerline of Avalon Boulevard on the west. The southern boundary was chosen because all parcels to the north of Florence Avenue between said abandoned railroad right of way and Avalon Boulevard are industrial land uses and zoning while those south of Florence Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided south of the centerline of Florence Avenue.

Western Boundary

The western boundary of the SLAIT BID is defined by the centerline of Avalon Boulevard between the centerline of Florence Avenue on the south and the centerline of Slauson Avenue on the north. The western boundary was chosen because all parcels to the east of Avalon Boulevard between Florence Avenue and Slauson Avenue are industrial land uses and zoning while those west of Avalon Boulevard represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided west of the centerline of Avalon Boulevard.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in the Management District Plan and this Assessment Engineer’s Report. All SLAIT BID funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the SLAIT BID boundaries and none will be provided outside of the SLAIT BID. Each assessed parcel within the SLAIT BID will proportionately specially benefit from the SLAIT BID funded Security/Maintenance and Marketing/Operations/Management, as described in more detail under “Work Plan”, beginning on page 9 of this Report. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the SLAIT BID. The SLAIT BID confers special benefits on each and every individually assessed parcel by deterring crime and reducing litter, debris and graffiti, all considered detractions if not contained and properly managed.. All SLAIT BID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the SLAIT BID.

A list of all parcels included in the proposed SLAIT BID is shown as Appendix 1, attached to this Report with their respective Los Angeles County assessor parcel number. The boundary of the proposed SLAIT BID and parcels within it are shown on the map of the SLAIT BID attached as Appendix 2 to this Report.

**Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “**

**QUANTITATIVE BENEFIT ANALYSIS**

As stipulated in Article XIID, assessment district programs and activities confer a combination of general and special benefits, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the Article XIID means a distinct benefit over and above general benefits conferred on real property located in the district.

The property uses within the boundaries of the SLAIT BID that will receive special benefits from SLAIT BID funded programs and services are currently a mix of industrial, manufacturing and heavy commercial. No parcels within the SLAIT BID are zoned solely residential. Services, programs and improvements provided and funded by the SLAIT BID are designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the proposed SLAIT BID.

The proposed SLAIT BID programs, improvements and services and Year 1 – 2025 budget allocation are as follows:

**Year 1 – 2025 SLAIT BID Special Benefit Cost Allocations (Assessment Revenue Only)**

<b>SECURITY &amp; MAINTENANCE</b>	<b>MARKETING, OPERATIONS &amp; MANAGEMENT</b>	<b>TOTAL</b>
89.4228%	10.5772%	100.00%
\$899,777	\$106,428	\$1,006,205

Assessed industrial and commercial parcels within the SLIT BID will be conferred proportionate special benefits from all SLAIT BID funded programs, services and improvements which are intended to attract more clients, users, visitors, employees, tenants and investors. For these parcels, SLAIT BID programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies and rental income. As a result of the SLAIT BID funded programs services and improvement, assessed parcels may attract more commercial and industrial clients, employees, tenants and investors and thereby may increase business volumes, sales transactions, industrial/commercial occupancies and industrial/commercial rental income.

These benefits are particular and distinct to each and every identified and assessed parcel within the SLAIT BID and are not provided to non-assessed parcels outside of the SLAIT BID. These programs, services and improvements will only be provided to each individual assessed parcel within the SLAIT BID boundaries and, in turn, confer proportionate "special benefits" on each assessed parcel.

In the case of the SLAIT BID, the very nature of the purpose of this CBID is to fund supplemental programs, services and improvements to assessed parcels within the SLAIT BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the SLAIT BID are for

services, programs and improvements directly and specially benefiting each individual assessed parcel within the SLAIT BID. No SLAIT BID funded services, activities or programs will be provided outside of the SLAIT BID boundaries.

While every attempt is made to provide SLAIT BID services and programs to confer special benefits only to those identified assessed parcels within the SLAIT BID, Article XIID stipulates that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the SLAIT BID, or “spillover” onto parcels surrounding the SLAIT BID, or to the public at large who might be passing through the SLAIT BID with no intention of transacting business within the SLAIT BID or interest in the SLAIT BID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Assessment Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel-by-parcel allocation method
- (2) The program/activity line-item allocation method, and
- (3) The composite district overlay determinant method.

A majority of BIDs in California for which this Assessment Engineer has provided assessment engineering services in conformance with Article XIID have used Method #3, the composite district overlay determinant method which will be used for the SLAIT BID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the SLAIT BID, general benefit to the public at large within the SLAIT BID and general benefit to parcels outside the SLAIT BID.

#### General Benefit – Assessed Parcels within the SLAIT BID

SLAIT BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SLAIT BID parcels and are only provided for the special benefit to each and every assessed parcel within the SLAIT BID. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on the 271 parcels within the SLAIT BID are distinct and special and in the case of the SLAIT BID, it is projected that there are 0.25% general benefits conferred on these parcels. While this factor can typically range from 0.10% to 1.0%, this high ratio of special benefits to general benefits is because the SLAIT BID funded programs and services are specially geared to the unique needs of each parcel within the SLAIT BID and are directed specially only to these parcels within the SLAIT BID. This concept is further reinforced by the proportionality of special benefits conferred on each parcel within the SLAIT BID as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each parcel. The computed 0.25% general benefit value on the 271 parcels within the SLAIT BID equates to \$2,516 (.25% x \$1,006,205).

#### General Benefits – Outside Parcels

While SLAIT BID programs and services will not be provided directly to parcels outside the SLAIT BID boundaries, it is reasonable to conclude that SLAIT BID services (clean and safe) may confer an indirect

general benefit on parcels adjacent to the SLAIT BID boundaries. An inventory of the SLAIT BID boundaries finds that the SLAIT BID is surrounded by 100 commercially zoned parcels with commercial uses that are all across major boulevards and/or railroad tracks from the SLAIT BID. Assessment Engineering practice has found that for districts such as the SLAIT BID that primarily provide clean and safe services, they may have a "spillover" general benefit on neighboring parcels immediately outside the district. Typically, a factor of 100% (1.0) is first assigned to assessed parcels within the district, then a factor range from 3% to 6% (0.03 to 0.06) is assigned to commercial zoned and used parcels directly outside the district.

The 100 parcels directly outside the SLAIT BID boundaries can reasonably be assumed to receive some indirect general benefit as a result of SLAIT BID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 271 parcels within the SLAIT BID and a benefit factor of 0.025 be attributed to general benefits conferred on the 100 commercial parcels and uses located adjacent to or across the street from assessed parcels within the SLAIT BID, The cumulative dollar value of this general benefit type equates to \$9,283 as delineated in the following Table:

**“Spillover” General Benefits**

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified Assessed Parcels in District	271	1.000	271.000	99.0859%	\$1,006,205
Comm Zoned/Used Parcels Out	100	0.025	<u>2.500</u>	<u>0.9141%</u>	<u>\$9,283</u>
TOTAL			273.500	100.00%	\$1,015,488

**General Benefit - Public At Large**

While the SLAIT BID funded programs are narrowly designed and carefully implemented to specially benefit the assessed SLAIT BID parcels and are only provided for the special benefit to each and every assessed parcel within the SLAIT BID, these programs also provide general benefits to the public at large within the SLAIT BID.

For districts such as the proposed SLAIT BID, assessment Engineering experience in California has found that generally over 95% of people moving about within district boundaries are engaged in business related to assessed parcels and buildings and businesses/residences contained in them within the district, while the public at large “just passing through” is typically 5% or less. Districts with high levels of transit connecting nodes and patrons may have higher levels of general benefits conferred on non-engaged “passers-through”, i.e. the public at large.

Tangible services and improvements such as security, benches and shade trees would confer higher levels of general benefits on the public at large than say steam cleaned sidewalks, planters, decorative pavement and other general district management and operation activities. Typically, a factor range from 1.5% to 4% (0.015 to 0.04) is assigned to tangible streetscape/sidewalk type services, programs and improvements such as security, benches and shade trees; in turn, a factor range from 0.5% to 1.5% (0.005 to 0.015) is assigned to intangible services, programs and improvements such as sidewalk and pavement cleaning, general landscape improvements and ancillary services such as district management, operations and overhead.

Based on experience curves and the nature of the proposed SLAIT BID funded programs and over 30

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years of assessment engineering experience, it is the opinion of this Engineer that districtwide general benefit factors for each of the SLAIT BID funded special benefit program element costs that most likely provide a general benefit to the public at large are as shown in the Table below. It is noted that these general benefit factors are set low due to the extremely low level of foot traffic that frequents the heavily industrial SLAIT BID area. These factors are applied to each program element costs in order to compute the dollar and percent value of districtwide general benefits to the public at large. The total dollar value of this general benefit type, public at large, equates to \$13,763 as delineated in the following Table:

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
SECURITY & MAINTENANCE	\$899,777	1.50%	0.0150	\$13,497
MARKETING, OPERATIONS & MANAGEMENT	<u>\$106,428</u>	0.25%	0.0025	<u>\$266</u>
Total	\$1,006,205			\$13,763

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of districtwide general benefits conferred on assessed parcels within the SLAIT BID, on parcels outside the SLAIT BID, and on the public at large, equates to \$25,562 (\$2,516 + \$9,283 + \$13,763) or 2.4775%. For the purposes of this analysis, the districtwide general benefit factor of 2.4775% will be rounded up to 2.5% or \$25,800. This leaves a value of 98% assigned to special benefit related costs. The districtwide general benefit value of \$25,800 when added to the special benefit value of \$1,006,205 (Year 1 – 2025 assessments) equates to a total Year 1 – 2025 program cost of \$1,032,005. Remaining costs that are attributed to districtwide general benefits will need to be derived from other non-assessment sources such as grants, underwriting, and volunteer credits.

The program special benefit related cost allocations of the SLAIT BID assessment revenues for Year 1 (2025) are shown in the Table on page 13 of this Report. The projected program special benefit related cost allocations of the SLAIT BID assessment revenues for the 6-year SLAIT BID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on pages 13-14 of this Report.

A breakdown of projected special and districtwide general benefits for each year of the 6-year term, assuming a 5% maximum annual assessment rate increase is shown in the following Table:

**6-year Special + Districtwide General Benefits**

(Assumes 5% max rate increase per year)

YR		PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON-ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	2025	SECURITY & MAINTENANCE	\$899,777	\$23,071	\$922,848	89.4228%
		MARKETING, OPERATIONS & MANAGEMENT	<u>\$106,428</u>	<u>\$2,729</u>	<u>\$109,157</u>	<u>10.5772%</u>
		TOTAL	\$1,006,205	\$25,800	\$1,032,005	100.00%

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2	2026	SECURITY & MAINTENANCE	\$944,766	\$24,225	\$968,991	89.4228%
		MARKETING, OPERATIONS & MANAGEMENT	\$111,749	\$2,865	\$114,614	10.5772%
		TOTAL	\$1,056,515	\$27,090	\$1,083,605	100.00%
3	2027	SECURITY & MAINTENANCE	\$992,004	\$25,436	\$1,017,440	89.4228%
		MARKETING, OPERATIONS & MANAGEMENT	\$117,336	\$3,008	\$120,344	10.5772%
		TOTAL	\$1,109,340	\$28,444	\$1,137,784	100.00%
4	2028	SECURITY & MAINTENANCE	\$1,041,604	\$26,708	\$1,068,312	89.4228%
		MARKETING, OPERATIONS & MANAGEMENT	\$123,203	\$3,158	\$126,361	10.5772%
		TOTAL	\$1,164,807	\$29,866	\$1,194,673	100.00%
5	2029	SECURITY & MAINTENANCE	\$1,093,684	\$28,043	\$1,121,727	89.4228%
		MARKETING, OPERATIONS & MANAGEMENT	\$129,363	\$3,316	\$132,679	10.5772%
		TOTAL	\$1,223,047	\$31,359	\$1,254,406	100.00%
6	2030	SECURITY & MAINTENANCE	\$1,148,368	\$29,445	\$1,177,813	89.4228%
		MARKETING, OPERATIONS & MANAGEMENT	\$135,831	\$3,482	\$139,313	10.5772%
		TOTAL	\$1,284,199	\$32,927	\$1,317,126	100.00%

## **SLAIT BID WORK PLAN**

### **Overview**

The services, programs and improvements to be funded by the SLAIT BID include Security/Maintenance and Marketing/Operations/Management. The property uses within the boundaries of the SLAIT BID that will receive special benefits from SLAIT BID funded programs, services and improvements are currently a mix of industrial, manufacturing and heavy commercial. Services, programs and improvements provided and funded by the SLAIT BID are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the SLAIT BID.

These special benefits are particular and distinct to each and every identified assessed parcel within the SLAIT BID and are not provided to non-assessed parcels outside of the SLAIT BID. These programs, services and improvements will only be provided to each individual assessed parcel within the SLAIT BID boundaries and, in turn, confer proportionate "special benefits" on each assessed parcel.

The very nature of the purpose of the SLAIT BID is to fund supplemental programs, services and improvements to assessed parcels within the SLAIT BID boundaries above and beyond the base line services provided by the City of Los Angeles. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the SLAIT BID are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the SLAIT BID. No SLAIT BID funded services, activities or programs will be provided outside of the SLAIT BID boundaries.

The program special benefit cost allocations of the SLAIT BID assessment revenues for Year 1 (2025) are shown in the Table on page 13 of this Report. The projected program special benefit cost allocations of the SLAIT BID assessment revenues for the 6-year SLAIT BID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on pages 13-14 of this Report.

## **WORK PLAN DETAILS**

The property uses within the boundaries of the SLAIT BID which will receive special benefits from SLAIT BID funded programs and services are currently almost entirely industrial based or heavy commercial. Services, programs and improvements provided by the SLAIT BID (i.e. Security/Maintenance and Marketing/Operations/Management) are designed to provide special benefits as described below to identified assessed parcels and the industrial/commercial land uses within the boundaries of the SLAIT BID. It is noted that 100% of the SLAIT BID funds are allocated to “clean and safe” programs and related marketing, operation and management expenses.

The following programs, services and improvements are proposed by the SLAIT BID to specially benefit each and every individually assessed parcel within the SLAIT BID boundaries. SLAIT BID services, programs and improvements will not be provided to parcels outside the SLAIT BID boundary.

### **1) SECURITY AND MAINTENANCE      \$922,848 (Special and General Benefits)**

#### **Security**

The Security program provides services 24 hours per day, 7 days per week to each and every assessed parcel within the SLAIT BID through a combination of bicycle and vehicular patrols. These services are intended to deter property theft, scavenging, illegal dumping and other related issues. Uniformed safety patrol officers provide a variety of security and safety services by assisting property owners, patrons, visitors and employees and support police crime prevention efforts to reduce the incidence of crime and quality of life issues.

In addition to the security patrols, the SLAIT BID has installed a 40-camera, video surveillance system that is placed strategically throughout the SLAIT BID. The system assists the security patrol and law enforcement as a crime deterrent and could be helpful in documenting criminal activity.

Security also includes operation and maintenance of over a dozen automatic opening security gate arm pairs that serve as a “traffic calming” measure after dark to slightly delay access to interior roadways within the SLAIT BID to deter speeding/racing within the SLAIT BID. The gates serve the same purpose as “speed bumps” in residential neighborhoods but which are impractical in a heavy industrial area such as the SLAIT BID with an abundance of heavy trucking traffic and loads in and out of the area all hours of day and night.

It is noted that, included in the cost of security features, i.e. cameras, security software, and street crossing gates (arms, cabinets and mechanisms), is an allowance to replace and upgrade these features when they become excessively worn and/or obsolete. The cameras, gate mechanisms and operating software, while fully integrated, no longer require a universal upgrade of all components at the same time in order to operate properly in a synchronized manner. They can now be upgraded in a phased or piecemeal fashion in any given year as needed.

Since the SLAIT BID’s inception, the Security program element has been extremely effective in helping to deter local crime within the SLAIT BID. This has been accomplished through a combination of the SLAIT BIDs effective interaction with LAPD and the presence of SLAIT BID funded security patrols and monitoring systems within the SLAIT BID.

The SLAIT BID funded Security program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed SLAIT BID. As a result of the SLAIT BID funded Security program element, assessed parcels may attract more commercial and industrial clients, employees, tenants and investors and thereby may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments.

The SLAIT BID funded Security program element is designed to improve industrial commerce, security and safety of assessed parcels for their tenants, patrons, visitors and employees within the SLAIT BID which may reduce criminal activity and criminal elements, both considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed.

#### Maintenance

Maintenance includes regular programmed and response oriented sidewalk sweeping and pressure washing, graffiti abatement, removal of trash and discarded bulky items, and other related streetscape related issues that may arise. Maintenance services are provided directly to and for the special benefit of each and every assessed parcel within the SLAIT BID.

SLAIT BID funded maintenance services will confer proportionate special benefits to each and every identified and assessed parcel within the proposed renewed SLAIT BID. As a result of the SLAIT BID funded Streetscape Services program element, assessed parcels may attract more industrial clients, employees, tenants and investors which may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and investment viability.

SLAIT BID funded maintenance services are designed to improve industrial commerce and aesthetics and appearance of assessed parcels within the SLAIT BID for their tenants, patrons, visitors and employees by reducing litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and investment viability if not contained and properly maintained and managed.

## **2) Marketing, Operations and Management     \$109,157 (Special and General Benefit Costs)**

Marketing includes production of a quarterly newsletter that is distributed to all property owners in the SLAIT BID and maintaining the SLAIT BID’s website – [www.slaitbid.com](http://www.slaitbid.com). Marketing also includes the cost of conducting the annual meeting of property and business owners.

This component is designed to specially benefit and improve the informational needs of property and business owners within the SLAIT BID. This special benefit program is designed to inform owners, employees and tenants of localized issues including safety and security which, in turn, may increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each parcel and business within the SLAIT BID. Marketing programs will only be provided for parcels and businesses located within the SLAIT BID boundaries.

“Operations” includes the costs associated with operating a successful and professional SLAIT BID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. It also covers the costs associated with SLAIT BID renewal, as well as City and/or County fees associated with their oversight of the SLAIT BID

This component is key to the proper expenditure of SLAIT BID assessment funds and to provide the operation structure for SLAIT BID programs and activities that are intended to provide consistent and effective “clean and safe” services for the safety and appeal of assessed properties within the SLAIT BID which may in turn, increase business volumes, industrial occupancies and rental income and investment viability for each parcel and business within the SLAIT BID. Operations pertain only to the operation of the SLAIT BID and will only be provided for matters pertaining to each individual assessed parcel within the SLAIT BID boundaries that will, in turn, specially benefit from this activity.

Management includes the cost of personnel to oversee implementation of this Management District Plan and the various programs, services and improvement projects delineated in this Plan during the SLAIT BID’s 6-year term. This element also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City. Management also includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance.

This component is key to the proper expenditure of SLAIT BID assessment funds and the administration of SLAIT BID programs and activities that are intended to provide consistent and effective “clean and safe” services for the safety and appeal of assessed properties within the SLAIT BID which may in turn, increase business volumes, industrial occupancies and rental income and investment viability for each parcel and business within the SLAIT BID. Operations pertain only to the operation of the SLAIT BID and will only be provided for matters pertaining to each individual assessed parcel within the SLAIT BID boundaries that will, in turn, specially benefit from this activity.

In summary, all SLAIT BID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the SLAIT BID boundaries and none will be provided outside of the SLAIT BID. Each assessed parcel within the SLAIT BID will proportionately specially benefit from Security/Maintenance and Marketing/Operations/Management. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the proposed renewed SLAIT BID. SLAIT BID funded programs, services and improvements are intended to improve industrial commerce and aesthetic appeal for each assessed parcel within the SLAIT BID and its tenants, patrons, visitors and employees by deterring crime and reducing litter/debris/graffiti, each considered detractions to commerce, industrial/commercial occupancy and rental rates and investment viability if not contained and properly managed. All SLAIT BID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the proposed renewed SLAIT BID.

**WORK PLAN BUDGET**

Each identified assessed parcel within the SLAIT BID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of SLAIT BID funded services provided. The projected SLAIT BID program special benefit (assessments) allocation budget for Year 1 (2025) is shown in the following Table:

**SLAIT BID Year 1 (2025) Special Benefit Assessment Budget**

<b>SECURITY &amp; MAINTENANCE</b>	<b>MARKETING, OPERATIONS &amp; MANAGEMENT</b>	<b>TOTAL</b>
89.4228%	10.5772%	100.00%
\$899,777	\$106,428	\$1,006,205

In order to carry out the SLAIT BID programs outlined in the previous section, a Year 1-2025 assessment budget of \$1,006,205 is projected. Since the SLAIT BID is planned for a 6-year term, projected program costs for future years (Years 2-6) are set at the inception of the SLAIT BID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per year, commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the 6-year SLAIT BID term.

During the proposed 6-year renewal term, funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements in accordance with City policy and the Management District Plan. Detailed annual budgets, including any anticipated carryovers, will be prepared by the Owners’ Association Board and included in the Annual Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 6-year term of the proposed SLAIT BID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item, within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners’ Association Board. Such reallocation will be included in the Annual Planning Report for the approval by the Los Angeles City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with City policy.

It is estimated that up to \$80,000 may be carried over from the current 4-year term ending December 2024 to the first year of the proposed 6-year renewal term. Because there is no certainty as to the actual amount of any term carryover, such surplus carryover funds are not reflected in the 2025 budget. Carryover funds, if any, will be applied to the same budget line item(s) that was the source of the carryover funds. Carryover funds, if any, would be only expected from Security and/or Maintenance activities and thus the 2025 budget for Security & Maintenance could increase from the proposed 2025 amount of \$899,777 to as much as \$979,777 should such a surplus be carried over from 2024 to the renewed term beginning in 2025.

A 6-year projected SLAIT BID special benefit budget is shown in the following Table:

**YEAR 1-6 PROJECTED SLAIT BID ASSESSMENT BUDGET SUMMARY (Special Benefits)**

(Assumes 5% max rate increase per year)

YEAR		SECURITY & MAINTENANCE	MARKETING, OPERATIONS & MANAGEMENT	TOTAL
		89.4228%	10.5772%	100.00%
<b>1</b>	<b>2025</b>	\$899,777	\$106,428	\$1,006,205
<b>2</b>	<b>2026</b>	\$944,766	\$111,749	\$1,056,515
<b>3</b>	<b>2027</b>	\$992,004	\$117,336	\$1,109,340
<b>4</b>	<b>2028</b>	\$1,041,604	\$123,203	\$1,164,807
<b>5</b>	<b>2029</b>	\$1,093,684	\$129,363	\$1,223,047
<b>6</b>	<b>2030</b>	\$1,148,368	\$135,831	\$1,284,199

The SLAIT BID assessments may increase for each individual parcel each year during the 6-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Report and approved by the City of Los Angeles City Council. The Owners’ Association Board of the Directors (“Property Owners’ Association of the SLAIT BID) shall determine the percentage increase, if any, to the annual assessment, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the SLAIT BID operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed SLAIT BID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 6th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with City policy and State Law. SLAIT BID assessment funds may be used to pay for costs related to the following SLAIT BID renewal term. If the SLAIT BID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with City policy and State Law.

**Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.**

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed SLAIT BID (i.e. Security/Maintenance and Marketing/Operations/Management). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of parcel land area within one Benefit Zone.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole. Larger parcels are expected to impact the demand for services and programs to a greater extent than smaller land areas and thus, are assigned a greater proportionate degree of assessment program and service costs.

The proportionate special benefit assessment for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program value.

**Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”**

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed SLAIT BID, they are also considerably less than other options considered by the SLAIT BID Renewal Committee. The actual assessment rates for each parcel within the SLAIT BID directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective land area of each parcel within one Benefit Zone.

**Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”**

Article XIID states that “parcels within a District that are owned or used by any agency, the State of California or the United States 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.”

There are currently no publicly owned parcels within the boundaries of the proposed renewed SLAIT BID. It is the opinion of this Assessment Engineer that there is no clear and convincing evidence that future publicly owned parcels and public facilities (if any) would not receive special benefits and thus, would not be exempt from assessments and would be assessed in the same manner as privately owned parcels.

**Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.**

This Report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed SLAIT BID.

**Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”**

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed SLAIT BID and resultant assessment levies will continue for 6-years and may be renewed again at that time for up to 10 years each renewal. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to parcel land area.

### **Assessment Formula Methodology**

#### **Step 1. Select “Basic Benefit Unit(s)”**

##### **Background - Assessment Formula Development**

The method used to determine special benefits conferred on each identified assessed property within an assessment district begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the SLAIT BID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by an assessment district in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and required of all property-based assessment districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the district properties; only direct or “special” benefits related costs may be used. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 15 of this Report for discussion regarding publicly owned parcels within the SLAIT BID).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the assessment district.

The method and basis of spreading program costs varies from one assessment district to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. Assessment districts may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” special benefits derived.

**SLAIT BID Assessment Formula**

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed SLAIT BID (i.e. Security/Maintenance and Marketing/Operations/Management) it is the opinion of this Assessment Engineer that the assessment factor on which to base assessment rates relate directly to the proportionate amount of parcel land area within one Benefit Zone.

The “Basic Benefit Unit” will be expressed as a function of land square footage (Benefit Unit “A”). Based on the shape of the proposed renewed SLAIT BID, as well as the nature of the SLAIT BID program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of parcel land area within one Benefit Zone.

For the singular land use types (i.e. industrial/manufacturing) within the SLAIT BID and the low profile building patterns, parcel land area quantity is an appropriate method of fairly and equitably spreading special benefit costs to these beneficiaries of SLAIT BID funded services, programs and improvements. This single factor directly relates to the degree of special benefit each assessed parcel will receive from SLAIT BID funded activities.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on SLAIT BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, parcel land area, should generate 100% of the total SLAIT BID revenue.

**Step 2. Quantify Total Basic Benefit Units**

Taking into account all identified specially benefiting parcels within the SLAIT BID and their respective assessable benefit units, rates, quantities and assessment revenues are shown in the following Tables:

**Year 1 – 2025 - Assessable Benefit Units**

<b>LAND AREA (SF)</b>	<b># OF PARCELS</b>	<b># OF ASSESSABLE PARCELS</b>
8,849,645	271	271

**Year 1 – 2025 Projected Assessment Revenue**

<b>LAND AREA ASSMT REVENUE</b>
\$1,006,205
100.00%

**Step 3. Calculate Benefit Units for Each Property.**

The number of Benefit Units for each identified benefiting parcel within the proposed renewed SLAIT BID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps and/or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the SLAIT BID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the SLAIT BID may confirm the data with the LA County Assessor’s office. If SLAIT BID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the SLAIT BID assessment may be corrected.

**Step 4. Determine Assessment Formula**

In the opinion of this Assessment Engineer the assessment formula for the proposed renewed SLAIT BID is as follows:

Assessment = Land Area (Unit A) Sq Ft x Unit A Rate,

**YEAR 1 –2025 Assessment Rate**

<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>
\$0.1137

***Changes to Parcel Size***

Any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

***Other Future Development***

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2025 assessment roll of all parcels to be assessed by the SLAIT BID is included in this Report as Appendix I.

**Assessment Formula Unit Rate**

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on

page 17 of this Report, the assessment rate is calculated as follows:

**Land Area Rate (Unit A)**

$$(\$1,006,204.64 \times 100\%) / 8,849,645 \text{ units} = \$0.1137/\text{sq ft land area}$$

**Step 5. Estimate Total SLAIT BID Costs**

The total projected 6-year costs (special benefits) for 2025-2030 of the SLAIT BID are shown in the Table on pages 13-14 of this Report assuming a maximum increase per year of 5%, commensurate to special benefits received by each assessed parcel.

**Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution – Proposition 218)**

Total Year 1 benefits are estimated at \$1,032,005. General benefits are factored at 2.5% of the total benefits (see Finding 2 beginning on page 5 of this Report) with special benefits set at 97.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2.5% general benefit value is computed to be \$25,800 with a resultant 97.5% special benefit limit computed at \$1,006,205. *Based on current property data, this is the maximum amount of Year 1 (2025) revenue that can be derived from property assessments from the subject SLAIT BID.*

All program costs associated with general benefits will be derived from sources other than SLAIT BID assessments.

**Step 7. Calculate “Basic Unit Cost”**

With a YR 1 - 2025 assessment revenue portion of the budget set at \$1,006,205 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the SLAIT BID is proposed to be renewed for a 6-year term, maximum assessments for future years (2026-2030) must be set at the inception of the proposed renewed SLAIT BID. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the SLAIT BID Property Owner’s Association. The maximum assessment rates for the 6-year proposed renewed SLAIT BID term of 2025-2030 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed renewed SLAIT BID term (2025-2030).

In addition, any annual budget surplus or deficit will be incorporated into the subsequent year’s budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward in accordance with City policy.

**SLAIT BID – 6 Year Maximum Assessment Rates  
(Includes a 5%/Yr. Max Increase)**

LAND AREA ASSMT RATE (\$/SQ FT)
YR 1 - 2025
\$0.1137
YR 2 - 2026

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\$0.1194
<u>YR 3 - 2027</u>
\$0.1254
<u>YR 4 - 2028</u>
\$0.1317
<u>YR 5 - 2029</u>
\$0.1383
<u>YR 6 - 2030</u>
\$0.1452

**SAMPLE ASSESSMENT CALCULATIONS:**

A 50,000 sq ft lot

$$\begin{aligned} \text{Land} &= 50,000 \times 11.37\text{¢/SF} &&= \$ 5,685.00 \\ \text{TOTAL YEAR 1 ASSESSMENT} &&&= \underline{\underline{\$ 5,685.00}} \end{aligned}$$

The complete Year 1 – 2025 assessment roll of all parcels to be assessed by the SLAIT BID is included in this Report as Appendix I.

**Step 8. Spread the Assessments**

The resultant assessment spread calculation results for each parcel within the SLAIT BID are shown in this Report and the Management District Plan and were determined by applying the SLAIT BID assessment formula to each identified benefiting property.

**Miscellaneous SLAIT BID Provisions**

**Time and Manner of Collecting Assessments:**

As provided by State Law, the SLAIT BID assessment will appear as a separate line item on annual property tax bills prepared and issued 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 will direct bill any property owner whose special assessment does not appear on the tax rolls for each year of the SLAIT BID term.

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. SLAIT BID assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. 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 the Management District Plan.

**Bonds:**

No bonds are to be issued in conjunction with this proposed renewed SLAIT BID.

**Duration**

As allowed by State PBID Law, the SLAIT BID will have a six (6) year operational term from January 1, 2025 to December 31, 2030. The proposed renewed SLAIT BID operation is expected to begin services on January 1, 2025. If the SLAIT BID is not renewed again at the end of the proposed 6-year renewal term, services will end on December 31, 2030.

# APPENDIX 1

## SLAIT BID YR 1 – 2025 ASSESSMENT ROLL

APN	Site Address	2023 Land Area SF	YR 1 - 2025 Assessment	% of Total
6007-001-001	5826 AVALON BLVD	17,424	\$1,981.11	0.197%
6007-001-005	5850 AVALON BLVD	7,405	\$841.97	0.084%
6007-001-006	5856 AVALON BLVD	14,810	\$1,683.94	0.167%
6007-001-007	620 E SLAUSON AVE	54,886	\$6,240.49	0.620%
6007-001-008	640 E SLAUSON AVE	54,886	\$6,240.49	0.620%
6007-001-009	680 E SLAUSON AVE	36,590	\$4,160.33	0.413%
6007-001-012	5844 S AVALON AVE	15,682	\$1,783.00	0.177%
6007-002-001	702 E SLAUSON AVE	36,590	\$4,160.33	0.413%
6007-002-008	766 E SLAUSON AVE	18,295	\$2,080.16	0.207%
6007-002-009	N/A	18,295	\$2,080.16	0.207%
6007-002-017	701 E 59TH ST	16,553	\$1,882.05	0.187%
6007-002-018	647 E 59TH ST	80,586	\$9,162.63	0.911%
6007-002-019	611 E 59TH ST	48,352	\$5,497.58	0.546%
6007-002-020	5862 AVALON BLVD	22,651	\$2,575.44	0.256%
6007-002-021	5862 AVALON BLVD	3,485	\$396.22	0.039%
6007-002-022	5884 AVALON BLVD	22,651	\$2,575.44	0.256%
6007-002-023	711 E 59TH ST	50,094	\$5,695.69	0.566%
6007-002-024	725 E 59TH ST	35,284	\$4,011.75	0.399%
6007-002-026	725 E 59TH ST	5,663	\$643.86	0.064%
6007-002-027	762 E SLAUSON AVE	17,860	\$2,030.64	0.202%
6007-002-028	741 E 59TH ST	132,858	\$15,105.95	1.501%
6007-002-031	752 E SLAUSON AVE	36,155	\$4,110.80	0.409%
6007-002-032	712 E SLAUSON AVE	139,392	\$15,848.87	1.575%
6007-003-001	N/A	18,295	\$2,080.16	0.207%
6007-003-004	910 E SLAUSON AVE	35,719	\$4,061.27	0.404%
6007-003-005	916 E SLAUSON AVE	36,590	\$4,160.33	0.413%
6007-003-006	926 E SLAUSON AVE	36,590	\$4,160.33	0.413%
6007-003-007	936 E SLAUSON AVE	31,799	\$3,615.52	0.359%
6007-003-008	940 E SLAUSON AVE	15,246	\$1,733.47	0.172%
6007-003-011	935 E 59TH ST	112,385	\$12,778.15	1.270%
6007-003-012	931 E 59TH ST	17,424	\$1,981.11	0.197%
6007-003-013	911 E 59TH ST	57,935	\$6,587.19	0.655%
6007-003-014	909 E 59TH ST	32,234	\$3,665.05	0.364%
6007-003-015	905 E 59TH ST	32,234	\$3,665.05	0.364%
6007-003-016	841 E 59TH ST	32,234	\$3,665.05	0.364%
6007-003-022	900 E SLAUSON AVE	72,310	\$8,221.60	0.817%
6007-003-028	1040 E SLAUSON AVE	134,165	\$15,254.54	1.516%
6007-003-029	1010 E SLAUSON AVE	51,836	\$5,893.80	0.586%
6007-003-030	1000 E SLAUSON AVE	71,003	\$8,073.02	0.802%
6007-003-031	944 E SLAUSON AVE	31,522	\$3,584.05	0.356%
6007-003-032	817 E 59TH ST	40,511	\$4,606.08	0.458%
6007-004-001	830 E 59TH ST	54,450	\$6,190.97	0.615%
6007-004-002	850 E 59TH ST	27,443	\$3,120.25	0.310%
6007-004-003	890 E 59TH ST	27,443	\$3,120.25	0.310%
6007-004-004	902 E 59TH ST	54,450	\$6,190.97	0.615%
6007-004-005	912 E 59TH ST	13,504	\$1,535.36	0.153%
6007-004-006	914 E 59TH ST	13,504	\$1,535.36	0.153%
6007-004-007	1016 E 59TH ST	27,443	\$3,120.25	0.310%
6007-004-008	1020 E 59TH ST	102,802	\$11,688.54	1.162%
6007-004-009	5901 S CENTRAL AVE	75,794	\$8,617.82	0.856%

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6007-004-010	917 E 60TH ST	103,237	\$11,738.07	1.167%
6007-004-012	851 E 60TH ST	22,216	\$2,525.91	0.251%
6007-004-013	845 E 60TH ST	22,216	\$2,525.91	0.251%
6007-004-014	823 E 60TH ST	22,216	\$2,525.91	0.251%
6007-004-015	859 E 60TH ST	22,216	\$2,525.91	0.251%
6007-004-016	909 E 60TH ST	22,216	\$2,525.91	0.251%
6007-005-001	608 E 59TH ST	49,223	\$5,596.63	0.556%
6007-005-004	620 E 59TH ST	16,553	\$1,882.05	0.187%
6007-005-007	730 E 59TH ST	13,504	\$1,535.36	0.153%
6007-005-008	738 E 59TH ST	13,504	\$1,535.36	0.153%
6007-005-009	750 E 59TH ST	14,810	\$1,683.94	0.167%
6007-005-013	645 E 60TH ST	26,572	\$3,021.19	0.300%
6007-005-014	5950 AVALON BLVD	97,139	\$11,044.68	1.098%
6007-005-015	5944 AVALON BLVD	19,166	\$2,179.22	0.217%
6007-005-016	747 E 60TH ST	89,298	\$10,153.18	1.009%
6007-005-018	620 E 59TH ST	53,579	\$6,091.91	0.605%
6007-005-019	610 E 59TH ST	54,886	\$6,240.49	0.620%
6007-005-020	812 E 59TH ST	51,836	\$5,893.80	0.586%
6007-005-025	720 E 59TH ST	54,886	\$6,240.49	0.620%
6007-005-026	728 E 59TH ST	27,007	\$3,070.72	0.305%
6007-005-027	733 E 60TH ST	44,867	\$5,101.36	0.507%
6007-005-028	701 E 60TH ST	22,216	\$2,525.91	0.251%
6007-006-002	650 E 60TH ST	40,946	\$4,655.61	0.463%
6007-006-005	716 E 60TH ST	13,504	\$1,535.36	0.153%
6007-006-006	718 E 60TH ST	13,504	\$1,535.36	0.153%
6007-006-007	724 E 60TH ST	18,731	\$2,129.69	0.212%
6007-006-008	736 E 60TH ST	22,216	\$2,525.91	0.251%
6007-006-009	740 E 60TH ST	33,541	\$3,813.63	0.379%
6007-006-010	806 E 60TH ST	33,541	\$3,813.63	0.379%
6007-006-011	820 E 60TH ST	22,216	\$2,525.91	0.251%
6007-006-012	805 E 61ST ST	17,424	\$1,981.11	0.197%
6007-006-013	801 E 61ST ST	20,909	\$2,377.33	0.236%
6007-006-016	713 E 61ST ST	13,939	\$1,584.89	0.158%
6007-006-017	709 E 61ST ST	8,712	\$990.55	0.098%
6007-006-018	701 E 61ST ST	8,712	\$990.55	0.098%
6007-006-019	651 E 61ST ST	17,424	\$1,981.11	0.197%
6007-006-020	637 E 61ST ST	21,780	\$2,476.39	0.246%
6007-006-021	633 E 61ST ST	12,632	\$1,436.30	0.143%
6007-006-024	615 E 61ST ST	51,836	\$5,893.80	0.586%
6007-006-025	6000 AVALON BLVD	77,537	\$8,815.93	0.876%
6007-006-026	654 E 60TH ST	13,068	\$1,485.83	0.148%
6007-006-027	664 E 60TH ST	8,712	\$990.55	0.098%
6007-006-029	721 E 61ST ST	34,412	\$3,912.69	0.389%
6007-006-030	717 E 61ST ST	20,909	\$2,377.33	0.236%
6007-007-001	832 E 60TH ST	22,216	\$2,525.91	0.251%
6007-007-002	840 E 60TH ST	16,553	\$1,882.05	0.187%
6007-007-003	846 E 60TH ST	29,185	\$3,318.36	0.330%
6007-007-004	906 E 60TH ST	26,572	\$3,021.19	0.300%
6007-007-005	918 E 60TH ST	27,878	\$3,169.77	0.315%

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6007-007-006	936 E 60TH ST	17,860	\$2,030.64	0.202%
6007-007-007	938 E 60TH ST	26,572	\$3,021.19	0.300%
6007-007-008	950 E 60TH ST	15,682	\$1,783.00	0.177%
6007-007-009	1000 E 60TH ST	74,488	\$8,469.24	0.842%
6007-007-015	925 E 61ST ST	48,352	\$5,497.58	0.546%
6007-007-016	921 E 61ST ST	17,424	\$1,981.11	0.197%
6007-007-017	901 E 61ST ST	33,541	\$3,813.63	0.379%
6007-007-018	845 E 61ST ST	9,583	\$1,089.61	0.108%
6007-007-019	831 E 61ST ST	8,712	\$990.55	0.098%
6007-007-020	831 E 61ST ST	34,412	\$3,912.69	0.389%
6007-007-021	1011 E 61ST ST	12,197	\$1,386.78	0.138%
6007-007-022	6005 S CENTRAL AVE	60,548	\$6,884.35	0.684%
6007-008-001	830 E 61ST ST	30,492	\$3,466.94	0.345%
6007-008-002	830 E 61ST ST	17,424	\$1,981.11	0.197%
6007-008-003	900 E 61ST ST	23,522	\$2,674.50	0.266%
6007-008-004	910 E 61ST ST	30,492	\$3,466.94	0.345%
6007-008-005	918 E 61ST ST	6,970	\$792.44	0.079%
6007-008-006	938 E 61ST ST	35,284	\$4,011.75	0.399%
6007-008-007	940 E 61ST ST	53,143	\$6,042.38	0.601%
6007-008-008	6101 S CENTRAL AVE	26,572	\$3,021.19	0.300%
6007-008-009	6135 S CENTRAL AVE	30,056	\$3,417.41	0.340%
6007-008-010	1001 E 62ND ST	25,265	\$2,872.61	0.285%
6007-008-011	945 E 62ND ST	29,185	\$3,318.36	0.330%
6007-008-012	931 E 62ND ST	15,682	\$1,783.00	0.177%
6007-008-013	923 E 62ND ST	17,860	\$2,030.64	0.202%
6007-008-014	901 E 62ND ST	30,492	\$3,466.94	0.345%
6007-008-015	901 E 62ND ST	19,602	\$2,228.75	0.222%
6007-008-016	901 E 62ND ST	22,651	\$2,575.44	0.256%
6007-008-017	825 E 62ND ST	19,602	\$2,228.75	0.222%
6007-009-001	6100 AVALON BLVD	6,098	\$693.39	0.069%
6007-009-002	6106 AVALON BLVD	19,602	\$2,228.75	0.222%
6007-009-003	620 E 61ST ST	15,682	\$1,783.00	0.177%
6007-009-004	624 E 61ST ST	27,878	\$3,169.77	0.315%
6007-009-005	640 E 61ST ST	17,424	\$1,981.11	0.197%
6007-009-006	652 E 61ST ST	13,939	\$1,584.89	0.158%
6007-009-007	658 E 61ST ST	8,712	\$990.55	0.098%
6007-009-008	718 E 61ST ST	34,412	\$3,912.69	0.389%
6007-009-009	724 E 61ST ST	17,424	\$1,981.11	0.197%
6007-009-010	738 E 61ST ST	8,712	\$990.55	0.098%
6007-009-011	742 E 61ST ST	8,712	\$990.55	0.098%
6007-009-012	746 E 61ST ST	17,424	\$1,981.11	0.197%
6007-009-013	800 E 61ST ST	8,712	\$990.55	0.098%
6007-009-018	811 E 62ND ST	15,682	\$1,783.00	0.177%
6007-009-019	801 E 62ND ST	30,056	\$3,417.41	0.340%
6007-009-020	739 E 62ND ST	27,878	\$3,169.77	0.315%
6007-009-021	725 E 62ND ST	7,841	\$891.50	0.089%
6007-009-022	721 E 62ND ST	13,939	\$1,584.89	0.158%
6007-009-023	707 E 62ND ST	39,640	\$4,507.02	0.448%
6007-009-024	661 E 62ND ST	19,602	\$2,228.75	0.222%

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6007-009-025	6130 AVALON BLVD	98,881	\$11,242.79	1.117%
6007-009-026	817 E 62ND ST	15,682	\$1,783.00	0.177%
6007-009-027		30,492	\$3,466.94	0.345%
6007-010-001	6200 AVALON BLVD	98,881	\$11,242.79	1.117%
6007-010-002	642 E 62ND ST	17,860	\$2,030.64	0.202%
6007-010-003	704 E 62ND ST	21,780	\$2,476.39	0.246%
6007-010-007	800 E 62ND ST	39,640	\$4,507.02	0.448%
6007-010-008	808 E 62ND ST	19,602	\$2,228.75	0.222%
6007-010-009	817 E GAGE AVE	18,295	\$2,080.16	0.207%
6007-010-010	807 E GAGE AVE	14,810	\$1,683.94	0.167%
6007-010-011	777 E GAGE AVE	18,295	\$2,080.16	0.207%
6007-010-012	735 E GAGE AVE	14,810	\$1,683.94	0.167%
6007-010-013	719 E GAGE AVE	14,375	\$1,634.41	0.162%
6007-010-014	701 E GAGE AVE	17,860	\$2,030.64	0.202%
6007-010-015	647 E GAGE AVE	28,750	\$3,268.83	0.325%
6007-010-016	645 E GAGE AVE	10,890	\$1,238.19	0.123%
6007-010-017	617 E GAGE AVE	17,860	\$2,030.64	0.202%
6007-010-018	619 E GAGE AVE	53,143	\$6,042.38	0.601%
6007-010-019	711 S GAGE AVE	14,375	\$1,634.41	0.162%
6007-010-020	725 E GAGE AVE	14,375	\$1,634.41	0.162%
6007-010-021	710 E 62ND ST	59,242	\$6,735.77	0.669%
6007-011-001	826 E 62ND ST	39,640	\$4,507.02	0.448%
6007-011-002	841 E GAGE AVE	73,616	\$8,370.18	0.832%
6007-011-003	850 E 62ND ST	39,640	\$4,507.02	0.448%
6007-011-004	860 E 62ND ST	30,492	\$3,466.94	0.345%
6007-011-005	890 E 62ND ST	45,302	\$5,150.88	0.512%
6007-011-009	900 E 62ND ST	71,003	\$8,073.02	0.802%
6007-011-010	1010 E 62ND ST	77,972	\$8,865.46	0.881%
6007-011-011	6309 S CENTRAL AVE	103,237	\$11,738.07	1.167%
6007-015-002	6424 MCKINLEY AVE	19,750	\$2,245.58	0.223%
6007-015-003	6430 MCKINLEY AVE	5,450	\$619.67	0.062%
6007-015-004	6504 MCKINLEY AVE	7,460	\$848.20	0.084%
6007-015-005	6508 MCKINLEY AVE	17,760	\$2,019.31	0.201%
6007-015-006	6600 MCKINLEY AVE	42,620	\$4,845.89	0.482%
6007-015-007	6614 MCKINLEY AVE	15,200	\$1,728.24	0.172%
6007-015-008	6626 MCKINLEY AVE	7,630	\$867.53	0.086%
6007-015-009	6630 MCKINLEY AVE	7,630	\$867.53	0.086%
6007-015-010	6714 MCKINLEY AVE	8,940	\$1,016.48	0.101%
6007-015-011	6718 MCKINLEY AVE	17,950	\$2,040.92	0.203%
6007-015-012	6728 MCKINLEY AVE	8,970	\$1,019.89	0.101%
6007-015-017	6900 MCKINLEY AVE	22,000	\$2,501.40	0.249%
6007-015-018	6920 MCKINLEY AVE	22,080	\$2,510.50	0.250%
6007-015-020	7002 MCKINLEY AVE	7,380	\$839.11	0.083%
6007-015-021	7012 MCKINLEY AVE	22,190	\$2,523.00	0.251%
6007-015-022	7100 MCKINLEY AVE	36,950	\$4,201.22	0.418%
6007-015-023	6800 MCKINLEY AVE	21,260	\$2,417.26	0.240%
6007-015-024	6820 MCKINLEY AVE	22,550	\$2,563.94	0.255%
6007-015-025	6828 MCKINLEY AVE	13,020	\$1,480.37	0.147%
6007-015-026	6830 MCKINLEY AVE	10,100	\$1,148.37	0.114%

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6007-015-027	802 E GAGE AVE	40,280	\$4,579.84	0.455%
6007-016-001	737 E FLORENCE AVE	13,320	\$1,514.48	0.151%
6007-016-002	725 E FLORENCE AVE	9,960	\$1,132.45	0.113%
6007-016-003	7111 MCKINLEY AVE	19,414	\$2,207.37	0.219%
6007-016-004	7101 MCKINLEY AVE	39,504	\$4,491.60	0.446%
6007-016-009	6807 MCKINLEY AVE	19,400	\$2,205.78	0.219%
6007-016-012	6700 STANFORD AVE	26,775	\$3,044.32	0.303%
6007-016-013	6800 STANFORD AVE	23,175	\$2,635.00	0.262%
6007-016-014	6900 STANFORD AVE	97,369	\$11,070.86	1.100%
6007-016-015	6920 STANFORD AVE	22,500	\$2,558.25	0.254%
6007-016-016	6924 STANFORD AVE	11,250	\$1,279.13	0.127%
6007-016-017	7006 STANFORD AVE	22,500	\$2,558.25	0.254%
6007-016-018	7020 STANFORD AVE	45,000	\$5,116.50	0.508%
6007-016-019	7100 STANFORD AVE	16,875	\$1,918.69	0.191%
6007-016-023	7001 MCKINLEY AVE	49,763	\$5,658.05	0.562%
6007-016-025	6715 MCKINLEY AVE	10,670	\$1,213.18	0.121%
6007-016-026	701 E FLORENCE AVE	27,770	\$3,157.45	0.314%
6007-016-028	N/A	19,400	\$2,205.78	0.219%
6007-016-029	6901 MCKINLEY AVE	47,530	\$5,404.16	0.537%
6007-016-030	6715 MCKINLEY AVE	58,200	\$6,617.34	0.658%
6007-017-001	750 E GAGE AVE	18,270	\$2,077.30	0.206%
6007-017-002	730 E GAGE AVE	11,977	\$1,361.78	0.135%
6007-017-003	720 E GAGE AVE	20,300	\$2,308.11	0.229%
6007-017-004	702 E GAGE AVE	34,510	\$3,923.79	0.390%
6007-017-005	6500 STANFORD AVE	51,401	\$5,844.27	0.581%
6007-017-006	6506 STANFORD AVE	24,295	\$2,762.34	0.275%
6007-017-007	6510 STANFORD AVE	46,609	\$5,299.47	0.527%
6007-017-008	6600 STANFORD AVE	30,481	\$3,465.69	0.344%
6007-017-009	6600 STANFORD AVE	22,500	\$2,558.25	0.254%
6007-017-013	6633 MCKINLEY AVE	9,700	\$1,102.89	0.110%
6007-017-014	6627 MCKINLEY AVE	9,700	\$1,102.89	0.110%
6007-017-015	6609 MCKINLEY AVE	40,740	\$4,632.14	0.460%
6007-017-016	6527 MCKINLEY AVE	9,700	\$1,102.89	0.110%
6007-017-017	6515 MCKINLEY AVE	33,950	\$3,860.12	0.384%
6007-017-018	6505 MCKINLEY AVE	17,340	\$1,971.56	0.196%
6007-017-019	6501 MCKINLEY AVE	9,750	\$1,108.58	0.110%
6007-017-020	6425 MCKINLEY AVE	11,100	\$1,262.07	0.125%
6007-017-021	6624 STANFORD AVE	67,500	\$7,674.75	0.763%
6007-018-002	644 E GAGE AVE	7,500	\$852.75	0.085%
6007-018-003	644 E GAGE AVE	25,670	\$2,918.68	0.290%
6007-018-004	N/A	15,109	\$1,717.89	0.171%
6007-018-006	6430 AVALON BLVD	55,321	\$6,290.02	0.625%
6007-018-007	6500 AVALON BLVD	69,260	\$7,874.91	0.783%
6007-018-008	6518 AVALON BLVD	17,250	\$1,961.33	0.195%
6007-018-009	6550 AVALON BLVD	17,250	\$1,961.33	0.195%
6007-018-010	6600 AVALON BLVD	34,000	\$3,865.80	0.384%
6007-018-011	6604 AVALON BLVD	25,500	\$2,899.35	0.288%
6007-018-012	6700 AVALON BLVD	103,500	\$11,767.95	1.170%
6007-018-013	6710 AVALON BLVD	34,500	\$3,922.65	0.390%

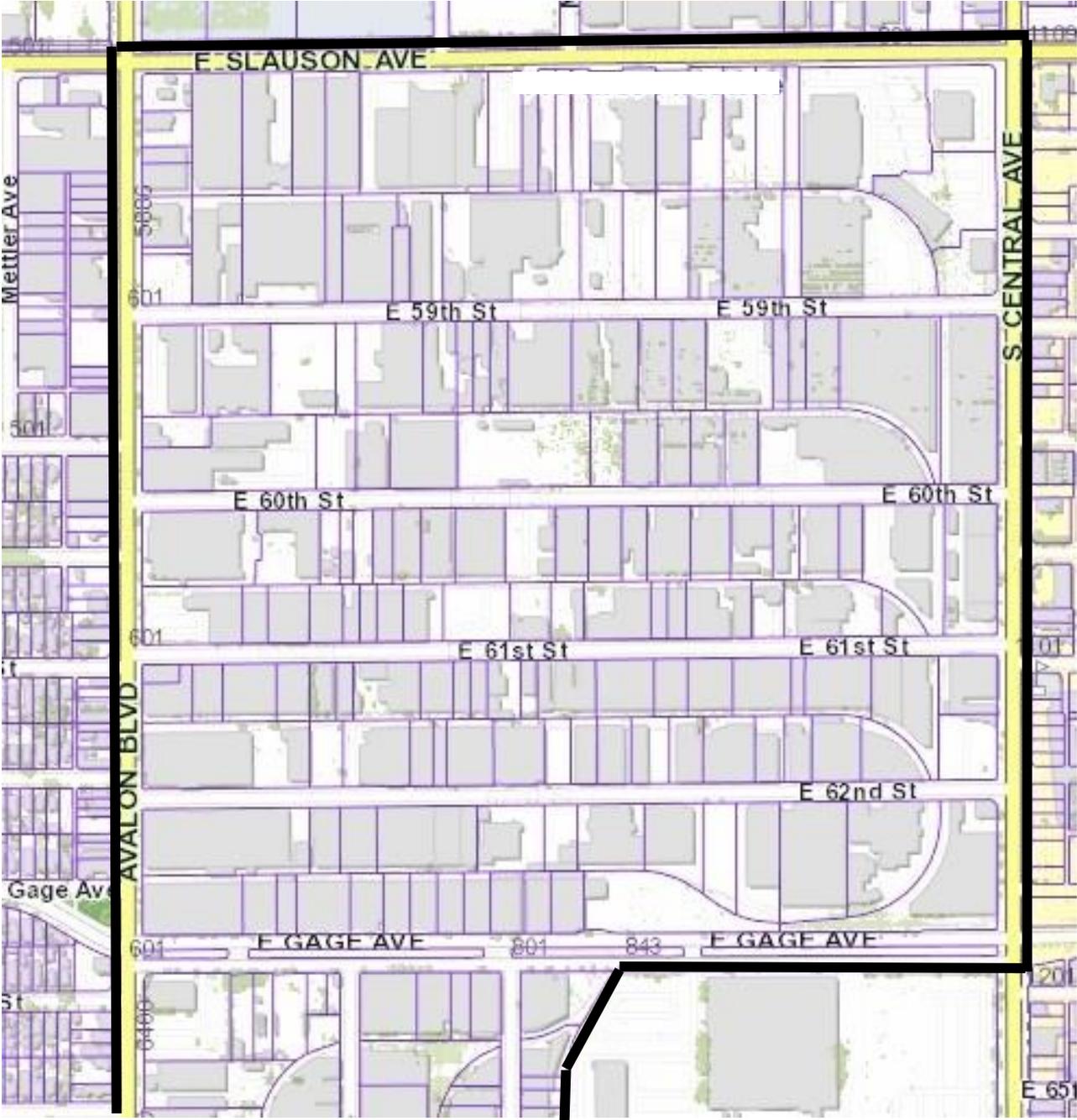
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6007-018-014	6625 STANFORD AVE	73,500	\$8,356.95	0.831%
6007-018-015	6623 STANFORD AVE	24,500	\$2,785.65	0.277%
6007-018-021	6493 STANFORD AVE	170,755	\$19,414.87	1.930%
6007-018-026	638 E GAGE AVE	18,229	\$2,072.64	0.206%
6007-018-027	6400 AVALON BLVD	66,647	\$7,577.74	0.753%
6007-018-028	654 E GAGE AVE	5,000	\$568.50	0.056%
6007-018-029	NO SITE ADDRESS	9,260	\$1,052.86	0.105%
6007-019-001	6809 STANFORD AVE	67,620	\$7,688.39	0.764%
6007-019-002	6833 STANFORD AVE	28,175	\$3,203.50	0.318%
6007-019-003	6901 STANFORD AVE	12,250	\$1,392.83	0.138%
6007-019-004	6907 STANFORD AVE	12,250	\$1,392.83	0.138%
6007-019-005	6931 STANFORD AVE	30,625	\$3,482.06	0.346%
6007-019-006	7005 STANFORD AVE	30,625	\$3,482.06	0.346%
6007-019-007	655 E FLORENCE AVE	115,434	\$13,124.85	1.304%
6007-019-008	631 E FLORENCE AVE	13,485	\$1,533.24	0.152%
6007-019-011	7104 AVALON BLVD	21,510	\$2,445.69	0.243%
6007-019-012	7100 AVALON BLVD	34,500	\$3,922.65	0.390%
6007-019-013	7016 AVALON BLVD	31,050	\$3,530.39	0.351%
6007-019-014	7010 AVALON BLVD	20,920	\$2,378.60	0.236%
6007-019-015	7006 AVALON BLVD	29,600	\$3,365.52	0.334%
6007-019-016	6930 AVALON BLVD	39,500	\$4,491.15	0.446%
6007-019-017	6900 AVALON BLVD	34,500	\$3,922.65	0.390%
6007-019-018	6828 AVALON BLVD	69,000	\$7,845.30	0.780%
6007-019-019	6800 AVALON BLVD	96,111	\$10,927.82	1.086%
6007-019-020	605 E FLORENCE AVE	33,260	\$3,781.66	0.376%
<b>TOTALS</b>		<b>8,849,645</b>	<b>\$1,006,204.64</b>	<b>100.000%</b>

## APPENDIX 2

# SLAIT BID BOUNDARY MAP

# SOUTH LOS ANGELES INDUSTRIAL TRACT (SLAIT) BID MAP 1 OF 2



**MAP LEGEND**

**——** SLAIT BID BOUNDARY

**SOUTH LOS ANGELES INDUSTRIAL TRACT (SLAIT) BID  
MAP 2 OF 2**



**MAP LEGEND**

— SLAIT BID BOUNDARY