



Monica Garcia

Wilmington Chamber of Commerce
544 North Avalon Blvd., Ste. 104
Wilmington, CA 90744

Patrice Lattimore

Chief, BID Division
Office of the City Clerk
200 North Spring St., Room 395
Los Angeles, CA 90012

Dear Ms. Lattimore,

1st December, 2022

RE: 2023 Annual Report for The Wilmington Commercial District (merchant -based) Business Improvement District

As required under our agreement with the City of Los Angeles, the Wilmington Chamber is pleased to submit the following report for the Wilmington Commercial District Business Improvement District ("District") for the calendar year of 2023. This report outlines the District's proposed goals, plans, programs, and budget.

The Wilmington Chamber presented the attached 2023 Annual Report to the District's Board of Directors at their meeting on November 15, 2022, at which time the Report was approved by the majority of the BID's Directors.

On behalf of the Board of Directors, I present this 2023 Annual Planning Report for The Wilmington Commercial District Business Improvement District to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Please call me if you have any questions.

Sincerely,

Sincerely,

Monica Garcia ,

Chief Executive Officer, Wilmington Chamber of Commerce

Wilmington Chamber of Commerce

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2023 Annual Report

The Wilmington Commercial District Business Improvement District

District Name: This report is for The Wilmington Commercial District Business Improvement District

Fiscal Year of Report: This report applies to the 2023 Fiscal year only.

Total estimate of cost for 2023: A breakdown of the total estimated 2023 budget for the Wilmington Commercial District Business Improvement District is attached to this report as **Appendix A** and described in the **Improvement and Activities for 2023** section below.

Boundaries: The boundaries of The Wilmington Commercial District Business Improvement District will remain the same for the 2023 fiscal year as in previous fiscal years and are as follows: N Avalon Blvd. Bounded by Opp Street on the north and "F" Street on the south and Anaheim Street which is bounded by Lakme Avenue on the east and Island Avenue on the west. A map of the boundaries is attached to this report as **Appendix B**.

Benefit Zones: The Wilmington Commercial District Business Improvement District has one benefit zone.

Improvements and Activities for 2023: The following are the improvements and activities planned for the Wilmington Commercial District Business Improvement District in order by category as listed in the Management District Plan:

Maintenance: The maintenance supplied in 2022 will continue in 2023. Three times per week, 'Clean Wilmington' will pick up debris and trash on sidewalk, curbs, and easements; maintain tree wells; wipe off benches; remove advertisement/posters and tape off poles: \$16,420.50 The cost of providing this maintenance for 2023 is estimated at \$16,420.50, 41% of budget.

Marketing: We will contract with Dekra Lite Industries for the Banner and Light installation and removal for the Holidays. The cost of lights, installation, and tear down of holiday decorations is

estimated at \$9,813.50 Cost for production and distribution of newsletters and other marketing efforts is estimated at \$1000.00 (includes production and distribution of newsletter), 27% of the budget.

Administration: The Wilmington Chamber will continue to administer the contracts, calls, accounting, audits and verification of accounts. The cost of providing administration/accounting for 2023 is estimated at \$2,122.65, 5.3% of the 2023 Budget.

Security: The security for 2023 will be 24.9% of the budget and is used to provide and inviting safe environment for two weeks during the holiday season. The 24.9% estimate for 2023 is \$9,972.45

Reserve: The reserve for 2023 will be 1.8% of the budget and is used to cover uncollected assessments and unexpected expenditures. The 1.8% reserve for 2023 is \$720.90.

Method and Basis of Assessment:

The assessment formula is based upon the number of workers employed by each of the businesses within the project area boundaries. There are one hundred and fifty four operating businesses for which the projected total assessment value is \$40,050.00 attached to this report as **Appendix C**. New start-ups for fiscal year 2023 shall be exempt for this year.

The rate is to be assessed based upon the number of full-time employees as follows:

Sole Proprietor with No Employees	\$150.00
1-3 Employees	\$250.00
4-6 Employees	\$500.00
7-9 Employees	\$1,000.00
10-19 Employees	\$1,500.00
20+ Employees	\$3,000.00

Amount of Surplus/Deficit from previous Fiscal Year: Based on expenditures for December 31, 2022, and the balance of accounts the District has a surplus from the 2022 fiscal year of

\$127.90 from Marketing to be carried over into the 2023 fiscal year and allocated to the Reserve. There is no deficit from 2022 to be carried over. The BID did not receive any other contributions other than the assessments levied.

Advisory Board Members for the Wilmington Commercial District Business Improvement District: A list of the 2022/2023 Advisory Board Members is attached to this report as **Appendix D**.

Appendix A

Revenue and Expense Report for period 01.01.2023 to 12.31.2023

2023 Revenue

2023 B.I.D. Assessments	\$40,050.00
Projected Balance Year END 12.31.2022	\$127.90
Total Revenue	\$40,177.90

2023 Expenses

Administration	Annual Audit	\$2000.00
	Accounting	\$122.65
Total Administration		\$2,122.65

Maintenance

Cleanup Sidewalks, Gutters \$16,420.50

Total Maintenance **\$16,420.50**

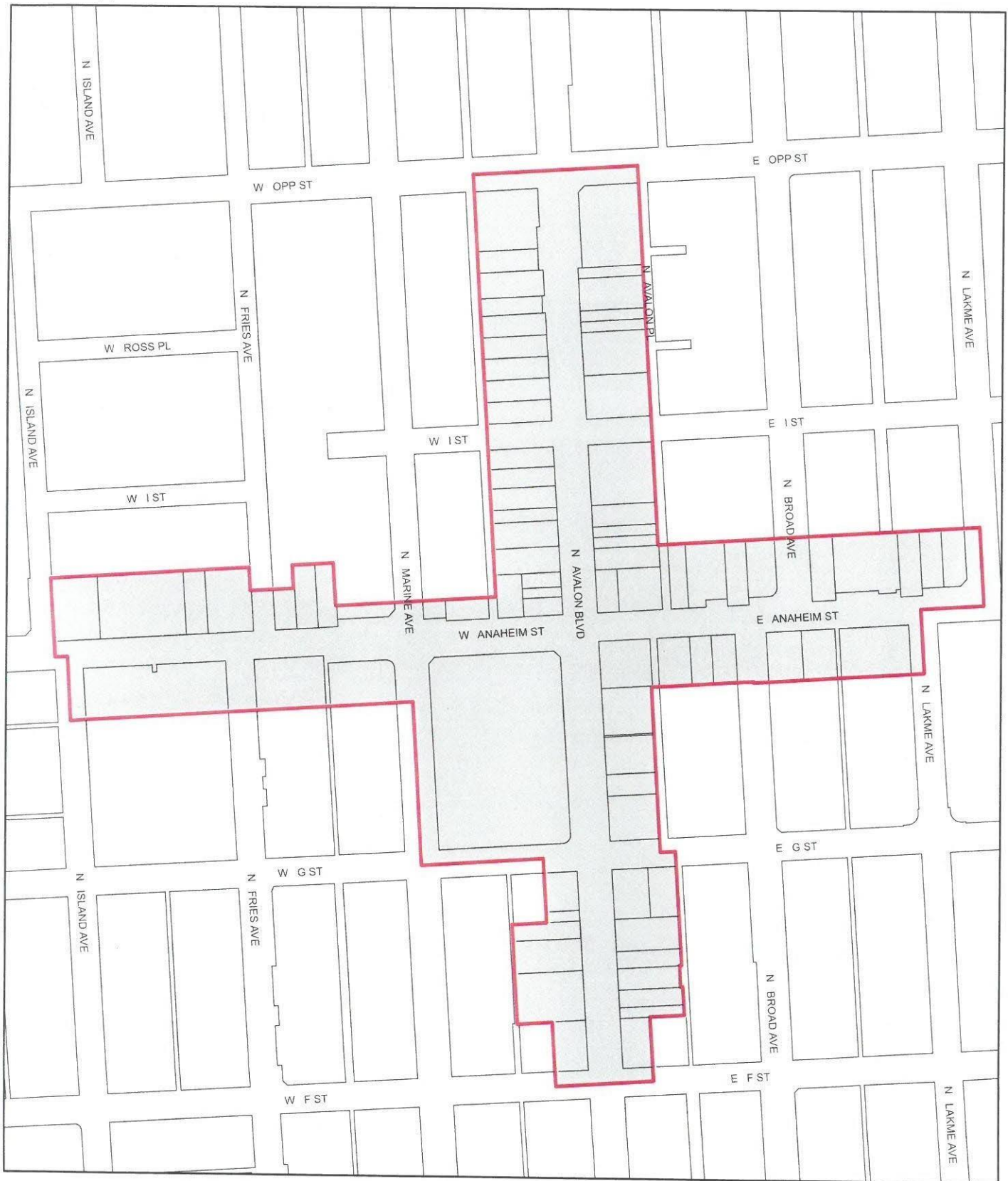
Marketing	Holiday Lights and Banners	\$9,813.50
	Printing and Mailing	\$1,000.00
Total Marketing		\$10,813.50

Security	Thanksgiving to Christmas Holidays	\$9,972.45
Total Security		\$9,972.45

Reserve	Reserve	\$720.90
	2022 Surplus	\$127.90
Total Reserve/2022 Surplus		\$848.80

2023 Total Budget	\$40,177.90
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Appendix B



 B.I.D. PROPERTIES (MERCHANT BASED)

 B.I.D. BOUNDARY



Council File 10-0084
Ordinance 182463



WILMINGTON

BUSINESS IMPROVEMENT DISTRICT
Not to Scale

Mapped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION



Appendix C Wilmington

Commercial Business District Data

Site Address	2023 Assessment	New Businesses 2023
102 E ANAHEIM ST		
104 W ANAHEIM ST #A	\$150.00	
104 W ANAHEIM ST #B	\$150.00	
104 W ANAHEIM ST #C	\$150.00	
104 W ANAHEIM ST #D	\$150.00	
106 E ANAHEIM ST	\$150.00	
107 E ANAHEIM ST #A	\$150.00	
108 W ANAHEIM ST	\$3,000.00	
109 E ANAHEIM ST		
110 E ANAHEIM ST		
111 E ANAHEIM ST	\$150.00	
113 E ANAHEIM ST	\$250.00	
114 E ANAHEIM ST	\$150.00	
117 W ANAHEIM ST	\$150.00	
119 1/2 W ANAHEIM ST	\$150.00	
120 E ANAHEIM ST		
120 E ANAHEIM ST		
120 W ANAHEIM ST	\$3,000.00	
122 W ANAHEIM ST	\$150.00	
124 E ANAHEIM ST	\$150.00	
124 W ANAHEIM ST	\$150.00	
125 E ANAHEIM ST		
125 E ANAHEIM ST #A	\$500.00	
125 E ANAHEIM ST #B	\$250.00	
125 E ANAHEIM ST #C/D/E		
125 E ANAHEIM ST #H	\$250.00	
125 E ANAHEIM ST #I&J	\$250.00	
125 E ANAHEIM ST #L	\$250.00	
125 E ANAHEIM ST #M	\$250.00	
125 E ANAHEIM ST #O	\$150.00	
125 W ANAHEIM ST	\$150.00	

126 W ANAHEIM ST	\$150.00	
128 E ANAHEIM ST		
128 W ANAHEIM ST	\$250.00	
130 W ANAHEIM ST	\$150.00	
131 W ANAHEIM ST	\$500.00	
132 W ANAHEIM ST	\$250.00	

137 E ANAHEIM ST	\$250.00	
140 W ANAHEIM ST #A	\$500.00	
140 W ANAHEIM ST #A1	\$250.00	
140 W ANAHEIM ST #B	\$500.00	
140 W ANAHEIM ST #C	\$500.00	
200 E ANAHEIM ST	\$150.00	
201 W ANAHEIM ST	\$250.00	
208 W ANAHEIM ST #A	\$150.00	
208 W ANAHEIM ST #B	\$150.00	
208 W ANAHEIM ST #C	\$250.00	
208 W ANAHEIM ST #D	\$150.00	
208 W ANAHEIM ST #F	\$150.00	
208 W ANAHEIM ST #H	\$150.00	
215 E ANAHEIM ST	\$250.00	
216 E ANAHEIM ST	\$150.00	
220 W ANAHEIM ST #748	\$150.00	
220 W ANAHEIM ST #B		
220 W ANAHEIM ST #C	\$250.00	
222 E ANAHEIM ST	\$150.00	
223 W ANAHEIM ST	\$150.00	
224 E ANAHEIM ST	\$150.00	
225 W ANAHEIM ST	\$250.00	
228 E ANAHEIM ST	\$150.00	
229 W ANAHEIM ST	\$500.00	
232 E ANAHEIM ST	\$150.00	
233 E ANAHEIM ST	\$150.00	
233 E ANAHEIM ST	\$150.00	
233 E ANAHEIM ST	\$500.00	

305 W ANAHEIM ST	\$500.00	
313 W ANAHEIM ST	\$150.00	
325 E ANAHEIM ST		
329 W ANAHEIM ST	\$1,000.00	
336 W ANAHEIM ST		
336 W ANAHEIM ST	\$3,000.00	
336 W ANAHEIM ST	\$150.00	
336 W ANAHEIM ST	\$150.00	
339 W ANAHEIM ST	\$1,500.00	
600 N AVALON BLVD		
600 N AVALON BLVD #A	\$150.00	
600 N AVALON BLVD #C		
601 N AVALON BLVD		

601 N AVALON BLVD #C	\$150.00	
601 N AVALON BLVD #D	\$150.00	
618 N AVALON BLVD	\$150.00	
620 N AVALON BLVD		
621 N AVALON BLVD	\$150.00	
623 N AVALON BLVD	\$150.00	
626 N AVALON BLVD	\$150.00	
629 N AVALON BLVD #A	\$150.00	
629 N AVALON BLVD #C	\$150.00	
629 N AVALON BLVD #D	\$150.00	
636 N AVALON BLVD	\$250.00	
640 N AVALON BLVD	\$150.00	
640 N AVALON BLVD	\$250.00	
702 N AVALON BLVD	\$250.00	
702 N AVALON BLVD	\$250.00	
714 N AVALON BLVD	\$250.00	
730 N AVALON BLVD		
734 N AVALON BLVD	\$250.00	
736 N AVALON BLVD		
738 N AVALON BLVD	\$150.00	
801 N AVALON BLVD	\$250.00	

804 N AVALON BLVD	\$150.00	
805 N AVALON BLVD	\$250.00	
807 N AVALON BLVD	\$150.00	
808 1/2 N AVALON BLVD	\$150.00	
808 N AVALON BLVD	\$150.00	
809 N AVALON BLVD #A	\$150.00	
810 1/2 N AVALON BLVD #3	\$150.00	
810 1/2 N AVALON BLVD #5		
810 N AVALON BLVD	\$250.00	
810 N AVALON BLVD	\$250.00	
811 N AVALON BLVD	\$150.00	
812 N AVALON BLVD	\$150.00	
813 N AVALON BLVD	\$500.00	
815 N AVALON BLVD	\$150.00	
818 N AVALON BLVD	\$150.00	
819 N AVALON BLVD	\$150.00	
821 N AVALON BLVD	\$150.00	
822 N AVALON BL #A	\$150.00	
822 N AVALON BL #G	\$150.00	
822 N AVALON BL #K	\$150.00	

822 N AVALON BLVD #I	\$150.00	
824 N AVALON BLVD #O	\$150.00	
824 N AVALON BLVD #W	\$150.00	
825 N AVALON BLVD	\$150.00	
827 N AVALON BLVD	\$150.00	
829 N AVALON BLVD	\$150.00	
831 N AVALON BLVD	\$500.00	
900 N AVALON BLVD	\$250.00	
905 N AVALON BLVD	\$250.00	
911 N AVALON BLVD		
920 N AVALON BLVD	\$150.00	
922 N AVALON BLVD	\$150.00	
926 N AVALON BLVD	\$150.00	
927 N AVALON BLVD	\$150.00	

927 N AVALON BLVD	\$150.00	
927 N AVALON BLVD	\$150.00	
927 N AVALON PLACE	\$150.00	
928 N AVALON BLVD	\$150.00	
929 N AVALON BLVD	\$150.00	
933 N AVALON BLVD	\$250.00	
935 N AVALON BLVD	\$150.00	
950 N AVALON BLVD #101	\$500.00	
950 N AVALON BLVD #101	\$150.00	
950 N AVALON BLVD #102	\$150.00	
950 N AVALON BLVD #103	\$150.00	
950 N AVALON BLVD #104	\$150.00	
950 N AVALON BLVD #105	\$150.00	
950 N AVALON BLVD #108	\$150.00	
	40050	
	2023 BID Assessment	New Business
	=\$40,050.00	= 0

Appendix D

2023 Wilmington Commercial Business Improvement District Advisory Board Members

Name, Company

Ricardo Sanchez, The Maya Restaurant

Juliana Moreno, Phillips 66

Patrick Wilson, Fast Lane Transportation

Kevin Courtney, H.J. Baker & Bro., Inc.

Craig Louis, Louis Equipment Family Holdings

Elizabeth Machuca, Synesthesia Boutique (VP Membership)

Brissa Sotelo-Vargas, Valero (Past President)

Robert McKoy, Wilmington Youth Sailing Center (President)

Jessica Urena, EXP

Juan Rivas, ACX Global

Cecilia Moreno, Port of Los Angeles (VP Special Events)

Sergio Carrillo, Carrillo Strategies

Kaj Palsson, International Cargo Equipment

Moises Figueroa, SA Recycling (President-Elect)

Jesse Moreno, Jesse Moreno CPA (CFO)

Damaris Zuluaga, Self Help Credit Union

George Kivett, Kivett Realty

Thomas Jelenic, PMSA (Secretary)

Denish Mandalia, Anchor Pointe Inn (VP Business Development)

Victor Ibarra, SoCal Gas

Ted Smith, Potential Industries

Tomi Riley, Air Products