

**ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to the renewal of the Tarzana Safari Walk Property-Based Business Improvement District (BID).**

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

**1. FIND that:**

- a. The petitions submitted on behalf of the proponents of the proposed Tarzana Safari Walk BID are signed by property owners who will pay more than 50 percent of the assessments proposed to be levied.
- b. All the parcels included in the BID will receive a special benefit from the improvements and activities that are to be provided.
- c. All parcels identified in the Management District Plan, attached to the Council File, will have a special benefit conferred upon them and upon which an assessment would be imposed.
- d. In accordance with Article XIID of the California Constitution all assessments are supported by the Engineer's report, attached to the Council File and prepared by a registered professional engineer certified by the State of California.
- e. In accordance with Article XIID of the California Constitution and based on the facts and conclusions presented in the Engineer's report, attached to the Council File:
  - i. The assessment levied on each parcel within the proposed BID is proportionate to the special benefit derived from the improvements and activities that are to be provided.
  - ii. The engineer has separated the general from special benefits with said Engineer's report identifying general benefits in the amount of 3.5 percent to be separated from the special benefits conferred on parcels in the proposed BID; the yearly general benefits cost to be paid from funds other than assessments collected for the Tarzana Safari Walk BID; and, the general benefit cost for the operation to be \$2,593.
- f. No publicly owned parcel is exempt from assessment.
- g. The assessments for the proposed BID are not taxes and that the BID qualifies for exemption from Proposition 26 under exemption 7 o Article XIIC Section 1(e).

- h. The services to be provided by the Owners' Association 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.
  - i. The proposed improvements and activities are completely separate from the day-to-day operations of the City of Los Angeles.
- 2. APPROVE the Tarzana Improvement Association to administer the Tarzana Safari Walk BID if the BID is renewed.
- 3. ADOPT the following, attached to the Council File:
  - a. City Clerk report dated May 10, 2022
  - b. Management District Plan
  - c. Engineer's Report
- 4. PRESENT and ADOPT the accompanying ORDINANCE OF INTENTION dated May 18, 2022.
- 5. AUTHORIZE the City Clerk, upon establishment of the BID, to prepare, execute, and administer a contract between the City and the Tarzana Improvement Association, a non-profit corporation, for the administration of the BOD's programs.
- 6. DIRECT the City Clerk to comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code Section 53750 et seq.).
- 7. REQUEST the City Attorney, with the assistance of the City Clerk, to prepare and present an enabling Ordinance establishing the Tarzana Safari Walk BID for City Council consideration at the conclusion of the required public hearing.

Fiscal Impact Statement: The City Clerk reports that there are no assessments for City-owned properties within the BID, therefore there is no impact on the General Fund. Proposition 218 requires the separation of general benefits from the special benefits. The general benefit portion for the Tarzana Safari Walk BID is \$2,593 for the first year. However, funds other than assessment revenue must be budgeted annually for the general benefit expense for the remaining years of the BID's ten-year term.

Community Impact Statement: None submitted.

Summary:

On May 24, 2022, your Committee considered a May 10, 2022 City Clerk report and Ordinance relative to the renewal of the Tarzana Safari Walk Property-Based BID. According to the City Clerk, the BID was originally formed on September 22, 2004 through Ordinance No. 176224 and started its first operational term on January 1, 2005, its second term on January 1, 2012, and its third term on January 1, 2018 and is set to expire on December 31, 2022. The proposed fourth term would start on January 1, 2023 and expire on December 31, 2032. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the recommendations contained in the City Clerk report to renew the BID for a fourth term. This matter is now submitted to Council for its consideration.

  
Respectfully Submitted,

Economic Development and Jobs Committee

<b>COUNCILMEMBER</b>	<b>VOTE</b>
PRICE:	YES
KREKORIAN:	YES
BLUMENFIELD:	YES
RAMAN:	YES
HARRIS-DAWSON:	ABSENT

ARL  
5/24/22

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**