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November 1, 2021

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

Council Districts 5

REGARDING:

THE CENTURY CITY (PROPERTY BASED) BUSINESS IMPROVEMENT
DISTRICT'S 2022 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Century City Business Improvement District's ("District") 2022 fiscal year (CF 12-0782). 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 Century City Business Improvement District's Annual Planning Report for the 2022 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

BACKGROUND

The Century City Business Improvement District was established on August 11, 2012 by and through the City Council's adoption of Ordinance No. 182225 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 October 26, 2021, 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

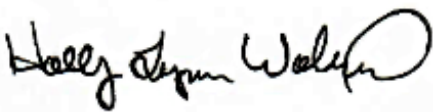
There is no impact to the General Fund associated with this action.

RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Century City Business Improvement District's 2022 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2022 budget concurs with the intentions of the Century City 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 Century City Business Improvement District's 2022 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 background.

Holly L. Wolcott

City Clerk

Attachment:

Century City Business Improvement District's 2022 Fiscal Year Annual Planning Report

November 1, 2021

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

Subject: Century City PBID 2022 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 Century City Business Improvement District has caused this Century City Business Improvement District Annual Planning Report to be prepared at its meeting on October 26, 2021.

This report covers proposed activities of the Century City BID from January 1, 2022 through December 31, 2022.

Sincerely,

Vicki Nussbaum

Vicki Nussbaum

Century City Business Improvement District

Century City Business Improvement District

2022 Annual Planning Report

District Name

This report is for the Century City Business Improvement District (District). The District is operated by the Century City BID Association (CCBID), a California non-profit corporation.

Fiscal Year of Report

The report applies to the 2022 Fiscal Year. The District Board of Directors approved the 2022 Annual Planning Report at the October 26, 2021 Board of Director's meeting.

Boundaries

There are no changes to the District boundaries for 2022.

Benefit Zones

There are no changes to the District's benefit zone(s) for 2022.

2022 IMPROVEMENTS, ACTIVITIES AND SERVICES

Clean, Safe and Beautiful: \$1,112,386.68 (74.79%)

The District's Clean, Safe and Beautiful program includes the following activities: General Cleaning, Public Safety, Landscape and Fountain Maintenance and Beautification. These activities are designed to improve commerce by making each individual assessed parcel safer, cleaner and more attractive.

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The Clean, Safe and Beautiful (CSB) program includes the maintenance and care of the two beautiful fountains in Century City. The oval fountain that is located in front of 2000 Ave of the Stars and the rectangular fountain which is located on Avenue of the Stars across from the Intercontinental Hotel. Both fountains are functioning and restored but need continued maintenance. We ordered two new motors for the rectangle fountain and these are still not delivered. In 2021, we worked with Bureau of Engineering to get permits to install a lit sign on the southern most median on Avenue of the Stars (just north of Pico). This process is ongoing. We are also continually updating our landscaping and irrigation on the medians on Santa Monica Blvd from the border of Beverly Hills to Century Park West and on the medians along Avenue of the Start from Santa Monica Blvd to Pico Blvd. We also maintain the trees and landscaping along Century Park West from Solar Way to Santa Monica and the Clover fields where Olympic crosses Avenue of the Stars. In 2021 our bike patrol was expanded to include an Outreach Coordinator and a car patrol with an off-duty officer as

needed.

Management and Reserves: \$374,953.00 (25.21%)

Costs associated with administrative services include compensation for a part-time Executive Director, and a part-time administrative assistant, as needed, to do the day-to-day operations of the CCBID. The budget for this also includes funds for office expenses such as; utilities, stationary, postage, copies, faxes, vehicle mileage reimbursement, annual CPA review of financial statement, general liability and other insurances, and other incidental items. Additionally, it is anticipated that the District will maintain a reserve fund at approximately 10%-15% of the budget to pay for unforeseen expenses and slow paying property owners. All benefit zones receive special benefit from administrative services in that all parcels benefit from an efficient and well-managed CCBID.

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The BID no longer has a part time administrative assistant but does have a part-time government liaison.

Total Estimate of Cost for 2022

A breakdown of the total estimated 2022 budget is attached to this report as **Appendix A.**

Method and Basis of Levying the Assessment

The Method for levying the 2022 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and a calculation of assessable square footage for three (3) Benefit Zones. Assessments are determined by building square footage or lot square footage. The assessment rates for 2022 are as follows:

Premium Zone

Building: \$0.1530 per square foot

Separated Parking / Independently Owned: \$ 0.0765 per square foot

Separated Parking / Same Owner as Bldg : \$ 0.0153 per square foot

Standard Zone

Building: \$.0429 per square foot

Separated Parking / Independently Owned: \$0.0215 per square foot

Separated Parking / Same Owner as Bldg : \$ 0.0043 per square foot

Fox Zone

Building: \$ 0.0147 per square foot

(There is a 4.0% CPI increase for 2022)

Surplus Revenues: \$190,000.00

This surplus is for two ongoing projects. The first is two new motors for the rectangle fountain. These are ordered and manufacturing and shipping has been delayed due to pandemic backlog. The other project is the CENTURY CITY SIGN slated for Avenue of the Stars just north of Pico that is being permitting with Bureau of Engineering. The surplus is: \$127,870 in the Premium Zone, \$58,900 in the Standard Zone and \$3,230 in the Fox Zone.

Anticipated Deficit Revenues

There are no deficit revenues that will be carried over to 2022.

Contribution from Sources other than assessments: \$2,557.00

Interest income

APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Century City BID- FY 2022

	Premium Zone	Standard Zone	Fox Zone	Total	
2022 Assessments	\$871,870.68	\$401,380.00	\$21,532.00	\$1,294,782.68	
Estimated Carryover from 2021	\$127,870.00	\$58,900.00	\$3,230.00	\$190,000.00	
Other Income	\$1,714.00	\$794.00	\$49.00	\$2,557.00	
Total Estimated Revenues	\$1,001,454.68	\$461,074.00	\$24,811.00	\$1,487,339.68	
2022 Estimated Expenditures					Pct.
Clean, Safe and Beautiful	\$749,066.68	\$344,838.00	\$18,482.00	\$1,112,386.68	74.79%
Management and Reserves	\$252,388.00	\$116,236.00	\$6,329.00	\$374,953.00	25.21%
Total Estimated Expenditures	\$1,001,454.68	\$461,074.00	\$24,811.00	\$1,487,339.68	100%