



**The Greater Lincoln Heights
Property & Business Improvement District
(GLHPBID)**

**MANAGEMENT DISTRICT PLAN
FINAL**

*Being Renewed and expanded for a 10-year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

**Prepared by:
New City America, Inc.**

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CORRECTED



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TABLE OF CONTENTS

I.	Management District Plan Summary	3
II.	Renewed and Expanded Boundaries	5
III.	Renewed and Expanded 10-year PBID Work Plan and Budget	13
IV.	Renewed and Expanded PBID Assessment Formula	20
V.	Publicly Owned Parcels	24
VI.	BID District Governance	26
VII.	Renewed and Expanded Rules and Regulations applied to District	26
VIII.	Implementation Timetable	28
Appendix 1:		
	Year 1 – PBID Assessment Rolls	29
	Attachment 1: Certified Assessment Engineer’s Report	

MANAGEMENT DISTRICT SUMMARY

The Greater Lincoln Heights BID (GLHBID) is a Property and Business Improvement District being renewed for a 10-year period by the Owners Association of the North Broadway/Lincoln Heights Community Benefit District Association and business owners within the current and expanded PBID area. The current district will end its five-year term on December 31st, 2023. For the sake of consistency, this Property Business Improvement District will be referred to as “GLHBID,” throughout this document.

The purpose of renewing and expanding this BID is to provide and manage supplemental services and improvements for this historic district which is in the process of tremendous renewal. The services to be provided by the renewed and expanded GLHBID will include sidewalk operations, district identity, and administration services. The renewed and expanded GLHBID is a special benefits assessment district that will enable the property owners and businesses to continue to work as a unit, to fund needed property, business-related and residentially oriented improvement programs, and services above what is provided by the City of Los Angeles.

This will be the second renewal of this district, originally formed in 2008. The original BID was formed in 2008 under the then local enabling ordinance and then renewed in 2018 under the PBID act. The renewed district will be formed under the California Streets and Highway Code which may be renewed for up to ten years at a time.

Name: The name of the renewed and expanded GLHBID is the Greater Lincoln Heights Business Improvement District (GLHBID). It will be referred to as the “*renewed and expanded GLHBID*” throughout this document.

Location: The renewed and expanded GLHBID is in the heart of the historic North Broadway/Lincoln Heights community. The key streets in the BID area include North Broadway, north of Downey Avenue, Daly Street, Workman Street, Pasadena Avenue and the various cross streets on North Broadway and Pasadena Avenue.

Benefit Zones: The District consists of two benefit zones with three distinct assessment methodologies for commercial properties and single-family residential units built on commercially zoned parcels in the district.

Services: The two key special benefit services by category will include:

1. Sidewalk Operations and
2. District Identity/Administration Services/Contingency Reserves.

Finance: Benefit assessment of real property (257 parcels, of which all are identified as assessable, with a total of 158 individual property owners. No bonds shall be issued to fund the renewed and expanded BID programs.

Budget: BID assessment revenue for Year 1 is projected to be \$903,260. It is noted that the Assessment Engineer has determined that general benefits equate to 2% of the total adjusted BID programs of a total of \$921,694 in total revenue, with \$18,434 considered to the General Benefit portion. General benefit revenue shall be derived from non-assessment revenue sources.

Year 1 – Renewed and Expanded Budget (Assessment Revenues/Special Benefit)

	Sidewalk Operations	District Identity /Administrative Services/Contingency	Total
% of annual budget	70%	30%	100%
Special Benefits	\$632,282	\$270,978	\$903,260
General Benefits	\$12,904	\$5,530	\$18,434
Total Budget	\$645,186	\$276,508	\$921,694

Benefits: General Benefit is defined as: A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied. Special Benefit as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the renewed and expanded GLHBID or to the public at large.

Formula/Benefit Zones Costs: There are two benefit zones, plus a single-family residential overlay in the renewed and expanded GLHBID.

YEAR 1 –Annual Assessment Rates for the Renewed and Expanded BID

Benefit Zone	Building Per Square Foot	Linear Frontage	Land Area (parcel) Per Square Foot	Single-Family Residential, Building Per Square Foot
1	\$0.08 per year	\$10.00 per year	\$0.13 per year`	\$0.10 per year
2	\$0.03 per year	\$10.00 per year	\$0.05 per year	\$0.10 per year

Cap: Assessment increases are capped at a maximum of 5% per year, subject to approval by the renewed and expanded BID Owner Association/Board of Directors.

Establishment: The renewed and expanded GLHBID formation is a two-step process. First, petitions signed by GLHBID property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the renewed and expanded GLHBID. Returned ballots in support of the renewed and expanded must outweigh those in opposition based on the amount of assessment to be levied.

Duration: As allowed by State PBID Law, the renewed and expanded GLHBID will have a ten (10) year operational term from January 1, 2024, to December 31, 2033. The renewed and expanded District operations are expected to begin services on January 1, 2024.

II. RENEWED AND EXPANDED GLHBID BOUNDARIES

General:

In general the renewed and expanded GLHBID is located on the east and west side of the Interstate 5 Freeway, from the corner of Avenue 26 and Pasadena Avenue on the north and Manitou Avenue and all of the parcels fronting North Broadway on the south. In general, the eastern boundary of the district is at the intersection of Lincoln Park Avenue and North Broadway and the western boundary of the district is at the Downey Recreation Center at North Broadway and Avenue 18. The renewed and expanded BID has 257 assessable parcels, with 158 property owners.

Boundary Description:

The renewed and expanded BID encompasses approximately 54 blocks (in varying sizes and shapes) and is divided by Interstate 5 Freeway on the east and west and includes retail, industrial, manufacturing, and residential land uses.

Benefit Zones:

The District consists of two benefit zone with two assessment rates listed for commercial properties and public properties and then a separate assessment methodology for the single-family residential units built on commercially zones parcels in both benefit zones. A single-family residential overlay will be imposed to charge these land uses a reduced assessment per square foot of building. Residential land uses may be assessed under the PBID law unless they are found on residentially zoned parcels.

District Boundary Rationale:

The renewed and expanded GLHBID boundaries are comprised of the commercial core parcels where the historic economic activity of North Broadway and Daly Street in Lincoln Heights is centered. All commercial parcels that are included in the general boundaries description of the current GLHBID are included in the renewed and expanded new GLHBID. Residentially zoned parcels, consistent with Streets and Highway Code Section 36600, are not included in the boundaries of the renewed and expanded GLHBID.

In general, the boundaries of the renewed and expanded GLHBID will include all of the same assessed parcels within the former BID approved in 2018 with expansion to included Lincoln High School, owned by the LA Unified School District in addition to both sides of North Broadway between Griffin on the west and Lincoln Park Avenue on the east. The renewed and expanded GLHBID will provide special benefit services to the individual assessed parcels which need and will benefit from the system of special benefit services that have been provided to the existing GHLBID.

The boundaries of the renewed and expanded GLHBID will include those individual parcels that will specifically benefit from the planned programs and services benefit services. To the greatest extent possible, the boundaries of the renewed and expanded GLHBID have been set to exclude sides of blocks where the predominant land uses are single-family residential units, on residentially zoned parcels. In the case of sides of streets where the predominant land uses are single-family residential units on single

parcels on residentially zoned parcels, it has been determined that these sides of the street will not derive benefit from the special benefit services of the district, when compared to the sides of blocks that contain predominant land uses including industrial, commercial, ecumenical, public and multi-family residential buildings in the renewed and expanded district.

The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states,

“Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments and shall not be subject to any assessment pursuant to this part.”

Boundary Description

The boundaries of the proposed District are more particularly described as follows:

Eastern Boundary

The eastern boundary of the renewed and expanded GLHBID begins at the western side of Lincoln Park Avenue along Lincoln High School and includes the two parcels 5208-026-093 and 5208-031-034 as the eastern boundary of the renewed and expanded district. The area east of the eastern boundary would not specially benefit from District programs and services and is not included in the District.

No District programs and services will be provided east of the eastern District boundary.

Western Boundary

The western boundary is a natural barrier in the form of the Los Angeles River. The western boundary begins at intersection of Humboldt Avenue and W. Avenue 21 and includes all of the parcels running south along the west sides of Avenue 18, Pasadena Avenue and North Broadway including the following parcels: 5447-019-009, 003, 004, 005, 007 and 008, 5447-020-006, 901 and ending at parcel number 5447-026-021 and 5447-020-901.

No District programs and services will be provided west of the western District boundary.

Northern Boundary

The northern boundary starts at Lincoln High School parcel 5208-026-093 and runs on the northern boundary of all of the parcels fronting along North Broadway to Workman Street and ends at the north side of parcel 5204-012-019. The northern boundary continues northward along the east side of the parcels fronting Daly Street, up to parcel 5205-021-003 and 004 and includes the Lincoln Heights Public Library, parcel 5204-014-900. The northern boundary then continues westbound at parcel 5205-020-032 and runs along the northern side of all of the parcels fronting along Pasadena Avenue. The northern boundary then crosses Interstate 5 and includes:

Parcels 5447-012-900 and 901; 5447-014-038 and 020;
5447-016-902, 903 and 904; 5447-017-004, 005;

And ending at parcel 5447-019-009 at Barranca Street and North Avenue 18.

No District programs and services will be provided north of the northern District boundary.

Southern Boundary

The southern boundary begins at Lincoln Park Avenue and North Broadway, starting at parcel 5208-031-034 continuing westbound along the south side of all of the parcels fronting North Broadway to Workman Street. The southern boundary then heads southbound to parcel 5204-011-903, and west of Daly Street to continue along the southern border of parcels: 5204-005-032, 018, 5204-006-001, 002, 007, 008, 034, 900. Continuing westbound to include parcels and ending at parcel number 5447-026-900, the public park 5447-024-029, 030,033, 008; Continuing westbound to include all parcels fronting along North Broadway between S. Avenue 19 and S. Avenue 18 and ending at parcels 5447-026-901, 902 and 900.

No District programs and services will be provided south of the southern District boundary.

A list of all parcels included in the renewed and expanded GLHBID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the renewed and expanded GLHBID and benefit zones are shown on the map as Appendix 2 to this Report.

All GLHBID funded services, programs and improvements provided within the described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the renewed and expanded GLHBID will proportionately specially benefit from the District funded programs and services (i.e., Sidewalk Operations & Beautification/District Identity/Administrative Services/Contingency). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually assessed parcels and businesses on them within the renewed and expanded GLHBID.

The renewed and expanded GLHBID confers special benefits on each and every individually assessed parcel by deter crime, improving aesthetics and marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the renewed and expanded BID.

Summation

A list of all parcels included in the renewed and expanded GLHBID is shown as Appendix 1, attached to this report identified by their respective Los Angeles County assessor parcel number. The boundary of the renewed and expanded BID are shown on the maps of the renewed and expanded GLHBID is to be found on pages 9 through 12 of this report. All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and

improvements as outlined in this report and in the Management District Plan. All BID funded services, programs and improvements provided within the described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the BID will proportionately and especially benefit from the District funded programs and services (i.e., Sidewalk Operations/District Identity/Administration Services/Contingency).

Benefit Zones: There are two benefit zones within the District.

Benefit Zone 1

Except as noted below in Benefit Zone 2, Benefit Zone 1 includes all District parcels along North Broadway east of the Interstate 5 Freeway and extending north along both sides of Daly Street from Manitou on the south to parcel 5205-020-032 on the north. The parcels along both sides of S. Avenue 24th, and extending on the corner lots of North Broadway and:

- Workman Street,
- Sichel Street,
- Griffin Avenue,
- Johnston Street,
- Hancock Street,
- Eastlake Avenue,
- Lincoln Park Avenue shall also be included in Benefit Zone 1.

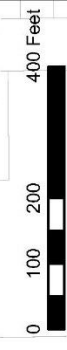
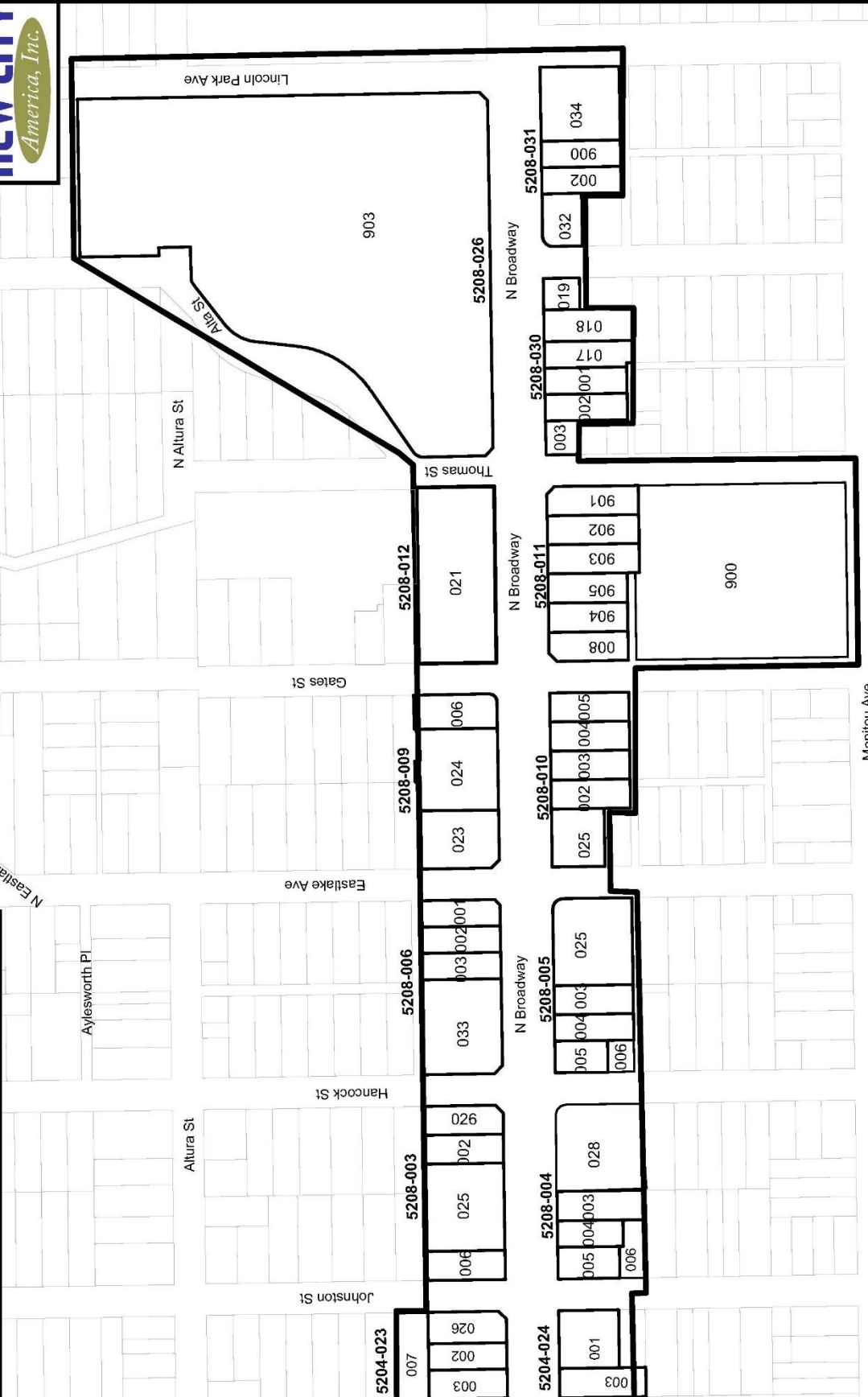
Please see the map on pages 9 - 12, identifying all the parcels on the attached maps.

Benefit Zone 2

Benefit Zone 2 includes all District parcels west of the Interstate 5 Freeway extending west to the Los Angeles River and along the east side of the Interstate 5 Freeway on Pasadena Avenue up to the intersection of Pasadena Avenue and N. Avenue 25 on both sides of Pasadena Avenue. Please, see the map on pages 9 – 12, identifying all the parcels in on the attached maps.

Single-family Residential Overlay

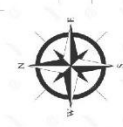
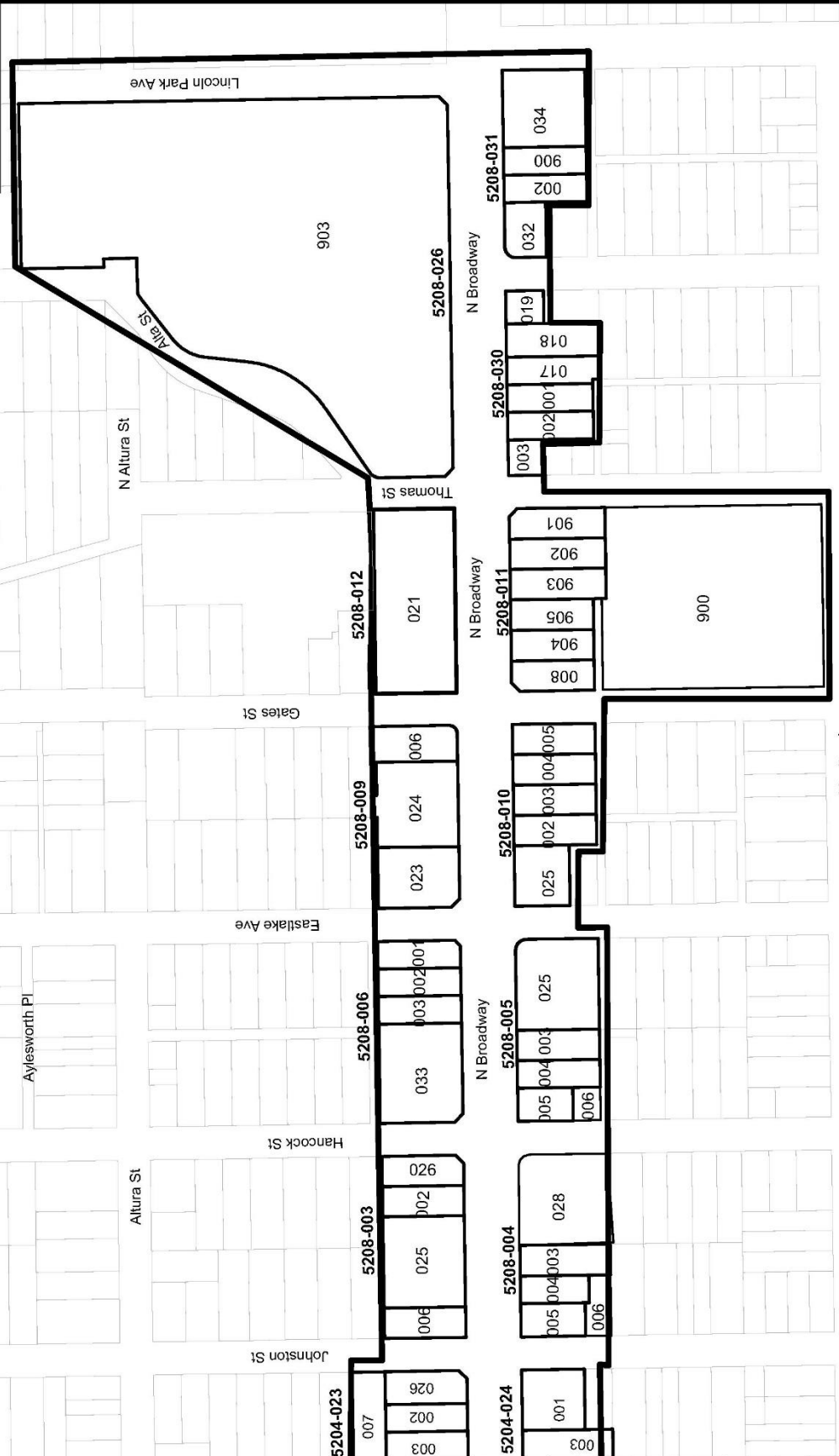
Any and all single-family residential units which are currently on commercially zoned parcels will have services, predominantly Sidewalk Operations services, allocated to their linear frontage. Marketing and promotional activities will not be provided to these residential units because there is not a desire to attract customers to these residential units. These single-family residential units are found throughout both Zones 1 and 2.



LEGEND

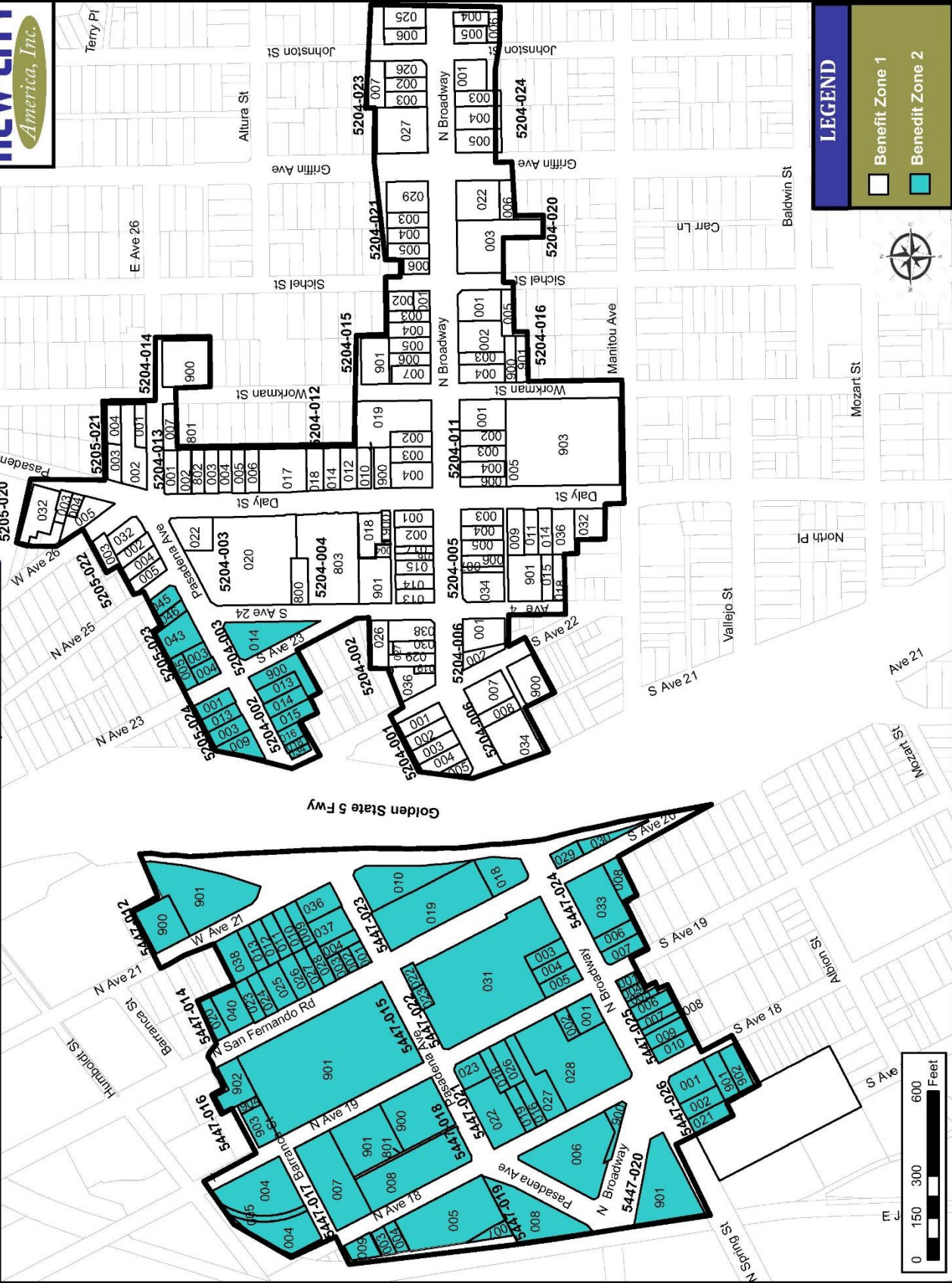
- District Parcel
- Parcel





LEGEND

- Benefit Zone 1
- Benefit Zone 2



LEGEND

- Benefit Zone 1
- Benefit Zone 2



III. RENEWED AND EXPANDED TEN-YEAR PBID WORK PLAN AND BUDGET

Overview:

The programs and activities to be funded by the renewed and expanded GLHBID will include Sidewalk Operations, District Identity/Administration Services/Contingency. The property uses within the boundaries of the District that will receive special benefits from District funded programs, services and improvements are currently a unique mix of retail, municipal, office, grocery, educational, studio, and residential with mixed use housing developments, auto service, parking lots and other neighborhood serving uses. District funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the District.

These benefits are distinct to each identified assessed parcel within the renewed and expanded GLHBID and are not provided to non-assessed parcels outside of the District. These programs, services and improvements will only be provided to each individually assessed parcel within the District boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the renewed and expanded GLHBID, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to assessed parcels within the District boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these supplemental programs and services.

The projected program special benefit cost allocation of the District assessment revenues for the 10-year District term assuming a possible 5% maximum annual assessment rate increase is shown in the Table on pages 17 and 18 of this Plan.

Work Plan Details:

The services to be provided by the renewed and expanded GLHBID are all designed to contribute to the cohesive commercial and mixed-use residential fabric and to ensure economic success and vitality of the District. The assessed parcels in the GLHBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the BID goals: to improve sanitation and beautification, minor landscaping, and to attract new and retain existing businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The following programs, services and improvements funded by the renewed and expanded GLHBID to specially benefit each individually assessed parcel within the District boundaries. GLHBID services, programs and improvements will not be provided to parcels outside the District boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

Year 1 – RENEWED AND EXPANDED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT)

Sidewalk Operations:

\$ 632,282 (Special Benefit) + \$ 12,904 (General Benefit) = \$ 645,185 (70%)

The special benefit services related to Sidewalk Operations respond to issues between the curb and property line of each parcel fronting onto a public street. Such special benefit services include but are not limited to cleaning personnel, vehicles, sidewalk power washing, security, trash disposal, sidewalk sweeping, landscaping services, graffiti removal and tree planting, sanitation and trimming.

- Landscaping services includes landscaping care, watering and weed removal services throughout the entire District at the discretion of the property owners, at a frequency determined by the Owners' Association. These services will be provided in the renewed and expanded BID as needed.
- Sanitation personnel will work on a regular basis sweeping up trash and litter from the sidewalks and gutters of the District at a frequency determined by the Owners' Association. The frequency of Benefit Zone 1 sidewalk sweeping is projected to be 5 – 6 days per week, year-round. The frequency of Benefit Zone 2 sidewalk sweeping will be done 3 – 4 days per week, based upon the needs of each benefit zone and determined by the Owners Association.
- Graffiti removal entails receiving reports of and then removal of graffiti throughout the District.
- A safety team working with the sanitation crew, will provide on-site services to ensure the safety of business, residents, customers, and property owners throughout the district.

The goal of the Sidewalk Operations work plan component is to ensure that the frontage for all identified assessed parcels are clean and well maintained, thereby creating an attractive District for the special benefit of each and every assessed District parcel. These supplemental services will assist in creating a clean and orderly environment for the special benefit of each assessed parcel in the District. A dirty environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies.

For the array of land uses within the District (i.e. retail, office, grocery, manufacturing, industrial, parking, mixed-use residential), this work plan component is designed to increase pedestrian traffic to and from the City owned parking lots as well as mass transit stops throughout the district. Each assessed parcel, including single-family residential units in both Benefit Zones, will specially benefit from the Sidewalk Operations programs which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

District Identity/Administration Services/Contingency:

\$ 270,978 (Special Benefit) + \$ 5,530 (General Benefit) = \$276,508 (30%)

The District Identity/Administration/Contingency component of the Special Benefits services strive to build the identity of the “North Broadway/Lincoln Heights” district from where it is today. Furthermore, this section of the Plan will provide staffing to oversee the special benefit services and provide a fund for delinquencies in the district annual assessment schedule. The District Identity services would include, but not be limited to:

- Maintaining and updating the website to promote available retail opportunities, identify properties for lease or for sale and promote the new programs that the GLHBID will fund.
- Funding banner programs for the main commercial corridors.
- Funding social media/public relations, website enhancement and outreach to the public.
- Funding other programs that bring a positive light to the Greater Lincoln Heights BID to benefit the individual parcel owners in the district.
- Employing strategies to increase “demand” on local retailers, commercial office space and residential units throughout the district.
- Staff and administrative services including rent, insurance, accounting, legal, utilities.
- Contingency and reserve funds for delinquencies as well as a reserve fund for capital improvement projects in the district. In addition, any annual budget surplus will be incorporated into the subsequent year’s GLHBID budget in accordance with City policy. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses carried forward in accordance with City policy.

With the District Identity special benefit services, the Owners’ Association will continue to use its website to promote the assessed renewed and expanded GLHBID parcels in an effort to increase awareness of the District as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors information about the renewed and expanded GLHBID and comply with the open meetings and records provisions of the Brown Act.

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.

The Administration Services component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land

uses within the renewed and expanded GLHBID. The Administration work plan component exists only for the purposes of the District and directly relates to the implementation of cleaning and beautification, district identity and improvement programs and services, which specially benefit each identified assessed parcel within the District boundaries.

In summary, all GLHBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the renewed and expanded BID will proportionately specially benefit from the Sidewalk Operations and District Identity/Administration Services/Contingency components of the Management Plan.

All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each assessed parcel within the boundaries of the renewed and expanded GLHBID.

PROGRAM & ACTIVITY BUDGET

Each identified assessed parcel within the renewed and expanded GLHBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of District funded services provided.

To carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$ 903,260 is projected. Since the renewed and expanded GLHBID is planned for a 10-year term, projected program costs for future years (Years 2-10) are set at the inception of the District. While future inflationary pressures, new development assessments and other program cost increases are unknown at this point, a built-in maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 10-year District term. The District shall adhere to the category budget as listed in the Management District Plan. While some variation is permissible to account for unexpected circumstances, the funding allocated to each funding category expressed as a percentage of the total budget, shall not vary by more than 10% of total budget from each year's percentage in the Management District Plan.

Any renewed and expanded variation that exceeds 10% of total budget shall be subject to review and approval of the City Clerk's office. Any surplus or unspent funds, per category, shall not accumulate year to year over the life of the GLHBID.

10 Year Special + General Benefits (Assumes max of 5% Annual Increase)

YR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON- ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	Sidewalk Operations	\$632,282	\$12,904	\$645,186	70%
2024	District Identity/Admin/Cont.	<u>\$270,978</u>	<u>\$5,530</u>	<u>\$276,508</u>	<u>30%</u>
	Total	\$903,260	\$18,434	\$921,694	100%
2	Sidewalk Operations	\$663,896	\$13,549	\$677,445	70%
2025	District Identity/Admin/Cont.	<u>\$284,527</u>	<u>\$5,807</u>	<u>\$290,334</u>	<u>30%</u>
	Total	\$948,423	\$19,356	\$967,779	100%
3	Sidewalk Operations	\$697,091	\$14,226	\$711,317	70%
2026	District Identity/Admin/Cont.	<u>\$298,753</u>	<u>\$6,097</u>	<u>\$304,850</u>	<u>30%</u>
	Total	\$995,844	\$20,323	\$1,016,167	100%
4	Sidewalk Operations	\$731,946	\$14,937	\$746,883	70%
2027	District Identity/Admin/Cont.	<u>\$313,691</u>	<u>\$6,402</u>	<u>\$320,093</u>	<u>30%</u>
	Total	\$1,045,637	\$21,339	\$1,066,976	100%
5	Sidewalk Operations	\$768,543	\$15,684	\$784,227	70%
2028	District Identity/Admin/Cont.	<u>\$329,376</u>	<u>\$6,722</u>	<u>\$336,098</u>	<u>30%</u>
	Total	\$1,097,919	\$22,406	\$1,120,325	100%
6	Sidewalk Operations	\$806,970	\$16,468	\$823,438	70%
2029	District Identity/Admin/Cont.	<u>\$345,845</u>	<u>\$7,058</u>	<u>\$352,903</u>	<u>30%</u>
	Total	\$1,152,815	\$23,526	\$1,176,341	100%
7	Sidewalk Operations	\$847,319	\$17,291	\$864,610	70%
2030	District Identity/Admin/Cont.	<u>\$363,137</u>	<u>\$7,411</u>	<u>\$370,548</u>	<u>30%</u>
	Total	\$1,210,456	\$24,702	\$1,235,158	100%
8	Sidewalk Operations	\$889,685	\$18,156	\$907,841	70%
2031	District Identity/Admin/Cont.	<u>\$381,294</u>	<u>\$7,782</u>	<u>\$389,076</u>	<u>30%</u>
	Total	\$1,270,979	\$25,938	\$1,296,917	100%
9	Sidewalk Operations	\$934,169	\$19,064	\$953,233	70%
2032	District Identity/Admin/Cont.	<u>\$400,359</u>	<u>\$8,171</u>	<u>\$408,530</u>	<u>30%</u>
	Total	\$1,334,528	\$27,235	\$1,361,763	100%

10	Sidewalk Operations	\$980,877	\$20,017	\$1,000,894	70%
2033	District Identity/Admin/Cont.	<u>\$420,377</u>	<u>\$8,580</u>	<u>\$428,957</u>	<u>30%</u>
	Total	\$1,401,254	\$28,597	\$1,429,851	100%

The Assessment Engineer (see attached Engineer’s Report) has found that the general benefits (i.e. general benefits to assessed parcels within the District), the general public and surrounding parcels outside the renewed and expanded GLHBID services and improvements (i.e. Sidewalk Operations, District Identity/Administration Services/Contingency) represent 2% of the total benefits generated and, in turn, 2% (\$18,434) of the total adjusted costs of the renewed and expanded GLHBID funded improvements, activities and services provided.

Total Year 1 adjusted costs are estimated at \$921,694. General benefits are factored at 2% of the total adjusted costs (**see Finding 2 in the attached Engineer’s Report**) with special benefits set at 98% of the total annual budget. Article XIIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit cost is computed to be \$18,434 with a resultant 98% special benefit limit computed at \$903,260.

Based on current property data and land uses, this is the maximum amount of Year 1 revenue that can be derived from property assessments from the subject District.

All programs associated with general benefits will be derived from sources other than District assessments. Sample “other” revenue sources are shown in the following Table:

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
District Assessments/Special benefit	\$903,260	98%
General Benefit	\$18,434	2%
TOTAL	\$ 921,694	100%

The renewed and expanded GLHBID assessments may increase for each individual parcel each year during the 10-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report, and adopted by the City of Los Angeles City Council.

Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of Directors, of the current GLHBID shall continue to serve in this capacity and will determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director or staff shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles.

No bonds are to be issued in conjunction with the renewed and expanded District.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 10th year of operation will be rolled over into the renewed and expanded budget or returned to stakeholders. District assessment funds may be used to pay for expenditures related to the following District renewed and expanded term. If the District is not renewed and expanded or terminated for any reason, unexpended funds will be returned to the property owners in the same proportion in which they were collected.

Manner of Collection:

Assessments for the County of Los Angeles Property shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles (Operational Calendar Years 2024-2033). The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

IV. RENEWED AND EXPANDED PBID ASSESSMENT FORMULA

The GLHBID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the GLHBID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the District, the public at large and surrounding parcels outside of the renewed and expanded GLHBID boundaries. The assessment formula has been developed to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the programs, services, and improvements to be funded by the renewed and expanded benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the renewed and expanded GLHBID.

Based on the specific needs and corresponding nature of the program activities to be funded by the renewed and expanded GLHBID (i.e., Sidewalk Operations, District Identity/Administration services/Contingency), the assessment factors on which to base assessment rates relate directly to the proportionate amount of land area, building square footage and street frontage within district boundaries.

The “Basic Benefit Units” will be expressed as a combined function of land square footage (Benefit Unit “A”), building square footage (Benefit Unit “B”) and linear frontage, (Benefit Unit “C”). Based on the shape of the renewed and expanded GLHBID, as well as the nature of the District program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of land area, street frontage and building square footage.

For the array of land uses within the District, the interactive application of land area, building square footage for commercial and residential condominium are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of District funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities.

Land Area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor, land area, should generate approximately 43% of the total first year District revenue.

Building Square Footage is a direct measure of the current and future improvements to the land area of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor, building square footage, should generate approximately 13% of the first year’s total District revenue.

Linear Frontage: is a direct measure of the current and future improvements to the frontage of each parcel and its corresponding impact or draw on District funded activities. The targeted weight of this factor, linear frontage, should generate approximately 44% of the first year’s total District revenue.

Assessing for building square footage is an appropriate gauge of the impact of employees, visitors, shoppers, and clients to a specific parcel.

Single-family residential units also will have their building square footage included in the first-year budget and this will represent less than .0010% of the first year District revenue.

Considering all identified specially benefiting parcels within the District and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor and zone are shown in the following tables:

Data generated from County records:

Land Area: 4,014,172 of assessable land area square footage
 Gross Building Square footage: 1,931,728 of assessable building square footage
 Linear Frontage: 39,882 of assessable linear frontage
 Single-family Residential Unit: 9,570 assessable building square footage

Year 1 – Projected BID Assessment Revenue

Benefit Zone	Lot size/Land Area Assessment Revenue	Linear Frontage Assessment Revenue	Building Square Footage Assessment Revenue	Single-family Residential Unit	Total First Year Revenue
1	\$300,308	\$225,837	\$96,032		\$622,177
2	\$85,206	\$172,980	\$21,940	\$957	\$281,082
Percent of total	43%	44%	13%	Less than 1%	\$903,260

The number of Benefit Units for each identified benefiting parcel within the renewed and expanded GLHBID was computed from data extracted from County Assessor records and maps as well as property verification forms mailed out to each parcel owner in the renewed and expanded District. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel.

Year 1 – Annual Assessment Rates

Benefit Zone	Lot Sq. Ft.	Linear Frontage	Building Sq. Ft.	Single-family Residential Unit Building Square Footage
1	\$0.13	\$10.00	\$0.08	\$0.10
2	\$0.05	\$10.00	\$0.03	\$0.10

Changes to Building or Land Area:

Any changes in building and land area as a result of the three land adjustments (lot, building square footage and linear frontage) including but not limited to lot splits, consolidations, subdivisions, street dedications, creation of new parcels, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development:

Other than future maximum rates with the building or land area assessment or residential condominium parcel assessment methodology delineated in this report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure to approve any such changes.

**GLHBID – 10-Year Maximum Assessment Rates
(Includes a 5% Per Year Maximum Increase)**

BENEFIT ZONE 1

	Lot Sq. Ft.	Linear Frontage	Building Sq. Ft.	Single-Family Residential
Y1	\$ 0.130	\$ 10.000	\$ 0.080	\$ 0.100
Y2	\$ 0.137	\$ 10.500	\$ 0.084	\$ 0.105
Y3	\$ 0.143	\$ 11.025	\$ 0.088	\$ 0.110
Y4	\$ 0.150	\$ 11.576	\$ 0.093	\$ 0.116
Y5	\$ 0.158	\$ 12.155	\$ 0.097	\$ 0.122
Y6	\$ 0.166	\$ 12.763	\$ 0.102	\$ 0.128
Y7	\$ 0.174	\$ 13.401	\$ 0.107	\$ 0.134
Y8	\$ 0.183	\$ 14.071	\$ 0.113	\$ 0.141
Y9	\$ 0.192	\$ 14.775	\$ 0.118	\$ 0.148
Y10	\$ 0.202	\$ 15.513	\$ 0.124	\$ 0.155

BENEFIT ZONE 2

	Lot Sq. Ft.	Linear Frontage	Building Sq. Ft.	Single-Family Residential
Y1	\$ 0.050	\$ 10.000	\$ 0.030	\$ 0.100
Y2	\$ 0.053	\$ 10.500	\$ 0.032	\$ 0.105
Y3	\$ 0.055	\$ 11.025	\$ 0.033	\$ 0.110
Y4	\$ 0.058	\$ 11.576	\$ 0.035	\$ 0.116
Y5	\$ 0.061	\$ 12.155	\$ 0.036	\$ 0.122
Y6	\$ 0.064	\$ 12.763	\$ 0.038	\$ 0.128
Y7	\$ 0.067	\$ 13.401	\$ 0.040	\$ 0.134
Y8	\$ 0.070	\$ 14.071	\$ 0.042	\$ 0.141
Y9	\$ 0.074	\$ 14.775	\$ 0.044	\$ 0.148
Y10	\$ 0.078	\$ 15.513	\$ 0.047	\$ 0.155

SAMPLE FIRST YEAR ANNUAL BUILDING ASSESSMENT CALCULATION – Benefit Zone 1

A 5,000 sq. ft. lot area with 2,500 sq. ft. building and 50 linear feet:

5,000 lot sq. ft. x \$0.13 cents per square foot =	\$650.00 +
2,500 bldg. sq. ft. x \$0.08 cents per square foot =	\$200.00 +
50 linear feet x \$10.00 per foot =	<u>\$500.00 +</u>
TOTAL YEAR 1 ASSESSMENT:	\$1,350.00

Cost Per Month:	\$112.50
Cost Per Day:	\$3.70

SAMPLE BID FIRST YEAR ANNUAL BUILDING ASSESSMENT CALCULATION – Benefit Zone 2

A 5,000 sq. ft. lot area with 2,500 sq. ft. building and 50 linear feet:

5,000 lot sq. ft. x \$0.05 cents per square foot =	\$250.00 +
2,500 bldg. sq. ft. x \$0.03 cents per square foot =	\$75.00 +
50 linear feet x \$10.00 per foot =	<u>\$500.00 +</u>
TOTAL YEAR 1 ASSESSMENT:	\$825.00

Cost Per

Month:	\$68.75
Day:	\$2.26

Cost Per

SAMPLE SINGLE-FAMILY RESIDENTIAL UNIT PARCEL ASSESSMENT CALCULATION:

A 1,000 sq. ft. house on a commercially zone property:

1,000 sq. ft. x \$0.10 cents per square foot =	\$100.00
TOTAL YEAR 1 ASSESSMENT:	\$100.00

Cost Per

Month:	\$8.33
Day:	\$0.27

Cost Per

The complete Year 1 – assessment roll of all parcels to be assessed by this renewed and expanded GLHBID is included in this Plan as Appendix I.

V. PUBLICLY OWNED PARCELS

The State Constitution - Article 13 D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.” There are thirty-six public or utility owned parcels within the District, all of which are identified as assessable and for which special benefit services will be provided. All identified assessed parcels are owned by the City of Los Angeles, the Los Angeles Unified School District, AT&T, Southern California Gas Co and Union Pacific Railroad. The City, Unified School District, AT&T and Southern California Gas owned parcels will directly receive and proportionately benefit from improved Sidewalk Operations, District Identity and Administration Services. These identified assessed publicly owned parcels/facilities will specially benefit from District funded programs and services.

In the opinion of the Assessment Engineer, there is no clear and convincing evidence that the thirty-six publicly owned parcels will not proportionately specially benefit from District services, programs, and improvements; therefore, each publicly owned parcel will be assessed at the rates with assessments to be based on the lot square footage area and building square footage of each parcel.

Parcels that are part of a fragmented public/quasi-publicly owned Right of Way corridor are used for an active commuter rail line. From an assessment viewpoint, rail lines/ROWs, public utility ROWs and public streets are not conferred special benefits from Greater Lincoln Heights BID activities, services, and improvements and thus, are not assessed. Based on this finding, this parcel shall be exempt from renewed and expanded district assessments.

The Table below lists all publicly owned parcels within the renewed and expanded Greater Lincoln Heights BID and their Year 1 assessment amounts:

City of Los Angeles Publicly Owned Parcels

APN	Public Agency	Site Address	Annual Assessment	Percent
5204-003-800	AT &T		\$ 1,887.00	0.21%
5204-004-803T	AT &T		\$ 17,540.49	1.94%
		Total	\$ 19,427.49	2.15%
5204-002-900	L A CITY	PASADENA AVE	\$ 3,467.69	0.38%
5204-004-901	L A CITY	154 S AVENUE 24	\$ 3,616.75	0.40%
5204-005-901	L A CITY	216 S AVENUE 24	\$ 3,774.00	0.42%
5204-006-900	L A CITY		\$ 3,015.00	0.33%
5204-011-903	L A CITY		\$ 28,093.20	3.11%
5204-012-900	L A CITY		\$ 1,731.00	0.19%
5204-014-900	L A CITY		\$ 8,092.21	0.90%

5204-015-901	L A CITY	2416 WORKMAN ST	\$ 3,145.00	0.35%
5204-016-900	L A CITY		\$ 1,258.00	0.14%
5204-016-901	L A CITY		\$ 1,258.00	0.14%
5208-031-900	L A CITY		\$ 1,475.00	0.16%
5447-015-901	L A CITY	140 N AVENUE 19	\$ 26,301.89	2.91%
5447-016-902	L A CITY		\$ 1,773.75	0.20%
5447-016-903	L A CITY		\$ 1,324.00	0.15%
5447-016-904	L A CITY	1913 BARRANCA ST	\$ 136.00	0.02%
5447-018-900	L A CITY	1831 PASADENA AVE	\$ 6,299.00	0.70%
5447-018-901	L A CITY		\$ 4,165.60	0.46%
5447-020-900	L A CITY		\$ 3,375.95	0.37%
5447-020-901	L A CITY	1771 SPRING ST	\$ 9,268.50	1.03%
5447-026-901	L A CITY	219 S AVENUE 18	\$ 1,095.00	0.12%
5447-026-902	L A CITY	223 S AVENUE 18	\$ 1,197.06	0.13%
		Total	\$ 113,862.60	12.61%
5204-004-900	LA DWP		\$ 889.50	0.10%
5447-012-900	LA DWP	154 N AVENUE 21	\$ 2,467.25	0.27%
5447-012-901	LA DWP	140 N AVENUE 21	\$ 6,588.30	0.73%
		Total	\$ 9,945.05	1.10%
5208-011-901	L A UNIFIED SCHOOL DIST	3333 MANITOU AVE	\$ 5,247.01	0.58%
5208-011-902	L A UNIFIED SCHOOL DIST	3333 MANITOU AVE	\$ 1,795.40	0.20%
5208-011-903	L A UNIFIED SCHOOL DIST	3333 MANITOU AVE	\$ 1,795.14	0.20%
5208-011-904	L A UNIFIED SCHOOL DIST	3333 MANITOU AVE	\$ 1,623.41	0.18%
5208-011-905	L A UNIFIED SCHOOL DIST	3333 MANITOU AVE	\$ 1,654.31	0.18%
5208-026-903	L A UNIFIED SCHOOL DIST	3501 N BROADWAY	\$ 83,472.89	9.24%
		Total	\$ 95,588.16	10.58%
5204-013-801	SO CALIF GAS CO B OF E PAR 1 MAP 149-19-66		\$ 60.30	0.01%
5204-013-802	SO CALIF GAS CO B OF E PAR 1 MAP 149-19-66		\$ 1,520.03	0.17%
		Total	\$ 1,580.33	0.17%
5447-018-801	UNION PAC R R CO OF E PAR 24 MAP 843-19-10B	PASADENA AVE	\$ 259.25	0.03%

VI. GLHBID DISTRICT GOVERNANCE

The governance or management of a BID typically requires an “Owner’s Association” to carry out the BID services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. This includes preparation of an Annual Report to the City Council on the GLHBID activities for the past fiscal year and those renewed and expanded for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the GLHBID boundaries, benefit zones, assessment formula or GLHBID programs and activities, all subject to public notification and, in some cases petition/balloting requirements. The previous BID districts, since 2008, have been operated and managed by the Lincoln Heights Benefit Association of Los Angeles, a public benefit corporation which has served in the capacity of the “Owners Association” as required in the PBID Law. Meetings of the Owner’s Association and its standing Committees shall be subject to the relevant provisions of the State of California “Brown Act” regarding open records and open meetings.

VII. RENEWED AND EXPANDED RULES AND REGULATION APPLIED TO THE DISTRICT

There are no specific rules or regulations applied to this Greater Lincoln Heights BID or its Owners’ Association.

VII. IMPLEMENTATION TIMETABLE

The renewal and expansion of the GLHBID is expected to begin operation by January 1, 2024. To meet this goal, the following procedural timeline is renewed and expanded:

<u>Date</u>	<u>Action/Task</u>
January 2021	Greater Lincoln Heights property owners meet to discuss the renewal process
June 2022	Data for Renewed and expanded district submitted to the LA Clerk's office
August 2022	Renewal plan submitted to the Clerk's office for review
September 2022	Final plan approved by the City Clerk
October 2022	Management Plan and Engineer's report has been approved by the City Clerk, launch petition drive to get 50% weighted support to initiate Resolution of Intention by the City Council
November 2022	Submit petition threshold to the City Clerk from the Greater Lincoln Heights BID Steering Committee
May 2022	Resolution of Intent to form the renewed and expanded BID adopted by the City Council, assessment ballot proceeding initiated, ballots mailed out by the City Clerk
July 2023	Public hearing, mail ballot procedure concludes, ballots counted at the publicly noticed public hearing. If weighted returned ballots support the renewal the LA City Council adopts a Resolution of Formation, the renewed and expanded Greater Lincoln Heights BID is formed
August 2023	LA City transfers renewed and expanded Greater Lincoln Heights BID data to County assessor to include the Assessments on the FY 23 property tax bills
January 2024	First assessments transferred from City to the current Owners Association/District Management Corporation

APPENDIX 1

APN	Annual Assessment		
5204-001-001	\$3,914.79	5204-005-034	\$5,466.06
5204-001-002	\$1,982.39	5204-005-036	\$2,804.80
5204-001-003	\$2,272.07	5204-005-901	\$3,774.00
5204-001-004	\$2,030.90	5204-006-001	\$4,766.70
5204-001-005	\$857.90	5204-006-002	\$2,949.22
5204-002-013	\$1,133.00	5204-006-007	\$5,845.50
5204-002-014	\$113.80	5204-006-008	\$1,673.80
5204-002-015	\$1,216.37	5204-006-034	\$7,847.28
5204-002-016	\$205.00	5204-006-900	\$3,015.00
5204-002-018	\$88.50	5204-011-001	\$6,372.24
5204-002-019	\$672.88	5204-011-002	\$1,908.44
5204-002-026	\$2,325.16	5204-011-003	\$2,238.04
5204-002-027	\$87.75	5204-011-004	\$2,374.90
5204-002-029	\$2,154.85	5204-011-005	\$42.90
5204-002-030	\$1,855.50	5204-011-006	\$3,150.60
5204-002-034	\$397.78	5204-011-903	\$28,093.20
5204-002-036	\$3,403.84	5204-012-002	\$2,122.60
5204-002-038	\$4,853.48	5204-012-003	\$2,211.00
5204-002-900	\$3,467.69	5204-012-004	\$4,529.60
5204-003-014	\$9,962.37	5204-012-010	\$1,661.00
5204-003-020	\$23,759.10	5204-012-012	\$1,925.88
5204-003-022	\$5,004.76	5204-012-014	\$2,293.80
5204-003-800	\$1,887.00	5204-012-018	\$2,081.99
5204-004-001	\$4,156.60	5204-012-019	\$9,695.68
5204-004-002	\$2,443.93	5204-012-900	\$1,731.00
5204-004-004	\$357.50	5204-013-001	\$4,515.76
5204-004-013	\$3,343.30	5204-013-002	\$1,614.63
5204-004-014	\$2,201.01	5204-013-003	\$1,810.14
5204-004-015	\$3,241.14	5204-013-004	\$1,796.16
5204-004-016	\$1,089.01	5204-013-005	\$1,615.77
5204-004-017	\$982.69	5204-013-006	\$1,999.02
5204-004-018	\$2,745.86	5204-013-007	\$0.00
5204-004-803T	\$17,540.49	5204-013-017	\$6,594.20
5204-004-900	\$889.50	5204-013-801	\$60.30
5204-004-901	\$3,616.75	5204-013-802	\$1,520.03
5204-005-003	\$3,990.00	5204-014-900	\$8,092.21
5204-005-004	\$2,070.52	5204-015-001	\$2,342.94
5204-005-005	\$2,126.90	5204-015-002	\$2,310.98
5204-005-006	\$1,660.00	5204-015-003	\$1,652.80
5204-005-007	\$752.80	5204-015-004	\$1,828.20
5204-005-009	\$1,887.00	5204-015-005	\$1,837.24
5204-005-011	\$1,660.00	5204-015-006	\$1,823.56
5204-005-014	\$1,572.50	5204-015-007	\$4,507.80
5204-005-015	\$1,258.00	5204-015-901	\$3,145.00
5204-005-018	\$1,258.00	5204-016-001	\$5,306.29
5204-005-032	\$3,327.93	5204-016-002	\$4,827.17
		5204-016-003	\$1,770.92
		5204-016-004	\$4,528.60

5204-016-005	\$1,434.00	5208-004-006	\$1,090.10
5204-016-900	\$1,258.00	5208-004-028	\$9,208.86
5204-016-901	\$1,258.00	5208-005-003	\$1,940.10
5204-020-003	\$9,279.63	5208-005-004	\$1,631.24
5204-020-006	\$1,416.50	5208-005-005	\$2,623.92
5204-020-022	\$6,831.44	5208-005-025	\$6,405.50
5204-021-003	\$1,727.24	5208-006-001	\$3,180.46
5204-021-004	\$1,802.36	5208-006-002	\$1,782.20
5204-021-005	\$1,768.98	5208-006-003	\$1,475.00
5204-021-006	\$2,208.94	5208-006-033	\$7,071.12
5204-021-029	\$4,845.68	5208-009-006	\$3,875.89
5204-023-002	\$1,708.72	5208-009-023	\$5,249.70
5204-023-003	\$2,518.52	5208-009-024	\$4,821.64
5204-023-007	\$1,887.00	5208-010-002	\$1,763.46
5204-023-026	\$3,305.30	5208-010-003	\$2,073.30
5204-023-027	\$9,489.56	5208-010-004	\$2,020.10
5204-024-001	\$4,513.40	5208-010-005	\$3,570.50
5204-024-003	\$1,992.60	5208-010-025	\$3,545.12
5204-024-004	\$2,919.90	5208-011-008	\$3,451.89
5204-024-005	\$4,713.98	5208-011-901	\$5,247.01
5205-020-003	\$1,047.96	5208-011-902	\$1,795.40
5205-020-004	\$1,115.87	5208-011-903	\$1,795.14
5205-020-005	\$5,933.41	5208-011-904	\$1,623.41
5205-020-032	\$4,708.76	5208-011-905	\$1,654.31
5205-021-001	\$0.00	5208-012-021	\$16,665.44
5205-021-002	\$6,646.55	5208-026-903	\$83,472.89
5205-021-003	\$1,380.86	5208-030-001	\$1,664.32
5205-021-004	\$0.00	5208-030-002	\$1,652.80
5205-022-002	\$2,224.88	5208-030-003	\$2,110.99
5205-022-003	\$1,346.00	5208-030-017	\$1,784.56
5205-022-004	\$1,397.00	5208-030-018	\$2,252.35
5205-022-005	\$3,368.76	5208-030-019	\$2,106.79
5205-022-032	\$3,255.72	5208-031-002	\$2,041.40
5205-023-003	\$1,058.32	5208-031-032	\$2,595.62
5205-023-004	\$2,018.74	5208-031-034	\$7,982.08
5205-023-005	\$880.26	5208-031-900	\$1,475.00
5205-023-043	\$2,201.35	5447-012-900	\$2,467.25
5205-023-045	\$1,998.90	5447-012-901	\$6,588.30
5205-023-046	\$695.37	5447-014-001	\$1,630.23
5205-024-001	\$255.50	5447-014-002	\$643.10
5205-024-003	\$1,115.07	5447-014-003	\$833.29
5205-024-009	\$157.70	5447-014-004	\$799.00
5205-024-013	\$885.00	5447-014-009	\$136.50
5208-003-002	\$2,090.76	5447-014-010	\$1,142.75
5208-003-006	\$3,501.80	5447-014-011	\$857.75
5208-003-025	\$5,493.40	5447-014-012	\$1,292.21
5208-003-026	\$3,073.90	5447-014-013	\$1,292.21
5208-004-003	\$1,940.52	5447-014-020	\$1,002.71
5208-004-004	\$1,312.50	5447-014-023	\$835.90
5208-004-005	\$3,450.60	5447-014-024	\$981.22

5447-014-025	\$1,707.80	5447-024-029	\$2,452.35
5447-014-026	\$1,300.90	5447-024-030	\$2,992.00
5447-014-027	\$835.90	5447-024-033	\$6,737.20
5447-014-028	\$1,055.41	5447-025-001	\$1,470.40
5447-014-036	\$3,120.40	5447-025-004	\$724.44
5447-014-037	\$1,821.05	5447-025-005	\$479.50
5447-014-038	\$2,183.50	5447-025-006	\$994.26
5447-014-040	\$2,425.20	5447-025-007	\$690.36
5447-015-901	\$26,301.89	5447-025-008	\$460.80
5447-016-902	\$1,773.75	5447-025-009	\$1,036.92
5447-016-903	\$1,324.00	5447-025-010	\$2,563.99
5447-016-904	\$136.00	5447-026-001	\$3,423.17
5447-017-004	\$10,267.00	5447-026-002	\$1,220.31
5447-017-005	\$483.15	5447-026-021	\$957.00
5447-018-007	\$8,910.15	5447-026-901	\$1,095.00
5447-018-008	\$7,900.25	5447-026-902	\$1,197.06
5447-018-801	\$259.25		
5447-018-900	\$6,299.00		
5447-018-901	\$4,165.60		
5447-019-003	\$755.00		
5447-019-004	\$793.75		
5447-019-005	\$6,815.50		
5447-019-007	\$251.20		
5447-019-008	\$6,569.96		
5447-019-009	\$1,478.70		
5447-020-006	\$11,878.46		
5447-020-900	\$3,375.95		
5447-020-901	\$9,268.50		
5447-021-001	\$2,841.85		
5447-021-002	\$753.48		
5447-021-016	\$730.00		
5447-021-018	\$730.00		
5447-021-019	\$766.50		
5447-021-022	\$7,192.63		
5447-021-023	\$2,440.40		
5447-021-026	\$1,095.00		
5447-021-027	\$2,592.00		
5447-021-028	\$10,542.45		
5447-022-003	\$1,080.75		
5447-022-004	\$1,185.21		
5447-022-005	\$2,454.28		
5447-022-022	\$1,686.86		
5447-022-023	\$1,103.25		
5447-022-031	\$22,248.75		
5447-023-010	\$3,861.40		
5447-023-018	\$3,178.45		
5447-023-019	\$9,499.87		
5447-024-006	\$957.00		
5447-024-007	\$2,488.38		
5447-024-008	\$1,348.59		

Attachment 1

ASSESSMENT ENGINEER'S
REPORT