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June 27, 2023

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

Council Districts 10

REGARDING:

THE GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR (PROPERTY  
BASED) BUSINESS IMPROVEMENT DISTRICT'S 2023 FISCAL YEAR ANNUAL  
PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's ("District") 2023 fiscal year (CF 21-1077). 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 Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's Annual Planning Report for the 2023 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

**BACKGROUND**

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District was established on July 8, 2019 by and through the City Council's adoption of Ordinance No. 186233 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 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 16, 2022, 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

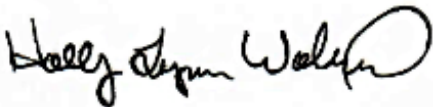
There is no impact to the General Fund associated with this action.

### RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2023 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2023 budget concurs with the intentions of the Greater Leimert Park Village/Crenshaw Corridor 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 Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2023 fiscal year, pursuant to the State Law.

Sincerely,



Holly L. Wolcott

City Clerk

Attachment:

Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2023 Fiscal Year Annual Planning Report

June 27, 2023

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

Subject: Greater Leimert Park Village/Crenshaw Corridor PBID 2023 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 Greater Leimert Park Village/Crenshaw Corridor Business Improvement District has caused this Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Annual Planning Report to be prepared at its meeting on November 16, 2022.

This report covers proposed activities of the Greater Leimert Park Village/Crenshaw Corridor BID from January 1, 2023 through December 31, 2023.

Sincerely,

*Misty Iwatsu*

Misty Iwatsu  
BID Executive Director  
Greater Leimert Park Village & Crenshaw Corridor Business Improvement District

Greater Leimert Park  
Village/Crenshaw Corridor  
Business Improvement District

2023 Annual Planning Report

**District Name**

This report is for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District (District). The District is operated by Community Build, Incorporated, a California non-profit corporation.

**Fiscal Year of Report**

The report applies to the 2023 Fiscal Year. The District Board of Directors approved the 2023 Annual Planning Report at the November 16, 2022 Board of Director's meeting.

**Boundaries**

There are no changes to the District boundaries for 2023.

**Benefit Zones**

There are no changes to the District's benefit zone(s) for 2023.

**2023 IMPROVEMENTS, ACTIVITIES AND SERVICES**

**Clean and Safe: \$447,189.32 (77.56%)**

This program will consist of clean streets programs including sidewalk cleaning, graffiti removal, trash collection and removal, tree trimming, and landscape maintenance and enhanced safety/Community Ambassador services.

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\$254,928.06 additional Funds collected in 2020-2022 will be spent annually in the Clean & Safe program. \$127,464.03 in 2023, and \$127,464.03 in 2024.

**Marketing: \$64,806.70 (11.24%)**

This program will tell the story of the District, its history, its cultural attractions, and its ongoing improvements, and will consist of developing a website, a newsletter and collateral material promoting the District. It will also include public and media relations and the development of District branding elements.

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\$36,944.19 additional Funds collected in 2020-2022 will be spent annually in the marketing program. \$18,472.10 in 2023, and \$18,472.10 in 2024.

**Management, Reserve & City Fees: \$64,576.08 (11.20%)**

Cost to oversee BID contracts, preparation of quarterly and annual reports, facilitation of community development and public policy efforts and promotion of the District. Also includes administration and office costs, financial statement and tax preparation contract cost and city / county fees.

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\$36,812.72 additional Funds collected in 2020-2022 will be spent annually in the Management, Reserve & City Fees program. \$18,406.36 in 2023, and \$18,406.36 in 2024.

**Total Estimate of Cost for 2023**

A breakdown of the total estimated 2023 budget is attached to this report as **Appendix A.**

**Method and Basis of Levying the Assessment**

Annual assessments are based upon an allocation of program costs and a calculation of assessable square footage. Assessments are determined by parcel square footage, building square footage and linear frontage. The assessment rates for 2023 are as follows:

Zone 1

Parcel: \$0.0331 per square foot  
Building: \$0.0967 per square foot  
Frontage: \$4.3176 per linear foot

Zone 1 Govt

Parcel: \$0.0291 per square foot  
Building: \$0.0862 per square foot  
Frontage: \$3.8099 per linear foot

Zone 2

Parcel: \$0.0083 per square foot  
Building: \$0.0097 per square foot  
Frontage: \$2.2942 per linear foot

**(There is No CPI increase for 2023)**

**Surplus Revenues: \$328,684.97**

The surplus will be spent in accordance with the newly modified MDP/ER. Leimert Park/Crenshaw Corridor recently restarted BID operations in September. The excess funds will be spread out over the next two years. Since March 2020, services in the Greater Leimert

Park Village/Crenshaw Corridor Business Improvement District have been paused. The previous BID manager released stewardship of the BID due to Covid Pandemic related hardships and a new board was formed to assume management of the BID.

Clean & Safe- \$254,928.06 additional Funds collected in 2020-2022 will be spent annually in the Clean & Safe program. \$127,464.03 in 2023, and \$127,464.03 in 2024.

Marketing- \$36,944.19 additional Funds collected in 2020-2022 will be spent annually in the marketing program. \$18,472.10 in 2023, and \$18,472.10 in 2024.

Management, Reserve, City Fees- \$36,812.72 additional Funds collected in 2020-2022 will be spent annually in the Management, Reserve & City Fees program. \$18,406.36 in 2023, and \$18,406.36 in 2024.

### **Anticipated Deficit Revenues**

There are no deficit revenues that will be carried over to 2023.

### **Contribution from Sources other than assessments: \$14,001.00**

General Benefit

**APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Greater Leimert Park Village/Crenshaw Corridor BID- FY 2023**

	<b>Zone 1</b>	<b>Zone 2</b>	<b>Total</b>	
<b>2023 Assessments</b>	\$187,108.90	\$46,777.23	<b>\$233,886.13</b>	
<b>Estimated Carryover from 2022</b>	\$262,947.98	\$65,736.99	<b>\$328,684.97</b>	
<b>Other Income</b>	\$11,200.80	\$2,800.20	<b>\$14,001.00</b>	
<b>Total Estimated Revenues</b>	<b>\$461,257.68</b>	<b>\$115,314.42</b>	<b>\$576,572.10</b>	
<b>2023 Estimated Expenditures</b>				<b>Pct.</b>
<b>Clean and Safe</b>	\$357,751.46	\$89,437.86	<b>\$447,189.32</b>	<b>77.56%</b>
<b>Marketing</b>	\$51,845.36	\$12,961.34	<b>\$64,806.70</b>	<b>11.24%</b>
<b>Management, Reserve &amp; City Fees</b>	\$51,660.86	\$12,915.22	<b>\$64,576.08</b>	<b>11.20%</b>
<b>Total Estimated Expenditures</b>	<b>\$461,257.68</b>	<b>\$115,314.42</b>	<b>\$576,572.10</b>	<b>100%</b>