

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

94-1949

January 11, 1999

PLACE IN FILES

JAN 14 1999

DEPUTY

City Administrative Officer
Chief Legislative Analyst
City Attorney
City Clerk, J. Michael Carey
cc: Special Assessments
Attn: Mike Vitkiewicz

RE: ORDINANCE LEVYING SPECIAL ASSESSMENT FOR THE WILSHIRE CENTER BUSINESS
IMPROVEMENT DISTRICT FOR THE PERIOD JANUARY 1, 1999 THROUGH DECEMBER
31, 1999

At the meeting of the Council held January 5, 1999, the following
action was taken:

Attached report adopted.....	_____
" motion " ().....	_____
" resolution " ().....	_____
Ordinance adopted.....	<u>X</u>
Motion adopted to approve Committee report	_____
" " " " " communication.....	_____
To the Mayor FORTHWITH.....	_____
Ordinance Number.....	<u>172399</u>
Publication date.....	<u>1-13-99</u>
Effective date.....	<u>2-13-99</u>
Mayor vetoed.....	_____
Mayor approved.....	<u>1-8-99</u>
Mayor failed to act - deemed approved.....	_____

J. Michael Carey
City Clerk
jr

steno\941949



ORDINANCE NO. _____

An Ordinance of the City of Los Angeles levying a special assessment upon businesses located within the Wilshire Center Business Improvement District (the "District") for the fiscal and program year beginning January 1, 1999 through December 31, 1999 ("Fiscal Year 1999"), as provided for in Section 36500 et seq. of the California Streets and Highways Code (the "Act") and City Ordinance 170,755.

WHEREAS, during a public meeting on December 15, 1998 the City Council of the City of Los Angeles adopted a Resolution of Intention to approve the Annual Report for the District for fiscal year 1999; and

WHEREAS, during the same public meeting the City Council did declare its intention to provide for the levy of a special benefit assessment upon businesses operating within the District during fiscal year 1999; and

WHEREAS, the adoption of this Ordinance follows the annual public hearing required to levy assessments for the subject fiscal year, as provided for in Section 36535 of the Act,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and declares that:

- a. Pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council on December 15, 1998 adopted a Resolution of Intention to provide for the levy of a special assessment upon businesses operating within the District during the District's 1999 fiscal year.
- b. At said meeting, and at the required annual public hearing, any written and verbal evidence regarding the levying of the assessment was received and considered by the City Council.
- c. There was no majority protest by the business owners to be assessed, or by the public affected by the proposed assessment, as defined in Section 36525 of the Act.
- d. A special assessment for the District's 1999 fiscal year is hereby authorized to be levied on businesses located within the boundaries of the District.

Section 2. Description of the District. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west. Included within the boundaries are all streets adjacent to Wilshire Boulevard between Sixth Street and Seventh Street, as well as those portions of Sixth Street and Seventh Street located between Wilton Place and Hoover Street. The boundaries of the District are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 3. Use of Revenue. The purposes for which the funds raised by said assessment may be used, shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive, which may include, but are not limited to: streetscape and landscape maintenance; supplemental security services; destination marketing, and District public relations.

Section 4. Assessment Calculation. Assessments will be levied in the amounts and according to the calculations set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Collection of Assessment. The assessment authorized by this Ordinance shall be billed and collected by the City, with all funds collected to be placed in the special trust fund known as the Wilshire Center Business Improvement District Fund. This will be accomplished by mailing assessment notices ("Statement of Assessment Due"), with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. New businesses which commence operations within the District during the District's fiscal year 1999 shall not be exempt from such assessments and may be assessed a prorated amount, based upon the number of whole months remaining in the District's fiscal year. All interest and other earnings attributable to assessments deposited in the special fund shall be credited to the Fund.

Section 6. Penalty for Delinquent Payment. No business owner shall fail to pay or refuse to pay the assessment hereby imposed. Any business owner who fails to pay the assessment levied shall first receive a notice of failure to pay and thirty (30) calendar days to remit the full amount due. If the business owner fails to pay at that time, the City shall add a penalty of ten percent (10%) of the assessment amount on the last calendar day of each month after the date due thereof, providing however that the penalty amount to be added shall not exceed one hundred percent (100%) of the base assessment amount. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction.

Section 7. Adoption and Publication of Ordinance. The City Clerk shall certify the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles on

_____ and was adopted at its meeting of _____.

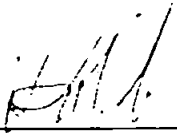
Approved as to Form and Legality

J. MICHAEL CAREY, City Clerk

11.04.1999

JAMES K. HAHN, City Attorney

RICHARD J. RIORDAN, Mayor



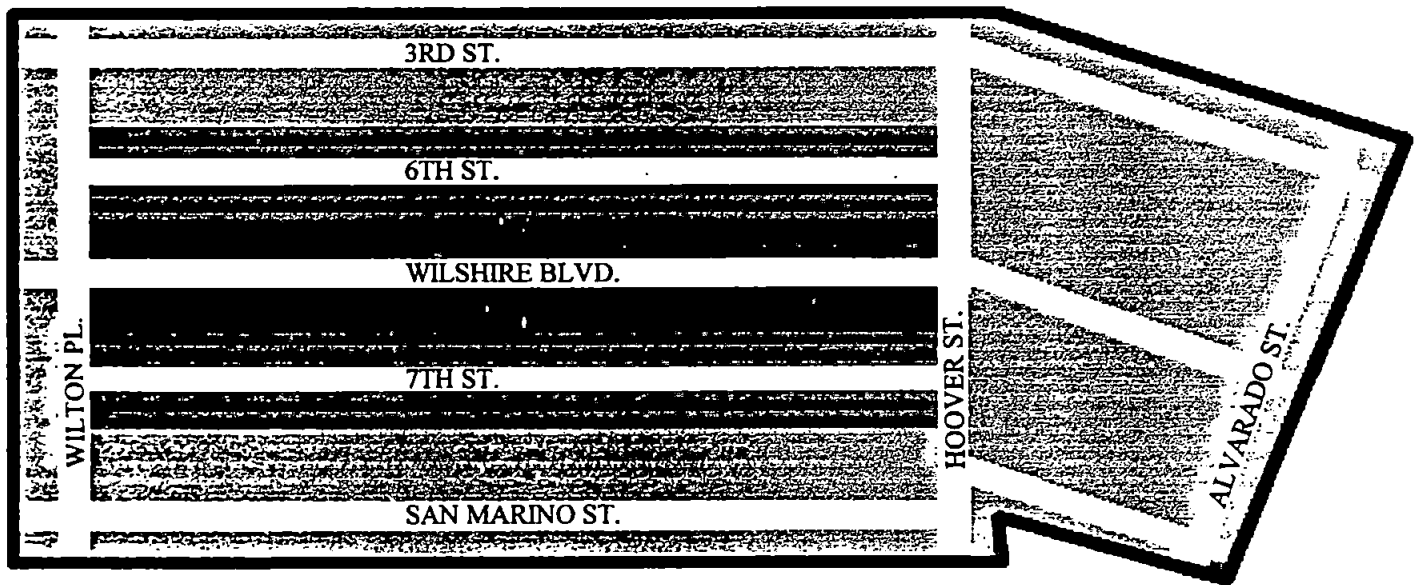
PATRICIA V. TUBERT
Senior Assistant City Attorney

Council File No. 94-1949

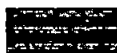
MVBIDWC99P2

W i l s h i r e C e n t e r

BUSINESS IMPROVEMENT DISTRICT



ZONE A
Existing Assessments



ZONE A
Proposed Assessments
Expansion Area



ZONE B



BOUNDARY



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1999

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of leasable building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

Mayor's Time Stamp

RECEIVED

'99 JAN -7 AM 10:44

DEPUTY MAYOR

TIME LIMIT FILES
ORDINANCE

City Clerk's Time Stamp

RECEIVED
CITY CLERK'S OFFICE

99 JAN -7 AM 10:40

CITY CLERK

BY

COUNCIL FILE NUMBER 94-1949

COUNCIL DISTRICTS 10

COUNCIL APPROVAL DATE January 5, 1999

LAST DAY FOR MAYOR TO ACT

JAN 19 1999

ORDINANCE TYPE: Ord of Intent Zoning Personnel General

 xx Improvement LAMC LAAC CU or Var Appeals - CPC No

SUBJECT MATTER: ORDINANCE LEVYING SPECIAL ASSESSMENT FOR THE WILSHIRE CENTER BUSINESS
IMPROVEMENT DISTRICT FOR THE PERIOD JANUARY 1, 1999 THROUGH DECEMBER 31, 1999

RECOMMENDATIONS:

APPROVED DISAPPROVED

PLANNING COMMISSION

DIRECTOR OF PLANNING

CITY CLERK

 X

CITY ATTORNEY

 X

CHAIR, CED COMMITTEE

 X

OTHER:

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO:

JAN 08 1999

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 29

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR JAN 08 1999 ORDINANCE NO. 172399

DATE PUBLISHED JAN 13 1999 DATE POSTED EFFECTIVE DATE FEB 13 1999

ORD OF INTENT: HEARING DATE ASSESSMENT CONFIRMATION

RECEIVED
CITY CLERK'S OFFICE

99 JAN -8 PM 4: 19

BY CITY CLERK
DEPUTY

135344

99 JAN 8 PM 4: 19

99 JAN 8 PM 4: 19

RECEIVED

ORDINANCE NO.

172399

An Ordinance of the City of Los Angeles levying a special assessment upon businesses located within the Wilshire Center Business Improvement District (the "District") for the fiscal and program year beginning January 1, 1999 through December 31, 1999 ("Fiscal Year 1999"), as provided for in Section 36500 et seq. of the California Streets and Highways Code (the "Act") and City Ordinance 170,755.

WHEREAS, during a public meeting on December 15, 1998 the City Council of the City of Los Angeles adopted a Resolution of Intention to approve the Annual Report for the District for fiscal year 1999; and

WHEREAS, during the same public meeting the City Council did declare its intention to provide for the levy of a special benefit assessment upon businesses operating within the District during fiscal year 1999; and

WHEREAS, the adoption of this Ordinance follows the annual public hearing required to levy assessments for the subject fiscal year, as provided for in Section 36535 of the Act,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and declares that:

- a. Pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council on December 15, 1998 adopted a Resolution of Intention to provide for the levy of a special assessment upon businesses operating within the District during the District's 1999 fiscal year.
- b. At said meeting, and at the required annual public hearing, any written and verbal evidence regarding the levying of the assessment was received and considered by the City Council.
- c. There was no majority protest by the business owners to be assessed, or by the public affected by the proposed assessment, as defined in Section 36525 of the Act.
- d. A special assessment for the District's 1999 fiscal year is hereby authorized to be levied on businesses located within the boundaries of the District.

Section 2. Description of the District. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west. Included within the boundaries are all streets adjacent to Wilshire Boulevard between Sixth Street and Seventh Street, as well as those portions of Sixth Street and Seventh Street located between Wilton Place and Hoover Street. The boundaries of the District are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 3. Use of Revenue. The purposes for which the funds raised by said assessment may be used, shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive, which may include, but are not limited to: streetscape and landscape maintenance; supplemental security services; destination marketing, and District public relations.

Section 4. Assessment Calculation. Assessments will be levied in the amounts and according to the calculations set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Collection of Assessment. The assessment authorized by this Ordinance shall be billed and collected by the City, with all funds collected to be placed in the special trust fund known as the Wilshire Center Business Improvement District Fund. This will be accomplished by mailing assessment notices ("Statement of Assessment Due"), with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. New businesses which commence operations within the District during the District's fiscal year 1999 shall not be exempt from such assessments and may be assessed a prorated amount, based upon the number of whole months remaining in the District's fiscal year. All interest and other earnings attributable to assessments deposited in the special fund shall be credited to the Fund.

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Section 7. Adoption and Publication of Ordinance. The City Clerk shall certify the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles on

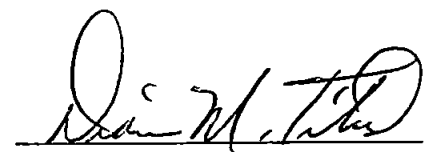
JAN 05 1999


and was adopted at its meeting of JAN 05 1999


Approved as to Form and Legality

JAN 04 1999

JAMES K. HAHN, City Attorney


J. MICHAEL CAREY, City Clerk

 **JAN 08 1999**
RICHARD J. RIORDAN, Mayor


KENNETH CIRLIN
Assistant City Attorney

Council File No. 94-1949

MVBIDWC99P2

W i l s h i r e C e n t e r

BUSINESS IMPROVEMENT DISTRICT

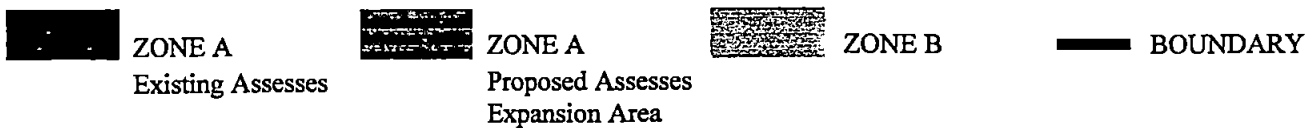
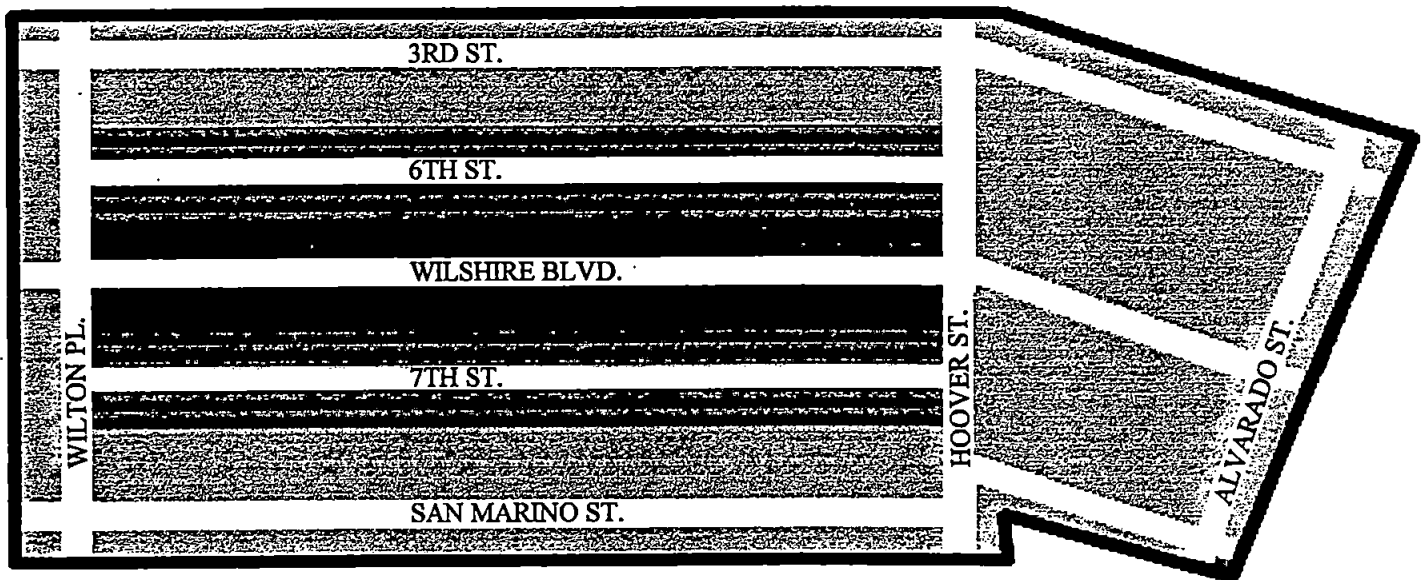


EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1999

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of leasable building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

J. MICHAEL CAREY
CITY CLERK

PAT HEALY
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK

ROOM 607, CITY HALL EAST
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 473-5212

ITEM# 9 JAN. 5, 1999
CF 94-1949

BALLOT TABULATION AND PROTEST CERTIFICATION

WILSHIRE CENTER Business Improvement District

SECTION 1. Results of mail ballot tabulation, as required pursuant to California Constitution Article XIIIID.
Not required (tenant/business based assessment) ☒

Ballots Received	Weighted Value
Opposing ("no") ballots:	\$ _____
Supporting ("yes") ballots:	\$ _____

The weighted value of the supporting ballots exceeds _____ does not exceed _____ the dollar value of the opposing ballots; a majority protest as defined in Section 4(e) of Article XIIIID is _____ is not _____ found to exist and the proposed assessment may _____ may not _____ be authorized by the City Council at this time, subject to Section 2, below, as applicable.

SECTION 2. Results of written protest tabulation, as required pursuant to Section 36500 et seq. ☒ / Section 36600 et seq. _____ of the California Streets and Highways Code.

Number of valid protests received 1 Total Value \$ 12,818.37

Protest Value	\$ <u>12,818.37</u>	$= 0.020147 = 2.01$ % protest level
Total Assessment	\$ <u>636,245.95</u>	

The tabulated protest level does _____ does not ☒ exceed the upper limit as defined in the legislation; a majority protest as defined in Section 36525(a) ☒ Section 36625(a) _____ of the California Streets and Highways Code is _____ is not ☒ found to exist and the proposed assessment may ☒ may not _____ be authorized by the City Council at this time, subject to Section 1, above, as applicable.

BY:

APPROVED:

Mike Vitale

Deputy City Clerk

J. Michael Carey
J. MICHAEL CAREY
City Clerk

1-5-99
Date

JAN 05 1999 - Pub. Hrg. Closed -
- No Appeals - Ord adopted

1-5-99
Date



J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

94-1949 A1905
Box # 8143.

BY
me

CITY CLERK

98 DEC 29 PM 3:28

RECEIVED
CITY CLERK'S OFFICE

3/11

DECLARATION OF PROTEST AGAINST BUSINESS IMPROVEMENT DISTRICT
PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE, SEC. 36500 AND 36600, ET SEQ. AND CITY ATTORNEY REPORT R95-0102

Name of District: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT

I hereby protest the continued operation of the Business Improvement District listed above. I am opposed to the continued operation of the District for the following reason(s):

SEE ATTACHED LETTER

I certify that I am the owner of the business or property listed below. I am a person engaged in a business legally licensed with the City of Los Angeles, or the owner of record of real property as shown on the current Los Angeles County Assessor tax roll, and the business or property is now located or operating within the boundaries of the business improvement district listed above. I have read and understand this Declaration of Protest in its entirety.

COMMONWEALTH ENTERPRISES

Business Name (or)

Property Assessors Parcel Number(s)

600 South Commonwealth Avenue, Suite 1250
Los Angeles CA 90005

Business Address (or)

Property Address

116582-68 & 363248-82

City of Los Angeles Business License #
(Business Tax Registration Certificate)

ARTHUR BLECH

Your Name (print)

Arthur Blech

Your Signature

12/28/98

Date

NOTES:

- (1) "Person" means all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, Massachusetts business or common law trusts, societies and individuals engaged in any business as defined herein, in the City of Los Angeles.
- (2) "Engaged in a business" means the conducting, operating, managing or carrying on of a business, whether done as owner, or by means of an officer, agent, manager, employee, servant, or lessee of any of them.
- (3) Businesses not legally licensed with the City of Los Angeles, as well as any business or property located outside of the boundaries of the proposed district, are not eligible to submit a protest petition and any petition so submitted will be considered invalid.

Return the completed form to:

Office of the City Clerk, Council and Public Services, City Hall, Room 615, 200 North Main Street, Los Angeles, CA 90012
or fax the form to (213) 237-0636.

CITY CLERK USE ONLY

RECEIVED

DEC 30 1998

SPECIAL ASSESS. DATE

FORM 8AU143B REV.0698

VALUE

Michael Carey
DEPUTY CITY CLERK

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste



RECEIVED

DEC 30 1998

SPECIAL ASSESS.

DECLARATION OF PROTEST AGAINST BUSINESS
IMPROVEMENT DISTRICT

RECEIVED
CITY CLERK'S OFFICE
98 DEC 29 PM 3:28
BY _____
CITY CLERK
OFFICE

I hereby protest the inclusion of my office building in the continued operation of the Wilshire Center Business Improvement District. My office building serves as the headquarters of the County's Superior Court, Civil West and the Municipal Court for the Dependency Division of the County of Los Angeles. All assessments are passed on to the County for reimbursement. I am presently paying for the office building the following taxes annually:

Property Tax	\$185,812
Business Licenses	\$ 9,614
High Rise Inspection fee	\$ 3,780
Elevator Inspection fee	\$ 2,673

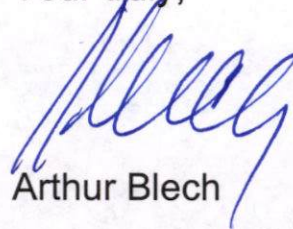
Your assessment against my office building, if included in the Improvement District, would amount to approximately \$11,900 annually which would be passed on to the County of Los Angeles for reimbursement.

Section 3 of the Proposed Ordinance states the revenues will be used for "streetscape and landscape maintenance; supplemental security services; destination marketing and District public relations." None of these proposed services would be of any use whatsoever to my office building. While I may be interested to see any program that

improves the Wilshire Corridor (although my office building is not related to the Wilshire Corridor) the proposed assessment of \$11,900 is outrageous in the relation to a simple gesture of public spirited cooperation.

As can be seen from the above listed assessments my office building is already burdened with substantial annual charges. Adding another charge for services which are purely arbitrary and of no use to me would be prohibitive.

Your truly,



Arthur Blech

RECEIVED
CITY CLERK'S OFFICE
98 DEC 29 PM 3:08
BY _____
CITY CLERK
IDENTITY

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

When making inquiries
relative to this matter
refer to File No.

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-6705

DECLARATION OF PROTEST AGAINST BUSINESS IMPROVEMENT DISTRICT

PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE, SEC. 36500 AND 36600, ET SEQ. AND CITY ATTORNEY REPORT R95-0102

Name of District:

Wilshire Center Business District

I hereby protest the continued operation of the Business Improvement District listed above. I am opposed to the continued operation of the District for the following reason(s):

we have suffered through much loss during the recent construction & cannot afford anymore in taxes.

I certify that I am the owner of the business or property listed below. I am a person engaged in a business legally licensed with the City of Los Angeles, or the owner of record of real property as shown on the current Los Angeles County Assessor tax roll, and the business or property is now located or operating within the boundaries of the business improvement district listed above. I have read and understand this Declaration of Protest in its entirety.

Mangione, Inc.

Business Name (or)

Property Assessors Parcel Number(s)

3454 Wilshire Blvd., L.A., Ca. 90010

Business Address (or)

Property Address

188 553 - 06

City of Los Angeles Business License #
(Business Tax Registration Certificate)

Michael J. Mangione

Your Name (print)

Michael J. Mangione

Your Signature

12-28-98

Date

NOTES:

- (1) "Person" means all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, Massachusetts business or common law trusts, societies and individuals engaged in any business as defined herein, in the City of Los Angeles.
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or fax the form to (213) 237-0636

CITY CLERK USE ONLY

DEPUTY CITY CLERK

DATE

VALUE

FORM SAU143B, REV. 0698

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recycle and make from recycled materials



ARTHUR BLECH**600 S. Commonwealth Avenue, Suite 1250, Los Angeles, CA 90005****tel: (213) 386 8620 fax: (213) 480 0061****FAX COVER LETTER**

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S. Postal Service. Thank you.

PLEASE DELIVER THE FOLLOWING PAGES TO:**NAME:** OFFICE OF THE CITY CLERK**FIRM:** _____**FAX #:** 213 237 0636**FROM - NAME:** **ARTHUR BLECH****FAX #:** **(213) 480 0061****TOTAL NUMBER OF PAGES SENT (including this cover page):** FOUR**SENT ON :** 12/28/98 **TIME:** 12:15 p.m.**MESSAGE:**

DECLARATION OF PROTEST AGAINST
BUSINESS IMPROVEMENT DISTRICT.

HARDCOPY FOLLOWING BY REGULAR MAIL

PLEASE CONTACT US IMMEDIATELY AT (213) 386 8620 IF YOU DO NOT
RECEIVE ALL THE PAGES

FROM :
CITY CLERK/LRD/SHU

PHONE NO. : 213 480 0061

213-237-0674 DEC 28 1998

Dec. 28 1998 12:15PM P2
12:40 NO. 002 P. 02

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

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Council and Public Services
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Los Angeles CA 90005

Business Name (or)

Business Address (or)

Property Assessor's Parcel Number(s)

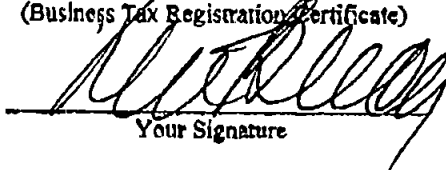
Property Address

116582-68 & 363248-82

City of Los Angeles Business License #
(Business Tax Registration Certificate)

ARTHUR BLECH

Your Name (print)



Your Signature

12/28/98

Date

NOTES:

- (1) "Person" means all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, Massachusetts business or common law trusts, societies and individuals engaged in any business as defined herein, in the City of Los Angeles.
- (2) "Engaged in a business" means the conducting, operating, managing or carrying on of a business, whether done as owner, or by means of an officer, agent, manager, employee, servant, or lessee of any of them.
- (3) Businesses not legally licensed with the City of Los Angeles, as well as any business or property located outside of the boundaries of the proposed district, are not eligible to submit a protest petition and any petition so submitted will be considered invalid.

Return the completed form to:
Office of the City Clerk, Council and Public Services, City Hall, Room 815, 200 North Main Street, Los Angeles, CA 90012
or fax the form to (213) 237-0636.

CITY CLERK USE ONLY

DEPUTY CITY CLERK

DATE

FORM 841/143B REV. 06/98

VALUE

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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DECLARATION OF PROTEST AGAINST BUSINESS
IMPROVEMENT DISTRICT

I hereby protest the inclusion of my office building in the continued operation of the Wilshire Center Business Improvement District. My office building serves as the headquarters of the County's Superior Court, Civil West and the Municipal Court for the Dependency Division of the County of Los Angeles. All assessments are passed on to the County for reimbursement. I am presently paying for the office building the following taxes annually:

Property Tax	\$185,812
Business Licenses	\$ 9,614
High Rise Inspection fee	\$ 3,780
Elevator Inspection fee	\$ 2,673

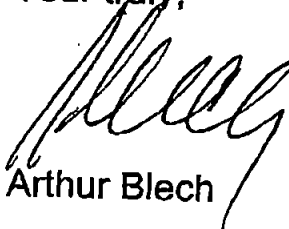
Your assessment against my office building, if included in the Improvement District, would amount to approximately \$11,900 annually which would be passed on to the County of Los Angeles for reimbursement.

Section 3 of the Proposed Ordinance states the revenues will be used for "streetscape and landscape maintenance; supplemental security services; destination marketing and District public relations." None of these proposed services would be of any use whatsoever to my office building. While I may be interested to see any program that

improves the Wilshire Corridor (although my office building is not related to the Wilshire Corridor) the proposed assessment of \$11,900 is outrageous in the relation to a simple gesture of public spirited cooperation.

As can be seen from the above listed assessments my office building is already burdened with substantial annual charges. Adding another charge for services which are purely arbitrary and of no use to me would be prohibitive.

Your truly,

A handwritten signature in cursive script, appearing to read 'A. Blech', written over the printed name.

Arthur Blech

COUNCIL VOTE

05-Jan-99 10:33:48 AM, #5

ITEM NO. (9)

Voting on Item(s): 9

Roll Call

ALATORRE	Yes
BERNSON	Yes
CHICK	Yes
FEUER	Yes
GALANTER	Yes
GOLDBERG	Absent
HERNANDEZ	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Yes
WACHS	Yes
WALTERS	Yes
*FERRARO	Yes
	Absent

Present: 13, Yes: 13 No: 0

J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

94-1949

December 23, 1998

City Administrative Officer
Chief Legislative Analyst
City Attorney

City Clerk, Executive Office
cc: Special Assessments
Attn: Mike Vitkiewicz

RE: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT RECONFIRMATION

At the meeting of the Council held December 15, 1998, the following
action was taken:

Attached report adopted	_____
Attached motion ()	_____
Resolution adopted.....	_____
Mayor concurred.....	X
FORTHWITH.....	_____
Ordinance adopted.....	_____
Motion adopted to approve attached report.....	_____
Motion adopted to approve communication recommendation.....	X
To the Mayor FORTHWITH.....	_____
Ordinance Number.....	_____
Publication date.....	_____
Effective date.....	_____
Mayor vetoed.....	_____
Mayor approved.....	_____

J. Michael Carey

City Clerk
aff
steno\941949

VF
CCT
1/31/99



23

Tues. 12-15-98

COMMUNICATION CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE FILED
#52
DEC 11 1998

TO: LOS ANGELES CITY COUNCIL

File No. 94-1949

FROM: COUNCIL MEMBER MIKE HERNANDEZ, Chair
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

	Yes	No
Public Comments	___	XX

COMMUNICATION FROM CHAIR, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE relative to the Wilshire Center Business Improvement District (BID) Reconfirmation.

Recommendations for Council action:

1. ADOPT the accompanying RESOLUTION OF INTENTION in order to proceed with the reconfirmation process, which will accomplish the following:
 - a. Approval of the Annual Report submitted by the Wilshire Center Business Improvement Corporation for the fiscal and program year beginning January 1, 1999 through December 31, 1999, including the proposed boundary expansion project.
 - b. Adoption of the Wilshire Center BID budget and program, as proposed, for the period January 1, 1999 through December 31, 1999.
 - c. Declaration of intent to levy the Wilshire Center BID special assessment for the period January 1, 1999 through December 31, 1999.
2. DIRECT the City Clerk, subject to the approval by the City Attorney as to form and legality, to prepare an Ordinance levying the assessment for the period noted in Recommendation No.1.
3. INSTRUCT the City Clerk to schedule a public hearing before the City Council regarding consideration of the Ordinance and to notify all affected parties of the hearing.
4. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute and administer a contract between the City and the Wilshire Center BID for administration of the program for the period noted in Recommendation No.1, if the Ordinance is adopted.

Fiscal Impact Statement: The City Clerk states that direct costs for Department administration of the Wilshire Center BID will be

recovered from the assessments collected. Based upon anticipated revenue of \$597,920, the Department's recoverable costs are projected to be \$11,958.40 or two percent of 1999 assessment revenue.

SUMMARY:

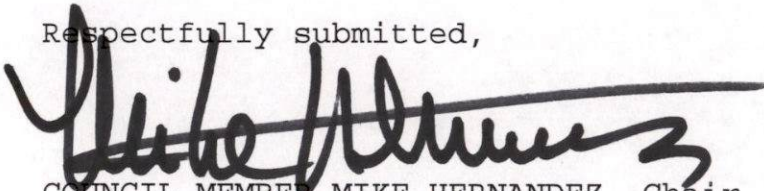
On December 7, 1998, the Chair of the Community and Economic Development Committee considered the Wilshire Center BID reconfirmation procedure. The City Clerk reported that during the previous Committee meeting on November 30, 1998, two questions had been asked.

1) Can the reconfirmation continue to be processed under the 1989 BID? The City Clerk indicated that the City Attorney has opined that this could be done. It is the City Clerk's choice as to what law is used. The Wilshire BID was formed before the 1994 law affecting property owners was in place and therefore the City Clerk will proceed under the 1989 law.

2) Which public notification period is appropriate? As long as the Board has made some minor modifications in their annual report, the City Clerk can utilize the current notification process, which allows for a final hearing on January 5th or 6th.

The Chair of the Community and Economic Development Committee concurred with the City Clerk's recommendations and forwarded the matter to Council.

Respectfully submitted,



COUNCIL MEMBER MIKE HERNANDEZ, Chair
Community and Economic Development Committee

CD 1, 10

CAL
12/10/98
#941949

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
ADOPTED

DEC 15 1998
Resol
LOS ANGELES CITY COUNCIL

Rule 70

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
~~Report~~/Communication for Signature

Council File Number 94-1949

Committee Meeting Date 12-7-98

Council Date 12-15-98

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCILMEMBER HERNANDEZ, Chair	✓		
COUNCILMEMBER GOLDBERG			
COUNCILMEMBER RIDLEY-THOMAS			

Remarks Wilshire BID reconfirmation

Cynthia Landis, Legislative Assistant ♦♦♦ Telephone 485-5733

Section 2. District Boundaries. The existing boundaries of the District as established by the City Council in 1995, as well as the proposed boundary modifications which would expand the size of the district for fiscal year 1999, are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District for 1999 are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east, and Wilton Place to the west. The proposed modification to the boundaries would expand Zone A to include the streets adjacent to Wilshire Boulevard between Sixth and Seventh Streets, and to include the portions of Sixth and Seventh Streets between Wilton Place and Hoover Street. If a majority protest is not tabulated and if authorized by the City Council through the adoption of an Ordinance, the expanded boundaries will result in District assessment revenue increasing by approximately \$200,000.00.

Section 3. Intention. The City Council hereby declares its intention to provide for the levy of a special assessment upon businesses operating within the Wilshire Center Business Improvement District during fiscal year 1999 and to adopt an Ordinance to such effect. Assessments will be levied on all businesses located within the District, in the amounts and according to the classifications set forth in Exhibit "B" which is attached and incorporated by reference as though fully set forth herein.

Section 4. Use of Funds. The improvements and activities to be funded by the assessments may include, but are not limited to: the maintenance of supplemental streetscape improvements, including ground cover and tree plantings; public relations and district promotion; supplemental security services; and other improvements and activities as identified in Sections 36510 and 36513 of the Act.

Section 5. Public Hearing. One public hearing shall be held before the City Council on January 5, 1999, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in City Hall at 200 North Main Street, Los Angeles, California. The hearing shall be held not less than ten (10) days after the adoption of this Resolution of Intention. At this hearing the City Council will consider adoption of the Ordinance authorizing the assessment for fiscal year 1999. At this hearing the City Council will also hear all persons for or against the assessment or the types of improvements or activities which may be funded by the assessment, including any specific element of the assessment program as proposed for fiscal year 1999.

Section 6. Formal Protests. Formal protests against the levying of the special assessment must be made in writing. Written protests can be on a form to be supplied by the City Clerk (Form Number SAU 143B). The form may be obtained from the City Clerk's Special Assessments Unit at 316 West Second Street, Room 210, Los Angeles, California 90012 or by telephoning the Special Assessments Unit at (213) 237-0996 [fax (213) 237-0674]. Any person or business with assessments delinquent or otherwise outstanding from the 1998 year of District operations, or delinquencies from prior years of District operations, shall be ineligible to file a formal protest.

All written protests, whether on the City Clerk form or in a form prepared by the business owner, must contain the following information: business name; business address or property address if the protest is submitted by a property owner realizing revenue from use of the property; City Business Tax Registration Certificate number or property assessor parcel number; name of protestor (printed); signature of protestor; and, date of protest. If a person subscribing a protest is not shown on official City business records or Los Angeles County Assessor property records as the owner of the business or property within the proposed district, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or property. Protests will not be considered valid unless signed by the owner. Written protests which do not comply with these requirements shall not be counted in determining whether or not a majority protest is found to exist. The written protest should clearly state the reason(s) the protestor is against the levying of the assessment. All written protests must contain the following certification: "I certify that I am the owner of the business listed and that the business is now located or operating within the boundaries of the Wilshire Center Business Improvement District." Written protests shall be filed with the City Clerk at or before the time fixed for the public hearing. A protest may be withdrawn in writing at any time before the conclusion of the public hearing on January 5, 1999.

Section 7. Effect of Majority Protest. If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, or other specific element of the District assessment program, those types of improvements, activities or elements shall be eliminated.

Section 8. Inquiries. Any person having a question regarding the hearing proceedings may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question to the Deputy City Clerk assigned to answer inquiries regarding the hearing proceedings.

Section 9. Certification. The City Clerk shall certify the passage of this Resolution and shall give notice of the public hearing by causing this Resolution to be published once in a newspaper of general circulation in the City of Los Angeles not less than seven (7) days before the public hearing.

I certify that the foregoing Resolution of Intention was adopted by the City Council of the City of Los Angeles, at its meeting of

DEC 15 1998

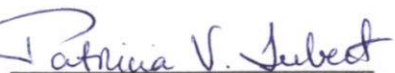
Approved as to form and legality

JAMES K. HAHN, City Attorney

J. MICHAEL CAREY, City Clerk



By 

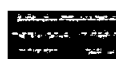
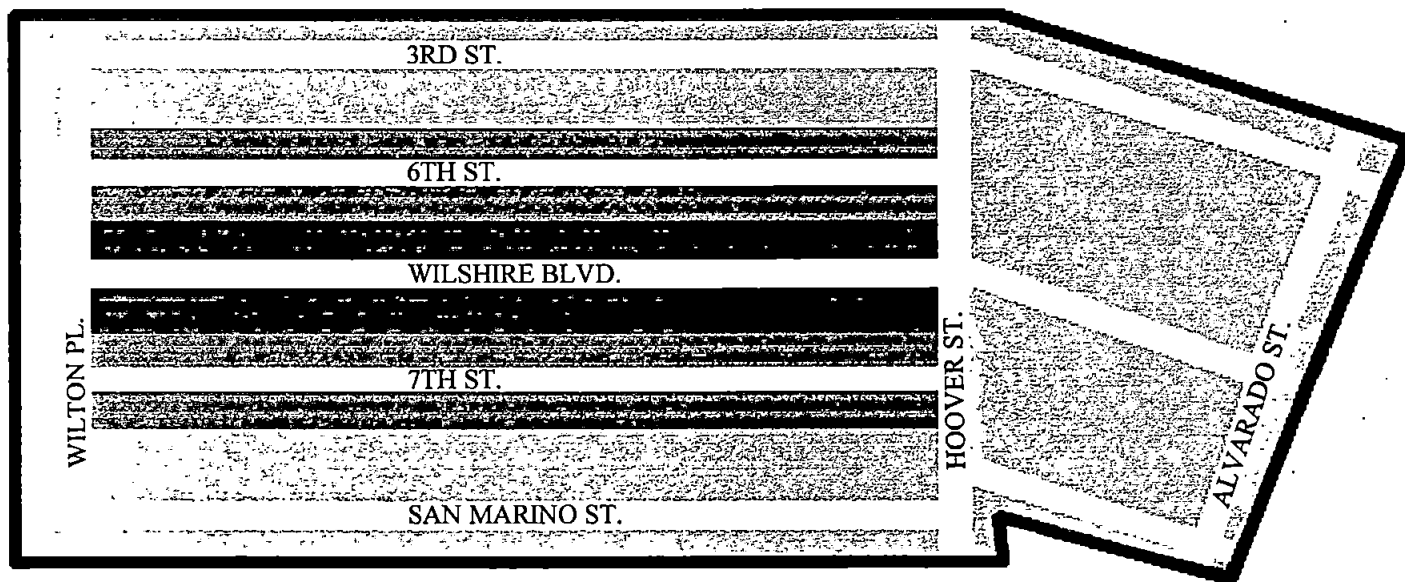

PATRICIA V. TUBERT, Senior Assistant City Attorney

File No. 94-1949

DEC 11 1998

W i l s h i r e C e n t e r

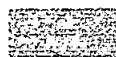
BUSINESS IMPROVEMENT DISTRICT



ZONE A
Existing Assesses



ZONE A
Proposed Assesses
Expansion Area



ZONE B



BOUNDARY



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1999

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of leasable building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

- 1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.**
- 2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).**
- 3. Vacant buildings or building areas do not exempt the entire building area from being assessed.**
- 4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.**

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 94-1949

- ☐ Council Member(s) _____
- ☒ Interested Department _____
- ☐ Mayor (with/without file) _____
- ☒ Chief Legislative Analyst _____
- ☒ City Administrative Officer _____
- ☐ Controller _____
- ☒ City Clerk Mike Vitkovich & Mike Carey
- ☐ Treasurer _____
- ☒ City Attorney (with / without file) _____
- ☐ General Services Department _____
- ☐ Department of Transportation _____
- ☐ City Planning Department _____
- ☐ Community Development Dept. (with file) -Contract Div. Attn: Raul Gonzales
- ☐ Community Redevelopment Agency _____
- ☐ Board of Public Works _____
- ☐ Private Industry Council _____
- ☐ _____
- ☐ _____
- ☐ _____

**CITY OF LOS ANGELES
RESOLUTION OF INTENTION**

A Resolution of the City of Los Angeles confirming the Annual Report for the Wilshire Center Business Improvement District ("District") and declaring its intention to levy a special assessment upon businesses located within the District for the District's fiscal year 1999.

WHEREAS, the City Council on October 31, 1995 adopted Ordinance 170,755 which created and established the Wilshire Center Business Improvement District; and

WHEREAS, pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), an annual report is required to be prepared for each fiscal year for which assessments are to be levied and collected; and

WHEREAS, the Advisory Board of the Wilshire Center Business Improvement Corporation, a nonprofit California corporation, has prepared and filed the required Annual Report which includes a description of programs and activities and any changes or modifications for fiscal year 1999; and

WHEREAS, the subject Annual Report complies with the provisions of Section 36533 of the Act;

THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES RESOLVE AS FOLLOWS:

Section 1. Annual Report. The Annual Report for fiscal year 1999, as prepared by the Advisory Board of the Wilshire Center Business Improvement Corporation and as filed with the City Clerk for public inspection, is hereby confirmed.

Section 2. District Boundaries. The existing boundaries of the District as established by the City Council in 1995, as well as the proposed boundary modifications which would expand the size of the district for fiscal year 1999, are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District for 1999 are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east, and Wilton Place to the west. The proposed modification to the boundaries would expand Zone A to include the streets adjacent to Wilshire Boulevard between Sixth and Seventh Streets, and to include the portions of Sixth and Seventh Streets between Wilton Place and Hoover Street. If a majority protest is not tabulated and if authorized by the City Council through the adoption of an Ordinance, the expanded boundaries will result in District assessment revenue increasing by approximately \$200,000.00.

Section 3. Intention. The City Council hereby declares its intention to provide for the levy of a special assessment upon businesses operating within the Wilshire Center Business Improvement District during fiscal year 1999 and to adopt an Ordinance to such effect. Assessments will be levied on all businesses located within the District, in the amounts and according to the classifications set forth in Exhibit "B" which is attached and incorporated by reference as though fully set forth herein.

Section 4. Use of Funds. The improvements and activities to be funded by the assessments may include, but are not limited to: the maintenance of supplemental streetscape improvements, including ground cover and tree plantings; public relations and district promotion; supplemental security services; and other improvements and activities as identified in Sections 36510 and 36513 of the Act.

Section 5. Public Hearing. One public hearing shall be held before the City Council on January 5, 1999, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in City Hall at 200 North Main Street, Los Angeles, California. The hearing shall be held not less than ten (10) days after the adoption of this Resolution of Intention. At this hearing the City Council will consider adoption of the Ordinance authorizing the assessment for fiscal year 1999. At this hearing the City Council will also hear all persons for or against the assessment or the types of improvements or activities which may be funded by the assessment, including any specific element of the assessment program as proposed for fiscal year 1999.

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Section 9. Certification. The City Clerk shall certify the passage of this Resolution and shall give notice of the public hearing by causing this Resolution to be published once in a newspaper of general circulation in the City of Los Angeles not less than seven (7) days before the public hearing.

I certify that the foregoing Resolution of Intention was adopted by the City Council of the City of Los Angeles, at its meeting of

DEC 15 1998

J. MICHAEL CAREY, City Clerk

By _____

Approved as to form and legality

JAMES K. HAHN, City Attorney

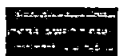
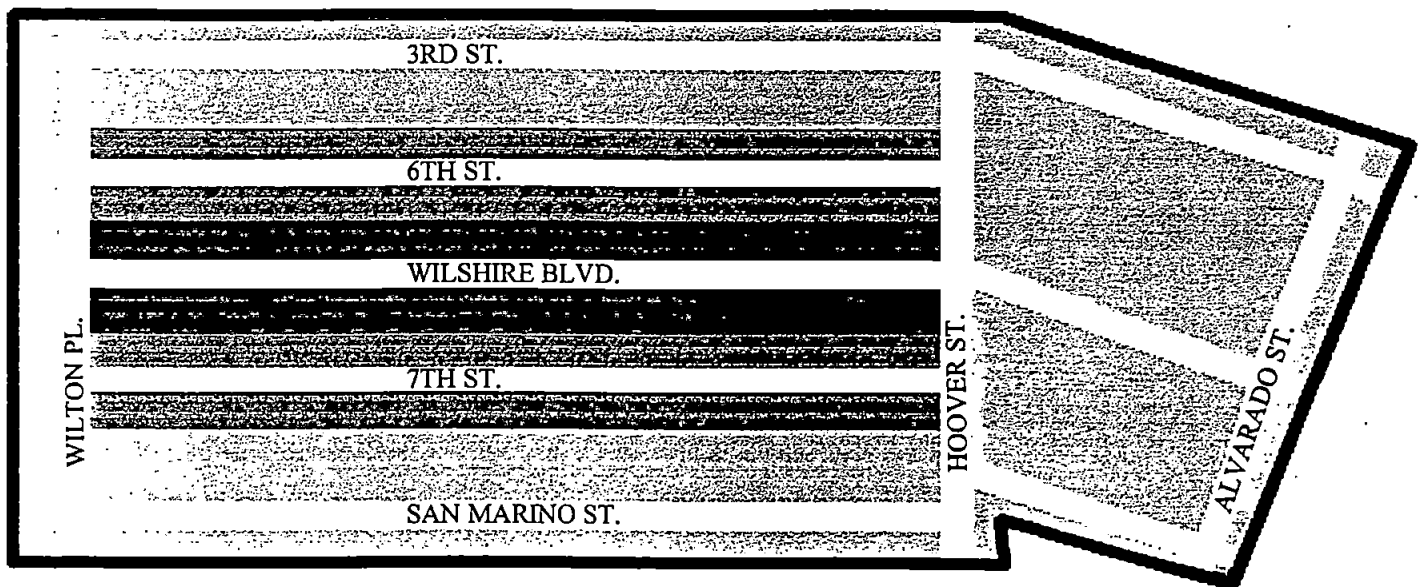
Patricia V. Tubert
PATRICIA V. TUBERT, Senior Assistant City Attorney

File No. 94-1949

DEC 11 1998

W i l s h i r e C e n t e r

BUSINESS IMPROVEMENT DISTRICT



ZONE A
Existing Assesses



ZONE A
Proposed Assesses
Expansion Area



ZONE B

— BOUNDARY



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

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B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
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3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

COUNCIL VOTE

15-Dec-98 10:30:39 AM, #4

Items for Which Public Hearings Have Not Been Held - Items 15-44
Voting on Item(s): 17-21,23,26-29,31a-32,34-37,39-44
Roll Call

ALARCON	Absent
ALATORRE	Yes
BERNSON	Yes
CHICK	Yes
FEUER	Yes
GALANTER	Yes
GOLDBERG	Absent
HERNANDEZ	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Absent
WACHS	Yes
WALTERS	Yes
*FERRARO	Yes

Present: 12, Yes: 12 No: 0

J. MICHAEL CAREY
CITY CLERK

PAT HEALY
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK

ROOM 607, CITY HALL EAST
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 473-5212

November 30, 1998

Honorable Members of the Community and Economic Development Committee
Room 316, City Hall
200 North Main Street
Los Angeles, California 90012

REGARDING: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT
RECONFIRMATION PROCEDURE, COUNCIL DISTRICT TEN, COUNCIL
FILE 94-1949

Honorable Members:

On October 31, 1995 the City Council adopted Ordinance 170,755 which established the Wilshire Center Business Improvement District (BID). The City is required to initiate reconfirmation proceedings for the district on an annual basis. On December 3, 1996 and December 9, 1997 the City Council adopted your Committee reports recommending reconfirmation for the second and third years of operation and on December 17, 1996 and December 19, 1997 the Council adopted ordinances to such effect. The Wilshire Center BID is approaching the end of the third operating year and the reconfirmation procedure should be performed.

Reconfirmation Process

The reconfirmation process consists of the adoption of a Resolution of Intention, the approval of the annual report from the district's management entity, and a public hearing prior to the adoption of an Ordinance which would authorize the special assessment to fund operations during the fourth year of the program. We have received and reviewed the Annual Report as prepared by the Wilshire Center Business Improvement Corporation and as required by law (Section 36533, California Streets and Highways Code). The report describes the various programs and activities including security, maintenance and destination marketing, which would be supported by assessment revenue and interest earnings. A copy of the report is attached.

Proposed Expansion

No increase in the current assessment amount is requested for the 1999 operating year. However, the Advisory Board of the Wilshire Center BID has proposed expanding the boundaries of the existing District to include the streets adjacent to Wilshire Boulevard between Sixth and Seventh Streets, and to include the portions of Sixth and Seventh Streets between Wilton Place and Hoover Street. The expansion area would produce approximately \$200,000 in additional revenue, for a total annual assessment income of approximately \$600,000. Wilshire Center BID Board members have held discussions and conducted an outreach campaign regarding the expansion for several months prior to bringing the proposal to the City. A map which illustrates the boundaries of the existing District and the proposed expansion area is attached.



Request For Assessment Credit

This Office has received a communication from the Wilshire Center Advisory Board requesting approval of a BID assessment credit for members within the District. However, the assessment formula for this district is based upon the square footage of leasable floor space of the office buildings within the district. There is no correlation between the amount of assessment paid under the Wilshire BID formula and the amount of business tax paid by the office building owners. In addition, the City's BID Policy document allows for the consideration of an assessment credit to support the establishment of new Business Improvement Districts; the Wilshire Center BID has been in operation for three years. A copy of the BID credit request is attached.

Fiscal Impact

Direct costs for Department administration of the Wilshire Center BID will be recovered from the assessments collected. Based upon anticipated revenue of \$597,920, the Department's recoverable costs are projected to be \$11,958.40 or two percent of 1999 assessment revenue.

The Committee may, if it so desires, move forward with the renewal process.

RECOMMENDATIONS FOR COMMITTEE ACTION:

1. Adopt a Resolution of Intention in order to proceed with the reconfirmation process. Adopting the Resolution will accomplish the following:
 - A. Approval of the Annual Report submitted by the Wilshire Center Business Improvement Corporation for the fiscal and program year beginning January 1, 1999 through December 31, 1999, including the proposed boundary expansion project.
 - B. Adoption of the Wilshire Center BID budget and program, as proposed, for the period January 1, 1999 through December 31, 1999.
 - C. Declaration of intent to levy the Wilshire Center BID special assessment for the period January 1, 1999 through December 31, 1999.
2. Direct the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an Ordinance levying the assessment for the period noted in Recommendation 1.
3. Instruct the City Clerk to schedule a public hearing before the City Council regarding consideration of the Ordinance and to notify all affected parties of the hearing.
4. Authorize the City Clerk, subject to City Attorney approval, to prepare, execute and administer a contract between the City and the Wilshire Center BID for administration of the program for the period noted in Recommendation 1, if the Ordinance is adopted.

Sincerely,


J. MICHAEL CAREY
City Clerk

Attachments: Annual Report; map of existing and proposed expansion area; request for assessment credit.

**CITY OF LOS ANGELES
RESOLUTION OF INTENTION**

A Resolution of the City of Los Angeles confirming the Annual Report for the Wilshire Center Business Improvement District ("District") and declaring its intention to levy a special assessment upon businesses located within the District for the District's fiscal year 1999.

WHEREAS, the City Council on October 31, 1995 adopted Ordinance 170,755 which created and established the Wilshire Center Business Improvement District; and

WHEREAS, pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), an annual report is required to be prepared for each fiscal year for which assessments are to be levied and collected; and

WHEREAS, the Advisory Board of the Wilshire Center Business Improvement Corporation, a nonprofit California corporation, has prepared and filed the required Annual Report which includes a description of programs and activities and any changes or modifications for fiscal year 1999; and

WHEREAS, the subject Annual Report complies with the provisions of Section 36533 of the Act;

THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES RESOLVE AS FOLLOWS:

Section 1. The Annual Report for fiscal year 1999, as prepared by the Advisory Board of the Wilshire Center Business Improvement Corporation and as filed with the City Clerk, is hereby confirmed and approved.

Section 2. The existing boundaries of the District as established by the City Council in 1995, as well as the proposed boundary modifications which would expand the size of the district for fiscal year 1999, are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District for 1999 are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east, and Wilton Place to the west. The proposed modification to the boundaries would expand Zone A to include the streets adjacent to Wilshire Boulevard between Sixth and Seventh Streets, and to include the portions of Sixth and Seventh Streets between Wilton Place and Hoover Street.

Section 3. The City Council hereby declares its intention to provide for the levy of a special assessment upon businesses operating within the Wilshire Center Business Improvement District during fiscal year 1999 and to adopt an Ordinance to such effect. Assessments will be levied on all businesses located within the District, in the amounts and according to the classifications set forth in Exhibit "B" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 4. The improvements and activities to be funded by the assessments may include, but are not limited to: the maintenance of supplemental streetscape improvements, including ground cover and tree plantings; public relations and district promotion; security; and other improvements as identified in Sections 36510 and 36513 of the Act.

Section 5. One public hearing shall be held before the City Council on December 18, 1998, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in City Hall at 200 North Main Street, Los Angeles, California. The hearing shall be held not less than ten (10) days after the adoption of this Resolution of Intention. At this hearing the City Council will consider adoption of the Ordinance authorizing the assessment for fiscal year 1999. At this hearing the City Council will also hear all persons for or against the assessment or the types of improvements or activities which may be funded by the assessment, including any specific element of the assessment program as proposed for fiscal year 1999.

Section 6. Formal protests against the levying of the special assessment must be made in writing. Written protests can be on a form to be supplied by the City Clerk (Form Number SAU 143B). The form may be obtained from the City Clerk's Special Assessments Unit at 316 West Second Street, Room 210, Los Angeles, California 90012 or by telephoning the Special Assessments Unit at (213) 237-0996 [fax (213) 237-0674].

All written protests, whether on the City Clerk form or in a form prepared by the business owner, must contain the following information: business name; business address or property address if the protest is submitted by a property owner realizing revenue from use of the property; City Business Tax Registration Certificate number or property assessor parcel number; name of protestor (printed); signature of protestor; and, date of protest. If a person subscribing a protest is not shown on official City business records or Los Angeles County Assessor property records as the owner of the business or property within the proposed district, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or property. Protests will not be considered valid unless signed by the owner. Written protests which do not comply with these requirements shall not be counted in determining whether or not a majority protest is found to exist. The written protest should clearly state the reason(s) the protestor is against the levying of the assessment. All written protests must contain the following certification: "I certify that I am the owner of the business listed and that the business is now located or operating within the boundaries of the Wilshire Center Business Improvement District." Written protests shall be filed with the City Clerk at or before the time fixed for the public hearing. A protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Section 7. If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, or other specific element of the District assessment program, those types of improvements, activities or elements shall be eliminated.

Section 8. Any person having a question regarding the hearing proceedings may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question to the Deputy City Clerk assigned to answer inquiries regarding the hearing proceedings.

Section 9. The City Clerk shall certify the passage of this Resolution and shall give notice of the public hearing by causing this Resolution to be published once in a newspaper of general circulation in the City of Los Angeles not less than seven (7) days before the public hearing.

I certify that the foregoing Resolution of Intention was adopted by the City Council of the City of Los Angeles, at its meeting of

J. MICHAEL CAREY, City Clerk

By _____

Approved as to form and legality

JAMES K. HAHN, City Attorney

PATRICIA V. TUBERT, Senior Assistant City Attorney

File No. 94-1949



**BUSINESS
IMPROVEMENT
CORPORATION**

3600 Wilshire Blvd., Suite 1032
Los Angeles, California 90010
PH 213 673 3800
FX 213 386 5853
www.wilshirecenter.com

BOARD OF DIRECTORS

Andrew Miliotis
President
Wilshire Financial Tower

Donna Dalton
Vice President
Total Properties

Linda Hedden
Secretary
*Transwestern Property
Company*

Debra Leathers
Treasurer
*Southwestern University
School of Law*

Susan Yang
*Realtach Leasing &
Management*

Winston Millet
*Wilshire Professional
Building*

Doug Derrick
Insignia Commercial Group

EXECUTIVE DIRECTOR
Gary L. Russell, AIA
Russell & Associates

*Advisory Board to the
City of Los Angeles for the
Wilshire Center Business
Improvement District*

August 30, 1998

City of Los Angeles
Office of the City Clerk
Michael J. Vitkiewicz
Unit Manager
Special Assessments Unit
316 W. Second Street, Suite 210
Los Angeles, CA 90012

Ref: **WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT
1999 REPORT**

As required under our agreement with the City of Los Angeles, the Wilshire Center Business Improvement Corporation (WCBIC) Board is pleased to submit the following report for the Wilshire Center Business Improvement District ("District") for the calendar year of 1999. This report outlines the District's proposed goal, plans/programs, and budget.

The proposed goal for 1999 is to improve the District as a place to live, shop and work, and to enhance business opportunities for all District businesses.

The proposed plans/programs will be as follows:

Maintenance. The Maintenance Program is to consist of general maintenance and a clean up program which may include such items as tree trimming, tree replacement, and ground cover color rotation, and gateway, sidewalk and crosswalk cleaning and maintenance, including maintenance of the irrigation system, watering of the adjacent and community street trees, maintenance of the median islands and other associated cost for the maintenance of the Wilshire Streetscape Project.

Marketing. The Marketing Program is to consist of marketing, promotional activities, and communications for internal and external use. The main effort is to get the message out about a place called Wilshire Center. Getting the message out is to be done by the Wilshire Center Magazine, brochures, advertisements, special events, a web site with e-mail address, banners, and by keeping the media informed.

Security. The Security Program is to consist of bike and car security patrols




along Wilshire Boulevard and adjacent streets. The patrols will work with Los Angeles Police Department and report illegal activities, street code violations and other quality of life problems. The bike patrols, also, will be the Wilshire Center's ambassadors who will perform guide and information services. They will maintain friendly, courteous relations with merchants and customers. They will wear the Wilshire Center uniform and assist in troubleshooting cleanliness and safety problems.

Other Programs. The WCBIC will continue to look for ways to improve the District and to enhance business opportunities for all District businesses and develop other business improvement activities as may be identified.

The WCBIC Board is proposing two budgets with Budget B being the proposed budget at this time. Budget A consists of revenues from the current assessees with no increase in their assessments. Budget B consists of revenues from the current assessees and additional revenues from proposed assessees along the adjacent streets. Budget B proposes to expand Zone A to include adjacent streets off of Wilshire Boulevard between Sixth and Seventh Street, and include Sixth and Seventh Street between Wilton Place and Hoover Street. The assessment rate for the proposed assessees is the same as the current assessees of \$0.034.

There has been information sent to the proposed assessees on the activities of the WCBIC. We believe we have support of the majority of the proposed assessees. If at the public hearing the City Council believes we do not have the support, the WCBIC wants the option to withdraw Budget B and have the City Council approve Budget A. The two 1999 budgets are enclosed.

Yours truly,


Gary L. Russell
Executive Director

99report.bic

WILSHIRE CENTER BUSINESS IMPROVEMENT CORPORATION

8/29/1998

1999 BUDGETS FOR DISTRICT

bic99

	Wilshire Blvd. Assesses	6, 7 & Adjacent Street Assesses Plus Wilshire Blvd. Assesses
REVENUES	1999 Budget A	1999 Budget B
Assessment Rate	\$0.034	\$0.034
Assessment Area	11,827,322	17,585,878
BID Assessments	\$402,129	\$597,920
Uncollected Assessmts, estim.	(\$28,243)	(\$59,792)
Other Contributions (City/CRA) estim.	\$15,000	\$15,000
Carry Over Balance From 1998, estim.	\$42,394	\$42,394
TOTAL REVENUES	\$431,280	\$595,522
EXPENSES		
Maintenance		
Streetscape Water & Power Cost	\$20,000	\$20,000
Streetscape Landscape Maintenance	\$51,960	\$51,960
Sidewalk Maintenance	\$30,424	\$60,808
Total Streetscape & Sidewalk Maint.	\$102,384	\$132,768
1510 Tree Maintenance:		
General	\$72,001	\$72,001
Tree replacement	\$5,000	\$5,000
Total 1510 Tree Maintenance	\$77,001	\$77,001
Total Maintenance	\$179,385	\$209,769
General Administrative:		
Accounting-Tax	\$1,000	\$1,000
Insurance	\$3,600	\$5,000
Professional Services	\$36,000	\$42,000
Supplies/Misc.	\$1,400	\$2,000
Total General Administrative	\$42,000	\$50,000
Marketing		
Public Notice Ads	\$145	\$145
Marketing/Publicity	\$82,375	\$90,300
Voice Mail	\$250	\$250
Wilshire Center Publication	\$4,000	\$6,000
Total Marketing	\$86,770	\$96,695
Security	\$118,125	\$232,058
City Administrative Fee	\$5,000	\$7,000
TOTAL EXPENSES	\$431,280	\$595,522

EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1999

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of leasable building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

Meke ✓

WILSHIRE CENTER BUSINESS IMPROVEMENT CORPORATION

3600 Wilshire Boulevard
Suite 1032
Los Angeles, CA 90010

WCBIC

February 3, 1998

Board of Directors

Andrew Miliotis
President
Wilshire Financial
Tower

Donna Dalton
Vice President
Total Properties

Linda Hedden
Secretary
Transwestern
Property Company

Debra Leathers
Treasurer
Southwestern
University School of
Law

Susan Yang
Realtech Leasing &
Management

Winston Millet
Wilshire
Professional
Building

Doug Derrick
Insignia Commercial
Group

Executive Director
Gary L. Russell
Russell & Associates

Advisory Board to the
City of Los Angeles for
Wilshire Center
Business Improvement
District

J. Michael Carey
City Clerk
200 North Main Street
Suite 615, City Hall East
Los Angeles, CA 90012

Att: Michael J. Vitkiewicz

Re: Business Improvement District Assessment Credit

Dear Mr. Vitkiewicz:

The Wilshire Center Business Improvement Corp. is requesting City Council's approval of the Business Improvement District Assessment Credit (BIDAC) for the assessees within the Wilshire Center Business Improvement District (WCBID). This district was formed by Council in December 1995 as a business-based district. Part of the request is to ask Council to designate 1999 as the first year of credit, allowing the assessees (currently 84 businesses) to be eligible to receive up to seventy five percent (75%) credit in that year, a sixty percent (60%) credit the second year (2000), a forty five percent (45%) credit the third year (2001), and a thirty percent (30%) credit the forth year (2002). We understand that the City is using the actual amount of business tax paid by assessees within the district as a cap, or maximum, on the amount of the allowable credit.

Wilshire Center is designated by City Council and by the State of California as an economically disadvantaged area due to the fact that it qualifies as and has been designated by Council in 1995 as a redevelopment project area (Wilshire Center and Koreatown Recovery Redevelopment Project). Also, the L. A. Planning Department will be designating the areas around the three Metro Rail Stations within Wilshire Center as a Transportation Oriented District.

This community is working hard to rebuild this area. There has been a great deal of support from the business community by way of the Wilshire Chamber of Commerce and its leadership in getting the Streetscape Project funded and built. The major building owners worked for a number of years to form the WCBID and for the past three years have been working together to manage the WCBID's maintenance, marketing and security programs. This community has come together to work with Community Redevelopment Agency as a Citizen Advisory Committee to form plans that are putting this area on the road to recovery.

The WCBIC again needs the help of the City Council in cooperation with the business community to secure a bright future for Wilshire Center. The Board of Directors of the WCBIC and the assessees welcomes the Council's support to in making this area eligible for BIDAC.

Sincerely,



Gary L. Russell
Executive Director

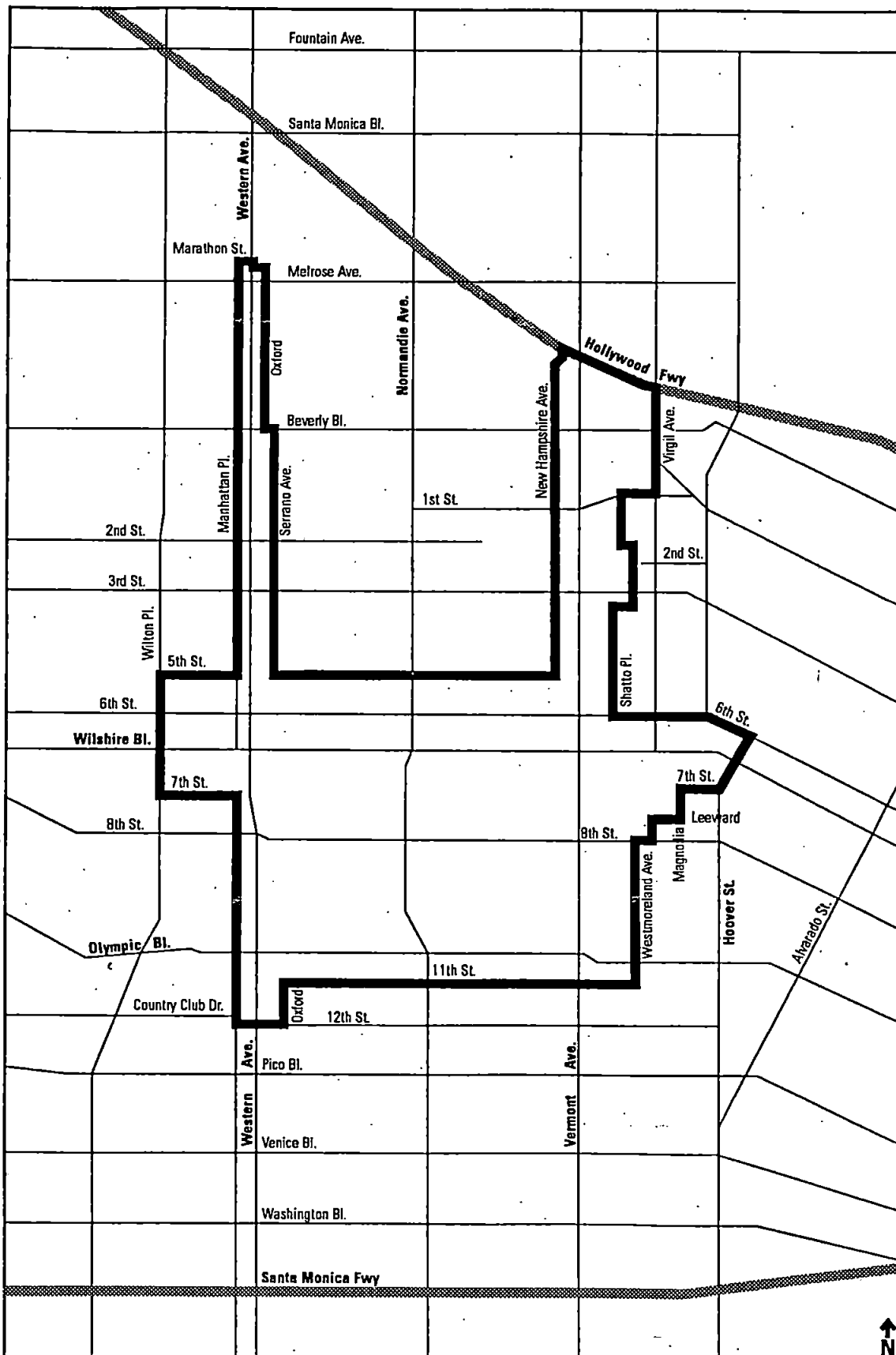
enclosures

cc: Councilman Nate Holden, Tenth District
Andrew Miliotis, WCBIC Chairman

BIDAC.bic

**Wilshire Center
and Koreatown
Study Area**

Recovery
Project
Study Area



J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-1949

CD 10

January 13, 1998

PLACE IN FILES

JAN 14 1998

DEPUTY

Councilmember Hernandez
Councilmember Holden
Chief Legislative Analyst
City Administrative Officer
Controller: Room 220
Accounting Division, F&A
Disbursement Division
City Clerk, Land Records
Attn: Mike Vitkiewicz

Wilshire Center Business Improvement Corp.
3600 Wilshire Boulevard, Suite 1032
Los Angeles, CA 90010

RE: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held December 19, 1997, the following
action was taken:

Attached report adopted.....	_____
Attached motion () adopted.....	_____
Attached resolution adopted.....	_____
Ordinance adopted.....	X
To the Mayor FORTHWITH.....	X
Mayor approved.....	1-8-98
Ordinance number.....	171891
Publication date.....	1-14-98
Effective date.....	2-14-98
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____

J. Michael Carey

City Clerk
et

steno\941949

Mayor's Time Stamp

TIME LIMIT FILES
ORDINANCES

RECEIVED
CITY CLERK'S Time Stamp
98 JAN -6 PM 2:38

RECEIVED

FORTHWITH

BY CITY CLERK
DEPUTY

COUNCIL FILE NUMBER 94-1949 COUNCIL DISTRICT 10

COUNCIL APPROVAL DATE December 19, 1997 LAST DAY FOR MAYOR TO ACT JAN 16 1998

ORDINANCE TYPE: Ord of Intent Zoning Personnel X General

Improvement LAMC LAAC CU or Var Appeals - CPC No

SUBJECT MATTER: LEVYING A SPECIAL ASSESSMENT UPON BUSINESSES LOCATED WITHIN THE WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT FOR THE FISCAL AND PROGRAM YEAR BEGINNING JANUARY 1, 1998 THROUGH DECEMBER 31, 1998, AS PROVIDED FOR IN SECTION 36500 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND CITY ORDINANCE 170755

RECOMMENDATIONS:

APPROVED DISAPPROVED

PLANNING COMMISSION

DIRECTOR OF PLANNING

CITY ATTORNEY

X _____

CITY ADMINISTRATIVE OFFICER

COMMUNITY & ECONOMIC
DEVELOPMENT COMMITTEE

X _____

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: JAN 08 1998

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 29

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR 1-9-98 ORDINANCE NO. 171891

DATE PUBLISHED 1-14-98 DATE POSTED _____ EFFECTIVE DATE 2-14-98

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

RECEIVED
CITY CLERK'S OFFICE
98 JAN -9 PM 2:12
CITY CLERK
BY _____
DEPUTY

02-5-11 2-PM-11

ORDINANCE NO. 171891

An Ordinance of the City of Los Angeles levying a special assessment upon businesses located within the Wilshire Center Business Improvement District (the "District") for the fiscal and program year beginning January 1, 1998 through December 31, 1998 ("Fiscal Year 1998"), as provided for in Section 36500 et seq. of the California Streets and Highways Code (the "Act") and City Ordinance 170,755.

WHEREAS, during a public meeting on December 9, 1997 the City Council of the City of Los Angeles adopted a Resolution of Intention to approve the Annual Report for the District for fiscal year 1998; and

WHEREAS, during the same public meeting the City Council did declare its intention to provide for the levy of a special benefit assessment upon businesses operating within the District during fiscal year 1998; and

WHEREAS, the adoption of this Ordinance follows the annual public hearing required to levy assessments for the subject fiscal year, as provided for in Section 36535 of the Act,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and declares that:

a. Pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council on December 9, 1997 adopted a Resolution of Intention to provide for the levy of a special assessment upon businesses operating within the District during the District's 1998 fiscal year.

b. At said meeting, and at the required annual public hearing, written and verbal evidence regarding the levying of the assessment was received and considered by the City Council.

c. There was no majority protest by the business owners to be assessed, or by the public affected by the proposed assessment, as defined in Section 36525 of the Act.

d. A special assessment for the District's 1998 fiscal year is hereby authorized to be levied on businesses located within the boundaries of the District.

Section 2. Description of the District. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west, and are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District for fiscal year 1998 remain unchanged from the boundaries as set forth for fiscal year 1997.

Section 3. Use of Revenue. The purposes for which the funds raised by said assessment may be used, shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive, which may include, but are not limited to: streetscape and landscape maintenance; supplemental security services; destination marketing, and District public relations.

Section 4. Assessment Calculation. Assessments will be levied in the amounts and according to the calculations set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Collection of Assessment. The assessment authorized by this Ordinance shall be billed and collected by the City, with all funds collected to be placed in the special trust fund known as the Wilshire Center Business Improvement District Fund. This will be accomplished by mailing assessment notices ("Statement of Assessment Due"), with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. New businesses which commence operations within the District during the District's fiscal year 1998 shall not be exempt from such assessments and may be assessed a prorated amount, based upon the number of whole months remaining in the District's fiscal year. All interest and other earnings attributable to assessments deposited in the special fund shall be credited to the Fund.

Section 6. Penalty for Delinquent Payment. No business owner shall fail to pay or refuse to pay the assessment hereby imposed. Any business owner who fails to pay the assessment levied shall first receive a notice of failure to pay and thirty (30) calendar days to remit the full amount due. If the business owner fails to pay at that time, the City shall add a penalty of ten percent (10%) of the assessment amount on the last calendar day of each month after the date due thereof, providing however that the penalty amount to be added shall not exceed one hundred percent (100%) of the base assessment amount. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction.

Section 7. Adoption and Publication of Ordinance. The City Clerk shall certify the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles on

DEC 19 1997

and was adopted at its meeting of

DEC 19 1997

Approved as to Form and Legality

DEC 15 1997

JAMES K. HAHN, City Attorney

J. MICHAEL CAREY, City Clerk

RICHARD J. RIORDAN, Mayor

KENNETH CIRLIN

KENNETH H. CIRLIN, Assistant City Attorney

JAN 08 1998

File No. 94-1949

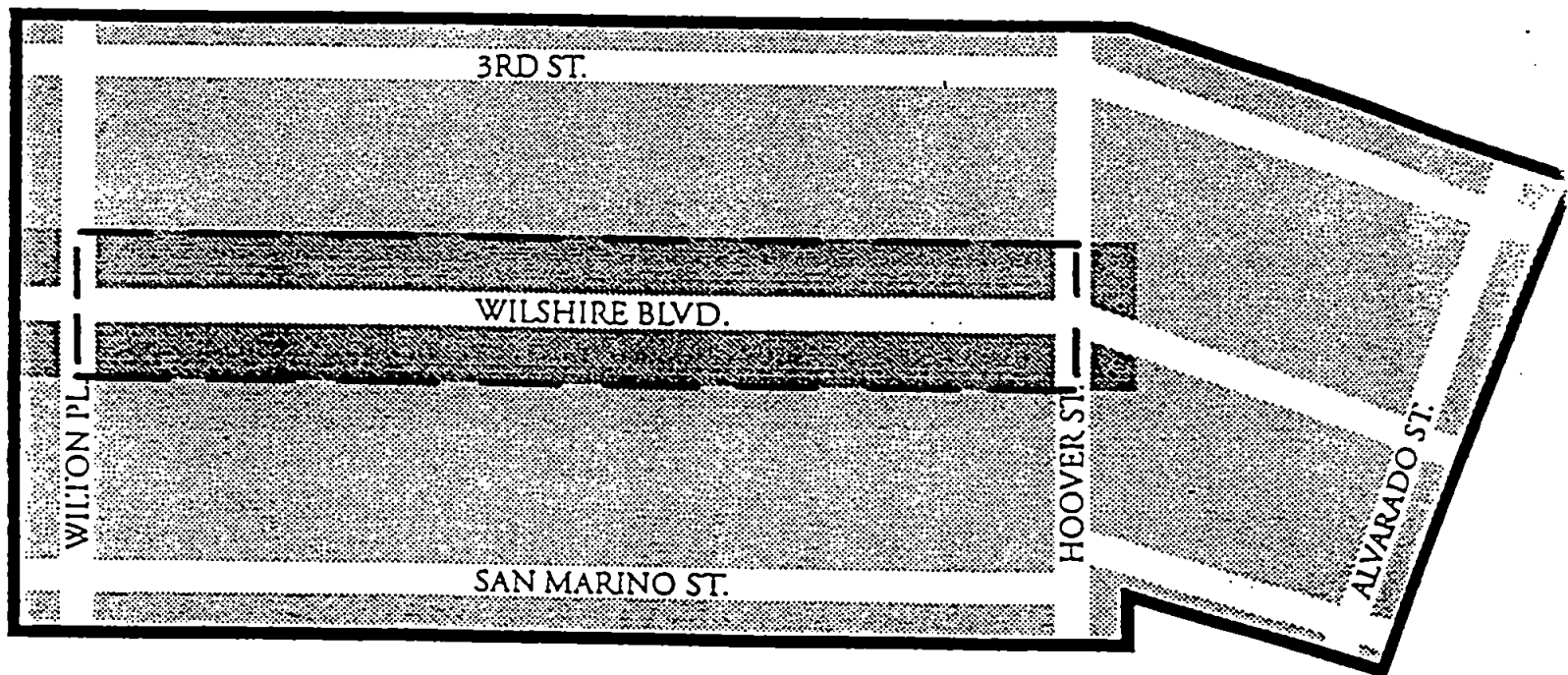
MVBIDWC98P2

EXHIBIT "A"

Boundary Map

Wilshire Center

BUSINESS IMPROVEMENT DISTRICT






 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1998

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

ORDINANCE NO. _____

An Ordinance of the City of Los Angeles levying a special assessment upon businesses located within the Wilshire Center Business Improvement District (the "District") for the fiscal and program year beginning January 1, 1998 through December 31, 1998 ("Fiscal Year 1998"), as provided for in Section 36500 et seq. of the California Streets and Highways Code (the "Act") and City Ordinance 170,755.

WHEREAS, during a public meeting on December 9, 1997 the City Council of the City of Los Angeles adopted a Resolution of Intention to approve the Annual Report for the District for fiscal year 1998; and

WHEREAS, during the same public meeting the City Council did declare its intention to provide for the levy of a special benefit assessment upon businesses operating within the District during fiscal year 1998; and

WHEREAS, the adoption of this Ordinance follows the annual public hearing required to levy assessments for the subject fiscal year, as provided for in Section 36535 of the Act,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and declares that:

a. Pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council on December 9, 1997 adopted a Resolution of Intention to provide for the levy of a special assessment upon businesses operating within the District during the District's 1998 fiscal year.

b. At said meeting, and at the required annual public hearing, written and verbal evidence regarding the levying of the assessment was received and considered by the City Council.

c. There was no majority protest by the business owners to be assessed, or by the public affected by the proposed assessment, as defined in Section 36525 of the Act.

d. A special assessment for the District's 1998 fiscal year is hereby authorized to be levied on businesses located within the boundaries of the District.

Section 2. Description of the District. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west, and are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District for fiscal year 1998 remain unchanged from the boundaries as set forth for fiscal year 1997.

Section 3. Use of Revenue. The purposes for which the funds raised by said assessment may be used, shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive, which may include, but are not limited to: streetscape and landscape maintenance; supplemental security services; destination marketing, and District public relations.

Section 4. Assessment Calculation. Assessments will be levied in the amounts and according to the calculations set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Collection of Assessment. The assessment authorized by this Ordinance shall be billed and collected by the City, with all funds collected to be placed in the special trust fund known as the Wilshire Center Business Improvement District Fund. This will be accomplished by mailing assessment notices ("Statement of Assessment Due"), with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. New businesses which commence operations within the District during the District's fiscal year 1998 shall not be exempt from such assessments and may be assessed a prorated amount, based upon the number of whole months remaining in the District's fiscal year. All interest and other earnings attributable to assessments deposited in the special fund shall be credited to the Fund.

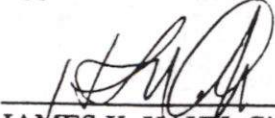
Section 6. Penalty for Delinquent Payment. No business owner shall fail to pay or refuse to pay the assessment hereby imposed. Any business owner who fails to pay the assessment levied shall first receive a notice of failure to pay and thirty (30) calendar days to remit the full amount due. If the business owner fails to pay at that time, the City shall add a penalty of ten percent (10%) of the assessment amount on the last calendar day of each month after the date due thereof, providing however that the penalty amount to be added shall not exceed one hundred percent (100%) of the base assessment amount. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction.

Section 7. Adoption and Publication of Ordinance. The City Clerk shall certify the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles on

_____ and was adopted at its meeting of _____.

Approved as to Form and Legality


DEC 15 1997
12/15/97
JAMES K. HAHN, City Attorney

J. MICHAEL CAREY, City Clerk

RICHARD J. RIORDAN, Mayor

KENNETH CIRLIN

KENNETH H. CIRLIN, Assistant City Attorney

**ORD
ADOPTED**

DEC 19 1997

File No. 94-1949

Los Angeles City Council

MVBIDWC98P2

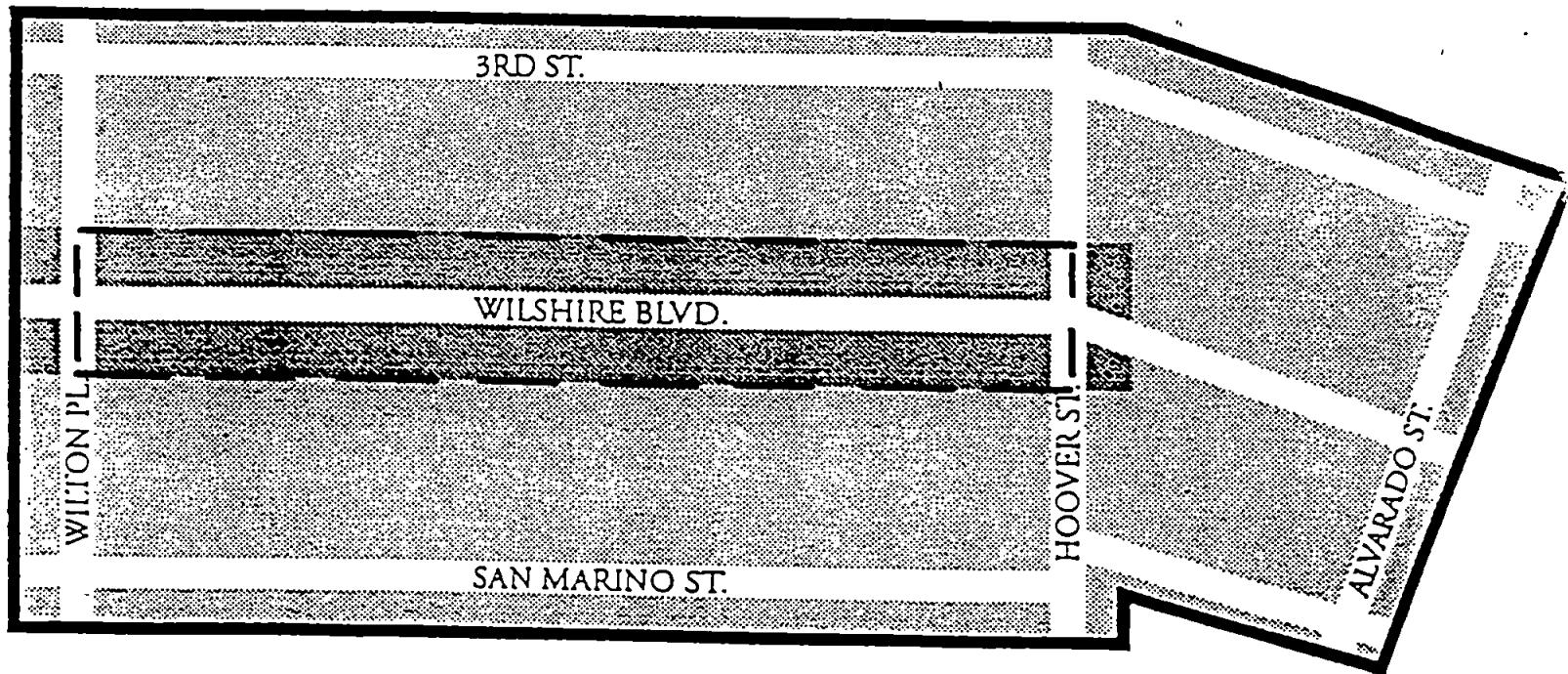
TO THE MAYOR FORTHWITH

EXHIBIT "A"

Boundary Map

Wilshire Center

BUSINESS IMPROVEMENT DISTRICT






 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1998

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

#1
J. MICHAEL CAREY
City Clerk

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-1949

Wilshire Center Business Improvement Corp
3600 Wilshire Boulevard, Suite 1032
Los Angeles, CA 90010

CD 10

December 11, 1997

Councilmember Hernandez
Councilmember Holden
Chief Legislative Analyst
City Administrative Officer
Controller, Room 220
Accounting Division, F&A
Disbursement Division
City Clerk
Attn: Mike Vitkiewicz

LA's the Place

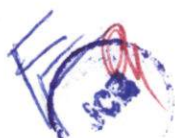
RE: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT RECONFIRMATION PROCEDURE

At the meeting of the Council held December 9, 1997, the following
action was taken:

Attached report adopted.....	<u> X </u>
Attached motion () adopted.....	<u> </u>
Attached Resolution of Intention adopted.....	<u> X </u>
Ordinance adopted.....	<u> </u>
Motion adopted to approve attached report.....	<u> </u>
Motion adopted to approve attached communication.....	<u> </u>
To the Mayor for concurrence.....	<u> </u>
To the Mayor FORTHWITH.....	<u> </u>
Mayor concurred.....	<u> </u>

J. Michael Carey
City Clerk
jr

steno\941949



28
TO THE COUNCIL
CITY OF I

Your
reports as

COMMUNITY AND
RESOLUTION
District (B)

Recommendation
Clerk:

1. ADOPT
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provid

a. A
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D

b. A
for 1998.

c. Declaration of intent to levy the Wilshire Center BID
special assessment for the period January 1 to
December 31, 1998.

2. DIRECT the City Clerk to prepare the necessary ordinance
levying the assessment for the period noted above, subject
to approval by the City Attorney as to form and legality.

3. INSTRUCT the City Clerk to schedule a public hearing before
the City Council regarding consideration of the above
ordinance on December 19, 1997, and to notify the affected
parties of the hearing.

4. AUTHORIZE the City Clerk subsequent to adoption of the above
ordinance, to prepare subject to City Attorney approval as
to form and legality, execute and administer a contract
between the City and the Wilshire Center BID for
administration of the program.

Fiscal Impact Statement: The City Clerk reports that current City
policy allows for recovery of the direct costs associated with
billing and administration of the BID. Reimbursable City
expenses of \$4,700 will be recovered from the BID assessment
revenue.

COMMUNITY AND ECONOMIC DEVELOPMENT
COMMITTEE

FILE NO.

94-1949

MEETING DATE:

11-17-97

COUNCIL DATE:

12-9-97

	YES	NO	OUT
HERNANDEZ	✓		
GOLDBERG	✓		
RIDLEY-THOMAS			✓

COMMENTS:

Original Resolution on OK

ICE

John C. Burmahln - Ext. (5) 5745
Legislative Assistant

No. 94-1949

Committee

Yes No
XXX —

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improvement

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through

(2)

SUMMARY

At its regular meeting on November 17, 1997, the Community and Economic Development (CED) Committee considered this matter. The CED Committee recommends approval of the Wilshire Center BID reconfirmation procedure for its third year of operation pursuant to state law.

The City Clerk has received and reviewed the Annual Report prepared by the Wilshire Center Business Improvement Corporation as required by law. The report describes the various programs and activities funded by the BID, including security, landscape maintenance, and destination marketing. These activities will be funded by approximately \$410,000 in assessment revenue and interest. A copy of the Annual Report is attached to the Council File for review.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

Yvonne Adams
Jackie Goldberg

Rept & Resol of Intent
ADOPTED

DEC 09 1997

LOS ANGELES CITY COUNCIL

JCB
12/2/97
CD 10

+-----+
 AERSEA NO. 25-75 YES: 15 NO: 0 AER: 0
 ALARCON... YES ALATORRE... YES EERSON... YES CHICK... 12/09/97
 FEUER... YES GALANTER... YES GOLDBERG... YES HERMANDEZ... YES
 HOLDEN... YES MISCHONSKI... YES RIDLEY-THOMAS... YES
 MOORE... YES WALTERS... YES FERRARO... YES
 +-----+

TIME: 11:50 35

Walter Walters

**CITY OF LOS ANGELES
RESOLUTION OF INTENTION**

A Resolution of the City of Los Angeles confirming the Annual Report for the Wilshire Center Business Improvement District ("District") and declaring its intention to levy a special assessment upon businesses located within the District for the District's fiscal year 1998.

WHEREAS, the City Council on October 31, 1995 adopted Ordinance 170,755 which created and established the Wilshire Center Business Improvement District; and

WHEREAS, pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), an annual report is required to be prepared for each fiscal year for which assessments are to be levied and collected; and

WHEREAS, the Advisory Board of the Wilshire Center Business Improvement Corporation, a nonprofit California corporation, has prepared and filed the required Annual Report which includes a description of programs and activities and any changes or modifications for fiscal year 1998; and

WHEREAS, the subject Annual Report complies with the provisions of Section 36533 of the Act;

THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES RESOLVE AS FOLLOWS:

Section 1. The Annual Report for fiscal year 1998, as prepared by the Advisory Board of the Wilshire Center Business Improvement Corporation and as filed with the City Clerk, is hereby confirmed and approved.

Section 2. The boundaries of the District for fiscal year 1998 are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east, and Wilton Place to the west. The boundaries of the District for fiscal year 1998 remain unchanged from the boundaries as set forth for fiscal year 1997.

Section 3. The City Council hereby declares its intention to provide for the levy of a special assessment upon businesses operating within the Wilshire Center Business Improvement District during fiscal year 1998 and to adopt an Ordinance to such effect. Assessments will be levied on all businesses located within the District, in the amounts and according to the classifications set forth in Exhibit "B" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 4. The improvements and activities to be funded by the assessments may include, but are not limited to: the maintenance of supplemental streetscape improvements, including ground cover and tree plantings; public relations and district promotion; security; and other improvements as identified in Sections 36510 and 36513 of the Act.

Section 5. One public hearing shall be held before the City Council on December 19, 1997, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in City Hall at 200 North Spring Street, Los Angeles, California. The hearing shall be held not less than ten (10) days after the adoption of this Resolution of Intention. At this hearing the City Council will consider adoption of the Ordinance authorizing the assessment for fiscal year 1998. At this hearing the City Council will also hear all persons for or against the assessment or the types of improvements or activities which may be funded by the assessment.

Section 6. Formal protests against the levying of the special assessment must be made in writing. Written protests can be on a form to be supplied by the City Clerk (Form Number SAU 143B). The form may be obtained from the City Clerk's Special Assessments Unit at 316 West Second Street, Room 210, Los Angeles, California 90012 or by telephoning (213) 237-0996.

All written protests, whether on the City Clerk form or in a form prepared by the business owner, must contain the following information: business name; business address or property address if the protest is submitted by a property owner realizing revenue from use of the property; City Business Tax Registration Certificate number or property assessor parcel number; name of protestor (printed); signature of protestor; and, date of protest. If a person subscribing a protest is not shown on official City business records or Los Angeles County Assessor property records as the owner of the business or property within the proposed district, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or property. Protests will not be considered valid unless signed by the owner. Written protests which do not comply with these requirements shall not be counted in determining whether or not a majority protest is found to exist. The written protest should clearly state the reason(s) the protestor is against the levying of the assessment. All written protests must contain the following certification: "I certify that I am the owner of the business listed and that the business is now located or operating within the boundaries of the Wilshire Center Business Improvement District." Written protests shall be filed with the City Clerk at or before the time fixed for the public hearing. A protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Section 7. If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, those types of improvements or activities shall be eliminated.

Section 8. Any person having a question regarding the hearing proceedings may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question to the Deputy City Clerk assigned to answer inquiries regarding the hearing proceedings.

Section 9. The City Clerk shall certify the passage of this Resolution and shall give notice of the public hearing by causing this Resolution to be published once in a newspaper of general circulation in the City of Los Angeles not less than seven (7) days before the public hearing.

I certify that the foregoing Resolution of Intention was adopted by the City Council of the City of Los Angeles, at its meeting of

DEC 09 1997

J. MICHAEL CAREY, City Clerk

By 

Approved as to form and legality

NOV 12 1997

JAMES K. HAHN, City Attorney


KENNETH H. CIRLIN, Assistant City Attorney

File No. 94-1949

EXHIBIT "A"

Boundary Map

Wilshire Center

BUSINESS IMPROVEMENT DISTRICT

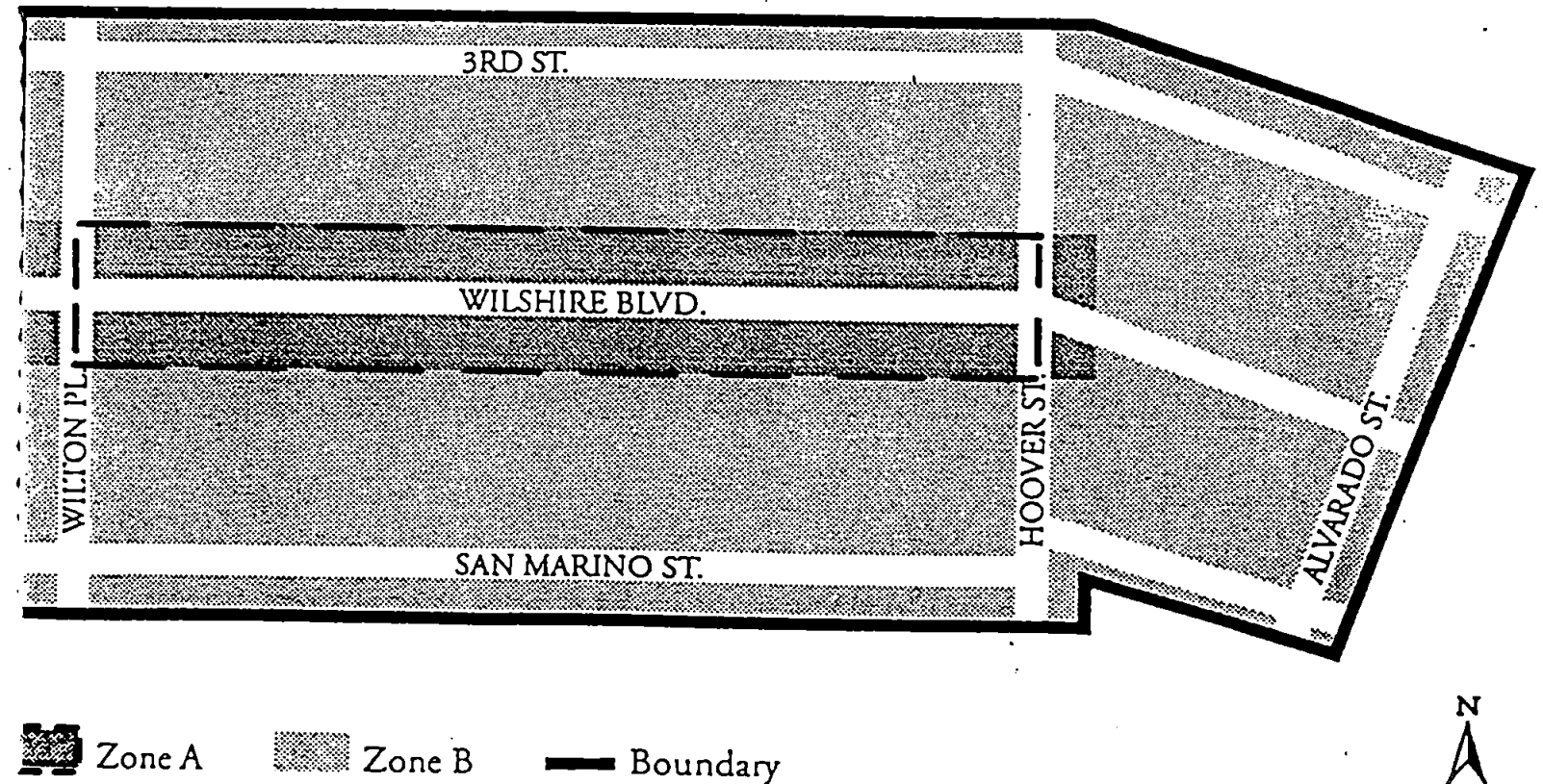


EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1998

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION
Council File No.

- ☐ Council Member(s) ED 1, 10
- ☐ Interested Department _____
- ☐ Mayor (with/without file) _____
- ☒ Chief Legislative Analyst _____
- ☒ City Administrative Officer _____
- ☒ Controller _____
- ☐ Treasurer _____
- ☐ City Attorney with/without file) _____
- ☐ General Services Department _____
- ☐ Department of Transportation _____
- ☐ City Planning Department _____
- ☐ Community Development Department (with file) - contract Division
- ☐ Community Redevelopment Agency ATTN: Raul Gonzalez
- ☐ Board of Public Works _____
- ☐ Private Industry Council _____
- ☒ City Clerk - Mike V.
- ☒ Welsh Bldg - see notification below

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

When making inquiries
relative to this matter
refer to File No.

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-1949

CD 5

November 13, 1997

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

In accordance with Council Rules, communication from the City Clerk relative to the Wilshire Center Business Improvement District Reconfirmation Procedure, was referred on November 13, 1997, to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE.

J. Michael Carey
City Clerk
amm

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 237-0636

November 7, 1997

Honorable Members of the Community and Economic Development Committee
Room 238, City Hall
200 North Spring Street
Los Angeles, California 90012

REGARDING: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT
RECONFIRMATION PROCEDURE

Honorable Members:

On October 31, 1995 the City Council adopted Ordinance 170,755 which established the Wilshire Center Business Improvement District (BID). The City is required to initiate reconfirmation proceedings for the district on an annual basis. On December 3, 1996 the City Council adopted your Committee report recommending reconfirmation for the second year of operations and on December 17, 1996 the Council adopted an Ordinance to such effect. The Wilshire Center BID is approaching the end of the second operating year and the reconfirmation procedure should be performed.

The process consists of the adoption of a Resolution of Intention, the approval of the annual report from the district's management entity, and a public hearing prior to the adoption of an Ordinance which would authorize the special assessment to fund operations during the third year of the program.

We have received and reviewed the Annual Report as prepared by the Wilshire Center Business Improvement Corporation and as required by law. The report describes the various programs and activities including security, maintenance and destination marketing, which would be supported by approximately \$410,000 in assessment revenue and interest. A copy of the report is attached.

The Committee may, if it so desires, move forward with the renewal process.

RECOMMENDATIONS FOR COMMITTEE ACTION:

1. Adopt a Resolution of Intention in order to proceed with the reconfirmation process. Adopting the Resolution will accomplish the following:

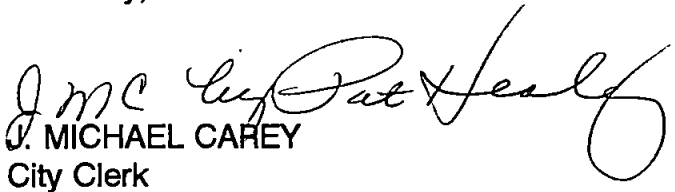
COMINTY & ECON DEV
NOV 13 1997



Honorable Members of the Community and Economic Development Committee
Page 2

- A. Approval of the Annual Report submitted by the Wilshire Center Business Improvement Corporation for the fiscal and program year beginning January 1, 1998 through December 31, 1998.
 - B. Adoption of the Wilshire Center BID budget and program for the period January 1, 1998 through December 31, 1998.
 - C. Declaration of intent to levy the Wilshire Center BID special assessment for the period January 1, 1998 through December 31, 1998.
2. Direct the City Clerk, subject to review and approval by the City Attorney as to form and legality, to prepare an Ordinance levying the assessment for the period noted in Recommendation 1.
 3. Instruct the City Clerk to schedule a public hearing before the City Council regarding consideration of the Ordinance and to notify all affected parties of the hearing.
 4. Authorize the City Clerk, subject to City Attorney approval, to prepare, execute and administer a contract between the City and the Wilshire Center BID for administration of the program for the period noted in Recommendation 1, if the Ordinance is adopted.

Sincerely,


J. MICHAEL CAREY
City Clerk

Attachments

JMC:MV
Council File 94-1949

**CITY OF LOS ANGELES
RESOLUTION OF INTENTION**

A Resolution of the City of Los Angeles confirming the Annual Report for the Wilshire Center Business Improvement District ("District") and declaring its intention to levy a special assessment upon businesses located within the District for the District's fiscal year 1998.

WHEREAS, the City Council on October 31, 1995 adopted Ordinance 170,755 which created and established the Wilshire Center Business Improvement District; and

WHEREAS, pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), an annual report is required to be prepared for each fiscal year for which assessments are to be levied and collected; and

WHEREAS, the Advisory Board of the Wilshire Center Business Improvement Corporation, a nonprofit California corporation, has prepared and filed the required Annual Report which includes a description of programs and activities and any changes or modifications for fiscal year 1998; and

WHEREAS, the subject Annual Report complies with the provisions of Section 36533 of the Act;

THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES RESOLVE AS FOLLOWS:

Section 1. The Annual Report for fiscal year 1998, as prepared by the Advisory Board of the Wilshire Center Business Improvement Corporation and as filed with the City Clerk, is hereby confirmed and approved.

Section 2. The boundaries of the District for fiscal year 1998 are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east, and Wilton Place to the west. The boundaries of the District for fiscal year 1998 remain unchanged from the boundaries as set forth for fiscal year 1997.

Section 3. The City Council hereby declares its intention to provide for the levy of a special assessment upon businesses operating within the Wilshire Center Business Improvement District during fiscal year 1998 and to adopt an Ordinance to such effect. Assessments will be levied on all businesses located within the District, in the amounts and according to the classifications set forth in Exhibit "B" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 4. The improvements and activities to be funded by the assessments may include, but are not limited to: the maintenance of supplemental streetscape improvements, including ground cover and tree plantings; public relations and district promotion; security; and other improvements as identified in Sections 36510 and 36513 of the Act.

Section 5. One public hearing shall be held before the City Council on December 19, 1997, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in City Hall at 200 North Spring Street, Los Angeles, California. The hearing shall be held not less than ten (10) days after the adoption of this Resolution of Intention. At this hearing the City Council will consider adoption of the Ordinance authorizing the assessment for fiscal year 1998. At this hearing the City Council will also hear all persons for or against the assessment or the types of improvements or activities which may be funded by the assessment.

Section 6. Formal protests against the levying of the special assessment must be made in writing. Written protests can be on a form to be supplied by the City Clerk (Form Number SAU 143B). The form may be obtained from the City Clerk's Special Assessments Unit at 316 West Second Street, Room 210, Los Angeles, California 90012 or by telephoning (213) 237-0996.

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Section 8. Any person having a question regarding the hearing proceedings may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question to the Deputy City Clerk assigned to answer inquiries regarding the hearing proceedings.

Section 9. The City Clerk shall certify the passage of this Resolution and shall give notice of the public hearing by causing this Resolution to be published once in a newspaper of general circulation in the City of Los Angeles not less than seven (7) days before the public hearing.

I certify that the foregoing Resolution of Intention was adopted by the City Council of the City of Los Angeles, at its meeting of

J. MICHAEL CAREY, City Clerk

By _____

Approved as to form and legality

JAMES K. HAHN, City Attorney

KENNETH H. CIRLIN, Assistant City Attorney

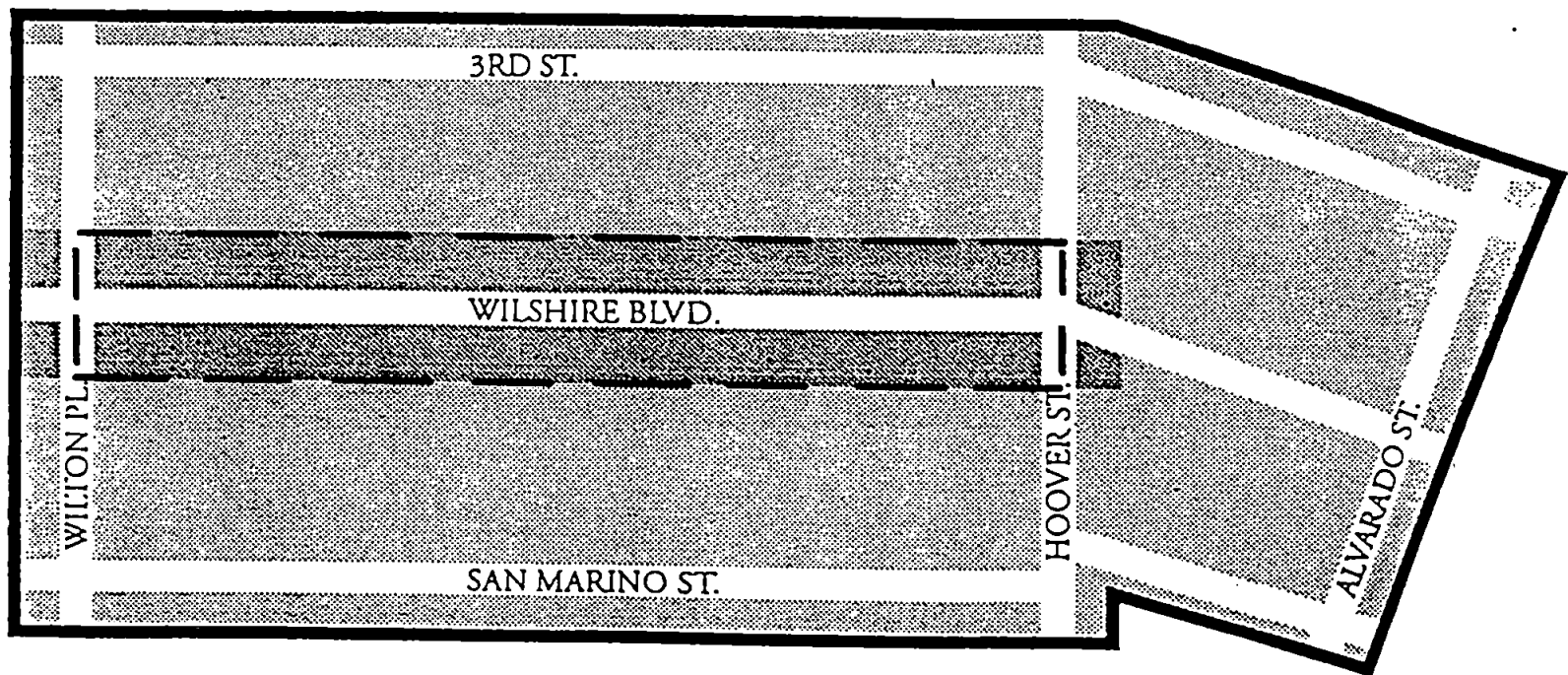
File No. _____

EXHIBIT "A"

Boundary Map

Wilshire Center

BUSINESS IMPROVEMENT DISTRICT



 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1998

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	3.4 cents (\$0.034) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	3.4 cents (\$0.034) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
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4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

WILSHIRE CENTER BUSINESS IMPROVEMENT CORPORATION

3600 Wilshire Boulevard
Suite 1032
Los Angeles, CA 90010

WCBIC

Board of Directors

Andrew Miliotis
President
Wilshire Financial
Tower

Donna Dalton
Vice President
Total Properties

Linda Hedden
Secretary
Transwestern
Property Company

Debra Leathers
Treasurer
Southwestern
University School of
Law

Susan Yang
Realtech Leasing &
Management

Winston Millet
Wilshire
Professional
Building

Executive Director
Gary L. Russell
Russell & Associates

Advisory Board to the
City of Los Angeles for
Wilshire Center
Business Improvement
District

September 15, 1997

City of Los Angeles
Office of the City Clerk
Michael J. Vitkiewicz
Unit Manager
Special Assessments Unit
316 W. Second Street, Suite 210
Los Angeles, CA 90012

Ref: **WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT
1998 ANNUAL REPORT**

RECEIVED
SEP 16 1997
SPECIAL ASSESS.

As required under our agreement with the City, the WCBIC Board is pleased to submit the following report for the Wilshire Center Business Improvement District for the calendar year of 1998. This report outlines the District's proposed plans, goals, and budget.

Now that the community tree planting program is completed, WCBIC plans to continue to maintain the 1519 trees planted in the areas adjacent to Wilshire Boulevard. A landscape maintenance company has been retained to water and care for these trees. The goal of this maintenance program is to enhance the growth and survivability of these trees. Through the planting of these trees this area becomes a better place to live and work.

Beginning in January of 1998 WCBIC will have to pay the water and power cost of the irrigation system installed for the trees and pots along the Boulevard due to the Streetscape Project. Mid-year of 1998 comes the responsibility for the maintenance of the new improvements put in by the construction of the Project.

In the spring of 1998, at the completion of the Streetscape Project, the WCBIC Board plans to have a major dedication program promoting the work that has been done and to talk about the new Wilshire Center area. This dedication is part of a new unified publicity/marketing/outreach program that will work in collaboration with local businesses, MTA, and CRA. It is the intent of this program along with other public relations projects to allow the public to view the area as a single destination with a rich collection of attractions, events, and services. The goal of the public relation program is to increase customer traffic, residential and commercial occupancies, retail sales, and property values.

In the summer of 1997 WCBIC hired a private security company to provide security patrols along Wilshire as a pilot program for a six weeks period. This pilot program was a great success. Due to reduction of crime and overwhelming praises by all, the Board elected to implement a year long private security program. The objective of this new security program is to supplement the LAPD with a private security service that would help reduce both the real and perceived crime in the area. The goal is to support the police department and property owners with a comprehensive crime prevention program. The new security will assist in the control of panhandling, loitering and other unsuitable street behavior. The new security will serve as additional eyes and ears for the LAPD and will enable faster response to criminal activities. Also, they could be the Wilshire Center's ambassadors who will perform guide and information services, and assist in troubleshooting cleanliness and safety problems.

To pay for the additional maintenance along Wilshire Boulevard and adjacent community, the increased public relations, and the year long security program, the WCBIC Board is proposing an increase of the assessment rate in the zone A to \$0.034. The 1998 budget is attached which states the estimates of costs of providing the program and the activities for the 1998 calendar year. There will be a small surplus of revenues to be carried over from the 1997 calendar year as noted in the budget.

Please contact me if you need any additional information and other assistance. Again, the Board, the members and the community appreciate the work of your office and the assistance of the City government to make Wilshire Center another success story for the City of Los Angeles.

Yours truly,



Gary L. Russell
Executive Director

98annual.bic

7/28/97

Wilshire Center Business Improvement Corporation
Wilshire Center Business Improvement District

Proposed 1998 Budget

Income

Assessment Rate Per Current Sq. Ft.	\$0.034
Current Gross Sq. Ft 11,878,008sf	\$403,852
Uncollected assessments for 97 (estimate)	(\$15,000)
Net Assessments Collected (estimate for 97)	\$388,852
Other contributions (CRA, City, other grants)	\$0
Assessments Carry Over from last Year + 98 interest	<u>\$21,775</u>
Total Projected Income	\$410,627

Expenditures

1. <u>General Maintenance</u>	
Estimated water & power cost for the Blvd.	\$10,000
6 month program for maintenance & side st. water	<u>\$60,000</u>
Subtotal	\$70,000
2. <u>Community Tree Maintenance</u>	
1519 Trees in 98, w/ 150 tree replacement	\$89,803
3. <u>Public Relations</u>	
Publicity/Marketing/Outreach	\$83,452
Wilshire Center Publication	\$4,000
Other (public notices)	<u>\$150</u>
Subtotal	\$87,602
4. <u>Security</u>	
Private Security Patrols (Mon.-Fri.)	\$118,680
4 bike patrols w/ one car patrol	
5. <u>General Administrative</u>	
Professional Services	\$32,400
Insurance	\$4,500
Accounting/Tax	\$1,500
Supplies	<u>\$1,200</u>
Subtotal	\$39,600
6. <u>Reimbursable City Cost</u>	<u>\$4,700</u>
Total Projected Expenditures	\$410,385

J. MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES
CALIFORNIA



OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 237-0636

94-1949

RICHARD J. RIORDAN
MAYOR

CD 10

Wilshire Center Business Improvement Corp
3600 Wilshire Boulevard, Suite 1032
Los Angeles, CA 90010

January 13, 1997

City Clerk
Chief Legislative Analyst
City Administrative Officer
City Attorney

Controller: Room 220
Accounting Division, F & A
Disbursement Division

PLACE IN FILES
JAN 14 1997
DEPUTY

RE: AUTHORIZING THE LEVY OF A SPECIAL ASSESSMENT UPON BUSINESSES OPERATING
WITHIN THE WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT TO FUND THE
SECOND YEAR OF THE BID PROGRAM FOR THE PERIOD JANUARY 1, 1997, THROUGH
DECEMBER 31, 1997

At the meeting of the Council held December 17, 1996, the following
action was taken:

Attached report adopted.....	_____
" motion " ().....	_____
" resolution " ().....	_____
Ordinance adopted.....	X
Motion adopted to approve attached report.....	_____
" " " " " communication.....	_____
To the Mayor FORTHWITH.....	X
Ordinance Number.....	171463
Publication date.....	01-06-97
Effective date.....	02-06-97
Mayor vetoed.....	_____
Mayor approved.....	12-26-96
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally exempt.....	_____

J. Michael Carey

City Clerk
jv

941949



Mayor's Time Stamp

RECEIVED

'96 DEC 23 P1:53

DEPUTY MAYOR

TIME LIMIT FILES
ORDINANCES

FORTHWITH

FILED
CITY CLERK
'96 DEC 23 P1:44

City Clerk's Time Stamp

CITY CLERK

BY

DEPT

COUNCIL FILE NUMBER 94-1949

COUNCIL DISTRICT 10

COUNCIL APPROVAL DATE December 17, 1996

LAST DAY FOR MAYOR TO ACT

JAN 02 1997

ORDINANCE TYPE: ☐ Ord of Intent ☐ Zoning ☐ Personnel ☒ General

☐ Improvement ☐ LAMC ☐ LAAC ☐ CU or Var Appeals - CPC No _____

SUBJECT MATTER: Authorizing the levy of a special assessment upon businesses operating within the Wilshire Center Business Improvement District (BID) to fund the second year of the BID program for the period January 1, 1997, through December 31, 1997.

RECOMMENDATIONS:

APPROVED

DISAPPROVED

PLANNING COMMISSION

DIRECTOR OF PLANNING

CITY ATTORNEY

X

CITY ADMINISTRATIVE OFFICER

COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE

X

MOTION (HOLDEN - FERRARO)

X

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO:

DEC 26 1996

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 29

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR

1-2-97

ORDINANCE NO.

171463

DATE PUBLISHED

1-5-97

DATE POSTED

EFFECTIVE DATE

2-6-97

ORD OF INTENT: HEARING DATE

ASSESSMENT CONFIRMATION

RECEIVED
CITY CLERK'S OFFICE

90 JAN -2 AM 9:36

CITY CLERK
BY _____
DEPUTY

DEC 30 1989

ORDINANCE NO. 171463

An Ordinance of the City of Los Angeles levying a special assessment upon businesses located within the Wilshire Center Business Improvement District (the "District") for the fiscal and program year beginning January 1, 1997 through December 31, 1997 ("Fiscal Year 1997"), as provided for in Section 36500 et seq. of the California Streets and Highways Code (the "Act") and City Ordinance 170,755.

WHEREAS, during a public meeting on December 3, 1996 the City Council of the City of Los Angeles adopted a Resolution of Intention to approve the Annual Report for the District for fiscal year 1997; and

WHEREAS, during the same public meeting the City Council did declare its intention to provide for the levy of a special benefit assessment upon businesses operating within the District during fiscal year 1997; and

WHEREAS, the adoption of this Ordinance follows the annual public hearing required to levy assessments for the subject fiscal year, as provided for in Section 36535 of the Act,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and declares that:

a. Pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council on December 3, 1996 adopted a Resolution of Intention to provide for the levy of a special assessment upon businesses operating within the District during the District's 1997 fiscal year.

b. At said meeting, and at the required annual public hearing, written and verbal evidence regarding the levying of the assessment was received and considered by the City Council.

c. There was no majority protest by the business owners to be assessed, or by the public affected by the proposed assessment, as defined in Section 36525 of the Act.

d. A special assessment for the District's 1997 fiscal year is hereby authorized to be levied on businesses located within the boundaries of the District.

Section 2. Description of the District. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west, and are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District for fiscal year 1997 remain unchanged from the boundaries as set forth for fiscal year 1996.

Section 3. Use of Revenue. The purposes for which the funds raised by said assessment may be used, shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive, which may include, but are not limited to: supplemental streetscape improvements, including ground cover and tree plantings and the associated maintenance of those improvements; security; public relations and District promotion.

Section 4. Assessment Calculation. Assessments will be levied in the amounts and according to the calculations set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Collection of Assessment. The assessment authorized by this Ordinance shall be billed and collected by the City, with all funds collected to be placed in the special trust fund known as the Wilshire Center Business Improvement District Fund. This will be accomplished by mailing assessment notices ("Statement of Assessment Due"), with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. New businesses which commence operations within the District during the District's fiscal year 1997 shall not be exempt from such assessments but shall be assessed a prorated amount, based upon the number of whole months remaining in the District's fiscal year. All interest and other earnings attributable to assessments deposited in the special fund shall be credited to the Fund.

Section 6. Penalty for Delinquent Payment. No business owner shall fail to pay or refuse to pay the assessment hereby imposed. Any business owner who fails to pay the assessment levied shall first receive a notice of failure to pay and thirty (30) calendar days to remit the full amount due. If the business owner fails to pay at that time, the City shall add a penalty of ten percent (10%) of the assessment amount on the last calendar day of each month after the date due thereof, providing however that the penalty amount to be added shall not exceed one hundred percent (100%) of the base assessment amount. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction.

Section 7. Adoption and Publication of Ordinance. The City Clerk shall certify the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

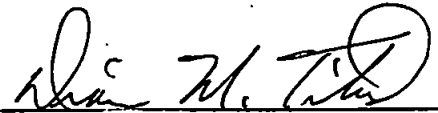
I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles on

DEC 17 1996

and was adopted at its meeting of

DEC 17 1996

J. MICHAEL CAREY, City Clerk



Deputy

Approved as to Form and Legality

DEC 10 1996

JAMES K. HAHN, City Attorney


RICHARD J. RIORDAN, Mayor

DEC 26 1996


12/10/96
KENNETH H. CIRLIN, Assistant City Attorney

File No. 94-1949

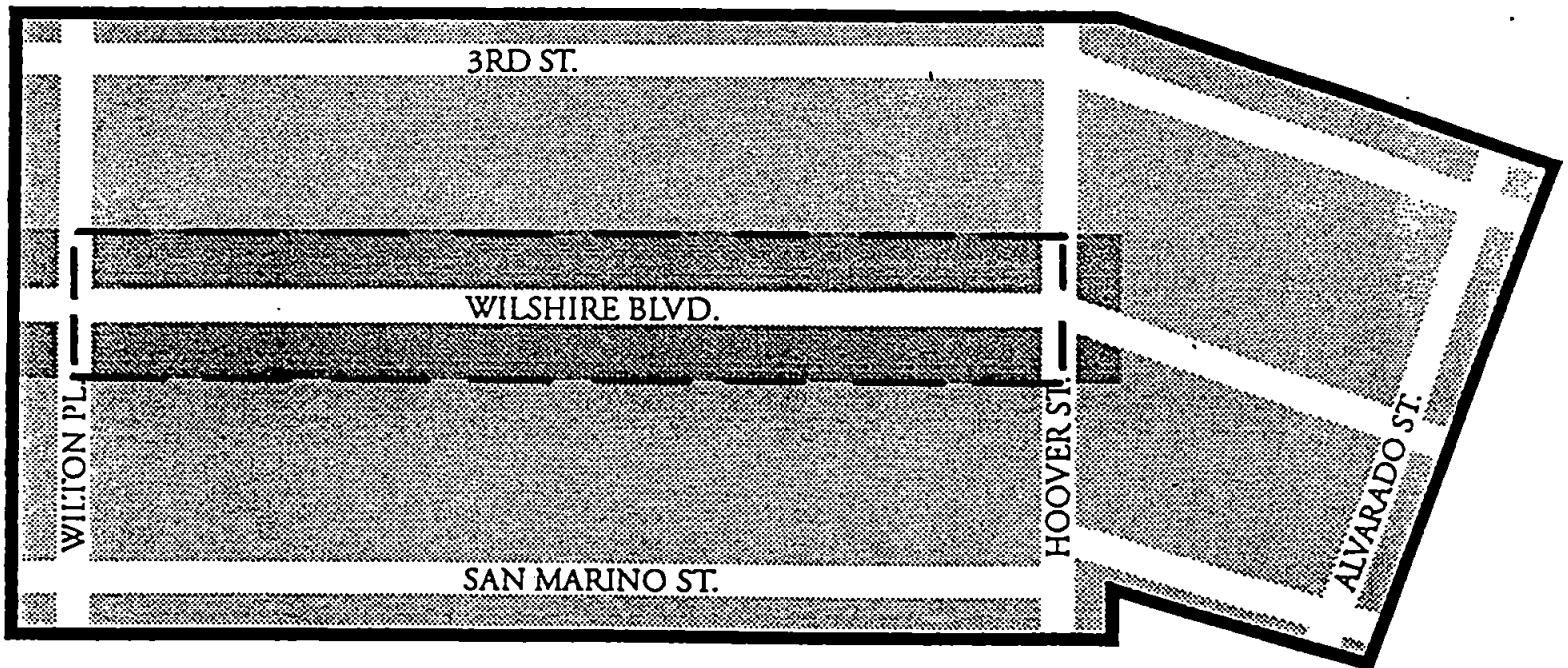
MVBIDWC970F2

EXHIBIT "A"

Boundary Map

Wilshire Center

BUSINESS IMPROVEMENT DISTRICT



Zone A



Zone B



Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1997

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	1.2 cents (\$0.012) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	1.2 cents (\$0.012) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

ORD
ADOPTED

DEC 17 1996

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

TIME: 10 39 49

AGENDA NO. 2	YES: 14	NO: 0	ABS: 1	12/17/96
ALARCON.....	YES	BERNISON.....	YES	BRAUDE.....
CHICK.....	YES	GALANTER.....	YES	GOLDBERG.....
HOLDEN.....	YES	SVORINICH.....	YES	WACHS.....
WALTERS.....	YES	HERNANDEZ.....	ABS	

LOS ANGELES CITY COUNCIL

DEC 17 1996

ADOPTED

ORDINANCE NO. _____

An Ordinance of the City of Los Angeles levying a special assessment upon businesses located within the Wilshire Center Business Improvement District (the "District") for the fiscal and program year beginning January 1, 1997 through December 31, 1997 ("Fiscal Year 1997"), as provided for in Section 36500 et seq. of the California Streets and Highways Code (the "Act") and City Ordinance 170,755.

WHEREAS, during a public meeting on December 3, 1996 the City Council of the City of Los Angeles adopted a Resolution of Intention to approve the Annual Report for the District for fiscal year 1997; and

WHEREAS, during the same public meeting the City Council did declare its intention to provide for the levy of a special benefit assessment upon businesses operating within the District during fiscal year 1997; and

WHEREAS, the adoption of this Ordinance follows the annual public hearing required to levy assessments for the subject fiscal year, as provided for in Section 36535 of the Act,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. **Findings.** The City Council hereby finds and declares that:

a. Pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council on December 3, 1996 adopted a Resolution of Intention to provide for the levy of a special assessment upon businesses operating within the District during the District's 1997 fiscal year.

b. At said meeting, and at the required annual public hearing, written and verbal evidence regarding the levying of the assessment was received and considered by the City Council.

c. There was no majority protest by the business owners to be assessed, or by the public affected by the proposed assessment, as defined in Section 36525 of the Act.

d. A special assessment for the District's 1997 fiscal year is hereby authorized to be levied on businesses located within the boundaries of the District.

Section 2. **Description of the District.** The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west, and are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District for fiscal year 1997 remain unchanged from the boundaries as set forth for fiscal year 1996.

Section 3. **Use of Revenue.** The purposes for which the funds raised by said assessment may be used, shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive, which may include, but are not limited to: supplemental streetscape improvements, including ground cover and tree plantings and the associated maintenance of those improvements; security; public relations and District promotion.

Section 4. **Assessment Calculation.** Assessments will be levied in the amounts and according to the calculations set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Collection of Assessment. The assessment authorized by this Ordinance shall be billed and collected by the City, with all funds collected to be placed in the special trust fund known as the Wilshire Center Business Improvement District Fund. This will be accomplished by mailing assessment notices ("Statement of Assessment Due"), with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. New businesses which commence operations within the District during the District's fiscal year 1997 shall not be exempt from such assessments but shall be assessed a prorated amount, based upon the number of whole months remaining in the District's fiscal year. All interest and other earnings attributable to assessments deposited in the special fund shall be credited to the Fund.

Section 6. Penalty for Delinquent Payment. No business owner shall fail to pay or refuse to pay the assessment hereby imposed. Any business owner who fails to pay the assessment levied shall first receive a notice of failure to pay and thirty (30) calendar days to remit the full amount due. If the business owner fails to pay at that time, the City shall add a penalty of ten percent (10%) of the assessment amount on the last calendar day of each month after the date due thereof, providing however that the penalty amount to be added shall not exceed one hundred percent (100%) of the base assessment amount. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction.

Section 7. Adoption and Publication of Ordinance. The City Clerk shall certify the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles on

_____ and was adopted at its meeting of _____.

Approved as to Form and Legality

DEC 10 1996

JAMES K. HAHN, City Attorney

J. MICHAEL CAREY, City Clerk

RICHARD J. RIORDAN, Mayor

 12/10/96

KENNETH H. CIRLIN, Assistant City Attorney

File No. 94-1949

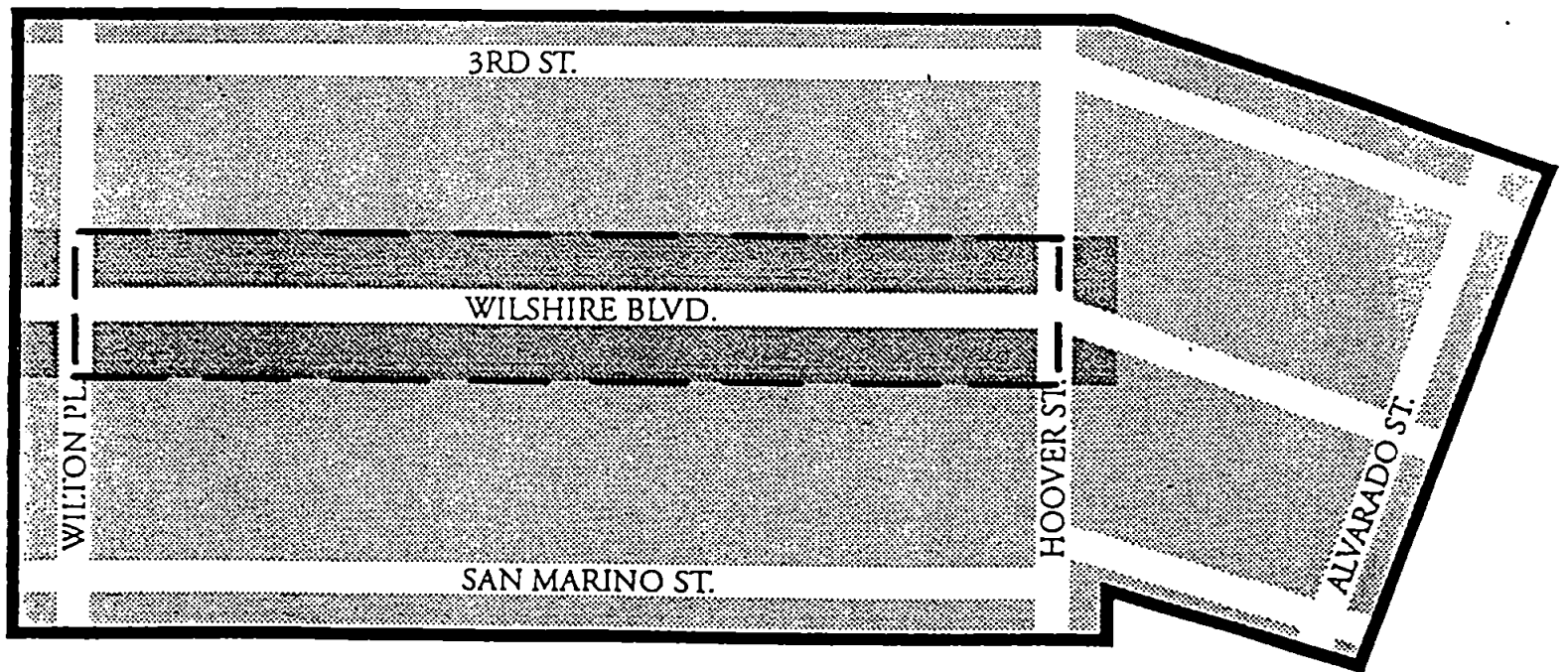
MVBIDWC970P2

EXHIBIT "A"

Boundary Map

Wilshire Center

BUSINESS IMPROVEMENT DISTRICT






 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1997

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	1.2 cents (\$0.012) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	1.2 cents (\$0.012) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

2
ITEM SCHEDULED FOR PUBLIC HEARING

ITEM NO. ()

94-1949 - HEARING PROTESTS and ORDINANCE authorizing the levy of
CD 5 a special assessment upon businesses operating within the
Wilshire Center Business Improvement District to fund the second
year of the program for the period January 1, 1997, through
December 31, 1997.

Recommendation for Council action, if protest denied or not
protests received:

PRESENT and ADOPT accompanying ORDINANCE authorizing the levy of
a special assessment as described above.

[Pursuant to the adoption of the Community and Economic
Development Committee Report on December 3, 1996]

calagend\121796fc.d

ELIAS MARTINEZ
CITY CLERKJ. MICHAEL CAREY
EXECUTIVE OFFICERCITY OF LOS ANGELES
CALIFORNIARICHARD J. RIORDAN
MAYOROFFICE OF THE
CITY CLERK
ROOM 200, CITY HALL
LOS ANGELES, CA 90012
(213) 489-8708DECLARATION OF PROTEST AGAINST BUSINESS IMPROVEMENT DISTRICT
PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE, SEC. 36500 AND 38000, ET SEQ. AND CITY ATTORNEY REPORT RSC-0102Name of District: Wilshire Center Business Improvement DistrictI hereby protest the continued operation of the Business Improvement District listed above. I am ~~opposed to the~~ continued operation of the District for the following reason(s):Undue financial hardship

I certify that I am the owner of the business or property listed below. I am a person engaged in a business legally licensed with the City of Los Angeles, or the owner of record of real property as shown on the current Los Angeles County Assessor tax roll, and the business or property is now located or operating within the boundaries of the business improvement district listed above. I have read and understand this Declaration of Protest in its entirety.

3515 Wilshire Blvd.
Los Angeles, CA 90010L.A. Koreana, Inc. dba Radisson Wilshire Plaza Hotel
Business Name (or)
Property Assessors Parcel Number(s)Business Address (or)
Property Address869721-40City of Los Angeles Business License #
(Business Tax Registration Certificate)Young Sun Kim
Your Name (print)

Your Signature
December 15, 1996
Date

NOTES:

- (1) "Person" means all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, Massachusetts business or common law trusts, societies and individuals engaged in any business as defined herein, in the City of Los Angeles.
- (2) "Engaged in a business" means the conducting, operating, managing or carrying on of a business, whether done as owner, or by means of an officer, agent, manager, employee, servant, or lessee of any of them.
- (3) Businesses not legally licensed with the City of Los Angeles, as well as any business or property located outside of the boundaries of the proposed district, are not eligible to submit a protest petition and any petition so submitted will be considered invalid.

Return the completed form to Room 305 in City Hall, 200 N. Spring Street, Los Angeles, CA 90012 or fax the form to (213) 237-0636.

CITY CLERK USE ONLY

DEPUTY CITY CLERK

DATE

VALUE

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

DEC 13 1996 10:05 PM 001 P.01

ID:2132370624

CITY CLERK/LRD/SAU

FORM 341 (REV. 08/90)

Repeal and make here corrected and

J. MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES
CALIFORNIA



OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 237-0636

94-1949

RICHARD J. RIORDAN
MAYOR

December 6, 1996

Wilshire Center Business Improvement
Corporation
3600 Wilshire Blvd., Suite 1032
Los Angeles, CA 90010

City Clerk
Chief Legislative Analyst
City Administrative Officer
City Attorney

Controller, Room 220
Accounting Division, F & A
Disbursement Division

RE: "WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT RECONFIRMATION PROCEDURE"

At the meeting of the Council held December 3, 1996, the following
action was taken:

Attached report adopted.....	X
Attached motion () adopted.....	
Resolution of Intention adopted.....	X
Set for hearing.....	12-17-96
Ordinance adopted.....	
Motion adopted to approve attached report.....	
Motion adopted to approve attached communication.....	
To the Mayor for concurrence.....	
FORTHWITH.....	X
Mayor concurred.....	
Appointment confirmed.....	
Findings adopted.....	
Negative Declaration adopted.....	
Categorically exempt.....	
Generally exempt.....	
EIR certified.....	
Tract map approved for filing with the County Recorder.....	
Parcel map approved for filing with the County Recorder.....	
Bond approved is No. _____ of Contract.....	
Resolution of acceptance of future street to be known as _____ adopted.....	

J. Michael Carey

City Clerk
bs

steno\941949

8

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
Report/Communication for Signature

Council File Number 94-1949

Committee Meeting Date 11-18-96

Council Date 12-3-96

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCILMEMBER HERNANDEZ, Chair	✓		
COUNCILMEMBER ALARCON	✓		
COUNCILMEMBER WACHS			

Remarks Wilshire Center BID reconfirmation

procedure & Resolution

Adrienne Bass, Legislative Assistant ♦♦♦♦ Telephone 237-0379

3. INSTRUCT the City Clerk to schedule a public hearing on December 17, 1996, before the City Council regarding consideration of the Ordinance and to notify all affected parties of the hearing.
4. AUTHORIZE the City Clerk, on behalf of the City and subject to City Attorney approval, to prepare and execute a contract between the City and the Wilshire Center Business Improvement Corporation for administration of the program, if the assessment ordinance is adopted.
5. APPROVE a request from the Wilshire Center Business Improvement Corporation to appoint Mr. Dan T. Daniels to replace Mr. Mike Prestridge on the Board of Directors of the Wilshire Center Business Improvement Corporation.

Fiscal Impact Statement: The City Clerk reports that current City policy allows for recovery of the direct costs associated with billing and administration of the BID. Reimbursable City expenses of \$2,165 will be recovered from the BID assessment revenue.

Summary:

On November 18, 1996, the Community and Economic Development Committee considered the Resolution and "Wilshire Center Business Improvement District (BID) Reconfirmation Procedure." The Wilshire BID was organized pursuant to state legislation on October 31, 1995. The Department reported that the City is required to initiate reconfirmation proceedings on an annual basis. The process consists

of the adoption of a resolution of intention, the approval of the annual report from the BID, and a public hearing prior to adoption of an ordinance, which would authorize the assessment to fund the second year of the program.

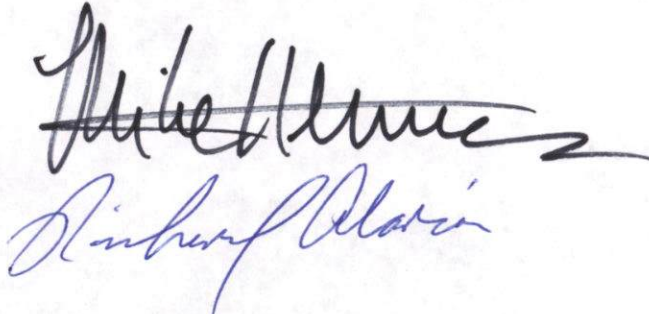
The Department reported that it had received this year's annual report, which describes the various programs and activities that will be supported by the approximately \$147,000 in assessment revenue. Revenue will be used primarily to support the maintenance of ground cover and tree plantings in the area. Funding will also be applied towards a public relations program to stimulate office leasing activity. Additionally, a community safety study will be performed as the first step in developing supplemental security services within the district.

The Wilshire BID consists of approximately 90 commercial property operators, who would each pay an assessment of 1.2 cents per square foot of gross building area or land area, whichever is greater.

The Community and Economic Development Committee concurred with the Departmental recommendation and now forwards the matter to Council for its consideration.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE



CAL
11/27/96
reports\#941949

REPT 9
RESOL. OF INTENT.

ADOPTED

DEC 03 1996

LOS ANGELES CITY COUNCIL

SET FOR HEARING. DEC. 17, 1996

FORTHWITH

TIME:

11:10 57

+++++
AGENDA NO. 8-11 YES: 12 NO: 0 ABS: 3 12/03/96
ALARCON.....YES ALATORRE.....YES BRAUDE.....YES CHICK.....YES
FEUER.....YES GOLDBERG.....YES HERNANDEZ.....YES HOLDEN.....YES
RIDLEY-THOMASYES SVORINICH.....YES WALTERS.....YES FERRARO.....YES
BERNISON.....ABS GALANTER.....ABS WACHS.....ABS
+++++

ADOPTED

12/11/96

12/11/96

Council File No. 94-1949

- [illegible]

MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 237-0636

94-1949

CD 5

November 15, 1996

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

In accordance with Council Rules, communication from the City Clerk relative to Wilshire Center Business Improvement District Reconfirmation Procedure, was referred on November 14, 1996, to the COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE.

J. Michael Carey
City Clerk
amm



CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708
FAX (213) 237-0636

November 13, 1996

Honorable Members of the Community and Economic Development Committee
Room 238, City Hall
200 North Spring Street
Los Angeles, California 90012

REGARDING: WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT
RECONFIRMATION PROCEDURE

Honorable Committee Members:

On October 31, 1995 the City Council adopted Ordinance 170,755 which established the Wilshire Center Business Improvement District (BID). The district was organized pursuant to state legislation (California Streets and Highways Code, Section 36500 et seq.). The City is required to initiate reconfirmation proceedings on an annual basis. The process consists of the adoption of a resolution of intention, the approval of the annual report from the BID, and a public hearing prior to adoption of an ordinance which would authorize the assessment to fund the second year of the program.

We have received and reviewed the annual report as prepared by the Wilshire Center BID Advisory Board. The report describes the various programs and activities which would be supported by approximately \$147,000 in assessment revenue. Revenue will be used primarily to support the maintenance of ground cover and tree plantings in the area. Funding will also be applied towards a public relations program to stimulate office leasing activity. Additionally, a community safety study will be performed as the first step in developing supplemental security services within the district.

The Wilshire Center BID consists of approximately 90 commercial property operators, who would each pay an assessment of 1.2 cents per square foot of gross building area or land area, whichever is greater. Reimbursable City costs total \$2,165 or approximately 1.5 percent of the total assessment.

The Committee may, if it so desires, move forward with the renewal process. The recommended Council actions, subject to Committee approval, are listed below.

COMINTY & ECON DEV

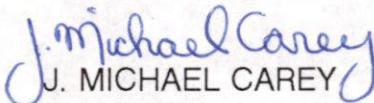
NOV 14 1996



RECOMMENDATIONS FOR COUNCIL ACTION

1. Adopt the Resolution of Intention in order to proceed with the reconfirmation process. Adopting the Resolution will accomplish the following:
 - a. approval of the Wilshire Center Annual Report and Budget as submitted by the Wilshire Center Business Improvement Corporation for the fiscal and program year beginning January 1, 1997 through December 31, 1997.
 - b. declaration of intent to levy the Wilshire Center BID special assessment for the period January 1, 1997 through December 31, 1997.
2. Direct the City Clerk, subject to approval by the City Attorney, to prepare an Ordinance levying the assessment.
3. Instruct the City Clerk to schedule a public hearing before the City Council regarding consideration of the Ordinance and to notify all affected parties of the hearing.
4. Authorize the City Clerk, on behalf of the City and subject to City Attorney approval, to prepare and execute a contract between the City and the Wilshire Center Business Improvement Corporation for administration of the program, if the assessment ordinance is adopted.
5. Approve a request from the Wilshire Center Business Improvement Corporation to appoint Mr. Dan T. Daniels to replace Mr. Mike Prestridge on the Board of Directors of the Wilshire Center Business Improvement Corporation.

Sincerely,


J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries
relative to this matter
refer to File No.

94-1949

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

CD 5

PLACE IN FILES

NOV 28 1995

November 17, 1995

DEPUTY

Wilshire Ctr Bus. Improvement Corp.
Wilshire Financial Tower
3600 Wilshire Blvd., Suite 1032
Los Angeles, CA 90010
Attn: Ed Henning, BID Consultant

Council Member Feuer
Council Member Ferraro
Chief Legislative Analyst
City Attorney
Attn: Patty Tubert
Bureau of Street Maintenance

Council Member Holden
City Administrative Officer
City Clerk, Land Records
cc: Mike Carey
Board of Public Works

RE: ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR THE PURPOSE
OF SIDEWALK TREE PLANTING, SUPPLEMENTAL STREETSCAPE IMPROVEMENTS,
ASSOCIATED MAINTENANCE AND DISTRICT ADMINISTRATION TO BE KNOWN AS THE
WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held October 31, 1995, the following
action was taken:

Attached report adopted.....	_____
" motion " ().....	_____
" resolution " ().....	_____
Ordinance adopted.....	X
Motion adopted to approve attached report.....	_____
" " " " communication.....	_____
To the Mayor FORTHWITH.....	X
Ordinance Number.....	170755
Publication date.....	11-15-95
Effective date.....	12-16-95
Mayor vetoed.....	_____
Mayor approved.....	11-09-95
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally exempt.....	_____

Elias Martinez

City Clerk
jv
941949

Mayor's Time Stamp

RECEIVED

'95 NOV -1 P12:48

DEPUTY MAYOR

TIME LIMIT FILES
ORDINANCES

FORTHWITH

City Clerk's Time Stamp

FILED

CITY CLERK'S OFFICE

COUNCIL FILE NUMBER 94-1949

COUNCIL DISTRICT 5 NOV -1 P12:46

COUNCIL APPROVAL DATE October 31, 1995

LAST DAY FOR MAYOR TO ACT NOV 11 1995

ORDINANCE TYPE: ☐ Ord of Intent ☐ Zoning ☐ Personnel ☒ General
☐ Improvement ☐ LAMC ☐ LAAC ☐ CU or Var Appeals 37 CPC No DEPUTY

SUBJECT MATTER: Establishing a parking and business improvement area for the purpose of sidewalk tree planting, supplemental streetscape improvements, associated maintenance and district administration to be known as the Wilshire Center Business Improvement District (BID) pursuant to the provisions of Section 36500 et seq. of the California Streets and Highways Code and Government Code Section 5494.6.

RECOMMENDATIONS:

APPROVED DISAPPROVED

PLANNING COMMISSION

DIRECTOR OF PLANNING

CITY ATTORNEY

X _____

CITY ADMINISTRATIVE OFFICER

MOTION (HOLDEN - FERRARO)

X _____

NOV 09 1995

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: _____

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 29

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR 11-9-95 ORDINANCE NO. 170755

DATE PUBLISHED 11-15-95 DATE POSTED _____ EFFECTIVE DATE 12-16-95

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

RECEIVED
CITY CLERK'S OFFICE
95 NOV -9 PM 4:48

CITY CLERK
BY _____
DEPUTY

11-11-95

NOV 12 1995

**CITY OF LOS ANGELES
RESOLUTION OF INTENTION**

A Resolution of the City of Los Angeles confirming the Annual Report for the Wilshire Center Business Improvement District ("District") and declaring its intention to levy a special assessment upon businesses located within the District for the District's fiscal year 1997.

WHEREAS, the City Council on October 31, 1995 adopted Ordinance 170,755 which created and established the Wilshire Center Business Improvement District; and

WHEREAS, pursuant to Section 36500 et seq. of the California Streets and Highways Code (the "Act"), an annual report is required to be prepared for each fiscal year for which assessments are to be levied and collected; and

WHEREAS, the Advisory Board of the Wilshire Center Business Improvement Corporation, a nonprofit California corporation, has prepared and filed the required Annual Report which includes a description of programs and activities for fiscal year 1997; and

WHEREAS, the subject Annual Report complies with the provisions of Section 36533 of the Act;

THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES RESOLVE AS FOLLOWS:

Section 1. The Annual Report for fiscal year 1997, as prepared by the Advisory Board of the Wilshire Center Business Improvement Corporation and as filed with the City Clerk, is hereby confirmed and approved.

Section 2. The boundaries of the District for fiscal year 1997 are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east, and Wilton Place to the west. The boundaries of the District for fiscal year 1997 remain unchanged from the boundaries as set forth for fiscal year 1996.

Section 3. The City Council hereby declares its intention to provide for the levy of a special assessment upon businesses operating within the Wilshire Center Business Improvement District during fiscal year 1997 and to adopt an Ordinance to such effect. Assessments will be levied on all businesses located within the District, in the amounts and according to the classifications set forth in Exhibit "B" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 4. The improvements and activities to be funded by the assessments may include, but are not limited to: the maintenance of supplemental streetscape improvements, including ground cover and tree plantings; public relations and district promotion; security; and other improvements as identified in Sections 36510 and 36513 of the Act.

Section 5. One public hearing shall be held before the City Council on December 17, 1996, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in City Hall at 200 North Spring Street, Los Angeles, California. The hearing shall be held not less than ten (10) days after the adoption of this Resolution of Intention. At this hearing the City Council will consider adoption of the Ordinance authorizing the assessment for fiscal year 1997-1998. At this hearing the City Council will also hear all persons for or against the assessment or the types of improvements or activities which may be funded by the assessment.

Section 6. Formal protests against the levying of the special assessment must be made in writing. Written protests can be on a form to be supplied by the City Clerk (Form Number SAU 143B). The form may be obtained in Room 395 at City Hall, 200 North Spring Street, Los Angeles, California 90012 or by telephoning (213) 237-0996.

All written protests, whether on the City Clerk form or in a form prepared by the business owner, must contain the following information: business name; business address or property address if the protest is submitted by a property owner realizing revenue from use of the property; City Business Tax Registration Certificate number or property assessor parcel number; name of protestor (printed); signature of protestor; and, date of protest. If a person subscribing a protest is not shown on official City business records or Los Angeles County Assessor property records as the owner of the business or property within the proposed district, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or property. Protests will not be considered valid unless signed by the owner. Written protests which do not comply with these requirements shall not be counted in determining whether or not a majority protest is found to exist. The written protest should clearly state the reason(s) the protestor is against the levying of the assessment. All written protests must contain the following certification: "I certify that I am the owner of the business listed and that the business is now located or operating within the boundaries of the Wilshire Center Business Improvement District." Written protests shall be filed with the City Clerk at or before the time fixed for the public hearing. A protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Section 7. If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, those types of improvements or activities shall be eliminated.

Section 8. Any person having a question regarding the hearing proceedings may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question to the Deputy City Clerk assigned to answer inquiries regarding the hearing proceedings.

Section 9. The City Clerk shall certify the passage of this Resolution and shall give notice of the public hearing by causing this Resolution to be published once in a newspaper of general circulation in the City of Los Angeles not less than seven (7) days before the public hearing.

I certify that the foregoing Resolution of Intention was adopted by the City Council of the City of Los Angeles, at its meeting of DEC 03 1996.

Approved

J. MICHAEL CAREY, City Clerk

By *[Signature]*
DEPUTY



Approved as to form and legality

Nov 15, 1996
JAMES K. HAHN, City Attorney

[Signature]
KENNETH H. CIRLIN, Assistant City Attorney

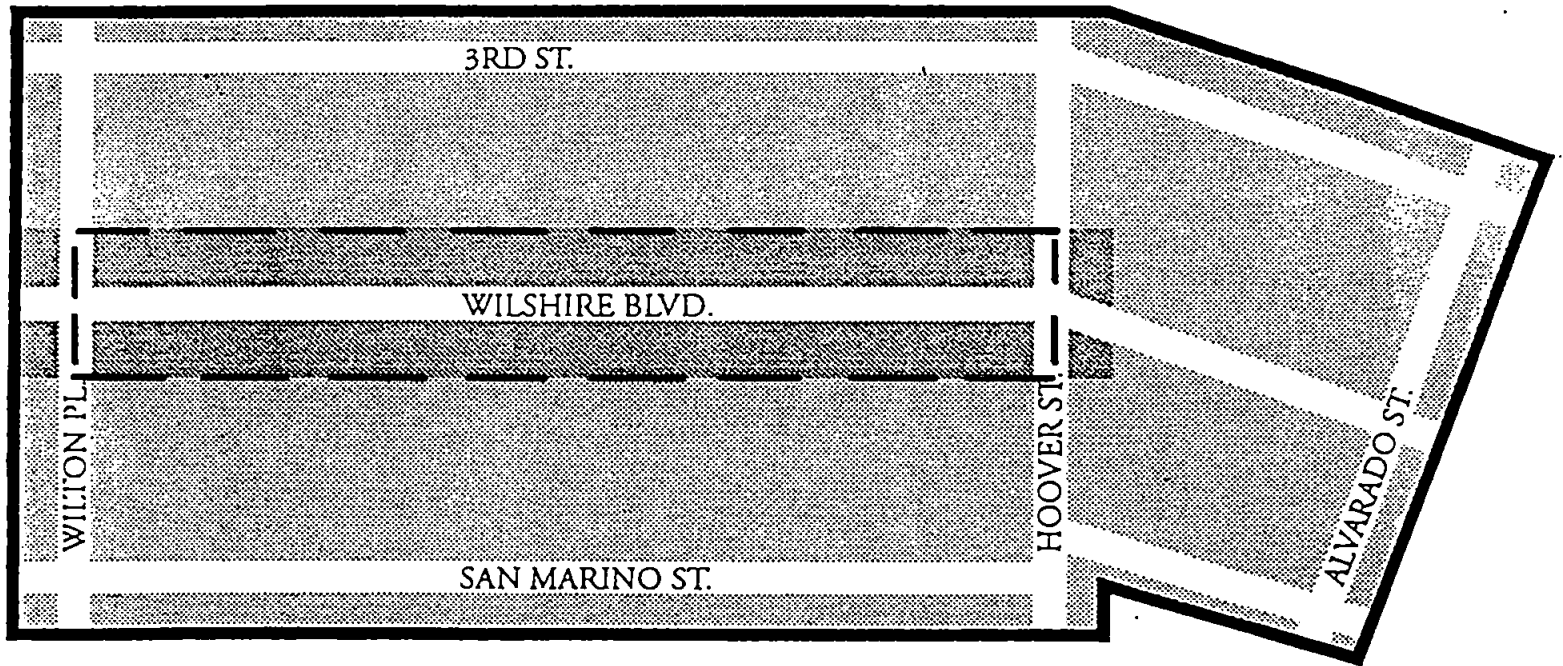
File No. 94-1949

EXHIBIT "A"

Boundary Map

W i l s h i r e C e n t e r

B U S I N E S S I M P R O V E M E N T D I S T R I C T




 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses and Assessment Schedule, Fiscal Year 1997

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	1.2 cents (\$0.012) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	1.2 cents (\$0.012) per square foot of building area occupied by respective business or businesses
C. Other business for which Classification A does apply	\$0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rental. If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

WILSHIRE CENTER BUSINESS IMPROVEMENT CORPORATION

3600 Wilshire Boulevard
Suite 1032
Los Angeles, CA 90010



Board of Directors

Andrew Miliotis
President
Wilshire Financial
Tower

Donna Dalton
Vice President
Total Properties

Linda Hedden
Secretary
Transwestern
Property Company

Debra Leathers
Treasurer
Southwestern
University School of
Law

Susan Yang
Realtech Leasing &
Management

Winston Millet
Wilshire
Professional
Building

Dan T. Daniels
M.H. Sherman Co.

Executive Director
Gary L. Russell
Russell & Associates

Advisory Board to the
City of Los Angeles for
Wilshire Center
Business Improvement
District

August 30, 1996

City of Los Angeles
Office of the City Clerk
Michael J. Vitkiewicz
Unit Manager
Special Assessments Unit
316 W. Second Street, Suite 210
Los Angeles, CA 90012

Ref: **WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT
1997 ANNUAL REPORT**

RECEIVED

SEP 04 1996

SPECIAL ASSESS.

As required under our agreement with the City, the WCBIC Board is pleased to submit the following report for the Wilshire Center Business Improvement District ("District") for the calendar year of 1997. This report outlines the District's proposed plans, goals, and budget.

The plan is to continue with the community tree maintenance program started in 1996. As of August 1996 approximately 1300 trees have been planted in the areas adjacent to Wilshire Boulevard. A landscape maintenance company has been retained to water and care for these trees. By June 1997, another 700 trees will be planted off Wilshire Blvd. for a total of 2,000 trees. The goal of this maintenance program is to enhance the growth and survivability of these trees. Through the planting of these trees this area becomes a better place to live and work.

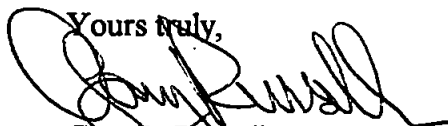
The Wilshire Center Streetscape Kickoff/Groundbreaking on September 5, 1996 will signify the beginning of the construction of Wilshire Blvd. Streetscape Project between Wilton Place and Hoover. In the fall of 1997, at the completion of the Streetscape Project, the WCBIC Board plans to have a major dedication program promoting the work that has been done and to talk about the new Wilshire Center area. This dedication is part of a new unified publicity/marketing/outreach program that will work in collaboration with local businesses, MTA, and CRA. It is the intent of this program to allow the public to view the area as a single destination with a rich collection of attractions, events, and services. The goal of this program is to increase customer traffic, residential and commercial occupancies, retail sales, and property values.

A new program will be investigated in response to the community and WCBIC membership request. The request is to supplement the LAPD with a private

security service. The objective of this new security program would be to help reduce both the real and perceived crime in the area. The goal is to support the police department and property owners with a comprehensive crime prevention program. The new security will assist in the control of panhandling, loitering and other unsuitable street behavior. The new security will serve as additional eyes and ears for LAPD and will enable faster response to criminal activities. Also, they could be the Wilshire Center's ambassadors who will perform guide and information services, and assist in troubleshooting cleanliness and safety problems. The first step is to retain a security consultant to analyze the problems and needs and to recommend a detailed program and identify the associated costs. The goal in 1997 is to present a well thought out security program that is fully supported by the community, LAPD and City government.

To pay for the security consultant and the increase public relations, the WCBIC Board is proposing an increase of the assessment rate in the zone A by \$0.002. The 1997 budget is attached which states the estimates of costs of providing the program and the activities for 1997 calendar year. There will be a surplus of revenues to be carried over from the 1996 calendar year as noted in the budget. There were no other contributions made to the District other than assessments levied for 1996.

Yours truly,



Gary L. Russell
Executive Director

WILSHIRE CENTER BUSINESS IMPROVEMENT CORPORATION

3600 Wilshire Boulevard
Suite 1032
Los Angeles, CA 90010

WCBIC

Board of Directors

Andrew Miliotis
President
Wilshire Financial
Tower

Donna Dalton
Vice President
Total Properties

Linda Hedden
Secretary
Transwestern
Property Company

Debra Leathers
Treasurer
Southwestern
University School of
Law

Susan Yang
Realtech Leasing &
Management

Winston Millet
Wilshire
Professional
Building

Dan T. Daniels
M.H. Sherman Co.

Executive Director
Gary L. Russell
Russell & Associates

Advisory Board to the
City of Los Angeles for
Wilshire Center
Business Improvement
District

MEMO

October 23, 1996

TO: Micheal Vitkievicz

FROM: Gary Russell

SUBJECT: WCBIC Proposed Budget

Here is an updated copy of the Wilshire Center Business Improvement Corporation Proposed Budget for 1997.

Also, for your information, Mike Prestridge has left the Los Angeles area and has been replaced on the Board of Directors by Dan T. Daniels of M.H. Sherman Company.

10/22/96

Wilshire Center Business Improvement Corporation
Wilshire Center Business Improvement District

Proposed 1997 Budget

Income

Gross Assessment \$0.012x12,229,647 sf	\$146,756
Uncollected assessments (estimate)	(\$10,000)
Net Assessments Collected	\$136,756
Projected 1996 assessments carry over	<u>\$40,448</u>
Total Income	\$177,204

Expenditures

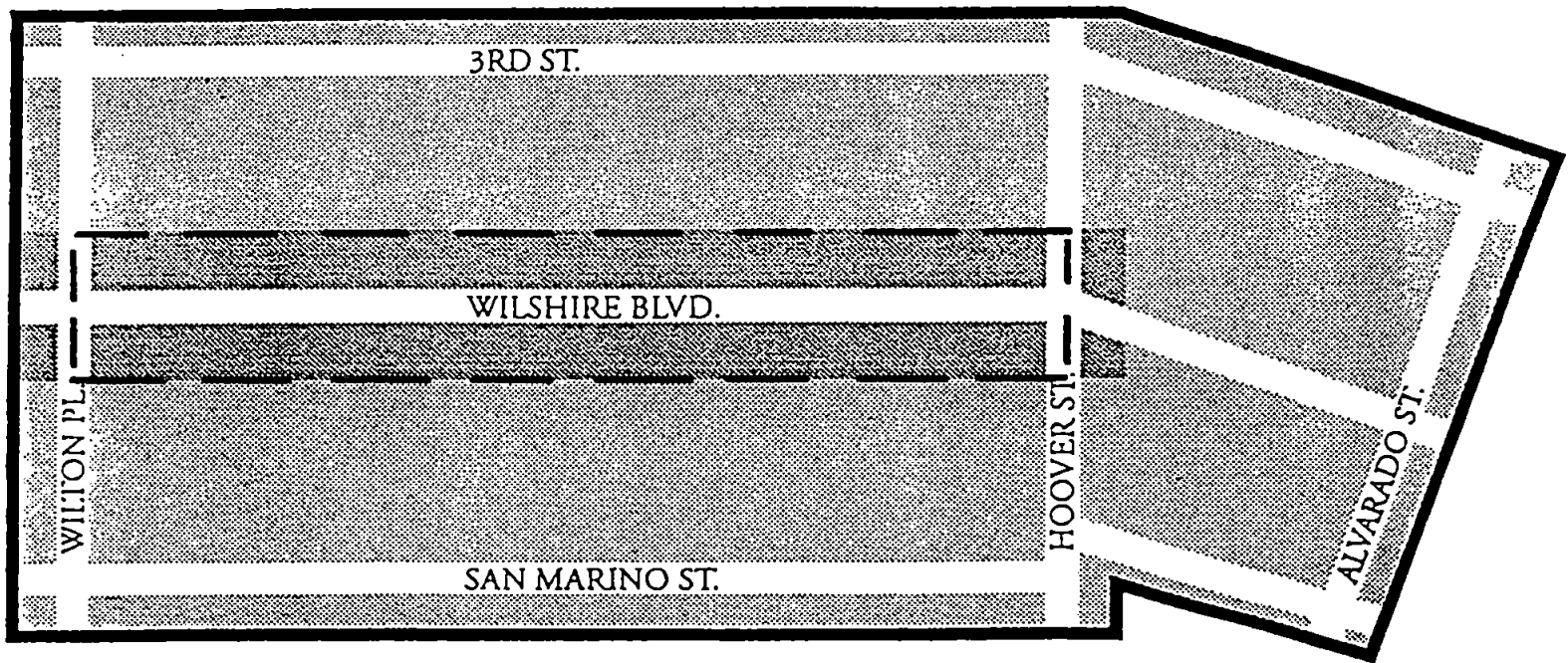
1.	<u>General Maintenance</u>	
	Watering and Plant Maintenance	\$5,000
2.	<u>Community Maintenance</u>	
	Community Tree Maintenance	\$88,079
3.	<u>Public Relations</u>	
	Publicity/Marketing/Outreach	\$38,717
4.	<u>Security</u>	
	Community Safety Assessment	\$12,000
5.	<u>General Administrative</u>	
	Professional Services	\$24,000
	Insurance	\$2,915
	Balance of BID Formation Cost	\$2,428
	Accounting/Tax	\$1,000
	Supplies	<u>\$900</u>
	Subtotal	\$31,243
6.	<u>Reimbursable City Cost</u>	<u>\$2,165</u>
	Total Expenditures	\$177,204

EXHIBIT "A"

Boundary Map

W i l s h i r e C e n t e r

B U S I N E S S I M P R O V E M E N T D I S T R I C T






 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses/Assessment Schedule

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	One cent (1) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	One cent (1) per square foot of building area occupied by respective business or businesses
C. Other businesses for which Classification A does apply	\$ 0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$ 0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rentals). If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e. \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

OCT 10 1995 - PUBLIC HEARING HELD -
RESOL. OF INTENT. ADOPTED -
SET FOR HEARING. OCT. 31, 1995

OCT 31 1995 - NO PROTESTS - ORD ADOPTED
TO THE MAYOR FORTHWITH

CITY COUNCIL
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 94-1949

☐ Petitioner/Communicant _____
☒ Councilperson(s) ~~ALL~~ FEUER, Holden; Fenar

☒ City Administrative Officer

☐ Treasurer

☒ Chief Legislative Analyst

☐ Controller

☒ City Attorney (with/without
Attn: Patty Tubert ~~file~~)
☐ Building and Safety

☐ Information Services Dept.

☒ City Clerk LAND RECORDS
~~Tax and Permit~~

☐ Fire Commission

☐ Fire Department

☐ General Services

☐ Personnel Department

☐ Police Commission

☐ Police Department

☒ Public Works (Board)

☐ Public Works - Engineering

☐ Planning Department

☐ Transportation

☐ Water and Power Department

☐ Mayor (with/without file)

☒ City Clerk, Attn Mike Carey

☒ Bureau of St Maint.

☒ Wishie Cnty Business Improvement Corporation

☐ Wishie Franchises

☐ 3600 Wishie Blvd, Suite 1032

☐ LA 90010

☐ Attn: Ed Henning, B/D Consultant

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

5
PLEASE SCHEDULE THE FOLLOWING ITEM FOR TUESDAY, OCTOBER 31, 1995, PER CITY CLERK REQUEST (Mike V., 1024/95):

tkc,
jcb

ITEM SCHEDULED FOR PUBLIC HEARING

ITEM NO. () - Motion Required

94-1949 - HEARING PROTESTS and ORDINANCE Relative to establishing a
CD 5 parking and business improvement area to be named the "Wilshire
Center Business Improvement District," for businesses within the
proposed boundary assessment area of 3rd Street, Alvarado Street,
San Marino Street and Wilton Place surrounding Wilshire
Boulevard.

Recommendation for Council action, if protests denied:

1. PRESENT and ADOPT the accompanying ORDINANCE establishing a parking and business improvement area for the purpose of sidewalk tree planting, supplemental streetscape improvements, associated maintenance and district administration to be known as the Wilshire Center Business Improvement District (BID) pursuant to the provisions of Section 36500 et seq. of the California Streets and Highways Code and Government Code Section 5494.6.
2. APPOINT the Wilshire Center BID Advisory Board Members named in the Memorandum dated July 13, 1995, attached to file.
3. APPROVE the Wilshire Center BID annual work program and budget attached to file.
4. INSTRUCT and AUTHORIZE the City Clerk, with the assistance and approval of the City Attorney, to prepare, execute and administer a contract between the City and the Wilshire Center BID for administration of the program.

(Second Hearing. First Hearing held October 10, 1995, pursuant to Government Code Sections 50078.6 and 54954.6)

ORDINANCE NO. _____

An Ordinance of the City of Los Angeles establishing the Wilshire Center Business Improvement District.

WHEREAS, the Parking and Business Improvement Law of 1989 (California Streets and Highways Code sections 36500 et seq.) authorizes cities to establish parking and business improvement areas for the purpose of imposing special assessments for certain purposes; and

WHEREAS, the Wilshire Center Business Improvement Corporation, a nonprofit business assistance entity and business owners within the boundaries of the proposed district have requested this City Council to establish such a business improvement area; and

WHEREAS, after a public hearing the City Council of the City of Los Angeles on October 10, 1995 adopted a Resolution of Intention to establish a Parking and Business Improvement Area to be known as the Wilshire Center Business Improvement District; and

WHEREAS, after a second public hearing, the City Council of the City of Los Angeles has now determined to establish the Wilshire Center Business Improvement District, to provide for the levy of a benefit assessment and to adopt an ordinance to such effect,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and declares that:

- a. Pursuant to California Government Code Section 54954.6 and to Section 36500 et seq. of the California Streets and Highways Code, the City Council on October 10, 1995, after a duly noticed public hearing, adopted a Resolution of Intention declaring its intention to establish a parking and business improvement area to be known as the Wilshire Center Business Improvement District (the "District") and caused such Resolution to be duly published and mailed in accordance with the law.
- b. At said hearing of October 10, 1995, written and verbal evidence for the proposed establishment of the District was received and considered by the City Council. At said hearing of October 10, 1995, no written or verbal evidence against the proposed establishment of the District was received.
- c. There was no majority protest by the public affected by the proposed establishment of the District.
- d. The public interest, convenience and necessity require the establishment of the proposed District and the businesses within the proposed District will benefit by the improvements and activities funded by the assessments proposed to be levied for the purposes herein described, pursuant to the Parking and Business Improvement Law of 1989, as amended, Section 36500 et seq. of the California Streets and Highways Code (the "Act").

e. The improvements and/or activities within the proposed District shall be funded by the levy of assessments and such assessments shall not be used to fund improvements and/or activities outside of the District or for any purpose other than the purposes specified in the Resolution of Intention.

f. The assessed businesses in the proposed District shall be subject to any amendments to District boundaries, assessment amounts, improvements or activities, subject to the due process requirements of the Act.

Section 2. Establishment of the District. Pursuant to the Act, a parking and business improvement area to be designated as the Wilshire Center Business Improvement District is hereby created and established.

Section 3. Description of the District. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west. Said boundaries are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 4. Definitions and Assessment Schedule. For calculating the amount of assessment owed, businesses have been defined in accordance with the Municipal Code of the City of Los Angeles, sections 21.00 et seq. The assessment schedule for the District is set forth as Exhibit "B" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Use of Revenue. The purposes for which the funds raised by said benefit assessment may be used shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive. Assessment proceeds shall be used primarily for the purpose of sidewalk tree planting, supplemental streetscape improvements, the associated maintenance of those improvements and District administration. If approved by the Advisory Board and followed by appropriate notifications and public hearings, the improvements and activities may also include, but are not limited to, the following:

- a. General promotion of business activities within the District;
- b. Decoration of any public place within the District;
- c. Acquisition, construction, installation or maintenance of improvements, as identified in section 36510 of the Act; and
- d. Activities which benefit businesses located and operating in the area, as identified in section 36513 of the Act.

Section 6. Advisory Board.

a. Appointment. The City Council shall appoint an Advisory Board pursuant to Section 36530 of the Act in order to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on proposed improvements and activities, on the classification of businesses, and on the method of and basis for levying assessments.

b. Annual Report. The Advisory Board shall prepare a report for each fiscal year for which assessments are to be levied. The report shall be filed with the City Clerk and shall comply with all requirements of Section 36533 of the Act. The report shall be approved as filed or modified. No change in the basis or method of levying assessments which would impair an executed contract to be paid from the revenues derived from the assessments shall be approved by the City Council.

Section 7. Annual Levy of Assessments.

a. Annual Resolution of Intention. After approval of the Annual Report filed by the Advisory Board, the City Council shall adopt a Resolution of Intention to levy and collect assessments for the subject fiscal year, pursuant to Section 35434 of the Act. The Resolution shall be published once in a local newspaper and shall set the time and place for public hearings on the levy of assessments for that fiscal year.

b. Annual Public Hearing. The City Council shall, pursuant to Section 36535 of the Act, hold an annual public hearing on the levy of assessments as specified in the Resolution of Intention.

c. Ordinance Confirming Levy of Assessments. At the conclusion of the annual public hearing, in order to levy assessments for the subject fiscal year, the City Council shall adopt an ordinance constituting the levy of assessments for the fiscal year referred to in the Annual Report.

Section 8. Boundary and Assessment Modifications. The City Council may, at the Advisory Board's recommendation, modify the boundaries or assessments established pursuant to this Ordinance. The modifications shall be made pursuant to requirements of the Act, but no assessment shall be modified which would impair the ability of the District to meet the obligation of a contract to be paid from the revenues derived from the levy of assessments. Such changes shall be made by a later ordinance adopted after a hearing before the City Council, or by resolution if approved in conjunction with confirmation of the annual report.

Section 9. Collection of Benefit Assessment. The special benefit assessment authorized by this Ordinance shall be billed annually by the City, except as noted below, with all funds collected to be placed in a special fund to be established and to be known as the Wilshire Center Business Improvement District Fund. The billing process will be accomplished by mailing assessment notices ("Statement of Assessment Due") to all businesses subject to this assessment, as herein defined, within the District by first class mail, within thirty (30) calendar days from the date of the adoption of this Ordinance, with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. The assessment basis, method of calculation and rate schedule are set forth in Section 4, above.

New businesses subject to assessment and commenced during the year, following the establishment of the District, shall not be exempt from assessment but shall be assessed the appropriate amount as listed in Exhibit "B" in a prorated format based upon the number of whole months remaining in the assessment period.

Section 10. Penalty for Delinquent Payment. No business owner subject to assessment shall fail or refuse to pay the assessment hereby imposed. Any business owner who fails to pay the assessment levied shall first receive a notice of failure to pay and thirty (30) calendar days to remit the full amount due. If the business owner fails to pay at that time, the City shall add a penalty of ten percent (10%) of the assessment amount on the last calendar day of each month after the date due thereof, providing that the penalty amount to be added shall in no event exceed one hundred percent (100%) of the assessment amount due. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction.

Section 11. Adoption and Publication of Ordinance. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles and was adopted at its meeting of _____.

ELIAS MARTINEZ, City Clerk

Approved _____

By _____

Approved as to Form and Legality

Oct 26, 1995
JAMES K. HAHN, City Attorney

RICHARD J. RIORDAN, Mayor

By [Signature]
Deputy City Attorney

File No. _____

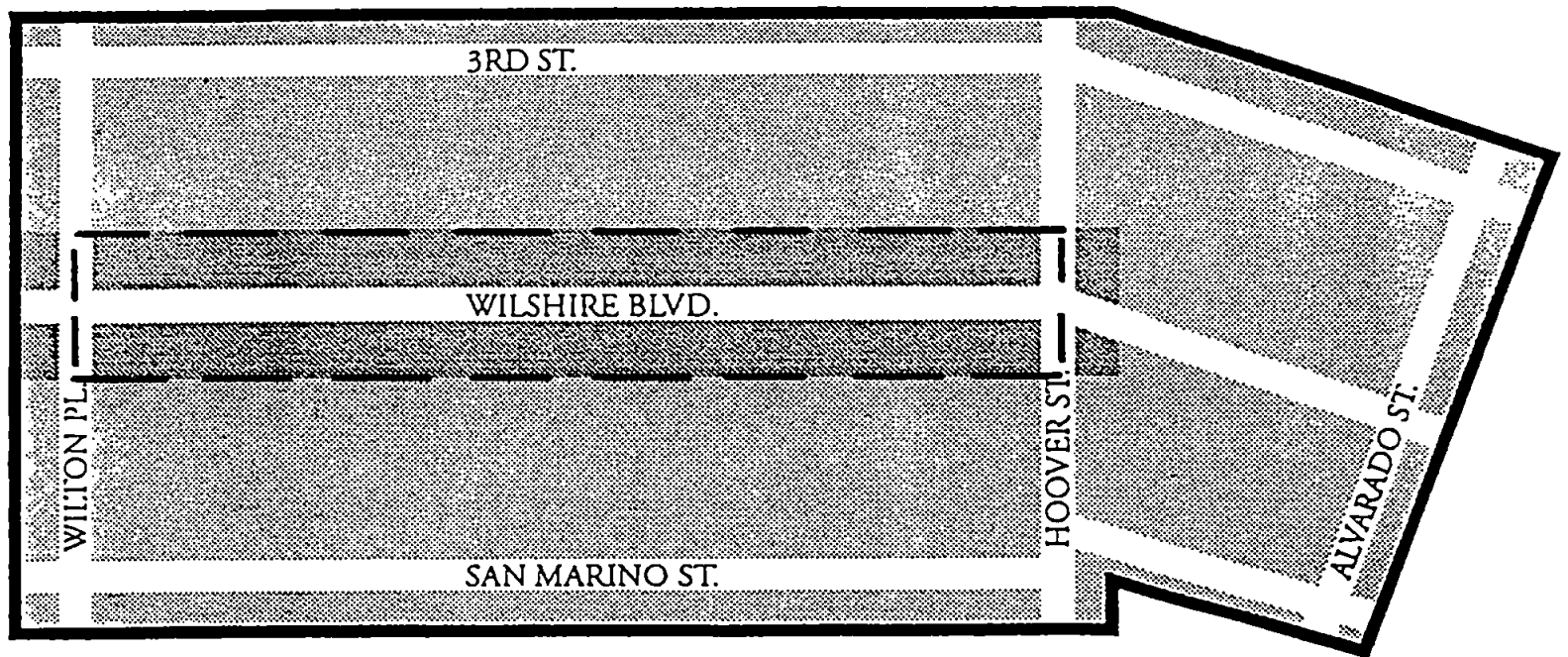
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EXHIBIT "A"

Boundary Map

Wilshire Center

BUSINESS IMPROVEMENT DISTRICT



 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses/Assessment Schedule

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	One cent (1) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	One cent (1) per square foot of building area occupied by respective business or businesses
C. Other businesses for which Classification A does apply	\$ 0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$ 0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rentals). If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e. \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

ORDINANCE NO. 170755

An Ordinance of the City of Los Angeles establishing the Wilshire Center Business Improvement District.

WHEREAS, the Parking and Business Improvement Law of 1989 (California Streets and Highways Code sections 36500 et seq.) authorizes cities to establish parking and business improvement areas for the purpose of imposing special assessments for certain purposes; and

WHEREAS, the Wilshire Center Business Improvement Corporation, a nonprofit business assistance entity and business owners within the boundaries of the proposed district have requested this City Council to establish such a business improvement area; and

WHEREAS, after a public hearing the City Council of the City of Los Angeles on October 10, 1995 adopted a Resolution of Intention to establish a Parking and Business Improvement Area to be known as the Wilshire Center Business Improvement District; and

WHEREAS, after a second public hearing, the City Council of the City of Los Angeles has now determined to establish the Wilshire Center Business Improvement District, to provide for the levy of a benefit assessment and to adopt an ordinance to such effect,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby finds and declares that:

- a. Pursuant to California Government Code Section 54954.6 and to Section 36500 et seq. of the California Streets and Highways Code, the City Council on October 10, 1995, after a duly noticed public hearing, adopted a Resolution of Intention declaring its intention to establish a parking and business improvement area to be known as the Wilshire Center Business Improvement District (the "District") and caused such Resolution to be duly published and mailed in accordance with the law.
- b. At said hearing of October 10, 1995, written and verbal evidence for the proposed establishment of the District was received and considered by the City Council. At said hearing of October 10, 1995, no written or verbal evidence against the proposed establishment of the District was received.
- c. There was no majority protest by the public affected by the proposed establishment of the District.
- d. The public interest, convenience and necessity require the establishment of the proposed District and the businesses within the proposed District will benefit by the improvements and activities funded by the assessments proposed to be levied for the purposes herein described, pursuant to the Parking and Business Improvement Law of 1989, as amended, Section 36500 et seq. of the California Streets and Highways Code (the "Act").

e. The improvements and/or activities within the proposed District shall be funded by the levy of assessments and such assessments shall not be used to fund improvements and/or activities outside of the District or for any purpose other than the purposes specified in the Resolution of Intention.

f. The assessed businesses in the proposed District shall be subject to any amendments to District boundaries, assessment amounts, improvements or activities, subject to the due process requirements of the Act.

Section 2. Establishment of the District. Pursuant to the Act, a parking and business improvement area to be designated as the Wilshire Center Business Improvement District is hereby created and established.

Section 3. Description of the District. The boundaries of the District are generally described as Third Street to the north, San Marino Street to the south, Alvarado Street to the east and Wilton Place to the west. Said boundaries are set forth with greater specificity in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 4. Definitions and Assessment Schedule. For calculating the amount of assessment owed, businesses have been defined in accordance with the Municipal Code of the City of Los Angeles, sections 21.00 et seq. The assessment schedule for the District is set forth as Exhibit "B" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Use of Revenue. The purposes for which the funds raised by said benefit assessment may be used shall be devoted to the statutory purposes set forth in Sections 36510 and 36513 of the Act, inclusive. Assessment proceeds shall be used primarily for the purpose of sidewalk tree planting, supplemental streetscape improvements, the associated maintenance of those improvements and District administration. If approved by the Advisory Board and followed by appropriate notifications and public hearings, the improvements and activities may also include, but are not limited to, the following:

- a. General promotion of business activities within the District;
- b. Decoration of any public place within the District;
- c. Acquisition, construction, installation or maintenance of improvements, as identified in section 36510 of the Act; and
- d. Activities which benefit businesses located and operating in the area, as identified in section 36513 of the Act.

Section 6. Advisory Board.

a. Appointment. The City Council shall appoint an Advisory Board pursuant to Section 36530 of the Act in order to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on proposed improvements and activities, on the classification of businesses, and on the method of and basis for levying assessments.

b. Annual Report. The Advisory Board shall prepare a report for each fiscal year for which assessments are to be levied. The report shall be filed with the City Clerk and shall comply with all requirements of Section 36533 of the Act. The report shall be approved as filed or modified. No change in the basis or method of levying assessments which would impair an executed contract to be paid from the revenues derived from the assessments shall be approved by the City Council.

Section 7. Annual Levy of Assessments.

a. Annual Resolution of Intention. After approval of the Annual Report filed by the Advisory Board, the City Council shall adopt a Resolution of Intention to levy and collect assessments for the subject fiscal year, pursuant to Section 35434 of the Act. The Resolution shall be published once in a local newspaper and shall set the time and place for public hearings on the levy of assessments for that fiscal year.

b. Annual Public Hearing. The City Council shall, pursuant to Section 36535 of the Act, hold an annual public hearing on the levy of assessments as specified in the Resolution of Intention.

c. Ordinance Confirming Levy of Assessments. At the conclusion of the annual public hearing, in order to levy assessments for the subject fiscal year, the City Council shall adopt an ordinance constituting the levy of assessments for the fiscal year referred to in the Annual Report.

Section 8. Boundary and Assessment Modifications. The City Council may, at the Advisory Board's recommendation, modify the boundaries or assessments established pursuant to this Ordinance. The modifications shall be made pursuant to requirements of the Act, but no assessment shall be modified which would impair the ability of the District to meet the obligation of a contract to be paid from the revenues derived from the levy of assessments. Such changes shall be made by a later ordinance adopted after a hearing before the City Council, or by resolution if approved in conjunction with confirmation of the annual report.

Section 9. Collection of Benefit Assessment. The special benefit assessment authorized by this Ordinance shall be billed annually by the City, except as noted below, with all funds collected to be placed in a special fund to be established and to be known as the Wilshire Center Business Improvement District Fund. The billing process will be accomplished by mailing assessment notices ("Statement of Assessment Due") to all businesses subject to this assessment, as herein defined, within the District by first class mail, within thirty (30) calendar days from the date of the adoption of this Ordinance, with such assessments becoming due thirty (30) calendar days from the date of the assessment notice. The assessment basis, method of calculation and rate schedule are set forth in Section 4, above.

New businesses subject to assessment and commenced during the year, following the establishment of the District, shall not be exempt from assessment but shall be assessed the appropriate amount as listed in Exhibit "B" in a prorated format based upon the number of whole months remaining in the assessment period.

Section 10. Penalty for Delinquent Payment. No business owner subject to assessment shall fail or refuse to pay the assessment hereby imposed. Any business owner who fails to pay the assessment levied shall first receive a notice of failure to pay and thirty (30) calendar days to remit the full amount due. If the business owner fails to pay at that time, the City shall add a penalty of ten percent (10%) of the assessment amount on the last calendar day of each month after the date due thereof, providing that the penalty amount to be added shall in no event exceed one hundred percent (100%) of the assessment amount due. If the business owner continues to fail to pay, an action may be brought by the City of Los Angeles in a court of competent jurisdiction.

Section 11. Adoption and Publication of Ordinance. The City Clerk shall certify to the passage of this Ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Ordinance was introduced at the meeting of the Council of the City of Los Angeles and was adopted at its meeting of

OCT 31 1995

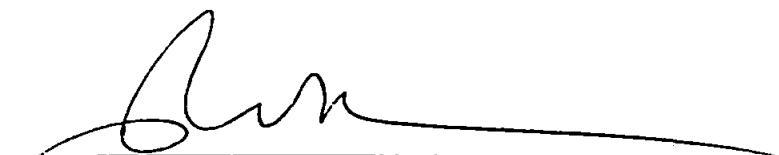
ELIAS MARTINEZ, City Clerk

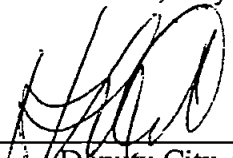
Approved NOV 09 1995

By 

Approved as to Form and Legality

Oct 26 1995
JAMES K. HAHN, City Attorney


RICHARD J. RIORDAN, Mayor

By 
Deputy City Attorney

File No. 94-1949

MV\ABID\WIL\ORD96

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries
relative to this matter
refer to File No.

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-1949

CD 5

October 13, 1995

Council Member Feuer
City Attorney
Attn: Patty Tubert
City Clerk
Attn: Mike Carey

RE: ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA TO BE NAMED THE
"WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT", FOR BUSINESSES WITHIN
THE PROPOSED BOUNDARY ASSESSMENT AREA OF 3RD STREET, ALVARADO STREET,
SAN MARINO STREET AND WILTON PLACE SURROUNDING WILSHIRE BOULEVARD

At the meeting of the Council held October 10, 1995, the following
action was taken:

Attached report adopted.....	_____
Attached motion () adopted.....	_____
Public Hearing Held.....	X
Resolution of Intention adopted.....	X
Second hearing set for.....	10-31-95
Ordinance adopted.....	_____
Motion adopted to approve attached report.....	_____
Motion adopted to approve attached communication.....	_____
To the Mayor for concurrence.....	_____
To the Mayor FORTHWITH.....	_____
Mayor concurred.....	_____
Appointment confirmed.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally exempt.....	_____
EIR certified.....	_____
Parcel map approved for filing with the County Recorder.....	_____
Bond approved is No. _____ of Contract.....	_____

Elias Martinez
City Clerk
bs

steno\941949

OCT 10 1995 - PUBLIC HEARING HELD -
RESOL. OF INTENT. ADOPTED -
SET FOR HEARING. ~~OCT. 31 1995~~

CITY COUNCIL
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. _____

☐ Petitioner/Communicant _____

☒ Councilperson(s) ~~HOOD~~ FELDER _____

☐ City Administrative Officer

☐ Chief Legislative Analyst

☒ City Attorney (with/without
PATTY TUBERT file)

☐ Building and Safety

☐ Fire Commission

☐ General Services

☐ Police Commission

☐ Public Works (Board)

☐ Planning Department

☐ Water and Power Department

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ Treasurer

☐ Controller

☐ Information Services Dept.

☒ City Clerk ~~Tax and Permit~~
MIKE CAREY

☐ Fire Department

☐ Personnel Department

☐ Police Department

☐ Public Works - Engineering

☐ Transportation

☐ Mayor (with/without file)

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

RESOLUTION OF INTENTION

A Resolution of the City of Los Angeles declaring its intention to establish a Parking and Business Improvement Area to be known as the Wilshire Center Business Improvement District.

WHEREAS, the Parking and Business Improvement Area Law of 1989 (California Streets and Highways Code sections 36500 et seq.) authorizes cities to establish parking and business improvement areas for the purpose of imposing special assessments on businesses for certain purposes; and

WHEREAS, the Wilshire Center Business Improvement Corporation, a nonprofit business assistance entity, and business owners within the boundaries of the proposed district have requested this City Council to establish such a business improvement area;

THE CITY COUNCIL OF THE CITY OF LOS ANGELES DOES RESOLVE AS FOLLOWS:

Section 1. Pursuant to the provision of section 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council of the City of Los Angeles declares its intention to consider the establishment of a parking and business improvement area to be named the Wilshire Center Business Improvement District (the "District").

Section 2. The proposed boundaries of the District are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein.

Section 3. The improvements and activities proposed for the District shall be funded by the levy of assessments on businesses within the District boundaries primarily for the purpose of sidewalk tree planting, supplemental streetscape improvements, the associated maintenance of those improvements and District administration. The improvements and activities may also include, but are not limited to, the following:

- a. General promotion of business activities within the District;
- b. Decoration of any public place within the District;
- c. Acquisition, construction, installation or maintenance of improvements, as identified in section 36510 of the Act; and
- d. Activities which benefit businesses located and operating in the area, as identified in section 36513 of the Act.

Section 4. The City Council intends to levy annual assessments on all businesses located within the District, as shown on Exhibit "A", in the amounts and according to the classifications set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Section 5. Except where funds are otherwise available, an assessment to pay for all specified improvements and activities within the District will be levied annually following a public hearing and adoption of a resolution by the City Council. Businesses subject to assessments and commenced during the year, following the establishment of the District, shall not be exempt from such

assessments, but shall be assessed the appropriate amount as listed in Exhibit "B" in a prorated format based upon the number of whole months remaining in the assessment period.

Section 6. A public hearing shall be held before the City Council on the 31st day of October, 1995, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers, Room 340 in City Hall, at 200 North Spring Street, Los Angeles, California, at which time the Council will hear all interested persons for or against the establishment of the District, the extent of the District, or the types of improvements or activities which may be funded by the assessment.

Section 7. Formal protests against the formation of the District must be made in writing. Protests should clearly state the reason(s) the protestor is against establishment of the District. All written protests should contain the following certification: "I certify that I am the owner or legally authorized agent of the business listed below and that the business is now located or operating within the boundaries of the proposed Wilshire Center Business Improvement District." Protests should also contain the following information: legal business or corporate entity name (printed); business address (printed); City Business Tax Registration Certificate number (if known); name of protestor (printed); signature of protestor; and, date of protest. Protests will not be considered valid unless signed and submitted by the owner or agent of a business located within the boundaries of the proposed District.

Written protests shall be filed with the City Clerk, Room 395 in City Hall, at 200 North Spring Street, Los Angeles, California 90012, at or before the time fixed for the hearing and shall contain a description of the business sufficient to identify the business, and if the person so protesting is not listed on City records as the owner of the business, the protest shall be accompanied by written evidence that the person subscribing the protest is the owner of the business. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which objection is made. If written protests are received from the owners of businesses in the proposed District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings to establish the District shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, those types of improvements or activities shall be eliminated.

Any person having a question regarding the hearing proceedings may telephone (213) 485-4465 and state such question to the City Clerk assigned by Council to answer inquiries regarding the hearing proceedings. Any person having a question regarding the establishment and operation of the proposed District may telephone (213) 237-0996.

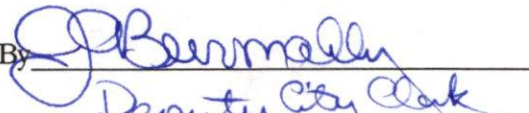
Section 8. The City Clerk is directed to give notice of said hearing as provided in sections 36523 and 36523.5 of the Act which includes the publication of this Resolution of Intention once in a newspaper of general circulation in the City of Los Angeles at least seven (7) days before the public hearing and the mailing of a complete copy of this Resolution of Intention by first-class mail to each business owner to be assessed in the District within seven (7) days of the City Council's adoption of this Resolution of Intention.

Section 9. The City Clerk shall certify to the passage of this Resolution and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I certify that the foregoing Resolution of Intention was passed by the Council of the City of Los Angeles, at its meeting of

OCT 10 1995

ELIAS MARTINEZ, City Clerk

By 
Deputy City Clerk

Approved as to Form and Legality

Oct 6, 1995
JAMES K. HAHN, City Attorney

By 
Deputy City Attorney

File No. 94-1949

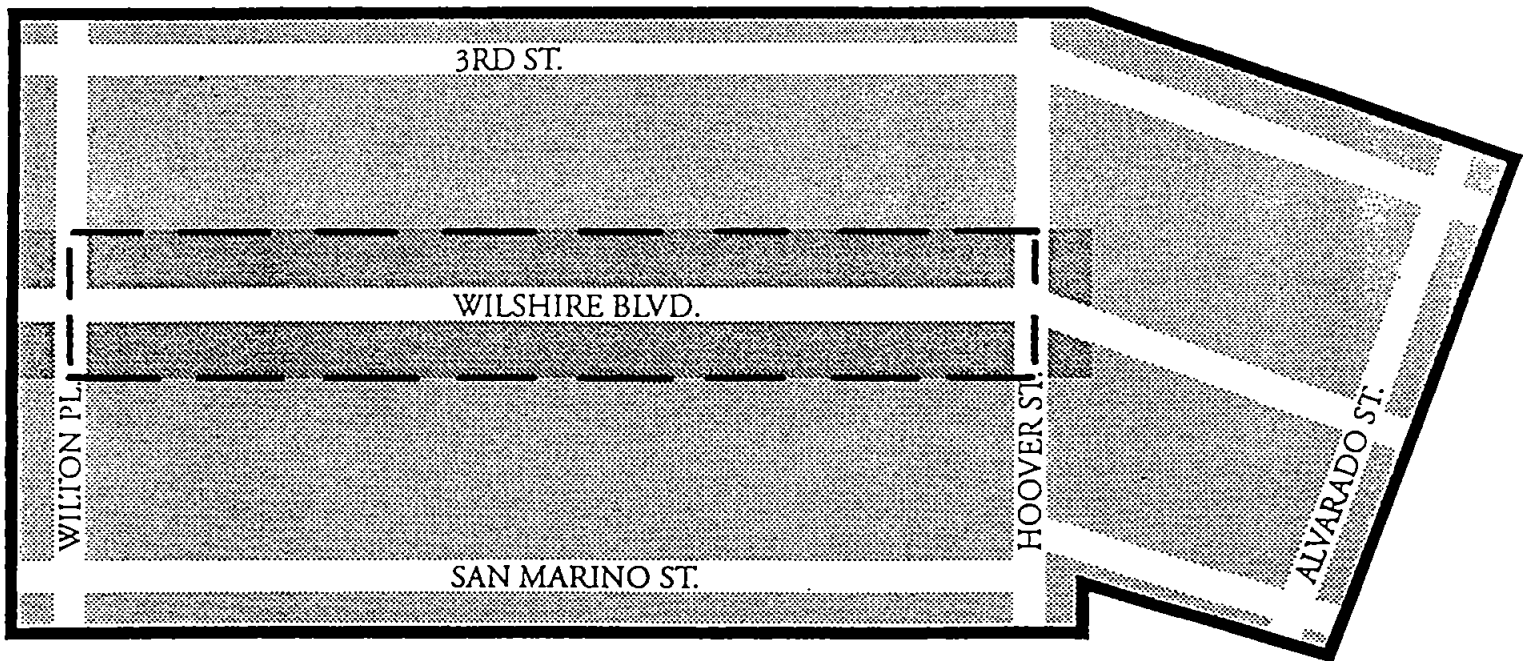
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EXHIBIT "A"

Boundary Map

W i l s h i r e C e n t e r

B U S I N E S S I M P R O V E M E N T D I S T R I C T



 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses/Assessment Schedule

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	One cent (1) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	One cent (1) per square foot of building area occupied by respective business or businesses
C. Other businesses for which Classification A does apply	\$ 0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$ 0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rentals). If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e. \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

NOTICE OF PUBLIC HEARINGS FOR A RESOLUTION OF INTENTION AND AN ORDINANCE
ESTABLISHING THE WILSHIRE CENTER BUSINESS IMPROVEMENT DISTRICT

Pursuant to the provision of section 54954.6 of the Government Code and sections 36500 et seq. of the California Streets and Highways Code (the "Act"), the City Council of the City of Los Angeles does hereby give notice of two (2) public hearings to be held regarding establishment of a parking and business improvement area to be named the Wilshire Center Business Improvement District (the "District"). The proposed boundaries of the District are set forth in Exhibit "A" which is attached hereto and incorporated by reference as though fully set forth herein.

The improvements and activities proposed for the District shall be funded by the levy of assessments on businesses within the District boundaries primarily for the purpose of sidewalk tree planting, supplemental streetscape improvements, the associated maintenance of those improvements and District administration. If approved by the District Advisory Board followed by appropriate notifications and public hearings pursuant to the Act, the improvements and activities may also include, but are not limited to, the following:

- a. General promotion of business activities within the District;
- b. Decoration of any public place within the District;
- c. Acquisition, construction, installation or maintenance of improvements, as identified in section 36510 of the Act; and
- d. Activities which benefit businesses located and operating in the area, as identified in section 36513 of the Act.

The City Council intends to levy annual assessments on all businesses located within the District, as shown on Exhibit "A", in the amounts and according to the business classifications set forth in Exhibit "B", which is attached hereto and incorporated by reference as though fully set forth herein.

Except where funds are otherwise available, an assessment to pay for all specified improvements and activities within the District will be levied annually following a public hearing and adoption of a resolution by the City Council. Businesses subject to assessments and commenced during the year following the establishment of the District shall not be exempt from such assessments, but shall be assessed the appropriate amount as listed in Exhibit "B" in a prorated format based upon the number of whole months remaining in the assessment period.

Two public hearings shall be held before the City Council. The first on the 10th day of October, 1995, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers, Room 340 in City Hall, at 200 North Spring Street, Los Angeles, California, and the second on the 31st day of October, 1995, at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers, Room 340 in City Hall, at 200 North Spring Street, Los Angeles, California. At the first hearing the Council will consider adoption of the Resolution of Intention and, if adopted, Council will hold the second hearing to consider adoption of an ordinance establishing the District. At these hearings the Council will hear all interested persons for or against the establishment of the District, the extent of the District, and the furnishing of specified types of improvements or activities.

Protests against the formation of the District may be made verbally or in writing. Written protests should identify the name of the proposed Business Improvement District and the reason(s) the protestor is against its formation. All written protests should contain the following certification: "I certify that I am the owner of the business listed below, and that the business is located or operates within the boundaries of the proposed Wilshire Center Business Improvement District."

Protests should also contain the following information: business name (printed), business address (printed), City Business Tax Registration Certificate number (if known), name of protestor (printed), signature of protestor, and date of protest. Protests will not be considered valid unless signed and submitted by the owner of a business located within the boundaries of the proposed District.

Written protests shall be filed with the City Clerk, Room 395 in City Hall, at 200 North Spring Street, Los Angeles, California 90012, at or before the time fixed for the hearing and shall contain a description of the business sufficient to identify the business, and if the person so protesting is not listed on City records as the owner of the business, the protest shall be accompanied by written evidence that the person subscribing the protest is the owner of the business. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which objection is made. If written protests are received from the owners of businesses in the proposed District which will pay fifty percent (50%) or more of the assessment proposed to be levied, no further proceedings to establish the District shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvements or activities within the District, those types of improvements or activities shall be eliminated. Any person having a question regarding the hearing proceedings may telephone (213) 485-4465 and state such question to the City Clerk assigned by Council to answer inquiries regarding the hearing proceedings. Any person having a question regarding the establishment and operation of the proposed District may telephone (213) 237-0996.

The City Clerk is directed to give notice of said hearings as provided in sections 36522, 36523 and 36523.5 of the Act and section 54954.6 of the Government Code, which includes the publication of this Notice, and, if adopted, the Resolution of Intention, once in a newspaper of general circulation in the City of Los Angeles at least seven (7) days before the public hearing and the mailing of a complete copy of the Resolution of Intention by first-class mail to each business owner to be assessed in the District within seven (7) days of the City Council's adoption of the Resolution of Intention. The second hearing shall be at least 45 days after publication of this Notice and no less than 20 days nor more than 30 days after the first hearing.

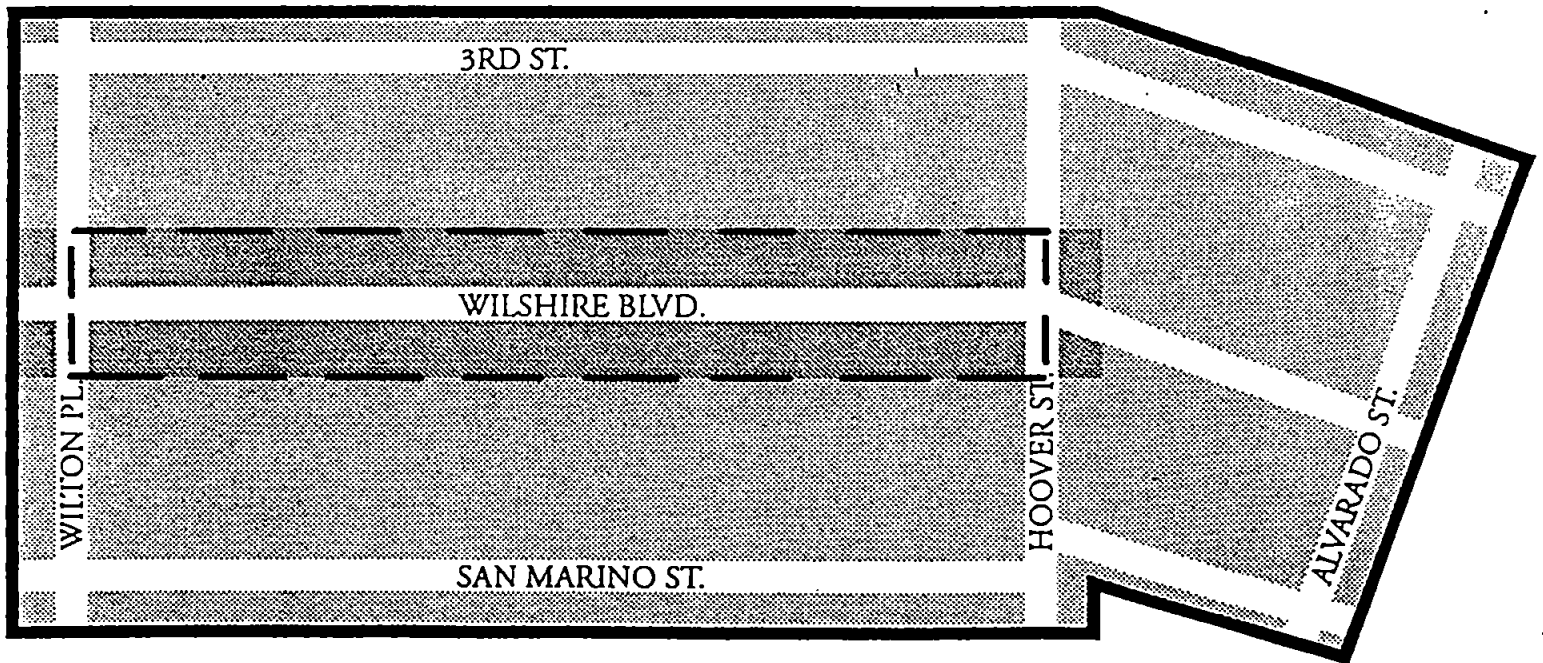
MV:BID\WC\NOTICE

EXHIBIT "A"

Boundary Map

W i l s h i r e C e n t e r

B U S I N E S S I M P R O V E M E N T D I S T R I C T



 Zone A  Zone B  Boundary



EXHIBIT "B"

**WILSHIRE CENTER
BUSINESS IMPROVEMENT DISTRICT**

Classification of Businesses/Assessment Schedule

ZONE A

<u>Business Classification</u>	<u>Annual Assessment</u>
A. Office, Commercial Buildings, Rentals (Sec 21.98 LAMC)	One cent (1) per square foot of gross building area or land area, whichever is larger
B. Other businesses for which Classification A does not apply	One cent (1) per square foot of building area occupied by respective business or businesses
C. Other businesses for which Classification A does apply	\$ 0

ZONE B

<u>Business Classification</u>	<u>Annual Assessment</u>
D. All businesses	\$ 0

Notes

1. In Zone A, assessments shall be levied first on business Classification A (i.e. commercial building rentals). If this classification of business does not exist or is exempt from such classification for whatever reason, assessments shall then be levied on the individual business or businesses occupying the subject building or land area.
2. Assessments shall not be levied twice for the same building or land area (i.e. commercial building rental and the business or businesses occupying the building or land area).
3. Vacant buildings or building areas do not exempt the entire building area from being assessed.
4. Unimproved parcels shall generally be assessed under Classification C (i.e. \$0), unless an active revenue producing use such as surface parking or public storage is being conducted. In such case, these parcels shall be assessed at the Classification A rate for the amount of gross land area being commercially used in accordance with Notes 1 and 2 above.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries
relative to this matter
refer to File No.

94-1949

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

January 23, 1995

Council District 5
Councilmember Ferraro
City Administrative Officer
City Clerk, Attn: Mike Carey
Office of the Mayor

Councilmember Holden
Chief Legislative Analyst
City Attorney
City Clerk, Land Records Division

RE: MOTION (HOLDEN - FERRARO) TO ESTABLISH THE WILSHIRE CENTER BUSINESS
IMPROVEMENT DISTRICT

At the meeting of the Council held January 17, 1995, the following
action was taken:

Attached report adopted.....	_____
Attached motion () adopted.....	_____
Attached resolution adopted.....	_____
Ordinance adopted.....	_____
Motion adopted to approve attached report.....	_____
Motion adopted to approve attached communication.....	X
To the Mayor for concurrence.....	_____
To the Mayor FORTHWITH.....	_____
Mayor concurred.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally exempt.....	_____
Tract map approved for filing with the County Recorder.....	_____
Parcel map approved for filing with the County Recorder.....	_____

Elias Martinez

City Clerk
jv
steno\941949

FILED

FEB 01 1995

ELIAS MARTINEZ, City Clerk
By ma, Deputy

RR
ok
1-30-95

COMMUNICATION

TO: LOS ANGELES CITY COUNCIL

File No. 94-1949

FROM: COUNCILMEMBER MIKE HERNANDEZ, Chair
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

	<u>Yes</u>	<u>No</u>
Public Comments	—	XX

COMMUNICATION FROM CHAIRPERSON, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE relative to Motion (Holden-Ferraro) to establish the Wilshire Center Business Improvement District (BID).

Recommendation for Council action:

ADOPT the Motion (Holden-Ferraro) to establish the Wilshire Center Business Improvement District (BID) as proposed by the Wilshire Center Business Improvement Corporation and the Wilshire Chamber of Commerce, instituting the necessary proceedings, utilizing majority protest hearing procedures, etc.

FISCAL IMPACT STATEMENT: None submitted

Summary:

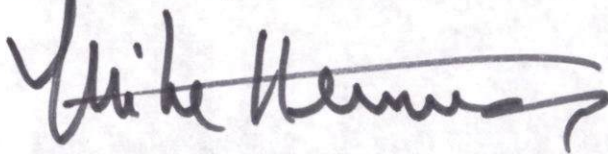
On November 8, 1994, the subject Motion (Holden-Ferraro) to establish the Wilshire Center BID as proposed by the Wilshire Center Business Improvement Corporation and the Wilshire Chamber of Commerce was introduced in Council and referred to the Community and Economic Development Committee for further consideration.

The Motion states that the Wilshire Center Streetscape Committee of the Wilshire Chamber of Commerce spearheaded and successfully procured over \$5 million in federal, state, local and private funds to begin the revitalization and beautification of the Wilshire Center business area and surrounding neighborhoods. Improvements will include the median islands, decorative sidewalk and crosswalk pavement, parkway landscaping and distinctive new bus shelter and street furniture. The primary purpose of the proposed BID is to fund the maintenance of these improvements. The attached subject Motion details the governing of the BID, the boundaries, and the establishment of an assessment formula.

At its regular meeting on December 12, 1994, the Community and Economic Development (C & ED) Committee heard this matter. Details concerning the establishment of the Wilshire BID were discussed in relation to the establishment of a Citywide policy on BIDs. Some of the concerns expressed in the meeting had to do with who would be assessed and why, who would be responsible for future improvements so the City would not have to assume liability if the BID collapses, how the boundaries were selected, and assurance that

the appropriate percentage of business owners favored the project. The item was continued until January 9, 1995 so any and all concerns could be addressed before Council adopted the Motion. At a special C & ED Committee meeting on January 9th, Councilman Hernandez, Chair of the Committee approved the Motion. Adoption of the Motion would institute the necessary proceedings to establish the BID, and would require the necessary notifications and public hearings.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Mike Hernandez", with a long horizontal flourish extending to the right.

Councilmember Mike Hernandez, Chairperson
Community and Economic Development Committee

AB
1-10-95

ADOPTED
MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
JAN 17 1995
LOS ANGELES CITY COUNCIL

++++++
 AGENDA NO. 56 YES: 12 NO: 0 ABS: 3
 ALARCON.....YES ALATORRE.....YES CHICK.....YES GALANTER.....YES
 GOLDBERG.....YES HERNANDEZ.....YES HOLDEN.....YES RIDLEY-THOMASYES
 SVORINICH.....YES WACHS.....YES WALTERS.....YES FERRARO.....YES
 BERNSON.....ABS BRAUDE.....ABS YAROSLAVSKY..ABS
 ++++++

TIME:
 11 07 41

LOS ANGELES CITY COUNCIL

RECEIVED

ADOLFO

56
CALLED SPECIAL

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
Report/Communication for Signature

Council File Number 94-1949
Committee Meeting Date 1-9
Council Date 1-17-95

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCIL MEMBER HERNANDEZ, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER WALTERS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COUNCIL MEMBER WACHS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Remarks Motion re: Wilshire BID

Adrienne Bass, Legislative Assistant ♦♦♦ Telephone 237-0379

- ☒ Community Development Department (Mail Stop 854)
- ☐ Community Redevelopment Agency (Mail Stop 182)
- ☐ Board of Public Works (Mail Stop 465)
- ☒ City Attorney
- ☐ Private Industry Council
- ☒ City Clerk - attn: Mike Carey
- ☒ City Clerk - Land Records
- ☐
- ☐

FILE NO.

SUBJECT

(5)

94-0491-S1 CDD request for authority to accept \$75,000 in title IIA/C 8%-30% funds, contract with LAUSD for the JTPA Telecommunications Program and modify the State Cooperative Agreement.

DISPOSITION _____

(6)

94-0603-S1 CDD request to amend JTPA contracts with the LAUSD to provide employment training and academic enrichment for the summer Youth Employment and Training Program (SYETP).

DISPOSITION _____

(7)

94-0212 CAO status report relative to Request for Proposal for research and analysis on the competitiveness of various city taxes and fees.

DISPOSITION _____

(8)

94-2056 CDD request for authority to negotiate and execute a Section 108 Loan Contract with 5401 Associates, L.P.

DISPOSITION _____

(9)

94-1020 CDD report of the full financial review of Sey Yes, Inc. and request for authorization to continue funding for FY 94-95.

DISPOSITION _____

(10)

94-0082-S62 CDD and City Administrative Officer reports regarding Special Community Services Block Grant Award and Contract for City's Earthquake related special program and Community Development Department recommendations. (Also referred to Ad Hoc Committee on Earthquake Recovery)

DISPOSITION _____

(11)

94-1949 Motion (Holden-Ferraro) relative to the establishment of the Wilshire Center Business Improvement District as proposed by the Wilshire Center Business Improvement Corporation and the Wilshire Chamber of Commerce.

DISPOSITION _____

Special Meeting

Community and Economic Development Committee
Monday - December 12, 1994

WILSHIRE CENTER BUSINESS IMPROVEMENT CORPORATION

A NON-PROFIT CORPORATION FOR THE BETTERMENT OF WILSHIRE CENTER

MEMORANDUM

RECEIVED

AUG 01 1995

SPECIAL ASSESS.

Date: July 13, 1995
From: Gary L. Russell
To: Ed Henning
Subject: Wilshire Center Business Improvement Corporation

BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD MEMBERS

The following is a list of officers and board members of the Wilshire Center Business Improvement Corporation:

President	Andy Miliotis Wilshire Financial Tower 3600 Wilshire Blvd., Suite 800 Los Angeles CA 90010
Vice President	Donna Dalton Total Properties Management Co. 3450 Wilshire Blvd., Suite 400 Los Angeles CA 90010
Secretary	Linda Hedden Transwestern Property Company 3660 Wilshire Blvd., Suite 800 Los Angeles CA 90010
Treasurer	Mike Prestridge Heitman Properties 3701 Wilshire Blvd., Suite 1035 Los Angeles CA 90010
Member	Winston Millet Wilshire Professional Building 3875 Wilshire Blvd., Suite 607 Los Angeles CA 90010

WILSHIRE CENTER BID ADVISORY BOARD MEMBERS, CONTINUED

Memo

Page 2

Member

Susan Yang
Realtech Leasing & Management
3250 Wilshire Blvd.
Los Angeles CA 90010

Enclosed:

Incorporation papers
Draft of the Bylaws
3-Year Budget Plan

Sept. 5, 1995

Wilshire Center Business Improvement District

Proposed 3-Year Budget Plan

BID WORK PROGRAM AND BUDGET LINE ITEMS:

		Year 1996	Year 1997	Year 1998
Income				
Assessments	\$0.01x12,324,895 sf	\$123,249	\$123,249	\$123,249
Expenditures				
	<i>Task</i>			
1	Community Tree Maintenance	\$40,000	\$40,000	\$30,000
2	Adjacent Wilshire Tree Maintenance		\$2,000	\$6,000
3	Wilshire Tree Maintenance		\$10,000	\$27,000
4	Wilshire Existing Tree Maintenance	\$12,000	\$7,500	\$7,500
5	Wilshire Groundcover Maintenance		\$4,000	\$13,000
6	Annual Groundcover Color Rotation		\$5,000	\$5,000
7	Water-irrigation	\$3,000	\$6,000	\$6,000
8	Reimbursable City Cost	\$1,000	\$1,000	\$1,000
9	General Maintenance*	\$33,310	\$21,310	\$5,810
10	General Administrative*	\$33,939	\$26,439	\$21,939
Total		\$123,249	\$123,249	\$123,249

* Task 9 includes the following tasks:

Sidewalk steam cleaning
Litter pickup
New trash receptacles
Graffiti removal
Other general maintenance

* Task 10 includes the following tasks:

Start up cost
Insurance
Coordination & oversee of BID work
BID Advisory Board reports
Quarterly reports to the City
Tax reports
Annual BID report/budget
General supplies & materials

Edward Henning & Associates

URBAN REVITALIZATION • PLANNING

Memorandum (Transmitted via FAX)

Date: 2-23-94

To: Mike Carey, City of Los Angeles, Deputy City Clerk

From: Ed Henning, BID Consultant

Re: Proposed Business Improvement District - **Wilshire Center**

BID WORK PROGRAM: OUTLINE AND DESCRIPTION

BACKGROUND

The Wilshire Center Streetscape Committee of the Wilshire Chamber of Commerce spearheaded and successfully procured over \$3 million in federal, state and local transit grant funds to begin a long awaited revitalization and beautification of the Wilshire Center business area and surrounding neighborhoods. Improvements will include the planting of 2500 street trees, gateway monument signs, landscaped median islands, decorative sidewalk and crosswalk pavement, parkway landscaping and distinctive new bus shelters and street furniture. Due to the supplemental nature of the proposed streetscape improvements, the City of Los Angeles has stipulated that the Wilshire Center business community will be responsible for funding the maintenance of the improvements and must identify and commit to a funding source prior to soliciting bids for related construction contracts. To this end, many funding solutions were explored including annual voluntary payments by owners and a City street maintenance district. It is believed, however, that the best solution which provides both commitment and flexibility is the establishment of a Business Improvement District. It is felt that a BID could initially fund the required streetscape maintenance task and later, if needed and acceptable to the business community, be considered to fund areawide marketing and security programs.

PROPOSED BID ELEMENTS AND CONSIDERATIONS

BID BOUNDARIES

The proposed boundaries include an approximately 250 block area extending from Wilton Place on the west to Alvarado Street on the east and from 3rd Street on the north to San Marino Street on the south.

Edward Henning & Associates

URBAN REVITALIZATION • PLANNING

BENEFIT ZONES

Two benefit zones are proposed: Zone A would include all parcels with frontage along Wilshire Blvd. between Wilton Place and Hoover Street; Zone B would be all other parcels within the BID boundaries. The reason for including Zone B at this time is because the proposed streetscape beautification and required maintenance will minimally extend into this secondary zone to improve the corridors leading into and surrounding the Wilshire Center area. By State BID law, BID funds can only be expended on improvements and activities within the BID boundaries.

BID ASSESSMENT FORMULA

For simplicity and equity, a formula is proposed which would directly assess building owners rather than business owners per se. This would greatly reduce the number of "assesseees" and would facilitate support for the BID. This can be accomplished in the City Los Angeles by assessing commercial and residential buildings licensed by the City of LA under the business license categories of **"Office, Commercial Buildings, etc., Rentals"** and **"Hotels, Apartments, etc."** All other business license categories would either be declared "exempt" or just have their respective benefit assessments set at zero. Vacant parcels would not be assessed unless they have an active revenue producing utility such as parking, storage, xmas tree sales etc. The proposed assessment rate in Zone A would be 1 cent per gross square foot of building or land, whichever is greater. Zone B's assessment would be set at zero since it is primarily residential and the benefits are negligible to these owners.

BID PROGRAM ELEMENTS

Initially, the BID program would include only streetscape maintenance. In subsequent years the programs could be expanded to include security, marketing and promotions, if acceptable to the Wilshire Center business community.

Edward Henning & Associates

URBAN REVITALIZATION • PLANNING

BID BUDGET

The initial annual BID budget is projected at \$120,000. (This is based on an assessment of 1 cent per square foot with an estimated 12 million square feet of space.)

BID BILLINGS/COLLECTIONS

In order to optimize the use of BID funds collected on tangible programs, the Wilshire Center owners (Advisory Board) would propose to prepare the assessment rolls, mailing lists, labels, notices etc. to the extent permitted by law and needed by the City of Los Angeles. This would assist the City's workload and reduce administrative costs.

Please review this matter at your earliest convenience. As discussed, I would be very willing to meet with you and, if needed, representatives from the City Attorney's office to discuss this proposal at an early date. Thank you for your continued cooperation with these BID matters.

FROM: CHARLES DUNN-LAPM

TEL: 213 683 1551

JU. 4.1994 8:35 AM P 2

NOV-05-1994 01:10 FROM

TO 15431912136831551 P.02

Wilshire Center
Business Improvement District
Formation Support Form

Owner's Name: WHC-Six Real Estate Limited PartnershipProperty Address: 3333 Wilshire Blvd.Phone # (214) 831-2248 City of LA Business License # _____Property Owner's Name(s): Representative: Maryke Lantz
Asset Manager

I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Maryke Lantz

Date:

11/2/94

**Wilshire Center
Business Improvement District**

Formation Support Form

BUSINESS Name: THE WILSHIRE COLONNADE, c/o HEITMAN PROPERTIES LTD,
MANAGING AGENT.

Property Address: 3701 / 3731 WILSHIRE BOULEVARD, LOS ANGELES, CA
90010

Phone # 213/381-3753 **City of LA Business License #** 517018-73

Property Owner's Name(s): STATE STREET BANK AND TRUST COMPANY OF
CALIFORNIA, N.A., NOT INDIVIDUALLY, BUT
AS ANCILLARY TRUSTEE FOR STATE STREET BANK
AND TRUST COMPANY, A MASSACHUSETTS BANKING
CORPORATION, NOT PERSONALLY BUT SOLELY AS
TRUSTEE FOR TELEPHONE REAL ESTATE EQUITY
TRUST.



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Angela Sitta

Angela Sitta, Sr. Vice President
Heitman Properties Ltd., Managing Agent

Date:

October 7, 1994

**Wilshire Center
Business Improvement District
Formation Support Form**

Owner's Name: KREEF USA -Fund-I, a California Group Trust

Property Address: Equitable Plaza - 3435 Wilshire Boulevard, Suite 2400
Los Angeles, CA 90010

Phone # (213) 383-3435 **City of LA Business License #** 238921-91

Property Owner's Name(s): KREEF USA-FUND-I, a California Group Trust



I support the formation of the Wilshire Center Business Improvement District as proposed.

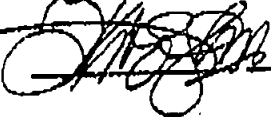


I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):



Date:

11/2/94

2000.

Wilshire Center
Business Improvement District
Formation Support Form

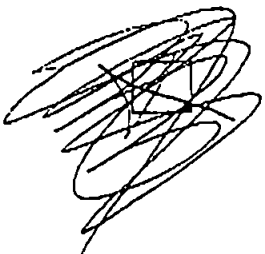
Owner's Name: TRIZEC Properties Inc
Property Address: 3255 Wilshire Blvd L.A.
Phone # 213-382-2171 City of LA Business License # 295825-10
Property Owner's Name(s): Same



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Tim Lynch

Date:

10-18-97

**Wilshire Center
Business Improvement District
Formation Support Form**

BUSINESS Name: THE WILSHIRE COLONNADE, c/o HEITMAN PROPERTIES LTD,
MANAGING AGENT.

Property Address: 3701 / 3731 WILSHIRE BOULEVARD, LOS ANGELES, CA
90010

Phone # 213/381-3753 **City of LA Business License #** 517018-73

Property Owner's Name(s): STATE STREET BANK AND TRUST COMPANY OF
CALIFORNIA, N.A., NOT INDIVIDUALLY, BUT
AS ANCILLARY TRUSTEE FOR STATE STREET BANK
AND TRUST COMPANY, A MASSACHUSETTS BANKING
CORPORATION, NOT PERSONALLY BUT SOLELY AS
TRUSTEE FOR TELEPHONE REAL ESTATE EQUITY
TRUST.



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal:



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Angela Sista

Angela Sista, Sr. Vice President
Heitman Properties Ltd., Managing Agent

Date:

October 7, 1994

Wilshire Center
Business Improvement District

Formation Support Form

Owner's Name: Mid-Wilshire Associates

Property Address: 3550 Wilshire Blvd.

Phone # 213/383-9522 City of LA Business License # N/A

Property Owner's Name(s): N/A

☐

I support the formation of the Wilshire Center Business Improvement District as proposed.

☐

I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____

☒

I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Rick Beltz

Rick Beltz
Project Manager, Paramount Group, Inc. for
Mid-Wilshire Associates

Date:

11-2-94

**Wilshire Center
Business Improvement District**

Formation Support Form

Owner's Name: Mid-Wilshire Associates

Property Address: 3550 Wilshire Blvd.

Phone # 213/383-9522 City of LA Business License # N/A

Property Owner's Name(s): N/A

☐

I support the formation of the Wilshire Center Business Improvement District as proposed.

☐

I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____

☒

I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Rick Beltz

Rick Beltz

Project Manager, Paramount Group, Inc. for
Mid-Wilshire Associates

Date:

11-2-94

SEP-30-1994 17:25 FROM TELISCHAK & COMPANY

TO

WILSHIRE L.A. P.02

**Wilshire Center
Business Improvement District
Formation Support Form**

Owner's Name: RUNVEE HOBART LTD., N.V.

Property Address: 3660 WILSHIRE BOULEVARD

Phone # (213) 386-8782 **City of LA Business License #** 055221-56

Property Owner's Name(s): SEE ABOVE

☒

I support the formation of the Wilshire Center Business Improvement District as proposed.

☐

I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____

☐

I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

John C. Telischak

Date:

9/16/94

BY WILSHIRE PACIFIC REALTY
AND MANAGEMENT COMPANY

JOHN C. TELISCHAK, PRESIDENT

● Wilshire Center ●
Business Improvement District

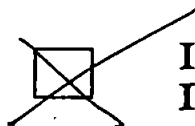
Formation Support Form

Owner's Name: ONE PARK PLAZA

Property Address: 3250 Wilshire Blvd. L.A. Ca 91007

Phone # ⁽²¹³⁾ 487-4444 City of LA Business License # _____

Property Owner's Name(s): The 3250 Wilshire Blvd Building
Partnership



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Raymond Lee Jones

Date:

3/26/94

**Wilshire Center
Business Improvement District**

Formation Support Form

Owner's Name: BECHTEL INVESTMENTS REALTY

Property Address: 3700 WILSHIRE BLVD. SUITE 102

Phone # 213 3821762 City of LA Business License # 738210-00

Property Owner's Name(s): 3700 WILSHIRE PARTNERS

☒

I support the formation of the Wilshire Center Business Improvement District as proposed.

☐

I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____

☐

I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Ray Bechtel

Date:

March 22, 1994

Wilshire Center
Business Improvement District

Formation Support Form

Owner's Name: 3 mfa Properties Co Ltd

Property Address: 3530 Wilshire Blvd

Phone # 213/487-3770 City of LA Business License # _____

Property Owner's Name(s): 3 mfa Properties Co. Ltd



I support the formation of the Wilshire Center Business Improvement District as proposed.

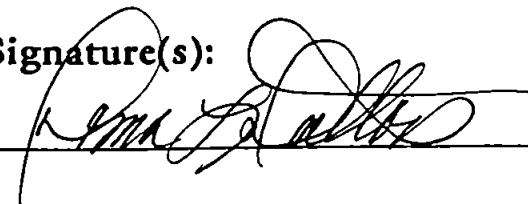


I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):



Date:

5/27/94

● Wilshire Center ●
Business Improvement District

Formation Support Form

Owner's Name: 3440 Properties Co. Ltd

Property Address: 3440-3450-3460-3470 Wilshire Blvd.

Phone # 213/487-3770 City of LA Business License # _____

Property Owner's Name(s): 3440 Properties Co. Ltd



I support the formation of the Wilshire Center Business Improvement District as proposed.

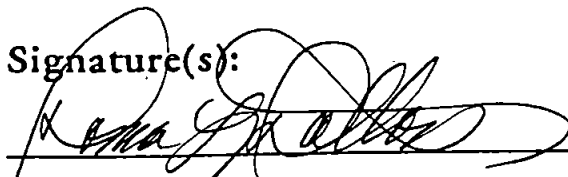


I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):



Date:

5-27-94

Wilshire Center
Business Improvement District

Formation Support Form

Owner's Name: Mission Acres, a California Limited Partnership

Property Address: 3325 Wilshire Boulevard, #1305

Phone # 213-380-2885 City of LA Business License #

Property Owner's Name(s): Same

☒

I support the formation of the Wilshire Center Business Improvement District as proposed.

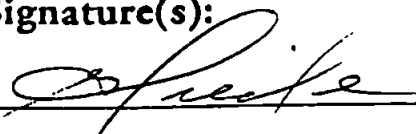
☐

I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal:

☐

I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):


Gary G. Mieceke

Date:

April 8, 1994

3-31-94

Wilshire Center
Business Improvement District

Formation Support Form

Owner's Name: 3875 WILSHIRE COMPANY

Property Address: 3875 WILSHIRE

Phone # 213 386 8745 City of LA Business License # _____

Property ^{CONTACT} ~~Owner's~~ Name(s): WINSTON MILLET - CONTACT

☒

I support the formation of the Wilshire Center Business Improvement District as proposed.

☐

I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____

☐

I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

[Signature]

Date:

3/30/94

03/29/94 15:13

213 385 6527 WILSHIRE FIN TWR

02

**Wilshire Center
Business Improvement District
Formation Support Form**

Owner's Name: American Trading Real Estate Properties, Inc.

Property Address: 3345 Wilshire Blvd., Los Angeles

Phone # (213) 383-4124 City of LA Business License # _____

Property Owner's Name(s): _____



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Ralph J. [Signature]
VICE PRESIDENT

Date:

4/5/94

**Wilshire Center
Business Improvement District**

Formation Support Form

Owner's Name: Wilshire Financial Tower

Property Address: 3600 Wilshire Boulevard

Phone # (213) 385-1374 City of LA Business License # _____

Property Owner's Name(s): Wilshire Financial Tower



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

[Signature]

Date:

4/12/94

SENT BY: Radisson Wilshire Exec: 9-14-94 3:41PM ;

21336836-34

P. 02

1

**Wilshire Center
Business Improvement District
Formation Support Form**

Owner's Name: RADISSON WILSHIRE PLAZA HOTELProperty Address: 3515 WILSHIRE BLVD., LOS ANGELES, CA 90010Phone # (213) 381-7411 City of LA Business License # 869721-40Property Owner's Name(s): L.A. KOREANA, INC.☐

I support the formation of the Wilshire Center Business Improvement District as proposed.

☐

I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____

☒

I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

NEED INFORMATION ON ONGOING COSTS AND BASIS OF BILLINGS TO US.

Signature(s):



Date:

9/14/94

Wilshire Center
Business Improvement District
Formation Support Form

Owner's Name: STEVEN K. H.
Property Address: 2975 WILSHIRE BLVD, LOS ANGELES, CA 90010
Phone # ²¹³ 323-6400 City of LA Business License # 245969-00
Property Owner's Name(s): STEVEN K. H., Trustee



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

Steven K. H.

Date:

9/15/94

Wilshire Center
Business Improvement District
Formation Support Form

Owner's Name: Operating Engineers Funds, Inc.
Property Address: 3055 Wilshire Blvd. L.A., CA. 90010
Phone # (818) 356-1000 City of LA Business License # 988881-67
Property Owner's Name(s): Operating Engineers Funds, Inc.
100 E. Colson St.
Pasadena, CA. 91103



I support the formation of the Wilshire Center Business Improvement District as proposed.



I would support the formation of the Wilshire Center Business Improvement District if the following changes were made to the proposal: _____



I am not opposed, but would like further information regarding formation of the Business Improvement District. Please contact me.

Signature(s):

[Signature]

Date:

10/4/94

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-1949

November 18, 1994

Community and Economic Development Committee Clerk (w/file)

At the meeting of the Council held November 15, 1994, motion was adopted that Motion (Holden - Ferraro) relative to establishment of the Wilshire Center Business Improvement District proposed by the Wilshire Center Business Improvement Corporation and the Wilshire Chamber of Commerce BE REFERRED TO Community and Economic Development Committee for further consideration.

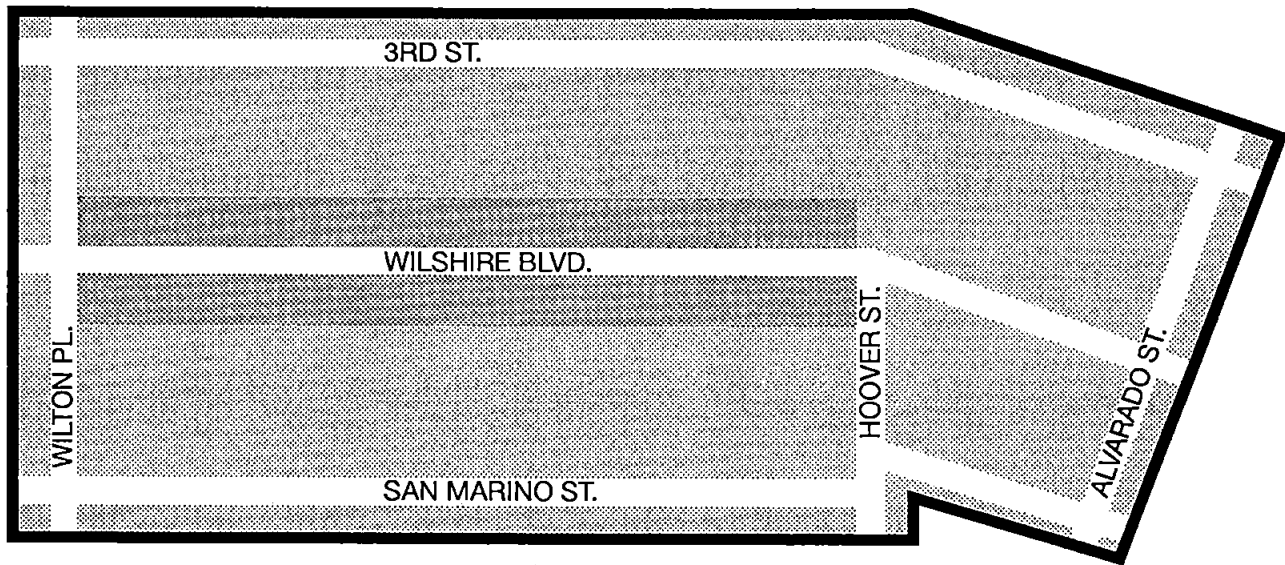
City Clerk
jv

941949



Exhibit " A "
Boundary Map

W I L S H I R E C E N T E R
B U S I N E S S I M P R O V E M E N T D I S T R I C T



Zone A
Wilshire
Frontage

Zone B

Boundary



Wilshire Center Business Improvement District Formation Supporters

12/9/94

	Current Supports or not opposed	Bldg Sq.Ft.	Total Assessmt Sq.Ft.	%of Total
1	Marten Mgmt. - 3200 Wilshire Blvd.	450,000		
2	Mission Acres - 3325 Wilshire Blvd.	214,960		
3	Am. Trading R.E. Prop-3345 Wilshire Blvd.	150,000		
4	Total Prop. - 3440-70 Wilshire Blvd.	923,271		
5	Total Prop. - 3530 Wilshire Blvd.	413,347		
6	WFT-3600 Wilshire Blvd.	461,200		
7	Bechtel - 3700 Wilshire Blvd.	382,800		
8	Wilshire Prof. -3875 Wilshire Blvd.	65,122		
9	Wilhamp/DMJM - 3250 Wilshire Blvd.	445,076		
10	Heitman Prop. - 3701/3731 Wilshire Blvd.	428,750		
11	Transwestern - 3660 Wishire Blvd.	258,684		
12	2975 Wilshire	121,542		
13	Operating Engineers - 3055 Wilshire Blvd.	205,895		
14	Radission Hotel - 3515 Wilshire Blvd.	295,209	not opposed	
15	Trizec Prop. - 3255 Wilshire Blvd.	201,598		
16	Paramount - 3550 Wilshire Blvd.	994,668	not opposed	
17	Prudential - 3333 Wilshire Blvd.	269,317		
18	RREEF - 3435 Wishire Blvd.	700,000		
	TOTAL	6,981,439	11,619,126	60%

**Wilshire Chamber of Commerce
Russell and Associates**

M O T I O N

28

The Wilshire Center Business Improvement Corporation (WCBIC), a mutual benefit non-profit corporation, and the Wilshire Chamber of Commerce, propose the establishment of a business improvement district for the Wilshire Center area. The Wilshire Center Streetscape Committee of the Wilshire Chamber of Commerce spearheaded and successfully procured over \$5 million in federal, state, local and private funds to begin a long awaited revitalization and beautification of the Wilshire Center business area and surrounding neighborhoods. Improvements will include the planing to 2550 street trees, gateway monument signs, landscaped median islands, decorative sidewalk and crosswalk pavement, parkway landscaping and distinctive new bus shelters and street furniture. The primary purpose of the proposed Wilshire Center BID is to fund the maintenance of these improvements.

The Wilshire Center BID will be governed by an Advisory Board, which will be one and the same as the Board of Directors of the WCBIC, who in turn will be elected by the assessed businesses. The Board will establish policies, develop an annual program and budget, manage related service contracts for BID programs and oversee compliance with City monitoring and auditing requirements. For simplicity and equity, a BID assessment formula is proposed which would directly assess only the business category comprised of owners of improved land fronting on Wilshire Boulevard. This would avoid having all other business owners possibly assessed twice in the form of rent pass-throughs.

The proposed BID boundaries would include an approximately 250 block area extending from Wilton Place on the west to Alvarado Street on the east and from 3rd Street on the north to San Marino Street on the south. Only parcels with Wilshire Boulevard frontage between Wilton Place and Hoover Street would be assessed. The reasons for including other areas in the BID is to allow the proposed improvements and related maintenance to minimally extend into this secondary area for the enhancement of the corridors leading into and surrounding Wilshire Center. By State law, BID funds can only be expended on improvements and activities within the BID boundaries.

An annual assessment rate of 1 cent per gross square foot of building or land, whichever is greater, is proposed. This formula would annually generate an estimated \$120,000 which would exclusively be applied, at this time, to the supplemental maintenance program. The formulation of the Wilshire Center BID is envisioned to be one part of the comprehensive physical and economic revitalization for this area which will result in:

- o An enhanced pedestrian environment to complement the Metro Rail System
- o An upscale image to retain existing businesses and lure back ones that have moved

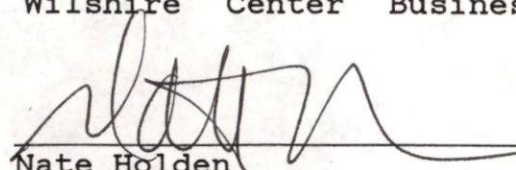
- o A restored community confidence and cohesiveness
- o Ability to compete more effectively in current marketplace
- o Creation of local community jobs and training during the proposed construction phase

I THEREFORE MOVE, that the City Council take the following actions:

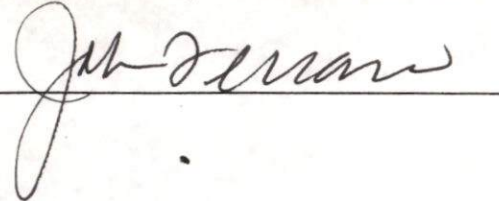
1. Institute the necessary proceedings, utilizing majority protest hearing procedures, in the establishment of the Wilshire Center Business Improvement District (as provided in California Streets and Highways Code - Section 36500 et seq.) as requested by the Wilshire Center Business Improvement Corporation and the Wilshire Chamber of Commerce.
2. Direct the City Clerk to prepare, publish, and mail, required hearing notices in a format to be approved by the City Attorney and inserting dates which would result in :
 - A. The second hearing being set no less than 45 days from the date of the mailing of the notices.
 - B. The first hearing being set no less than 20 nor more the 30 days from the date set for the second hearing.
3. Direct the City Attorney, with the assistance of the City Clerk, to prepare the following:
 - A. Resolution of Intent (to be considered at the first hearing date), and if adopted;
 - B. Ordinance establishing a Business Improvement District and confirming the assessment (to be considered at the second hearing date).
4. Direct the City Attorney to present for the first hearing the required environmental findings as may be necessary.
5. Instruct the City Attorney to present an agreement between the City and the BID's business improvement advisory board (WCBIC) regarding, but not limited to, operation of the business improvement district, budget and work program, assessment formula, disbursement of funds collected by the City, monitoring and auditing of work performed and funds received and expended.
6. Instruct the City Clerk to calendar at the second noticed hearing date along the ordinance to establish the BID, the following required actions to:
 - A. Appoint the BID Advisory Board.

- B. Approve the BID annual budget.
 - C. Authorize the City Attorney to negotiate an operating agreement under No. 5 with the Advisory Board for approval by the City Council.
 - D. Authorize the City Clerk to act as the collection agent for the assessment district; to audit and verify receipts and expenditures of the Advisory Board; and, to collect past due or nonpayment of past due assessments.
7. Instruct the Director of the Bureau of Street Maintenance to waive the Bureau policy requiring written approval of adjacent property owners for new street tree planting where such street trees will be planted under the direction of the WCBIC and maintained by the Wilshire Center Business Improvement District.

PRESENTED BY: _____


Nate Holden
Councilman, 10th District

SECONDED BY: _____



NOV 15 1994 - REFERRED TO C & ED COMTE

MD.

ADOPTED

JAN 17 1995

LOS ANGELES CITY COUNCIL

1 I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 28

TODAY'S DATE 1/15/94

I am speaking FOR ☒ AGAINST ☐ the Agenda Recommendation

COUNCIL FILE NO.: _____

SUBJECT: _____

Name: LEONARD SHAPIRO

Street: 18333 HATFIELD ST

City: TARZANA, CA 91356

Telephone: 818 409 089

Are you speaking on your own behalf? YES ☒ NO ☐

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: _____

Street: _____

City: _____

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

☐ Lobbyist for person.

☐ Employee of the person.

☐ Attorney for person.

☐ Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES ☐ NO ☒

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.