

HOLLY L. WOLCOTT  
CITY CLERK

-----  
PETTY F. SANTOS  
EXECUTIVE OFFICER

# City of Los Angeles

CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

Neighborhood and  
Business  
Improvement District  
Division  
200 N. Spring Street,  
Room 395  
Los Angeles, CA. 90012  
(213) 978-1099  
FAX: (213) 978-1130

-----  
JINNY PAK  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

December 3, 2024

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

Council Districts 1

## REGARDING:

THE LINCOLN HEIGHTS INDUSTRIAL ZONE 2021-2025 (PROPERTY BASED)  
BUSINESS IMPROVEMENT DISTRICT'S 2025 FISCAL YEAR ANNUAL PLANNING  
REPORT

## Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Lincoln Heights Industrial Zone 2021-2025 Business Improvement District's ("District") 2025 fiscal year (CF 19-1237). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, an Annual Planning Report for the District must be submitted for approval by the City Council. The Lincoln Heights Industrial Zone 2021-2025 Business Improvement District's Annual Planning Report for the 2025 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

## BACKGROUND

The Lincoln Heights Industrial Zone 2021-2025 Business Improvement District was established on June 24, 2020 by and through the City Council's adoption of Ordinance No. 186686 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The Council established the District pursuant to State Law.

## ANNUAL PLANNING REPORT REQUIREMENTS

The State Law requires that the District's owners' association shall cause to be prepared, for City Council's consideration, an Annual Planning Report for each fiscal year for which assessments are to be levied and collected to pay for the costs of the planned District improvements and activities. The Annual Planning Report shall be filed with the City Clerk

and shall refer to the district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following: any proposed changes in the boundaries of the district or in any benefit zones within the district; the improvements and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and activities for that fiscal year; the method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of an contributions to be made from sources other than assessments levied.

The attached Annual Planning Report, which was approved by the District's Board at their meeting on November 6, 2024, complies with the requirements of the State Law and reports that programs will continue, as outlined in the Management District Plan adopted by the District property owners. The City Council may approve the Annual Planning Report as filed by the District's owners' association or may modify any particulars contained in the Annual Planning Report, in accordance with State Law, and approve it as modified.

### FISCAL IMPACT

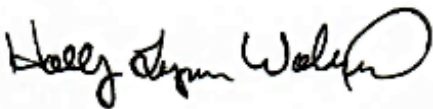
There is no impact to the General Fund associated with this action.

### RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Lincoln Heights Industrial Zone 2021-2025 Business Improvement District's 2025 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2025 budget concurs with the intentions of the Lincoln Heights Industrial Zone 2021-2025 Business Improvement District's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT the attached Annual Planning Report for the Lincoln Heights Industrial Zone 2021-2025 Business Improvement District's 2025 fiscal year, pursuant to the State Law.

Sincerely,

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

Holly L. Wolcott

City Clerk

Attachment:

Lincoln Heights Industrial Zone 2021-2025 Business Improvement District's 2025 Fiscal Year Annual Planning Report

December 3, 2024

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

Subject: Lincoln Heights Industrial Zone 2021-2025 PBID 2025 Annual Planning Report

Dear Ms. Wolcott:

As required by the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, the Board of Directors of the Lincoln Heights Industrial Zone 2021-2025 Business Improvement District has caused this Lincoln Heights Industrial Zone 2021-2025 Business Improvement District Annual Planning Report to be prepared at its meeting on November 6, 2024.

This report covers proposed activities of the Lincoln Heights Industrial Zone 2021-2025 BID from January 1, 2025 through December 31, 2025.

Sincerely,



Shirley Zawadzki

New City America

Lincoln Heights Industrial Zone  
2021-2025  
Business Improvement District

2025 Annual Planning Report

### **District Name**

This report is for the Lincoln Heights Industrial Zone Business Improvement District (District). The District is operated by the Historic Lincoln Heights Industrial Zone Economic Development Corporation, a California non-profit corporation.

### **Fiscal Year of Report**

The report applies to the 2025 Fiscal Year. The District Board of Directors approved the 2025 Annual Planning Report at the November 6, 2024 Board of Director's meeting.

### **Boundaries**

There are no changes to the District boundaries for 2025.

### **Benefit Zones**

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

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

### **Sidewalk Operations: \$100,215.10 (74.52%)**

The Sidewalk Operations encompass cleaning personnel, vehicles, trash disposal, sidewalk sweeping, graffiti removal and tree planting, maintenance and trimming. Majority of services will be provided six days per week.

### **District Identity: \$0.00 (0.00%)**

The District Identity component includes: maintaining and updating the website to promote available retail opportunities, identify properties for lease or for sale and promote the new programs that the BID will fund.

+++++++

The Board has not allocated any funds for district identity. The Board has decided to focus on maintenance and cleanliness of the sidewalks.

### **Administration Services: \$34,266.14 (25.48%)**

The Administration Services component includes activities such as personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget, preparation for the regular and Annual Board meetings, preparation of

taxes, City required quarterly reports, newsletters, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association.

### **Total Estimate of Cost for 2025**

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

### **Method and Basis of Levying the Assessment**

The Method and Basis for levying the assessment is the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and a calculation of the amount of land area and street frontage. There are two methodologies listed for commercial properties and residential condominium properties built on commercially zoned parcels. The Management District Plan allows for maximum annual assessment increase of 5%.

2025 assessment rates:

Building square footage: \$0.0263

Land area: \$0.0315

Residential Condos: \$0.042

**(There is a 5.0% CPI increase for 2025)**

### **Surplus Revenues: \$0.00**

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

### **Anticipated Deficit Revenues**

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

### **Contribution from Sources other than assessments: \$2,690.10**

General Benefit

**APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Lincoln Heights Industrial Zone 2021-2025 BID- FY 2025**

<b>2025 Assessments</b>	<b>\$131,791.14</b>	
<b>Estimated Carryover from 2024</b>	<b>\$0.00</b>	
<b>Other Income</b>	<b>\$2,690.10</b>	
<b>Total Estimated Revenues</b>	<b>\$134,481.24</b>	
<b>2025 Estimated Expenditures</b>		<b>Pct.</b>
<b>Sidewalk Operations</b>	<b>\$100,215.10</b>	<b>74.52%</b>
<b>District Identity</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Administration Services</b>	<b>\$34,266.14</b>	<b>25.48%</b>
<b>Total Estimated Expenditures</b>	<b>\$134,481.24</b>	<b>100%</b>