

ECONOMIC, COMMUNITY DEVELOPMENT AND JOBS COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to the 2025 reconfirmation of the Wilshire Center Merchant-Based Business Improvement District (District).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that the:
  - a. Assessments imposed by the District for the 2025 fiscal year provide services that directly benefit each of the businesses that pay the assessments.
  - b. Services funded by the assessments are provided only to each of the assessed businesses within the boundaries of the District.
  - c. Assessment imposed does not exceed the reasonable cost of conferring the benefits.
  - d. Proposed improvements and activities are completely separate from the day-to-day operations of the City.
  - e. Assessments for the proposed business-based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
  - f. Services to be provided by the Owners' Association, Wilshire Center Business Improvement Corporation, are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
2. PRESENT and ADOPT the accompanying Ordinance of Intention dated September 17, 2024, attached to Council file No. 21-1108-S3, confirming the District's Annual Report and levying an annual assessment for the District's 30th operating year, January 1, 2025 to December 31, 2025.
3. **DIRECT the City Clerk to schedule, prepare, publish, and mail the joint notice of public meeting and public hearing, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.**
4. **INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the District's 30th operating period beginning January 1, 2025 to December 31, 2025.**
5. APPROVE the Wilshire Center Business Improvement Corporation, a California non-profit mutual benefit corporation, to administer the proposed services of the District pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
6. **AUTHORIZE the City Clerk, or designee, subject to the approval of the City Attorney, to prepare, execute and administer a contract between the City and the Wilshire Center Business Improvement Corporation to administer the District, if the Ordinance reconfirming the Business Improvement District is adopted.**
7. APPOINT the Advisory Board listed in the 2025 Annual Report contained in the City Clerk report dated September 5, 2024, attached to Council file No. 21-1108-S3.

Fiscal Impact Statement: The City Clerk states that this is a merchant-based Business Improvement District and there are no assessments for City-owned properties within the Business Improvement District, therefore, there is no impact on the General Fund.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on November 22, 2024, your Economic, Community Development and Jobs Committee considered City Clerk report and Ordinances relative to the 2025 reconfirmation of the District.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the City Clerk report, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

ECONOMIC, COMMUNITY DEVELOPMENT AND JOBS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
PRICE:	YES
SOTO-MARTINEZ:	ABSENT
YAROSLAVSKY:	ABSENT
PADILLA:	YES
McOSKER:	YES

LV 11.22.24

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**