

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES
CALIFORNIA



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

96-0935

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

RICHARD J. RIORDAN
MAYOR

November 18, 1998

PLACE IN FILES

DEC 02 1998

DEPUTY *gc*

Councilmember Walters
Councilmember Hernandez
City Clerk, Mike Carey
cc: Mike Vitkiewicz
Chief Legislative Analyst
City Administrative Officer
City Attorney

RE: APPOINTING MR. EDWARD NIZAMIAN TO THE ADVISORY BOARD OF THE DOWNTOWN
CENTER BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held November 17, 1998, the following
action was taken:

Attached report adopted
Attached motion (Walters - Hernandez)
Attached resolution adopted ()
Mayor concurred
FORTHWITH
Ordinance adopted
Motion adopted to approve attached report
Motion adopted to approve communication
To the Mayor FORTHWITH
Ordinance Number

J. Michael Carey
City Clerk
aff

steno\960935



18

TO CITY CLERK FOR PLACEMENT ON NEXT
ROUTINE CO-NORMAL AGENDA TO BE POSTED

#53
NOV 10 1998

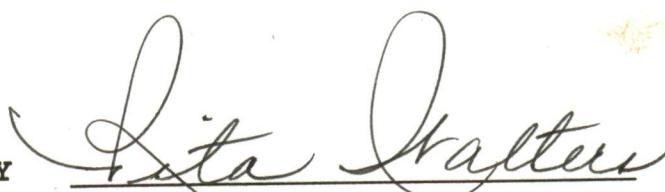
On July 22, 1997 (CF: 96-0935) the City Council appointed various individuals to serve on the Advisory Board of the Downtown Center Business Improvement District (DCBID) in accordance with Section 36631(a) of the California Streets Highways Code. The appointment of a new member is now being requested to serve on the Downtown Center BID Advisory Board.

The Downtown Center BID Advisory Board requests that the City Council approve the appointment of Mr. Edward Nizamian to the Downtown Center Advisory Board.

I THEREFORE MOVE that pursuant to Section 3661 (a) of the California Streets and Highways Code ("The Property and Business Improvement District Law of 1994"), Mr. Edward Nizamian be hereby appointed to the Advisory Board of the Downtown Center BID Management Corporation, otherwise known as the Downtown Center BID, and that the appointment shall become effective upon the adoption of this Motion.

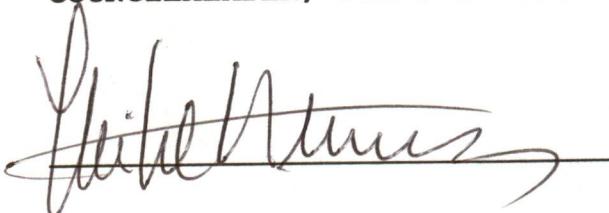
I FURTHER MOVE, that the City Clerk, Business Improvement District Coordinator, be instructed to notify all involved persons or entities, as required, of this action and to take any other steps as may be necessary to effectuate the above appointment.

PRESENTED BY


RITA WALTERS

COUNCILMEMBER, 9TH DISTRICT

SECONDED BY


MIKE ALVARADO

NOVEMBER 10, 1998

is:dowcentbid9

Mo
ADOPTED

NOV 17 1998

LOS ANGELES CITY COUNCIL

17-Nov-98 10:48:42 AM #7

ITEM NO. (18)

Voting on Item(s) : 18

Roll Call

ALARCON	Yes
ALATORRE	Yes
BERNISON	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

Present: 14, Yes: 14 No: 0

CITY OF LOS ANGELES SPEAKER CARD

Date

11/17/9

Council File No., Agenda Item, or Case No.

18

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal
() General comments

Name: LEONARD SHAPIRO

Business or Organization Affiliation:

Address: 8540 De Soto St City: C Park State: CA Zip: 91304
Street

Business phone: 818 700 0691 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

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.

96-0935
94-0866-S2

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

December 30, 1997

City Attorney
City Clerk,
Tax & Permit Division
Attn: Mike Vitkiewicz

All Council Members
Chief Legislative Analyst
City Administrative Officer

RE: AMENDING THE LOS ANGELES ADMINISTRATIVE CODE TO AMEND THE USES
PERMITTED FOR FUNDS IN THE BUSINESS IMPROVEMENT DISTRICT (BID) TRUST
FUND

At the meeting of the Council held December 17, 1997, 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..... 171871
Publication date..... 12-30-97
Effective date..... 1-30-98
Mayor vetoed.....
Mayor approved..... 12-22-97
Mayor failed to act - deemed approved.....
Findings adopted.....
Negative Declaration adopted.....
Categorically exempt.....

J. Michael Carey

PLACE IN FILES

DEC 30 1997

b
DEPUTY

City Clerk
dng

steno\960935

JCS

ed

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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Mayor's Time Stamp

TIME LIMIT FILES
ORDINANCES

RECEIVED
CITY CLERK'S TIME STAMP

RECEIVED

97 DEC 19 PM 3:02

97 DEC 19 PM 3:01

FORTHWITH

CITY CLERK

BY _____ DEPUTY

DEPUTY MAYOR

COUNCIL FILE NUMBER 96-0935 & 94-0866-S2

COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE December 17, 1997

LAST DAY FOR MAYOR TO ACT DEC 29 1997

ORDINANCE TYPE: Ord of Intent Zoning Personnel General
Improvement LAMC X LAAC CU or Var Appeals - CPC No _____

SUBJECT MATTER: AMENDING THE LOS ANGELES ADMINISTRATIVE CODE (LAAC) TO AMEND THE USES PERMITTED
FOR FUNDS IN THE BUSINESS IMPROVEMENT DISTRICT (BID TRUST FUND)

RECOMMENDATIONS:

APPROVED **DISAPPROVED**

PLANNING COMMISSION _____

DIRECTOR OF PLANNING _____

CITY ATTORNEY X _____

CITY ADMINISTRATIVE OFFICER _____

Community & Economic Dev. Comte. X _____

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: DEC 22 1997
*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 12-23-97 ORDINANCE NO. 171871

DATE PUBLISHED 12-30-97 DATE POSTED _____ EFFECTIVE DATE 1-30-98

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

RECEIVED
CITY CLERK'S OFFICE

97 DEC 23 PM 1:19

BY CITY CLERK
DEPUTY

ORDINANCE NO. 171871

An ordinance amending the Los Angeles Administrative Code by amending Section 5.491(d).

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

Section 1. Section 5.491(d) of the Los Angeles Administrative Code is hereby amended to read:

(d) An award from the Fund may be used for the purposes of assessing the interest in, planning for the formation of, renewing, reestablishing, or expanding the boundaries of, a proposed or existing Business Improvement District within a specific area of the City of Los Angeles, as designated by the proponent group seeking monies from the Fund.

Sec. 2 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 hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of DEC 17 1997.

J. Michael Carey, City Clerk,
By John M. Tita, Deputy.

Approved DEC 22 1997

Approved as to Form and Legality

Dec 10, 1997
JAMES K. HAHN, City Attorney,

By JAMES K. HAHN

File No. C.F. 94-0866 S2
C.F. 96-0935

**ORD
ADOPTED**

DEC 17 1997

Los Angeles City Council

TO THE MAYOR FORTHWITH

TIME:

10:59:53

AGENDA NO. 7 YES: 15 NO: 0 ABS: 0 12/17/97

ALARCON..... YES ALATORRE..... YES BERNSON..... YES CHICK..... YES
FEUER..... YES GALANTER..... YES GOLDBERG..... YES HERNANDEZ..... YES
HOLDEN..... YES HIGGINS..... YES RIDLEY-THOMAS..... YES SVORINICH..... YES
WACHO..... YES WALTERS..... YES FERRARO..... YES

7

PLEASE SCHEDULE THE FOLLOWING ORDINANCE FOR COUNCIL MEETING ON WEDNESDAY, DECEMBER 17, 1997, per City Attorney's Office (Ken Cirlin, 485-8899) and Councilmember Alatorre:

tks,
dt

ORDINANCE - FIRST CONSIDERATION

96-0935 - ORDINANCE relative to amending the Los Angeles Administrative
94-0866 Code (LAAC) to amend the uses permitted for funds in the Business
S2 Improvement District (BID) Trust Fund.

Recommendation for Council action:

PRESENT and ADOPT accompanying ORDINANCE amending Section 5.491(d) of the LAAC to allow an award from the Business Improvement District Trust Fund to be used for the purposes of assessing the interest in, planning for the formation of, renewing, reestablishing, or expanding the boundaries of, a proposed or existing BID within a specific area of the City of Los Angeles, as designated by the proponent group seeking monies from the Fund.

[Pursuant to Council's adoption of Community and Economic Development Committee Report on October 29, 1997]

calagend\96-0935.age



JAMES K. HAHN
CITY ATTORNEY

WRITER'S DIRECT DIAL:

FAX: (213) 485-5425
(213) 485-8899

Office of the City Attorney
Los Angeles, California

REPORT NO. R 97 0406
DEC. 10, 1997

REPORT RE:

ORDINANCE AMENDING LOS ANGELES ADMINISTRATIVE
CODE SECTION 5.491(d) CONCERNING THE USE OF FUNDS IN
THE BUSINESS IMPROVEMENT DISTRICT TRUST FUND

The Honorable City Council
of the City of Los Angeles
Room 395 City Hall
Los Angeles, California 90012

(Council File Nos. 94-0866 -S2 and 96-0935 transmitted herewith.)

Honorable Members :

Pursuant to Council instructions transmitted herewith, approved as to form and legality, is a draft of an ordinance amending Los Angeles Administrative Code Section 5.491(d) to amend the uses permitted for funds in the Business Improvement District Trust Fund. The draft has been reviewed by the City Clerk who has the responsibility of administering the fund.

Very truly yours,

JAMES K. HAHN, City Attorney

By


KENNETH CIRLIN
Assistant City Attorney

KC:kc
5-5425
Attachment

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ORDINANCE NO. _____

An ordinance amending the Los Angeles Administrative Code by amending Section 5.491(d).

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

Section 1. Section 5.491(d) of the Los Angeles Administrative Code is hereby amended to read:

(d) An award from the Fund may be used for the purposes of assessing the interest in, planning for the formation of, renewing, reestablishing, or expanding the boundaries of, a proposed or existing Business Improvement District within a specific area of the City of Los Angeles, as designated by the proponent group seeking monies from the Fund.

Sec.....2.....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 hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of.....

, City Clerk,

By
Deputy.

Approved.....

....., Mayor.

Approved as to Form and Legality

.....
JAMES K. HAHN, City Attorney,

By


File No. C.F. 94-0866 S2
..... C.F. 96-0935

J. MICHAEL CAREY
City Clerk

CITY OF LOS ANGELES

CALIFORNIA



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

96-0935
94-0866-S2

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

1997
10/30/97
CDS 9 & 14

October 31, 1997

City Attorney (w/file)
City Clerk,
Tax & Permit Div.
Attn: Mike Vitkiewicz

Council Member Alatorre

RE: ADDITIONAL ACTIONS FOR EXPANSION OF THE DOWNTOWN FASHION BUSINESS
IMPROVEMENT DISTRICT AND UTILIZATION OF \$75,000 ALLOCATED BY COUNCIL
ACTION AUGUST 9, 1996

At the meeting of the Council held October 29, 1997, 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.....
To the Mayor for concurrence.....
FORTHWITH.....
Mayor concurred.....
Appointment confirmed.....
Findings adopted.....
Negative Declaration adopted.....
Categorically exempt.....
Generally exempt.....

J. Michael Carey

city Clerk
jv.
steno\960935



TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your COMMUNITY AND ECONOMIC DEVELOPMENT Committee
reports as follows:

Yes No
Public Comments: XXX

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to additional actions for expansion of the Downtown Fashion Business Improvement District and utilization of \$75,000 allocated by Council action August 9, 1996.

Recommendations for Council action:

1. REQUEST the City Attorney to prepare and present an ordinance amending the Business Improvement District (BID) Trust Fund (Ordinance 171094, CF 96-0482) to allow an award from the Fund to be used for the purposes of assessing the interest in, planning for the formation of, renewing, reestablishing, or expanding the boundaries of, a proposed or existing BID within a specific area of the City of Los Angeles, as designated by the proponent group seeking monies from the Fund.
2. AMEND prior Council action of August 9, 1996 (CF 96-0935), to AUTHORIZE the City Clerk, subject to the review and approval of the City Attorney as to form and legality, and subsequent to Council action amending the BID Trust Fund as requested above, to prepare, execute and administer a contract between the City and the Downtown Property Owners Association, in an amount not to exceed \$75,000, for activities related to the formal reestablishment and expansion of the Downtown Property Owners Property and Business Improvement District ("Fashion District," CF 94-0866-S2).

Fiscal impact statement: The City Clerk reports that there is no General Fund impact inasmuch as the source of funding is the BID Formation Assistance Trust Fund.

SUMMARY

At its regular meeting on October 20, 1997, the Community and Economic Development (CED) Committee considered this matter. The CED Committee received testimony from Councilmember Alatorre who requested approval of his request to utilize the \$75,000

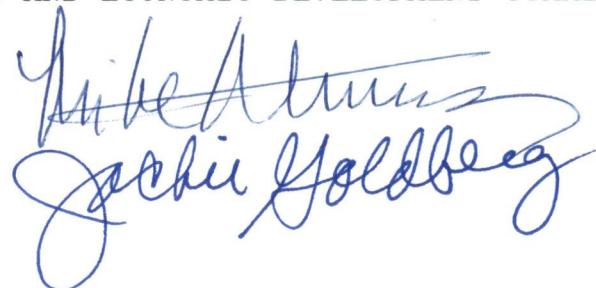
(continued)

(2)

originally approved by Council on August 9, 1996, for formation of the Downtown Fashion District BID, for activities related to its reestablishment and expansion. Following a presentation by the City Clerk on the status of these funds, your Committee concurred with this request and recommends the BID Formation Assistance Trust Fund be amended to facilitate this action and others that may be received in the future.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE



OCT 28 1997 - Continued to OCT. 29, 1997

JCB
10/22/97
CDs 9,14

Report
ADOPTED

OCT 29 1997

LOS ANGELES CITY COUNCIL
FORTHWITH

TIME: 10 35 57

++++++
AGENDA NO. 33 VOTE: 13 NO: 0 ABST: 2 10/29/97
ALATORRE.....YES BERNSON.....YES CHICK.....YES FEUER.....YES
GALANTER.....YES GOLDBERG.....YES HERNANDEZ.....YES HOLDEN.....YES
MISCIKOWSKI.....YES RIDLEY-THOMAS.....YES SVORINICH.....YES WACHB.....YES
FERRARO.....YES ALARCON.....ABST WALTERS.....ABST
+++++

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION
Council File No. 96-00138

Council Member(s) CD 14

Interested Department City Clerk - Mike Winken

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 ATTN: Ramon Gonzalez

Community Redevelopment Agency _____

Board of Public Works _____

Private Industry Council _____

CA w/ CR

(8/28/01)

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

96-0935

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

August 8, 1997

PLACE IN FILES

AUG 12 1997

[Signature]
DEPUTY

Councilmember Ridley-Thomas
Councilmember Alatorre
City Clerk, Mike Carey
cc: Mike Vitkiewicz
Chief Legislative Analyst
City Administrative Officer
City Attorney

RE: ESTABLISHMENT OF THE DOWNTOWN CENTER BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held May 30, 1997, the following
action was taken:

Attached report adopted.....	_____
Attached motion adopted to approve Comte report recommendation.....	X
Attached Resolution of Intention adopted.....	X
Attached Motion (Walters - Ferraro) adopted.....	07-22-97
Attached resolution adopted.....	_____
Ordinance adopted.....	07-22-97
Protests denied.....	07-22-97
To the Mayor for concurrence.....	_____
To the Mayor FORTHWITH.....	07-22-97
Mayor concurred.....	_____
Ordinance number.....	171678
Publication date.....	8-7-97
Effective date.....	9-7-97
Mayor approved.....	8-1-97
Findings adopted.....	X
Negative Declaration adopted.....	_____
Categorically exempt.....	_____

J. Michael Carey

City Clerk
et

steno\960935



Mayor's Time Stamp

RECEIVED
'97 JUL 24 P3:56
DEPUTY MAYOR

TIME LIMIT FILES
ORDINANCES

FORTHWITH

City Clerk's Time Stamp

FILED
CITY CLERK
'97 JUL 24 P3:33

COUNCIL FILE NUMBER 96-0935

COUNCIL DISTRICT _____

COUNCIL APPROVAL DATE July 22, 1997

LAST DAY FOR MAYOR TO ACT AUG 04 1997

ORDINANCE TYPE: Ord of Intent Zoning Personnel General
 Improvement LAMC LAAC CU or Var Appeals - CPC No _____

SUBJECT MATTER: Establishing the Downtown Center Property and Business Improvement District and confirming the assessments to be levied upon properties within the District, as described in the management Plan.

RECOMMENDATIONS:

APPROVED

DISAPPROVED

PLANNING COMMISSION

COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE

CITY ATTORNEY

CITY ADMINISTRATIVE OFFICER

CITY CLERK OFFICE

MOTION (ALATORRE - WALTERS)

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: 8/1/97
*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 8-4-97 ORDINANCE NO. 171678

DATE PUBLISHED 8-7-97 DATE POSTED _____ EFFECTIVE DATE 9-1-97

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

RECEIVED
CITY CLERK'S OFFICE

97 AUG -6 PII 2:54

CITY CLERK
BY _____ - RECEIVED

10

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COMMUNITY AND ECONOMIC DEVELOPMENT
COMMITTEE

FILE NO. 96-0935 +
94-0866-52

MEETING DATE: _____

COUNCIL DATE: 10-28-97

	YES	NO	OUT
HERNANDEZ	✓		
GOLDBERG	✓		
RIDLEY-THOMAS			✓

COMMENTS: _____

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

ORDINANCE NO. 171678

An Ordinance of the City of Los Angeles establishing a Property and Business Improvement District to be known as the Downtown Center Business Improvement District.

WHEREAS, the Property and Business Improvement District Law of 1994 (California Streets and Highways Code sections 36600 et seq.) authorizes cities to establish property and business improvement districts for the purpose of levying special assessments on real property for certain purposes; and

WHEREAS, a petition has been filed by property owners who will pay more than 50 percent of the total amount of assessments to be levied, requesting the City Council to establish such a district; and

WHEREAS, after a public hearing the City Council on May 30, 1997 adopted a Resolution of Intention to establish a property and business improvement district to be known as the Downtown Center Business Improvement District; and

WHEREAS, the tabulation of ballots received as required pursuant to California Constitution Article XIID has not resulted in a majority protest,

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

Section 1. Pursuant to the provision of Section 36600 et seq. of the California Streets and Highways Code (the "Act"), the City Council hereby establishes a property and business improvement district to be named the Downtown Center Business Improvement District (the "District").

Section 2. The Management District Plan, which is attached hereto and incorporated by reference as though fully set forth herein, contains the following information as required by the Act:

- (a) A map of the district in sufficient detail to locate each parcel of property within the district.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for establishment or extension in a manner sufficient to identify the lands included.
- (d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.
- (e) The total annual amount proposed to be expended for improvements, maintenance and operations in each year of operation of the district.
- (f) The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied.
- (i) The proposed time for implementation and completion of the management district plan.

- (j) Any proposed rules and regulations to be applicable to the district.
- (k) A list, by assessor's parcel number, of the properties to be benefited, and a statement of the method or methods by which the expenses of the district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance.

Section 3. It is the intent of the Council that the level of services presently being provided by the City in the area within the proposed district ("baseline service level") will not be affected by the creation of the district or the levying of the proposed assessments.

Section 4. A public hearing was conducted before the City Council on Friday, May 30, 1997 in the Council Chambers in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012, at which time the City Council adopted a Resolution of Intention to establish the District.

Section 5. A public meeting was conducted before the City Council on Tuesday, June 24, 1997 in the Council Chambers in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012, at which time the City Council allowed public testimony and comments regarding the proposed special assessment.

Section 6. A public hearing was conducted before the City Council on Tuesday, July 22, 1997 in the Council Chambers in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012, at which time the City Council heard 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.

Section 7. Written protests against formation of the District were not received from the owners of real property which would pay fifty percent or more of the proposed assessment. In addition, ballots submitted in opposition to the District did not exceed ballots submitted in favor of the District. In tabulating the ballots received, the ballots were weighted according to the proportional financial obligation of the affected property.

Section 8. The properties in the District, as established by this Ordinance, shall be subject to any amendments of the applicable State code.

Section 9. The improvements and activities to be provided in the District will be funded by the levy of a special assessment. Revenue generated within the District by the assessment shall not be used to provide improvements or activities outside of the District, or for any purpose other than the purposes specified in the Resolution of Intention, as adopted by the City Council at the hearing concerning establishment of the District.

Section 10. The City Council hereby finds that the property within the District will be benefited by the improvements and activities to be funded by the levy of the special assessment.

Section 11. The assessment authorized by the adoption of this Ordinance shall be collected and placed in a Special Fund to be established and to be known as the Downtown Center Business Improvement District Fund. All interest and other earnings attributable to assessments, contributions and other revenue deposited in the Special Fund shall be credited to the Fund.

Section 12. The City Clerk shall certify the passage of this Ordinance and shall 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 a meeting of the City Council of the City of Los Angeles and was adopted at its meeting of:

JUL 22 1997

J. MICHAEL CAREY, City Clerk

By J. Michael Carey

Approved as to Form and Legality

JUN 23 1997

JAMES K. HAHN, City Attorney

By Patricia V. Tubert
PATRICIA V. TUBERT
Supervising Assistant City Attorney

Richard J. Riordan
RICHARD J. RIORDAN, Mayor

8/1/97
Date

Council File No. 96-0935

MVBID\DTCLORD

Management Plan for the Downtown Center Business Improvement District

Los Angeles, California

Plan for Publication

*Prepared pursuant to the State of California
Property and Business Improvement Law of 1994
to create a business improvement district in Downtown Los Angeles*

Prepared for the
**Downtown Center BID
Steering Committee**
by
Urban Management and Marketing Collaborative

FINAL PLAN

(A) **Map of the District:** < See Appendix 1 >

(B) **Name of District:** Downtown Center Business Improvement District (BID)

(C) **Boundaries of the Downtown Center BID:** 65 blocks have been identified for the Downtown Center BID. The BID boundary is bounded by the following streets:

- o Harbor Freeway to the west;
- o 1st Street to the north;
- o From 1st to 4th, Main Street is the western boundary. From 4th to 9th Streets, Hill Street is the western boundary;
- o From the Harbor Freeway to Figueroa Street, 9th Street is the southern boundary. From Figueroa to Olive Streets, Olympic Boulevard is the southern boundary. 9th Street from Olive to Hill Streets completes the southern boundary.

A maintenance overlay zone within the Downtown Center BID is generally bounded by the following streets, beginning at its northern boundary:

- o South side of 1st Street from Main to Hill Streets;
- o East side of Hill Street from 1st to midway between 4th and 5th Streets;
- o East side of Olive Street from midway between 4th and 5th Streets to 5th Street;
- o South side of 5th Street from Olive Street to Grand Avenue;
- o East side of Grand Avenue from 5th to 6th Streets;
- o South side of 6th Street from Grand Avenue to Hope Street;
- o East side of Hope Street from 6th Street to Wilshire Boulevard;
- o South side of Wilshire Boulevard from Hope to Flower Streets;
- o Both sides of Flower Street from Wilshire Boulevard to 9th Street;
- o East side of Flower Street from 9th Street to Olympic Boulevard;
- o North side of Olympic Boulevard from Flower to Olive Streets;
- o Both sides of Olive Street from Olympic Boulevard to 9th Street;
- o North side of 9th Street from Olive to Hill Streets;
- o West side of Hill Street from 9th to 8th Streets;
- o Both sides of Hill Street from 8th Street to midway between 4th and 5th Streets;
- o North side of 4th Street from Hill to Main Streets;
- o Both sides of Main Street from 4th to 1st Streets.

(D) Improvements and Activities Proposed for the District

As determined by Downtown Los Angeles property and business owners, the top priorities for improvements and activities within the Downtown Center BID boundary include:

- o Public safety and maintenance activities to provide safe and clean streets;
- o Marketing and economic development activities to retain and attract both consumer and investor markets;
- o Coordination with community service providers to pro-actively resolve challenges of the homeless and other street populations;
- o Flexibility for improvements and activities that might fortify the preceding activities or not fit into a designated category.
- o Administration of activities and improvements by a professional staff.

For maximum costs of activities and improvements, see the budget provided in Appendix 2.

1. Public Safety

Several types of public safety are proposed throughout the Downtown Center BID:

- o To enhance the City's conventional police services visible **Downtown Patrols** are recommended. The Downtown Patrols would be deployed in a variety of modes, including by foot, bicycle or automobile, depending on the needs of each geographic sub-area of the BID. The Downtown Patrols are envisioned to be concentrated on Downtown streets in the evening and early morning hours with flexibility to support events and other special needs. Downtown Patrol members would wear security uniforms that are similar to police and/or private security forces. Weapons would be carried by Patrol members, including batons by bicycle and foot patrols and firearms by auto patrols. Joint training and a central dispatcher would ensure that the Patrols coordinate closely with the Los Angeles Police Department.
- o For areas that experience security challenges based mostly on perception, a **Hospitality Guide** program is recommended. Utilized successfully in cities throughout North America, including New York, Philadelphia, Baltimore and most recently Sacramento and the Downtown Los Angeles Fashion District, hospitality guides offer a more "friendly" uniformed presence on Downtown streets. Hospitality guides do not carry weapons and are clothed in bright identifiable uniforms. They are trained to assist pedestrians, customers and other downtown users. Hospitality guides also act as the "eyes and ears" of local police, carrying communications devices connected to police dispatchers. Guide

programs have been documented to reduce crime, deter aggressive panhandlers and make downtown streets more hospitable for downtown users.

Over the five year life of the Downtown Center BID, downtown patrols could be converted to hospitality guides as the area becomes perceptively safer and/or pedestrian activity increases.

2. Maintenance

The Downtown Center BID will provide resources for a variety of maintenance activities within a defined maintenance overlay zone. Only properties within the maintenance overlay will pay for BID maintenance services. Maintenance options include:

- o Daily sidewalk sweeping;
- o Periodic power washing of sidewalks;
- o Periodic removal of trash and debris; and,
- o Systematic graffiti removal.

The provision of maintenance activities will be determined by the Downtown Center BID Advisory Board. Maintenance services can be managed by staff working for the BID's management organization or a private maintenance contractor that is selected pursuant to a competitive request for proposals.

3. Marketing and Economic Development

Several types of marketing and economic development activities are proposed:

- o **A Marketing Plan** is proposed to establish a five year gameplan for guiding BID marketing and economic development activities. In addition to creating strategies for both consumer and investor marketing efforts, the marketing plan would develop baseline research and data for Downtown office, retail, housing and other markets.
- o **Investor Marketing**, or "economic development" activities, would aim to retain and attract businesses and investment. Activity options include providing research and information packaging support for brokers and property owners, creating business recruitment marketing materials, establishing a peer based business retention program and undertaking research to identify target market recruitment opportunities
- o **Consumer Marketing** activities would aim to establish a positive identity for Downtown, attract new consumer markets and fortify investor marketing efforts aimed at retaining and attracting new businesses. Examples of consumer marketing activities include implementing a Downtown identity initiative with new signage, banners and logo, promoting specific sub-districts and destinations, producing special events to attract new markets and promoting the BID's new clean and safe program.

4. Community Service Coordination

Community service coordination activities are planned to assist in finding long term solutions to the homeless and other challenges confronted by street populations. Positive experiences from other BIDs throughout the nation will be explored to help identify linkages between downtown businesses and existing service providers. Options for community service programming include:

- o Coordinating with existing service providers to better target programs and resources to benefit downtown's street populations.
- o Deploying BID community service representatives to become acquainted with individuals among the street population and form customized treatment and placement options.
- o Recruiting individuals from the street population for employment and training within the BID's public safety and maintenance programs.
- o Educating downtown workers on constructive ways to discourage panhandling, yet provide support and resources for those in need.
- o Creating a BID-sponsored community service incentive fund to support local agencies and in anticipation of matching fund opportunities resulting from federal welfare reform policies.

5. Special Projects/Contingency

The special projects fund will support district-wide improvements and activities that either fortify an existing activity (i.e. public safety, maintenance, marketing and economic development, community service coordination) or finance an improvement or activity that does not fit within the preceding categories.

During the first year of the Downtown Center BID, more than 50% of special project funds will be allocated to public safety and maintenance programs to pay for start-up costs and to establish a baseline standard of maintenance throughout the BID. Since many areas within the BID have been neglected for several years, increased frequencies of street cleaning, power washing and graffiti removal are anticipated to elevate the Downtown environment to new BID maintenance standards.

Other improvements and activities that may be considered include, but are not limited to, street furniture and amenities, landscaping, parking promotion and validation initiatives, planning and development reform processes, public art and programs to promote housing development.

Yearly budgets and allocations for the special projects/contingency fund will be determined by the BID Advisory Board.

6. Administration

Downtown Center BID improvements and activities will be managed by a professional staff that will require centralized administrative support. In addition to professional staff to direct public safety, maintenance and marketing programs, administrative personnel positions will include:

- o A full time president/chief executive officer;
- o One full time controller/personnel manager;
- o One full time accounting technician to support bookkeeping and financial control functions;
- o One full time administrative assistant for management staff, including the president;
- o One full time receptionist/general administrative assistant.

In addition to administrative personnel, BID funds are budgeted for office and overhead, including rent, supplies, telephones, postage, printing, etc. Administrative costs to the Downtown Center BID will be reduced by approximately one-third by sharing staff and facilities with the Central City Association of Los Angeles.

The preceding administrative staffing arrangement is similar to comparable BID management organizations in larger cities throughout the nation. The final administrative structure will be subject to the review and approval of the Downtown Center BID Advisory Board.

City and County Administrative Costs: The administrative program and budget includes funds to reimburse costs incurred by the City and County to administer the collection and disbursement of BID assessments. City and County costs will be associated with accounting administration by the City and assessment billing costs incurred by the County.

(E) Total Amount to be Expended in Each Year of Operation

< A five year budget is provided in *Appendix 2* >

(F) Source of Financing and Method of Assessment

For the Downtown Center BID, "assessable square footage" will be utilized as the one assessment variable. The following assessment methodologies have been developed to define "assessable square footage":

Gross building square footage will be the primary measure of assessable square footage. Building owners and their tenants will receive the most direct benefit from BID improvements and activities.

Gross square footage of parking uses will be subject to one of the following methodologies:

- o Parking that is integrated within a building (and the building has other uses in addition to parking) will be excluded from assessments.
- o Stand-alone structured parking with the same ownership as a building and with a majority of its parking dedicated to the building will be assessed on land square footage only.
- o Surface parking assessed on land square footage.
- o Independent stand-alone structured parking assessed on land square footage plus 25% of the building square footage.

Property owners will be required to provide documentation to receive parking exemptions and/or reductions. The process for securing parking exemptions and/or reductions is described in paragraph (J).

Unusable building space will be excluded from assessments. Unusable building space is defined as structures or portions of structures that are unusable due to seismic and/or building code restrictions. If a building is completely unusable, then it will be assessed based on land area only. Property owners will be required to provide documentation to receive assessment adjustments for unusable space. This process is described in paragraph (J).

Residential rental properties will be assessed by gross building square footage, but residential condominiums are excluded from assessments.

Based upon the methodology, property data compiled by the Central City Association and its consultant team, and the BID budget presented in paragraph (E), approximate annual square footage assessments are calculated. Assessments within and outside of the maintenance overlay zone will not exceed the following amounts during the first year of the BID:

- o 6.2 cents per assessable square foot, outside of the maintenance overlay zone;
- o 8.6 cents per assessable square foot, within the maintenance overlay zone.

The method of assessment calculation includes an allowance for parking and unusable space reductions. If the parking and unusable space reductions are less than the allowance, then assessments will be reduced. If the parking and unusable space reductions exceed the allowance, then the BID budget will be reduced on a pro rata basis to all six program areas.

In future years, assessments may change, up or down, if square footage information changes and/or BID budgets change pursuant to the Consumer Price Index adjustment. Assessments will in any event not exceed the limits described in paragraph (H).

(G) Time and Manner for Collecting Assessments

As provided by state law, the Downtown Center BID assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. Property tax bills are generally distributed in the fall and payment is expected by lump sum or installment. Existing laws for enforcement and appeal of property taxes apply to BID assessments.

(H) Term of Assessments and Annual Adjustment

Assessments will be levied for 5 years. Annual assessments may be adjusted by the Downtown Center BID's Advisory Board for annual changes in the Los Angeles Consumer Price Index (CPI) for all urban consumers, or 3%, whichever is less. Actual annual adjustments may range from 0% to 3% as determined by the BID Advisory Board. In any event, assessments will not exceed the following levels:

Program Year	Maximum Annual Assessment Outside of Maintenance Overlay Zone (per assessable sq.ft.)	Maximum Annual Assessment Within Maintenance Overlay Zone (per assessable sq.ft.)
Year 1 (1998)	6.2 cents/sq.ft.	8.6 cents/sq.ft.
Year 2 (1999)	6.4 cents/sq.ft.	8.85 cents/sq.ft.
Year 3 (2000)	6.6 cents/sq.ft.	9.1 cents/sq.ft.
Year 4 (2001)	6.8 cents/sq.ft.	9.4 cents/sq.ft.
Year 5 (2002)	7.0 cents/sq.ft.	9.7 cents/sq.ft.

(I) **Implementation and Completion of the Management District Plan:** The Management District Plan will be implemented and completed within 5 years, beginning on January 1, 1998 and ending on December 31, 2002.

(J) **Rules and Regulations of the Downtown Center BID**

1. **Assessment Policy on 501(c)(3) Organizations**

An owner of real property located within the Property and Business Improvement District may reduce the amount of the assessment to be levied if all of the following conditions are met:

- a. The property owner is a non-profit corporation which has obtained federal tax-exemption under Internal Revenue Code Section 501(c)(3) or California franchise tax-exemption under Revenue and Taxation Code Section 23701d.
- b. The class or category of real property is eligible for exemption, in whole or in part, from real property taxation.
- c. The property owner makes the request in writing to the BID prior to the submission of the BID assessment rolls to the County Assessor, accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.

If all of these conditions are met, the amount of the assessment to be levied shall be reduced in the same proportion to the real property tax exemption granted to the property.

2. **Assessment Reduction for Unusable Buildings**

The Downtown Center BID assessment methodology allows for an assessment reduction for buildings that are unusable due to seismic and/or building code restrictions. Unusable buildings will be assessed by either the usable square footage, if a portion of the building is usable, or by land square footage only, if none of the building is usable. To qualify for an unusable building reduction, the property owner must make a written request to the BID on or before June 1, which is two months prior to the submission of the BID assessment rolls to the County Assessor, accompanied by documentation from the City Building Department and/or a certified structural engineer that all or a portion of the building is unusable due to its current inability to meet seismic and/or building code standards.

The preceding process must be repeated annually to retain a reduction for unusable space. If at a later date the building is rehabilitated and becomes usable, then its basis for assessment will be converted from gross usable square footage to gross building square footage.

3. Assessment Reduction for Structured Parking Within or Attached to a Building

The Downtown Center BID assessment methodology allows for an assessment reduction for structured parking that is either within or attached to a building. For parking within a building, the parking area will not be assessed. For a structure that is attached and dedicated to a building, the structure will be assessed on land square footage only. To qualify for a parking structure reduction, the property owner must make a written request to the BID on or before June 1, which is two months prior to the submission of the BID assessment roles to the County Assessor, accompanied by evidence of the amount of square footage occupied by the parking use and, if necessary, evidence that a majority of the parking is obligated to support other uses within the building.

4. Competitive Bidding

Following the formation of the BID, the Advisory Board shall develop a policy for competitive bidding to purchase substantial amounts of services, products and/or equipment. The policy will aim to maximize service quality, efficiency and cost effectiveness.

5. Treatment of Residential Housing

A 1996 revision to the *Property and Business Improvement District Law of 1994* clarifies that properties zoned exclusively for residential use are exempt from BID assessments. For properties not zoned exclusively for residential use, rental apartment residential buildings are considered commercial income properties and subject to Downtown Center BID assessments. Owner-occupied condominiums will not be subject to assessment.

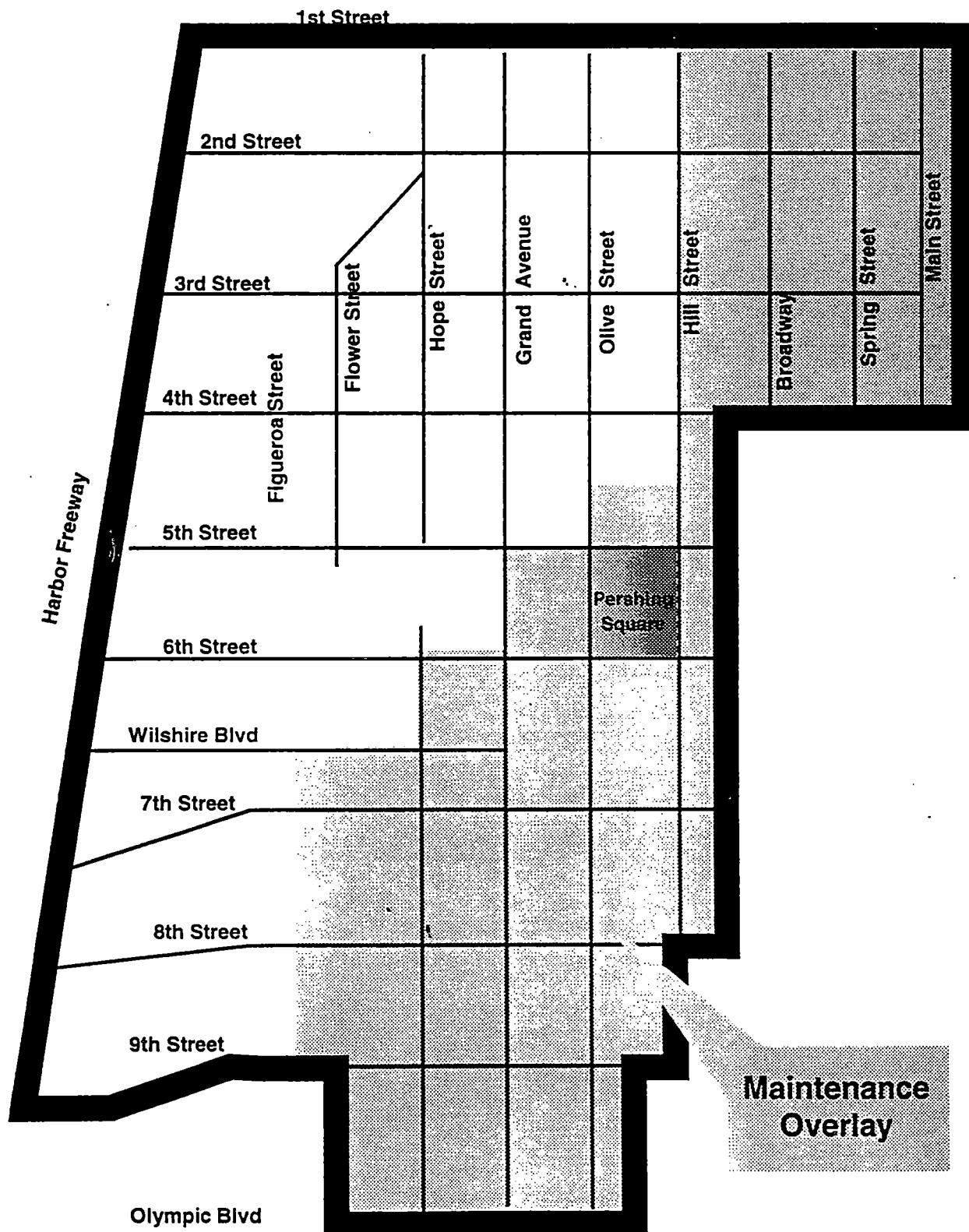
6. Local Purchasing Preference Policy

The Downtown Center BID will adopt a local purchasing preference policy that directs BID funded improvements and activities to utilize goods and services from Downtown Los Angeles vendors provided that pricing and standards of quality remain competitive.

(K) List of Properties to be Benefitted < See Appendix 3 >

The method of by which expenses of the district are imposed upon benefitting properties is described within paragraph (F).

**Downtown Center
Business Improvement District Boundaries
With Maintenance Overlay**



(E) Total Amount to be Expended in Each Year of Operation

Downtown Center Business Improvement District
Improvement & Activity Plan 5-Year Projection

Improvements & Activities	1998 <1>	1999 <2>	2000	2001	2002
Public Safety					
Personnel and Equipment	860,300	886,109	912,692	940,073	968,275
Program Management	130,700	134,621	138,660	142,819	147,104
Total Public Safety Program	991,000	1,020,730	1,051,352	1,082,892	1,115,379
Maintenance					
Personnel and Equipment	294,080	302,902	311,989	321,349	330,990
Program Management	45,920	47,298	48,717	50,178	51,683
Total Maintenance	340,000	350,200	360,706	371,527	382,673
Community Service Coordination	150,000	154,500	159,135	163,909	168,826
Marketing/Economic Development					
Marketing Plan <3>	200,000	0	0	0	0
Consumer Marketing	345,000	458,350	472,101	486,264	500,851
Economic Development	345,000	458,350	472,101	486,264	500,851
Program Management	110,000	113,300	116,699	120,200	123,806
Total Marketing/Eco Devo	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509
Special Projects/Contingency	300,000	309,000	318,270	327,818	337,653
Administration	395,000	406,850	419,056	431,627	444,576
TOTAL BUDGET FOR BID					
IMPROVEMENTS AND ACTIVITIES	3,176,000	3,271,280	3,369,418	3,470,501	3,574,616
Program Revenue					
BUSINESS IMPROVEMENT DISTRICT					
ASSESSMENTS <2>	3,176,000	3,271,280	3,369,418	3,470,501	3,574,616

Projection Notes

- <1> From the Improvement & Activity Plan Budget, Management Plan for the Downtown Center BID
- <2> After 1998, budgets illustrate a 3% CPI adjustment, the maximum permitted under the Management Plan for the Downtown Center BID.
- <3> After 1998, funds allocated for the Marketing Plan are distributed to consumer marketing and economic development programs.

Appendix 3

Parcel Number	Site Address	Parcel Number	Site Address
5138-001-018	605 W Olympic Blvd	5144-003-035	646 S Olive St
5138-001-024	600 W 9th St	5144-003-036	431 W 7th St
5138-001-025	600 W 9th St	5144-003-037	606 S Olive St
5138-001-026	600 W 9th St	5144-003-042	640 S Hill St
5138-001-027	600 W 9th St	5144-003-044	625 S Hill St
5138-001-028	600 W 9th St	5144-003-045	607 S Hill
5138-001-029	600 W 9th St	5144-003-046	412 W 6th St
5138-001-030	600 W 9th St	5144-004-012	530 W 6th St
5138-001-031	600 W 9th St	5144-004-014	624 S Grand Ave
5138-001-032	600 W 9th St	5144-004-015	617 S Olive St
5138-001-256	950 S Flower St	5144-004-016	619 S Olive St
5139-004-013		5144-004-020	633 S Olive St
5139-004-014		5144-004-021	637 S Olive St
5139-004-015	924 S Olive St	5144-004-024	
5139-004-016	920 S Olive St	5144-004-025	513 W 7th St
5139-004-017	916 S Olive St	5144-004-028	529 W 7th St
5139-004-019	912 S Olive St	5144-004-029	640 S Grand Ave
5139-004-023		5144-004-032	627 S Olive St
5139-004-025	320 W 9th St	5144-004-033	643 S Olive
5139-007-025		5144-004-034	649 S Olive
5139-007-030	950 S Grand Ave	5144-004-035	517 W 7th
5139-007-036	909 S Grand Ave	5144-004-036	527 W 7th
5139-007-045		5144-004-037	510 W 6th St
5139-007-046		5144-005-021	601 Wilshire Blvd
5139-007-914		5144-005-022	609 S Grand Ave
5139-007-915		5144-005-023	612 W 6 St
5139-007-918		5144-005-024	620 W 6th St
5139-007-919		5144-005-025	637 Wilshire Blvd
5144-003-015	609 S Broadway	5144-005-026	615 S Grand Ave
5144-003-023	630 S Hill St	5144-005-027	612 S Flower St
5144-003-024	628 S Hill St	5144-005-029	
5144-003-025	606 S Hill St	5144-005-400	707 Wilshire Blvd
5144-003-026	401 W 7th St	5144-006-018	648 S Flower St
5144-003-027	645 S Hill St	5144-006-019	701 W 7th St
5144-003-028	635 S Hill St	5144-006-020	700 Wilshire Blvd
5144-003-029	629 S Hill St	5144-006-021	
5144-003-034	618 S Olive St	5144-006-023	611 W 7th St

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5144-006-024	617 W 7th St	5144-010-018	818 W 7th St
5144-006-025	626 Wilshire Blvd	5144-010-019	720 S Figueroa St
5144-006-028	600 Wilshire Blvd	5144-010-020	716 S Figueroa St
5144-006-400	770 Wilshire Blvd	5144-010-021	712 S Figueroa St
5144-007-023	615 S Flower St	5144-010-022	800 W 7th St
5144-007-025	833 Wilshire Blvd	5144-010-024	
5144-007-027	616 S Figueroa St	5144-010-400	700 S Flower St
5144-007-040	911 Wilshire Blvd	5144-011-009	754 S Hope St
5144-007-044	625 S Figueroa St	5144-011-010	742 S Hope St
5144-007-400	605 S Flower St	5144-011-012	726 S Hope St
5144-007-401	888 W 6th St	5144-011-014	723 S Grand Ave
5144-008-008	807 W 7th St	5144-011-016	735 S Grand Ave
5144-008-009	801 W 7th St	5144-011-019	600 W 7th St
5144-008-010	800 Wilshire Blvd	5144-011-020	
5144-008-011	818 Wilshire Blvd	5144-011-021	515 South Figueroa St.
5144-008-013	654 S Figueroa St	5144-011-022	734 S Hope St
5144-008-017	888 Wilshire Blvd	5144-012-042	719 S Olive
5144-008-019	644 S Figueroa St	5144-012-044	
5144-008-020	900 Wilshire	5144-013-017	727 S Hill St
5144-008-021	930 Wilshire	5144-013-018	725 S Hill St
5144-008-022	1000 Wilshire Blvd	5144-013-019	719 S Hill St
5144-009-047	777 S Figueroa St	5144-013-020	701 S Hill St
5144-009-079		5144-013-021	410 W 7th St
5144-009-080		5144-013-022	412 W 7th St
5144-009-081		5144-013-023	418 W 7th St
5144-009-082	945 W 8th	5144-013-024	422 W 7th St
5144-009-089	725 S Figueroa	5144-013-025	712 S Olive St
5144-009-091		5144-013-026	724 S Olive St
5144-010-009	757 S Flower St	5144-013-027	427 W 8th St
5144-010-010	817 W 8th St	5144-013-028	423 W 8th St
5144-010-011	746 S Figueroa St	5144-013-029	419 W 8th St
5144-010-012	744 S Figueroa St	5144-013-030	731 S Hill St
5144-010-013	742 S Figueroa St	5144-013-031	737 S Hill St
5144-010-014	734 S Figueroa St	5144-013-032	745 S Hill St
5144-010-015	737 S Flower St	5144-013-033	403 W 8th St
5144-010-016	729 S Flower St	5144-013-034	730 S Olive St
5144-010-017	723 S Flower St	5144-013-035	716 S Olive St

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5144-014-024	325 W 8th St	5144-019-016	516 W 8th St
5144-014-025	317 W 8th St	5144-019-017	800 S Grand Ave
5144-014-033	742 S Hill St	5144-019-018	801 S Olive St
5144-014-034	734 S Hill St	5144-019-019	831 S Olive St
5144-014-035	736 S Hill St	5144-019-020	835 S Olive St
5144-014-039	728 S Hill St	5144-019-021	845 S Olive St
5144-014-040	718 S Hill St	5144-019-022	847 S Olive St
5144-014-041	700 S Hill St	5144-019-023	816 S Grand Ave
5144-014-042	316 W 7th St	5144-019-025	812 S Grand Ave
5144-014-043	714 S Hill St	5144-020-011	851 S Grand Ave
5144-018-020	860 S Olive St	5144-020-012	851 S Grand Ave
5144-018-021	825 S Hill St	5144-020-020	834 S Hope St
5144-018-022	842 S Olive St	5144-020-021	826 S Hope St
5144-018-023	838 S Olive St	5144-020-025	805 S Hope St
5144-018-024	836 S Olive St	5144-020-026	800 S Hope
5144-018-025	834 S Olive St	5144-020-027	
5144-018-026	830 S Olive St	5144-020-028	
5144-018-027		5144-020-029	801 S Grand Ave
5144-018-028	820 S Olive St	5144-020-030	
5144-018-029	808 S Olive St	5144-020-031	
5144-018-030	416 W 8th St	5144-020-032	825 S Hope St
5144-018-031	807 S Hill St	5144-020-033	
5144-018-032	817 S Hill St	5144-020-034	
5144-018-033	833 S Hill St	5144-020-035	
5144-018-034	855 S Hill St	5144-020-036	810 S Flower St
5144-018-035	845 S Hill St	5144-020-037	720 W 8th St
5144-018-036	839 S Hill St	5144-021-022	845 S Flower St
5144-019-006	848 S Grand Ave	5144-021-023	
5144-019-007	842 S Grand Ave	5144-021-029	801 S Flower St
5144-019-008	838 S Grand Ave	5144-021-030	809 S Flower St
5144-019-009	830 S Grand Ave	5144-021-031	813 S Flower St
5144-019-010	826 S Grand Ave	5144-021-032	819 S Flower St
5144-019-011	822 S Grand Ave	5144-021-035	816 S Figueroa St
5144-019-012	815 S Olive St	5144-021-037	847 S Flower St
5144-019-013		5144-021-039	800 S Figueroa St
5144-019-014	811 S Olive St	5144-021-040	833 S Flower
5144-019-015	514 W 8th St	5144-021-041	

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5144-021-043	888 S Figueroa St	5144-023-041	1020 Florida St
5144-022-021	946 W 8th St	5144-023-042	1016 Florida St
5144-022-022	946 W 8th St	5144-023-043	1012 Florida St
5144-022-023	946 W 8th St	5144-023-044	1010 Florida St
5144-022-024	946 W 8th St	5144-023-045	
5144-022-028	827 S Figueroa St	5144-023-046	831 Francisco St
5144-022-029	812 Francisco St	5144-023-047	
5144-022-032	827 S Figueroa St	5144-023-048	1029 W 8th Pl
5144-022-033		5144-023-049	1027 W 8th Pl
5144-022-034		5144-023-050	1021 W 8th Pl
5144-022-035	824 Francisco St	5144-023-051	1017 W 8th Pl
5144-022-036	845 S Figueroa St	5144-023-052	1013 W 8th Pl
5144-022-052	811 W 9th St	5144-023-053	1009 W 8th Pl
5144-022-055	813 S Figueroa St	5144-023-054	851 Francisco St
5144-022-056	815 S Figueroa St	5144-023-055	1040 W 8th Pl
5144-022-057	865 S Figueroa St	5144-023-056	1030 W 8th Pl
5144-022-058	801 S Figueroa St	5144-023-057	1028 W 8th Pl
5144-022-059	918 W 8th St	5144-023-059	1020 W 8th Pl
5144-022-061	821 S Figueroa St	5144-023-060	1016 W 8th
5144-022-062		5144-023-061	1010 W 8th Pl
5144-023-023	1000 W 8th St	5144-023-062	1000 W 8th Pl
5144-023-024		5144-023-063	
5144-023-025		5144-023-065	1029 Florida St
5144-023-026		5148-001-001	326 S Main St
5144-023-027	1016 W 8th St	5148-001-002	348 S Main St
5144-023-028	1018 W 8th St	5148-001-011	108 E 3rd St
5144-023-029	1026 W 8th St	5148-001-012	300 S Main St
5144-023-030	1030 W 8th St	5148-001-013	316 S Main St
5144-023-032		5149-001-001	100 W 1st St
5144-023-033	1021 Florida St	5149-001-002	110 S Spring St
5144-023-034	1019 Florida St	5149-001-003	145 S Spring St
5144-023-035	1013 Florida St	5149-001-004	140 S Broadway
5144-023-036		5149-001-005	118 S Broadway
5144-023-037		5149-001-006	202 W 1st St
5144-023-038		5149-001-007	234 W 1st St
5144-023-039	1028 Florida St	5149-006-001	263 S Main St
5144-023-040	1028 Florida St	5149-006-002	253 S Main St

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5149-006-003	251 S Main St	5149-009-023	222 S Hill St
5149-006-004	245 S Main St	5149-009-024	316 W 2nd St
5149-006-005	233 S Main St	5149-010-022	255 S Hill St
5149-006-006		5149-010-023	200 S Olive St
5149-006-007		5149-010-024	235 S Hill St
5149-006-008	213 S Main St	5149-010-026	300 S Grand Ave
5149-006-009	108 W 2nd St	5149-010-034	130 S Olive St
5149-007-001	240 S Spring St	5149-010-035	225 S Olive
5149-007-005	212 S Spring St	5149-010-036	350 S Grand Ave
5149-007-006	206 S Spring St	5149-010-039	
5149-007-007	129 W 3rd St	5149-010-040	
5149-007-008	220 S Spring St	5149-010-041	
5149-008-001	245 S Spring St	5149-010-042	
5149-008-008	248 S Broadway	5149-010-043	
5149-008-009	240 S Broadway	5149-010-044	
5149-008-015	239 S Spring St	5149-010-045	
5149-008-016	257 S Spring St	5149-015-004	348 S Hill St
5149-008-018	219 W 3rd St	5149-015-005	342 S Hill St
5149-008-028	236 S Broadway	5149-015-009	332 S Hill St
5149-008-029	213 S Spring St	5149-015-010	328 S Hill St
5149-008-030	208 S Broadway	5149-015-011	324 S Hill St
5149-008-031	200 S Broadway	5149-015-013	338 S Hill St
5149-008-032	201 S Spring St	5149-015-014	308 S Hill St
5149-009-001	311 W 3rd St	5149-015-016	320 W 3rd St
5149-009-002	249 S Broadway	5149-015-017	327 S Broadway
5149-009-003	245 S Broadway	5149-015-018	331 S Broadway
5149-009-004	237 S Broadway	5149-015-019	337 S Broadway
5149-009-008	317 W 3rd St	5149-015-020	341 S Broadway
5149-009-009	252 S Hill St	5149-015-021	347 S Broadway
5149-009-011	236 S Hill St	5149-015-022	353 S Broadway
5149-009-014	229 S Broadway	5149-015-023	355 S Broadway
5149-009-016	212 S Hill St	5149-015-024	309 W 4th St
5149-009-017	208 S Hill St	5149-015-025	315 S Broadway
5149-009-018	230 S Hill St	5149-015-026	306 W 3rd St
5149-009-019	205 S Broadway	5149-015-027	
5149-009-021	213 S Broadway	5149-015-028	
5149-009-022	207 S Broadway	5149-015-029	

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5149-015-030		5149-028-011	415 W 5th St
5149-015-031	326 W 3rd St	5149-028-012	427 W 5th St
5149-018-004		5149-028-013	441 S Hill St
5149-018-005	216 W 3rd St	5149-029-013	555 W 5th St
5149-018-007	318 S Broadway	5149-030-001	550 W 5th St
5149-018-008		5149-030-002	523 W 6th St
5149-018-010	311 S Spring St	5149-030-003	515 S Olive St
5149-018-011	312 S Broadway	5149-032-004	512 S Hill St
5149-018-012	333 S Spring St	5149-032-005	508 S Hill St
5149-019-010	342 S Broadway	5149-032-013	
5149-019-014	324 S Broadway	5149-032-019	550 S Hill St
5149-019-017	217 W 4th St	5149-032-020	
5149-019-018	350 S Broadway	5149-032-021	
5149-019-019	356 S Broadway	5149-032-022	
5149-019-020	330 S Broadway	5149-032-023	
5149-019-021	348 S Broadway	5151-001-024	235 S Figueroa St
5149-019-022	361 S Spring St	5151-001-026	123 S Hope St
5149-019-023	201 W 4th St	5151-002-027	121 S Hope St
5149-019-026	329 S Spring St	5151-002-028	121 S Hope St
5149-020-001	340 S Spring St	5151-002-029	121 S Hope St
5149-020-010	125 W 4th St	5151-011-020	335 S Flower St
5149-020-012	101 W 4th St	5151-011-021	335 S Flower St
5149-020-013	354 S Spring	5151-011-022	335 S Flower St
5149-025-004	400 S Hill St	5151-011-023	335 S Flower St
5149-025-008	426 S Hill St	5151-011-024	335 S Flower St
5149-026-004	448 S Hill St	5151-011-025	335 S Flower St
5149-026-009	440 S Hill St	5151-011-026	335 S Flower St
5149-026-010	444 S Hill St	5151-011-027	335 S Flower St
5149-027-003		5151-011-028	335 S Flower St
5149-027-007	407 S Hill St	5151-011-029	335 S Flower St
5149-027-008	405 S Hill St	5151-011-030	335 S Flower St
5149-027-012	415 S Hill St	5151-011-031	335 S Flower St
5149-027-013	431 S Hill St	5151-011-032	335 S Flower St
5149-028-003	440 S Olive St	5151-011-033	335 S Flower St
5149-028-004	437 S Hill St	5151-011-034	333 S Flower St
5149-028-009	447 S Hill St	5151-011-035	
5149-028-010	411 W 5th St	5151-011-036	331 S Figueroa St

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5151-014-031	333 S Hope St	5161-026-018	236 S Main St
5151-014-032	703 W 3rd St	5161-026-019	234 S Main St
5151-014-033		5161-026-019	234 S Main St
5151-015-012	333 S Grand Ave	5161-026-020	230 S Main St
5151-015-013	355 S Grand Ave	5161-026-020	230 S Main St
5151-015-015	255 S Grand Ave	5161-026-021	226 S Main St
5151-017-019	400 S Hope St	5161-026-022	214 S Main St
5151-017-021	633 W 5th St	5161-026-023	200 S Main St
5151-017-025	601 W 5th St	5161-026-024	114 E 2nd St
5151-017-028	633 W 5th St		
5151-017-029	601 W 5th St		
5151-018-017	444 S Flower St		
5151-018-018	444 S Flower St		
5151-018-019	400 S Flower St		
5151-018-020	401 S Flower St		
5151-020-006	445 S Figueroa St		
5151-020-007	404 S Figueroa St		
5151-021-010	533 S Fremont Ave		
5151-021-011	515 S Figueroa St		
5151-022-001	545 S Figueroa St		
5151-023-400	525 S Flower St		
5151-024-002	538 S Flower St		
5151-024-003	550 S Flower St		
5151-024-004	550 S Flower St		
5151-025-002	524 S Flower St		
5151-026-005	533 S Grand Ave		
5151-026-024	550 S Hope St		
5151-026-400	611 W 6th St		
5151-028-025			
5161-015-008	102 E 1st St		
5161-015-010	118 S Main St		
5161-026-001	103 W 3rd St		
5161-026-002			
5161-026-003	101 E 3rd St		
5161-026-010	260 S Main St		
5161-026-011	256 S Main St		
5161-026-017	250 S Main St		

**DOWNTOWN CENTER
BUSINESS IMPROVEMENT DISTRICT**

Los Angeles, California

APPENDIX 4

**Benefit Assessment Analysis
&
Engineer's Report**

DOWNTOWN CENTER LOS ANGELES, Business Improvement District

Engineer's Report

June 3, 1997

**Prepared for:
City Council
City of Los Angeles,
California**

Prepared by:

**Terrance E. Lowell & Associates, Inc.
4505 Granite Drive, Suite 1
Rocklin, CA 95677
(916) 624-0685**

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CERTIFICATES

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: 6/3/97

TERRANCE E. LOWELL & ASSOCIATES, INC.,
Engineer of Work

By Terrance E. Lowell

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 1997.

MICHAEL CAREY, City Clerk, City of Los Angeles,
Los Angeles County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council, City of Los Angeles, Los Angeles County, California, on the _____ day of _____, 1997.

MICHAEL CAREY, City Clerk, City of Los Angeles,
Los Angeles County, California

By _____

ENGINEER'S STATEMENT

This report is prepared, as directed by the City Council, in relation to the Downtown Center Los Angeles Property and Business Improvement District pursuant to Section 3600 et. seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994") and pursuant to the newly adopted Article XIID Section 4(b) of the California Constitution (Proposition 218).

The Downtown Center Business Improvement District in Los Angeles (the "BID") is designed to improve and benefit properties in the downtown center business area by providing enhanced public safety and maintenance programs, marketing and economic development programs, community service coordination and special projects. The services to be provided in the BID were selected through focus group discussions and surveys with business owners within the BID. Only properties within the BID shall receive the direct benefit of the proposed services. It is estimated that each property will benefit from the proposed services. A detailed description of the services to be provided is set forth in Exhibit A.

The duration of the proposed BID is five (5) years and an estimated budget for the BID improvements and activities is set forth in Exhibit B. The budget reflects a potential for an annual increase in the assessment, which may not exceed the increase in the consumer price index. Funding for BID services shall be derived from a property based assessment of each parcel in the BID, subject to any exemptions due to the use of particular parcel. A detailed description of the methodology for determining the assessment for each parcel is set forth in Exhibit C.

This report includes the following attached exhibits:

EXHIBIT A: A detailed description of the improvements and activities to be provided.

EXHIBIT B: The estimated costs of the improvements and activities to be provided.

EXHIBIT C: A statement of method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the improvements and activities.

EXHIBIT D: An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district.

EXHIBIT E: A diagram showing all of the parcels of real property within this assessment district.

Respectfully submitted,


Terrance E. Lowell, P.E.



EXHIBIT A: DESCRIPTION OF IMPROVEMENTS AND ACTIVITIES

Overview

The business owners and civic leaders in the Downtown Center Los Angeles Business Improvement District ("District") began to develop an improvement and activity plan for the District. The District's primary objective is to address the safety issues and maintain and market the District. To address these issues the District wants the City of Los Angeles to form a Property and Business Improvement District to finance the proposed improvements and activities ("Improvements") as explained in detail below; public safety, maintenance, marketing and economic development, community service coordination, special projects/contingency, and administration. The property owners in the District area will bear the cost of the proposed Improvements through an assessment which will be calculated based on the special benefit each parcel receives from the proposed Improvements.

Public Safety

Public Safety was rated as the number one priority by each focus group represented in the District area. Security services must be designed to respond to needs that in some areas are founded on the reality of crime and intimidating street populations while other areas are based primarily on perception.

In order to deal with this issue a Downtown Patrol force will be deployed in the District area. The Downtown Patrols will be deployed on foot, bicycle or automobile. The Downtown Patrols will concentrate on downtown streets in the evening and early morning hours with flexibility to support events and other special needs.

Downtown Patrol members will wear security uniforms that are similar to police and/or private security forces. The bicycle patrol will carry batons while the auto patrols will carry firearms. Joint training by the Los Angeles Police Department and the central dispatch will ensure close coordination with the LAPD.

For areas that experience security challenges based mostly on perception, a Hospitality Guide program will be used. Hospitality Guides offer a more friendly uniformed presence in Downtown streets. Hospitality Guides do not carry weapons and are clothed in bright identifiable uniforms. They are trained to assist pedestrians, customers and other downtown users. Hospitality Guides also act as the "eyes and ears" of local police, carrying communication devices connected to police dispatchers. Guide programs have been documented to reduce crime, deter aggressive panhandlers and make downtown streets more hospitable for downtown users.

Over the five year life of the District, Downtown Patrols could be converted to Hospitality Guides as the area becomes perceptively safer and/or pedestrian activity increases.

Maintenance

Property and business owners in the eastern portion of the District expressed an interest in a maintenance enhancement program for their area. The property and business owners in the western portion of the Downtown Center indicated that existing private sector maintenance efforts are satisfactory and do not desire a maintenance program.

In order to consistently deal with the maintenance issues in the eastern portion of the Downtown Center area a maintenance program will be established to provide:

- daily sidewalk cleaning;
- periodic sidewalk power washing;
- periodic trash and debris removal; and
- systematic graffiti removal.

The Downtown Center BID Advisory Board will annually determine the maintenance activities. The maintenance services may be staffed through the BID or may be awarded to a private company through a competitive proposal process.

The area that benefits from the maintenance services is the:

- o South side of 1st Street from Main to Hill Streets;
- o East side of Hill Street from 1st to midway between 4th and 5th Streets;
- o East side of Olive Street from midway between 4th and 5th Streets to 5th Street;
- o South side of 5th Street from Olive Street to Grand Avenue;
- o East side of Grand Avenue from 5th to 6th Streets;
- o South side of 6th Street from Grand Avenue to Hope Street;
- o East side of Hope Street from 6th Street to Wilshire Boulevard;
- o South side of Wilshire Boulevard from Hope to Flower Streets;
- o Both sides of Flower Street from Wilshire Boulevard to 9th Street;
- o East side of Flower Street from 9th Street to Olympic Boulevard;
- o North side of Olympic Boulevard from Flower to Olive Streets;
- o Both sides of Olive Street from Olympic Boulevard to 9th Street;
- o North side of 9th Street from Olive to Hill Streets;
- o West side of Hill Street from 9th to 8th Streets;
- o Both sides of Hill Street from 8th Street to midway between 4th and 5th Streets;
- o North side of 4th Street from Hill to Main Streets; and
- o Both sides of Main Street from 4th to 1st Streets.

Marketing and Economic Development

Programs to enhance the image of Downtown Los Angeles and retain and attract new businesses, including marketing and promotions, economic development and special events, were rated as moderate to high priorities by property and business owners throughout the Downtown Center BID study area.

Several types of marketing and economic development activities are proposed:

- o **A Marketing Plan** is proposed to establish a five year game plan for guiding BID marketing and economic development activities. In addition to creating strategies for both consumer and investor marketing efforts, the marketing plan would develop baseline research and data for Downtown office, retail, housing and other markets.
- o **Investor Marketing**, or "economic development" activities, would aim to retain and attract businesses and investment. Activity options include providing research and information packaging support for brokers and property owners, creating business recruitment marketing materials, establishing a peer based business retention program and undertaking research to identify target market recruitment opportunities
- o **Consumer Marketing** activities would aim to establish a positive identity for Downtown, attract new consumer markets and fortify investor marketing efforts aimed at retaining and attracting new businesses. Examples of consumer marketing activities include implementing a Downtown identity initiative with new signage, banners and logo, promoting specific sub-districts and destinations, producing special events to attract new markets and promoting the BID's new clean and safe program.

Community Service Coordination

Community service coordination activities are planned to assist in finding long term solutions to the homeless and other challenges confronted by street populations.

Positive experiences from other BIDs throughout the nation will be explored to help identify linkages between downtown businesses and existing service providers. Options for community service programming include:

- o Coordinating with existing service providers to better target programs and resources to benefit downtown's street populations.
- o Deploying BID community service representatives to become acquainted with individuals among the street population and form customized treatment and placement options.

- o Recruiting individuals from the street population for employment and training within the BID's public safety and maintenance programs.
- o Educating downtown workers on constructive ways to discourage panhandling, yet provide support and resources for those in need.
- o Creating a BID-sponsored community service incentive fund to support local agencies and in anticipation of matching fund opportunities resulting from federal welfare reform policies.

Special Projects/Contingency

The special projects fund will support district-wide improvements and activities that either fortify an existing activity (i.e. public safety, maintenance, marketing and economic development, community service coordination) or finance an improvement or activity that does not fit within the preceding categories.

During the first year of the Downtown Center BID, more than 50% of special project funds will be allocated to public safety and maintenance programs to pay for start-up costs and to establish a baseline standard of maintenance throughout the BID. Since many areas within the BID have been neglected for several years, increased frequencies of street cleaning, power washing and graffiti removal are anticipated to elevate the Downtown environment to new BID maintenance standards.

Other improvements and activities that may be considered include, but are not limited to, street furniture and amenities, landscaping, parking promotion and validation initiatives, planning and development reform processes, public art and programs to promote housing development.

Yearly budgets and allocations for the special projects/contingency fund will be determined by the BID Advisory Board.

Administration

Downtown Center BID improvements and activities will be managed by a professional staff that will require centralized administrative support.

In addition to professional staff to direct public safety, maintenance and marketing programs, administrative personnel positions will include:

- o A full time president/chief executive officer;
- o One full time controller/personnel manager;

- o One full time accounting technician to support bookkeeping and financial control functions;
- o One full time administrative assistant for management staff, including the president;
- o One full time receptionist/general administrative assistant.

In addition to administrative personnel, BID funds are budgeted for office and overhead, including rent, supplies, telephones, postage, printing, etc.

Administrative costs to the Downtown Center BID will be reduced by approximately one-third by sharing staff and facilities with the Central City Association of Los Angeles.

The preceding administrative staffing arrangement is similar to comparable BID management organizations in larger cities throughout the nation. The final administrative structure will be subject to the review and approval of the Downtown Center BID Advisory Board.

City and County Administrative Costs: The administrative program and budget includes funds to reimburse costs incurred by the City and County to administer the collection and disbursement of BID assessments. City and County costs will be associated with accounting administration by the City and assessment billing costs incurred by the County.

EXHIBIT B: ESTIMATE OF COST

The 1998 operating budget for the District is \$3,176,000 segregated as follows:

Budget Item	Budget Amount	District-Wide Allocation	Maintenance Program Allocation (eastern portion)
Public Safety	\$991,00	\$991,000	
Maintenance	\$340,000		\$340,000
Marketing and Economic Development	\$1,000,000	\$1,000,000	
Community Service Coordination	\$150,000	\$150,000	
Special Project/Contingency	\$300,000	\$300,000	
Administration	\$395,000	\$346,708	\$48,292
TOTAL:	\$3,176,000	\$2,787,708	\$388,292

EXHIBIT C: METHOD OF APPORTIONMENT

Background

The business owners and civic leaders in the Downtown Center Los Angeles Business Improvement District ("District") began to develop an improvement and activity plan for the District. The District's primary objective is to address the safety issues and maintain and market the businesses in the District. To address these issues the District wants the City of Los Angeles to form a Property and Business Improvement District to finance the proposed improvements and activities ("Improvements") as outlined in Exhibit A, i.e., public safety, maintenance, marketing and economic development, community service coordination, special projects/contingency, and administration. These Improvements will extend or are above those improvements the City of Los Angeles currently provides and will continue to provide. The property owners in the District area will bear the cost of the proposed Improvements through an assessment which will be calculated based on the special benefit each parcel receives from the proposed Improvements.

General

The Property and Business Improvement District Law of 1994 and the newly adopted Proposition 218 require that assessments be levied according to the special benefit each parcel receives from the improvements. Proposition 218 added to the state constitution Article XIIIID Section 4(a) which states in part:

"The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement...No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel... Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

Determining the proportionate share of special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed Improvements is the result of a four step process: 1) defining the proposed Improvements; 2) identifying how each parcel specially benefits from the proposed Improvements; 3) determining the amount of the special benefit each parcel receives from the proposed Improvements; and 4) apportioning the cost of the proposed Improvements to each parcel based on the special benefit that each parcel receives from the proposed Improvements.

Assessment Method

District-Wide Allocation

Public Safety, Marketing and Economic Development, Community Service Coordination, Special Projects/Contingency, and Administration are all Improvements geared to benefit every parcel in the District. Each Improvement as described in Exhibit A extend or are above those services the City of Los Angeles currently provides in the District area and will continue to provide. The Public Safety improvement will increase the security and safety of the area through a Downtown Patrol force and Hospitality Guides. The Marketing and Economic Development improvement program will enhance the image of the District and retain and attract new businesses. The Community Service Coordination program will help alleviate the homeless problem that currently exists in the District area. The Special Projects/Contingency program will fortify the existing Improvements or finance an improvement or activity that does not fit in either of the categories listed above. The Administration improvement will oversee the day to day operations of the District to make sure that all the Improvements are implemented.

Each parcel in the District will benefit from these Improvements. Since the properties within the District consist of business and retail uses, the amount of business and retail use is a function of the size of the building. The larger the building the more business and retail use the parcel can have. Smaller size buildings benefit to a lesser degree than larger size buildings. Therefore, each business and retail parcel receives special benefits from the Improvements in relationship to its building size and its assessment is calculated based on the net building area, measured in square feet. The exact criteria for determining the net building square footage is as follows:

1. The total gross building square footage minus the unusable building space which is defined as unusable space due to seismic and/or building code restrictions. The property owner will be required to provide documentation from the City of Los Angeles that states how much unusable space there is and the reason as to why.
2. The gross parking square footage is segregated into four benefit categories:
 - a. Parcels whose parking is part of the building are assessed based on the building square footage not on the parking square footage because the business or retail use on that parcel receives the greatest benefit from the proposed Improvements. Typically these parcels are required to provide on-site parking for their customers.
 - b. Parcels with a stand-alone parking structure with the same ownership as a building and with a majority of its parking dedicated to the building are assessed based on that parcel's lot square footage. These are parking structures on a separate parcel from the building, therefore, these parcels receive special benefit from the proposed Improvements.
 - c. Parcels with surface parking are assessed based on lot square footage. These parcels provide parking to the District as a whole and are not solely dedicated to

one building. Therefore, these parcels receive special benefit from the proposed Improvements.

d. Parcels with stand-alone structure parking, that is a parcel with more than one level of parking, are assessed based on the lot square footage plus 25% of the upper floor parking square footages. Since these parcels have a higher intensity parking use than say the parcels with surface parking, they require a higher degree of service from the proposed Improvements, and therefore, must pay for the portion of their upper level parking.

To calculate each parcel's assessment for these Improvement budget items is as follows:

1. Divide the budget amount for these Improvements, \$2,787,708, by the total number of assessable square feet in the District, 45,427,500, which equals \$0.062 per assessable square foot.

Maintenance Program Allocation

The Maintenance program will provide an enhanced benefit to those parcels in the eastern portion of the District as outlined in Exhibit A. The Maintenance program will consist of cleaning the sidewalks, and removing trash and graffiti.

Each parcel in the maintenance zone portion of the District will benefit from clean sidewalks and buildings with no graffiti on them. Just like the method of assessment for the District-Wide Allocation the building and parking size determine the benefit.

To calculate each parcel's assessment for the Maintenance portion of the budget:

1. Divide the Maintenance portion of the budget, \$388,292 (\$340,000 for the maintenance improvements plus \$48,292 for the administration portion to administer the maintenance program) by the total number of assessable square feet in the maintenance zone, 16,357,500, which equals \$0.024 per assessable square foot.

The parcels in the eastern portion of the District benefit from the Public Safety, Marketing and Economic Development, Community Service Coordination, Special Projects/Contingency, Administration, and Maintenance programs, and therefore, will receive both assessments.

EXHIBIT D: ASSESSMENT ROLL

The following 24 pages list every parcel in the District by their respective assessor's parcel number, owner name, owner address, and assessment amount.

Assessment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
1	5138-001-018	Hojin T Gakko		\$9256.87
605 W Olympic Blvd	716 Mission St	South CA 91030		
2	5138-001-024	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
3	5138-001-025	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
4	5138-001-026	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
5	5138-001-027	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
6	5138-001-028	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
7	5138-001-029	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
8	5138-001-030	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
9	5138-001-031	Forest City Southpark Corp		\$35.60
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
10	5138-001-032	Forest City Southpark Corp		\$69.75
600 W 9th St	949 S Hope 100	Los Angeles CA 90015		
11	5138-001-256	Forest City Southpark Two Inc		\$9131.57
950 S Flower St	949 S Hope 100	Los Angeles CA 90015		
12	5139-004-013	Ruth - Ann Rohman		\$824.76
	5168 La Canada Blvd	La Canada CA 91011		
13	5139-004-014	Ruth - Ann Rohman		\$824.76
	5168 La Canada Blvd	La Canada CA 91011		
14	5139-004-015	Jack & Annette Needleman		\$988.16
924 S Olive St	819 Santee St	Los Angeles CA 90014		
15	5139-004-016	Central Trust Properties		\$516.00
920 S Olive St	PO Box 7904	Beverly Hills CA 90212		
16	5139-004-017	Herbert Textile Inc		\$516.00
916 S Olive St	519 8th Avenue	New York NY 10018		
17	5139-004-019	Atkinson Corp		\$666.50
912 S Olive St	912 S Olive St	Los Angeles CA 90015		
18	5139-004-023	Jack & Annette Needleman		\$2944.99
	819 Santee St	Los Angeles CA 90014		
19	5139-004-025	Central Wholesale Market Co		\$10696.16
320 W 9th St	PO Box 7904	Beverly Hills CA 90212		
20	5139-007-025	Ebrahim Banafshena		\$11462.42
	605 N Beverly Dr	Beverly Hills CA 90212		
21	5139-007-030	Federal Reserve Bank Of San Francisco		\$59322.97
950 S Grand Ave	101 Market Street	San Francisco CA 94105		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address	Legal Owner Address			
22	5139-007-036	Fidm Realty Company Inc		\$16955.76
909 S Grand Ave	919 S Grand Ave 2nd Flr Los Angeles CA 90015			
23	5139-007-045	Grand Phoenix Corp		\$0.00
	525 E Seaside Way Long Beach CA 90802			
24	5139-007-046	Grand Phoenix Corp		\$13600.64
	525 E Seaside Way Long Beach CA 90802			
25	5139-007-914	Eexcel Grand Ltd		\$7875.88
	31831 Camino San Juan CA 92675			
26	5139-007-915	Eexcel Grand Ltd		\$0.00
	31831 Camino San Juan CA 92675			
27	5139-007-918	Eexcel Grand Ltd		\$0.00
	31831 Camino San Juan CA 92675			
28	5139-007-919	Eexcel Grand Ltd		\$0.00
	31831 Camino San Juan CA 92675			
29	5144-003-015	Delson Investment Co		\$6708.00
609 S Broadway	608 S Hill St 1010 Los Angeles CA 90014			
30	5144-003-023	Seymour Wolk		\$663.06
630 S Hill St	333 S Grand Ave 3550 Los Angeles CA 90071			
31	5144-003-024	Seymour Wolk		\$130.03
628 S Hill St	333 S Grand Ave 3550 Los Angeles CA 90071			
32	5144-003-025	Oxford Properties Inc		\$11120.57
606 S Hill St	606 S Hill St 1014 Los Angeles CA 90014			
33	5144-003-026	Kouyoumjian Karnig Co Tr		\$6443.98
401 W 7th St	411 W 7th 900 Los Angeles CA 90014			
34	5144-003-027	West Coast Inc		\$716.64
645 S Hill St	645 S Hill St Fl-13 Los Angeles CA 90014			
35	5144-003-028	635 Hill Street Co LLC		\$765.40
635 S Hill St	640 S Hill #252 Los Angeles CA 90071			
36	5144-003-029	D A N Joint Venture Properties		\$7786.44
629 S Hill St	4363 La France St Newton Falls OH 44444			
37	5144-003-034	Laaco Inc Dba		\$1798.09
618 S Olive St	431 W 7th St Los Angeles CA 90014			
38	5144-003-035	Laaco Inc Dba		\$2037.51
646 S Olive St	431 W 7th St Los Angeles CA 90014			
39	5144-003-036	Laaco Inc Dba		\$15823.91
431 W 7th St	431 W 7th St Los Angeles CA 90014			
40	5144-003-037	Citinational Buckeye Bldg Co		\$32266.86
606 S Olive St	606 S Olive Ste 1800 Los Angeles CA 90014			
41	5144-003-042	Los Angeles United Investment Co		\$32620.66
640 S Hill St	650 S Hill St 1010 Los Angeles CA 90014			
42	5144-003-044	Manufacturers Life Insurance		\$7944.68
625 S Hill St	865 S Figueroa St 2300 Los Angeles CA 90017			

Assesment #	Parcel#	Legal Owner	Assessment
Site Address		Legal Owner Address	
43	5144-003-045	Calif Jewelry Mart Realty Corp	\$14578.03
607 S Hill	607 S Hill St 838	Los Angeles CA 90014	
44	5144-003-046	The Salvation Army	\$9667.95
412 W 6th St	900 W 9th St	Los Angeles CA 90015	
45	5144-004-012	Tobanc Associates Ltd	\$15351.00
530 W 6th St	530 W 6th Suite 710	Los Angeles CA 90014	
46	5144-004-014	One Wilshire Arcade Ltd	\$42588.06
624 S Grand Ave	624 S Grand Ave Ste	Los Angeles CA 90017	
47	5144-004-015	617 South Olive Street LLC	\$10069.65
617 S Olive St	617 S Olive St 1210	Los Angeles CA 90014	
48	5144-004-016	P Intercontinental Inc	\$2504.32
619 S Olive St	619 S Olive St 300	Los Angeles CA 90014	
49	5144-004-020	Dikran & George Elmassian Tr	\$1329.22
633 S Olive St	15111 E Whittier Blvd	Whittier CA 90603	
50	5144-004-021	Security Pacific Natl Bank Tr	\$850.37
637 S Olive St	PO Box 60802 Terminal	Los Angeles CA 90060	
51	5144-004-024	James N Spencer	\$0.00
	4420 Ambrose Terrace	Los Angeles CA 90027	
52	5144-004-025	James N Spencer	\$2421.76
513 W 7th St	4420 Ambrose Terrace	Los Angeles CA 90027	
53	5144-004-028	Gene Elmore	\$6601.36
529 W 7th St	624 S Grand 302	Los Angeles CA 90017	
54	5144-004-029	Kratter Corp	\$1386.06
640 S Grand Ave	26457 Whispering	Newhall CA 91321	
55	5144-004-032	Lantower Realty Inc	\$8068.86
627 S Olive St	701 N Brand Blvd 420	Glendale CA 91203	
56	5144-004-033	Ampac Capital Corp	\$5719.00
643 S Olive	13063 Ventura Blvd	Studio City CA 91604	
57	5144-004-034	Yoel & Monia Neman	\$12986.00
649 S Olive	1525 S Broadway St	Los Angeles CA 90015	
58	5144-004-035	Nakanishi & Company Inc	\$1264.20
517 W 7th	1630 W Redondo	Gardena CA 90247	
59	5144-004-036	United Grand Corp	\$8217.30
527 W 7th	527 W 7th	Los Angeles CA 90014	
60	5144-004-037	6th & Olive Inc	\$19172.50
510 W 6th St	510 W 6th St 1000	Los Angeles CA 90014	
61	5144-005-021	Downtown Properties LLC	\$14300.08
601 Wilshire Blvd	818 W 7th 980	Los Angeles CA 90017	
62	5144-005-022	Lehndorff&T & T Ltd	\$825.60
609 S Grand Ave	8750 N Central Expwy	Dallas TX 75231	
63	5144-005-023	Harten Jewelry	\$688.00
612 W 6 St	612 W 6th St	Los Angeles CA 90014	

Assesment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
64	5144-005-024	630 West Sixth Inc		\$8526.90
620 W 6th St	515 S Figueroa St 1515	Los Angeles CA 90071		
65	5144-005-025	First Interstate Tower		\$1882.01
637 Wilshire Blvd	19800 MacArthur Blvd	Irvine CA 92612		
66	5144-005-026	Security Pacific Natl Bank Tr		\$1730.49
615 S Grand Ave	PO Box 60802	Terminal Los Angeles CA 90060		
67	5144-005-027	Sfre Asset Inc		\$2816.85
612 S Flower St	580 California Fl-21	San Francisco CA 94104		
68	5144-005-029	Sfre Asset Inc		\$0.00
	580 California Fl-21	San Francisco CA 94104		
69	5144-005-400	First Interstate Tower		\$83700.00
707 Wilshire Blvd	19800 MacArthur Blvd	Irvine CA 92612		
70	5144-006-018	Citibank		\$26590.08
648 S Flower St	725 S Figueroa St 3rd	Los Angeles CA 90017		
71	5144-006-019	Shuwa Investments Corp		\$9841.32
701 W 7th St	515 S Flower 1270	Los Angeles CA 90071		
72	5144-006-020	C L Peck Jr. Family Trust Et Al		\$6532.56
700 Wilshire Blvd	626 Wilshire Blvd 707	Los Angeles CA 90017		
73	5144-006-021	Lloyd Butler James O Co		\$0.00
	626 Wilshire Blvd 925	Los Angeles CA 90017		
74	5144-006-023	Toyo Real Estate Co U S A Inc		\$946.00
611 W 7th St	626 Wilshire Blvd 3rd Flr	Los Angeles CA 90017		
75	5144-006-024	Hiro Real Estate Co		\$22307.28
617 W 7th St	444 S Flower St 500	Los Angeles CA 90017		
76	5144-006-025	Toyo Real Estate Co U S A Inc		\$16512.00
626 Wilshire Blvd	626 Wilshire Blvd 3rd Flr	Los Angeles CA 90017		
77	5144-006-028	Toyo Real Estate Co U S A Inc		\$27313.08
600 Wilshire Blvd	626 Wilshire Blvd 3rd Flr	Los Angeles CA 90017		
78	5144-006-400	Seven Seventy Delaware Inc		\$9907.20
770 Wilshire Blvd	255 Shoreline Dr 600	Redwood City CA 94065		
79	5144-007-023	L A Wilshire Corp		\$23622.00
615 S Flower St	11859 Wilshire Blvd 120	Los Angeles CA 90025		
80	5144-007-025	Hinomaru International Corp		\$2492.28
833 Wilshire Blvd	835 Wilshire Blvd 600	Los Angeles CA 90017		
81	5144-007-027	L A Wilshire Corp		\$2525.95
616 S Figueroa St	11859 Wilshire Blvd 120	Los Angeles CA 90025		
82	5144-007-040	Teachers Insurance & Annuity		\$21921.96
911 Wilshire Blvd	911 Wilshire Blvd 810	Los Angeles CA 90017		
83	5144-007-044	Mitsui Fudosan Inc		\$58900.00
625 S Figueroa St	601 S Figueroa St 2625	Los Angeles CA 90017		
84	5144-007-400	Real Property West Inc		\$15027.31
605 S Flower St	101 California St 2525	San Francisco CA 94111		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
85	5144-007-401	Pa First Plaza Joint		\$6510.19
888 W 6th St	5801 S Eastern Ave	Los Angeles CA 90040		
86	5144-008-008	Seventh Street Assoc		\$10440.40
807 W 7th St	811 W 7th St 310	Los Angeles CA 90017		
87	5144-008-009	Northern Trust Co		\$1251.64
801 W 7th St	355 S Grand 2600	Los Angeles CA 90071		
88	5144-008-010	Sumitomo Life Realty Inc		\$21930.00
800 Wilshire Blvd	800 Wilshire Blvd 520	Los Angeles CA 90017		
89	5144-008-011	Akira Industries Co Ltd		\$1384.58
818 Wilshire Blvd	3655 Torrance Blvd 180 Torrance	CA 90503		
90	5144-008-013	K & T 660 Figueroa		\$16092.04
654 S Figueroa St	660 S Figueroa St 2020	Los Angeles CA 90017		
91	5144-008-017	Akira Industries Co Ltd		\$236.41
888 Wilshire Blvd	3655 Torrance Blvd 180 Torrance	CA 90503		
92	5144-008-019	Engine Co No 28		\$1784.36
644 S Figueroa St	644 S Figueroa St	Los Angeles CA 90017		
93	5144-008-020	Hanjin International Corp		\$15339.05
900 Wilshire	930 Wilshire Blvd	Los Angeles CA 90017		
94	5144-008-021	Hanjin International Corp		\$60922.25
930 Wilshire	930 Wilshire Blvd	Los Angeles CA 90017		
95	5144-008-022	Sumitomo Life Realty Inc		\$30380.00
1000 Wilshire Blvd	800 Wilshire Blvd 520	Los Angeles CA 90017		
96	5144-009-047	777 Tower Associates		\$67875.62
777 S Figueroa St	777 S Figueroa St 3300	Los Angeles CA 90017		
97	5144-009-079	South Figueroa Plaza Assoc		\$0.00
	777 S Figueroa St 3300	Los Angeles CA 90017		
98	5144-009-080	TrizecHahn		\$20.21
	725 S Figueroa St 1850	Los Angeles CA 90017		
99	5144-009-081	South Figueroa Plaza Assoc		\$0.00
	777 S Figueroa St 3300	Los Angeles CA 90017		
100	5144-009-082	South Figueroa Plaza Assoc		\$4618.19
945 W 8th	777 S Figueroa St 3300	Los Angeles CA 90017		
101	5144-009-089	TrizecHahn		\$74051.37
725 S Figueroa	725 S Figueroa St 1850	Los Angeles CA 90017		
102	5144-009-091	TrizecHahn		\$8255.67
	725 S Figueroa St 1850	Los Angeles CA 90017		
103	5144-010-009	Sfre Asset Inc		\$4687.85
757 S Flower St	580 California Fl-21	San Francisco CA 94104		
104	5144-010-010	Mitsui Fudosan Inc		\$925.91
817 W 8th St	601 S Figueroa St 2625	Los Angeles CA 90017		
105	5144-010-011	Mitsui Fudosan Inc		\$487.44
746 S Figueroa St	601 S Figueroa St 2625	Los Angeles CA 90017		

Assesment #		Parcel#	Legal Owner	Assessment
Site Address		Legal Owner Address		
106	5144-010-012	Mitsui Fudosan Inc		\$291.65
744 S Figueroa St		601 S Figueroa St 2625 Los Angeles CA 90017		
107	5144-010-013	Mitsui Fudosan Inc		\$205.22
742 S Figueroa St		601 S Figueroa St 2625 Los Angeles CA 90017		
108	5144-010-014	Mitsui Fudosan Inc		\$964.10
734 S Figueroa St		601 S Figueroa St 2625 Los Angeles CA 90017		
109	5144-010-015	Acd2		\$4711.08
737 S Flower St		660 S Figueroa St 2300 Los Angeles CA 90017		
110	5144-010-016	Acd2		\$1282.26
729 S Flower St		660 S Figueroa St 2300 Los Angeles CA 90017		
111	5144-010-017	Home Savings Of America F A		\$2605.23
723 S Flower St		4900 Rivergrade Rd Irwindale CA 91706		
112	5144-010-018	Downtown Properties LLC		\$835.92
818 W 7th St		818 W 7th 980 Los Angeles CA 90017		
113	5144-010-019	Downtown Properties LLC		\$583.30
720 S Figueroa St		818 W 7th 980 Los Angeles CA 90017		
114	5144-010-020	Downtown Properties LLC		\$545.54
716 S Figueroa St		818 W 7th 980 Los Angeles CA 90017		
115	5144-010-021	Downtown Properties LLC		\$364.56
712 S Figueroa St		818 W 7th 980 Los Angeles CA 90017		
116	5144-010-022	Downtown Properties LLC		\$24599.62
800 W 7th St		818 W 7th 980 Los Angeles CA 90017		
117	5144-010-024	Acd2		\$8379.84
		660 S Figueroa St 2300 Los Angeles CA 90017		
118	5144-010-400	Hope & Flower B P Ptnshp		\$112993.77
700 S Flower St		700 S Flower St 406 Los Angeles CA 90017		
119	5144-011-009	Mitsui Fudosan Inc		\$2133.57
754 S Hope St		601 S Figueroa St 2625 Los Angeles CA 90017		
120	5144-011-010	Elinor W Griffin		\$1183.70
742 S Hope St		4333 Woodman Ave Sherman Oaks CA 91423		
121	5144-011-012	717 South Grand Associates Inc		\$576.89
726 S Hope St		633 W 5th St 2450 Los Angeles CA 90071		
122	5144-011-014	717 South Grand Associates Inc		\$743.90
723 S Grand Ave		633 W 5th St 2450 Los Angeles CA 90071		
123	5144-011-016	Mitsui Fudosan Inc		\$1393.20
735 S Grand Ave		601 S Figueroa St 2625 Los Angeles CA 90017		
124	5144-011-019	717 South Grand Associates Inc		\$6001.34
600 W 7th St		633 W 5th St 2450 Los Angeles CA 90071		
125	5144-011-020	717 South Grand Associates Inc		\$2723.45
		633 W 5th St 2450 Los Angeles CA 90071		
126	5144-011-021	Manufacturers Life Insurance		\$870.31
515 South Figueroa St.		865 S Figueroa St 2300 Los Angeles CA 90017		

Assesment #	Parcel#	Legal Owner	Assessment
Site Address		Legal Owner Address	
127	5144-011-022	Third Church Of Christ Scientist	\$476.78
734 S Hope St	730 S Hope St	Los Angeles CA 90017	
128	5144-012-042	Thermo Grand Ave Joint Venture	\$9334.35
719 S Olive	1735 19th St	Denver CO 80202	
129	5144-012-044	Grand Avenue Plaza Hotel C/O ANA Hotels	\$22507.83
	725 S Figueroa St 970	Los Angeles CA 90017	
130	5144-013-017	Marquardt Wallace W Co Tr	\$591.16
727 S Hill St	2444 Jupiter Dr	Los Angeles CA 90046	
131	5144-013-018	Marquardt Wallace W Co Tr	\$558.14
725 S Hill St	2444 Jupiter Dr	Los Angeles CA 90046	
132	5144-013-019	Montag Samuel J Co	\$595.98
719 S Hill St	22020 Ventura Blvd	Woodland Hills CA 91364	
133	5144-013-020	Jdc Joint Venture	\$12109.83
701 S Hill St	404 W 7th St 221	Los Angeles CA 90014	
134	5144-013-021	B M G Investment Co	\$602.00
410 W 7th St	412 W 7th	Los Angeles CA 90014	
135	5144-013-022	Sung H & Yon Byun	\$1161.00
412 W 7th St	412 W 7th	Los Angeles CA 90014	
136	5144-013-023	Sung H & Yon Byun	\$1000.78
418 W 7th St	412 W 7th	Los Angeles CA 90014	
137	5144-013-024	712 South Olive	\$3018.60
422 W 7th St	712 S Olive St 203	Los Angeles CA 90014	
138	5144-013-025	712 South Olive	\$6238.44
712 S Olive St	712 S Olive St 203	Los Angeles CA 90014	
139	5144-013-026	Los Angeles United Investment Co	\$771.68
724 S Olive St	650 S Hill St 1010	Los Angeles CA 90014	
140	5144-013-027	Peter Artunian	\$1760.59
427 W 8th St	752 S Olive St	Los Angeles CA 90014	
141	5144-013-028	Chae K & Chin Ro	\$3302.74
423 W 8th St	1201 Old Phillips Rd	Glendale CA 91207	
142	5144-013-029	Rosen Realty Corp	\$690.24
419 W 8th St	311 S Spring 410	Los Angeles CA 90013	
143	5144-013-030	Los Angeles United Investment Co	\$824.14
731 S Hill St	650 S Hill St 1010	Los Angeles CA 90014	
144	5144-013-031	Maguire Thomas Partners	\$831.62
737 S Hill St	355 S Grand Ave 4500	Los Angeles CA 90071	
145	5144-013-032	Lissner Richard L Co	\$1674.51
745 S Hill St	16027 Ventura Blvd	Encino CA 91436	
146	5144-013-033	Botach Management	\$790.43
403 W 8th St	5011 W Pico	Los Angeles CA 90019	
147	5144-013-034	Maguire Thomas Partners	\$16457.56
730 S Olive St	355 S Grand Ave 4500	Los Angeles CA 90071	

Assesment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
148	5144-013-035	Norman N & Elise Rips		\$4674.96
716 S Olive St	10375 Wilshire No	Los Angeles CA 90024		
149	5144-014-024	Hill Center Corp		\$10763.76
325 W 8th St	13063 Ventura Blvd	Studio City CA 91604		
150	5144-014-025	Hill Center Corp		\$2075.01
317 W 8th St	13063 Ventura Blvd	Studio City CA 91604		
151	5144-014-033	Hill Center Corp		\$8716.44
742 S Hill St	13063 Ventura Blvd	Studio City CA 91604		
152	5144-014-034	Denmarst Ltd		\$837.55
734 S Hill St	819 Santee St	Los Angeles CA 90014		
153	5144-014-035	Andrew J Copp		\$831.62
736 S Hill St	819 Santee St Ste #M	Los Angeles CA 90014		
154	5144-014-039	Rebasco Inc		\$8385.00
728 S Hill St	728 S Hill 1401	Los Angeles CA 90014		
155	5144-014-040	Nta Investments Inc		\$4515.00
718 S Hill St	718 S Hill St M-103	Los Angeles CA 90014		
156	5144-014-041	Great Western Savings		\$5831.23
700 S Hill St	9200 Oakdale Ave	Chatsworth CA 91311		
157	5144-014-042	Zeki & Aynur Tepsi		\$421.83
316 W 7th St	637 S Hill St D9	Los Angeles CA 90014		
158	5144-014-043	Floyd H Norris		\$10203.90
714 S Hill St	714 S Hill St 405	Los Angeles CA 90014		
159	5144-018-020	Shoreland Vistas Inc		\$1921.76
860 S Olive St	2 N Riverside Plaza	Chicago IL 60606		
160	5144-018-021	Ullman Investments Ltd		\$820.35
825 S Hill St	1618 N Las Palmas Ave	Hollywood CA 90028		
161	5144-018-022	Eleanor D Johnson		\$254.73
842 S Olive St	1301 Stratford Ave	South CA 91030		
162	5144-018-023	Sheila Larson		\$382.10
838 S Olive St	139 S Plymouth Blvd	Los Angeles CA 90004		
163	5144-018-024	Sheila Larson		\$213.45
836 S Olive St	139 S Plymouth Blvd	Los Angeles CA 90004		
164	5144-018-025	Sheila Larson		\$284.66
834 S Olive St	139 S Plymouth Blvd	Los Angeles CA 90004		
165	5144-018-026	Joseph A. Blum		\$1661.26
830 S Olive St	1731 N Vista St	Los Angeles CA 90046		
166	5144-018-027	Ullman Investments Ltd		\$846.58
	1618 N Las Palmas Ave	Hollywood CA 90028		
167	5144-018-028	Ullman Investments Ltd		\$846.58
820 S Olive St	1618 N Las Palmas Ave	Hollywood CA 90028		
168	5144-018-029	Maguire Thomas Partners		\$4549.31
808 S Olive St	355 S Grand Ave 4500	Los Angeles CA 90071		

Assesment #	Parcel#	Legal Owner	Assessment
Site Address	Legal Owner Address		
169	5144-018-030	L A Comex Building	\$10022.87
416 W 8th St	4053 Redwood Ave	Los Angeles CA 90066	
170	5144-018-031	Maguire Thomas Partners	\$520.30
807 S Hill St	355 S Grand Ave 4500	Los Angeles CA 90071	
171	5144-018-032	Northern Trust Co	\$835.32
817 S Hill St	355 S Grand 2600	Los Angeles CA 90071	
172	5144-018-033	L & R Investment Co	\$31.82
833 S Hill St	600 S Spring St 1700	Los Angeles CA 90014	
173	5144-018-034	Shoreland Vistas Inc	\$13464.16
855 S Hill St	2 N Riverside Plaza	Chicago IL 60606	
174	5144-018-035	Shoreland Vistas Inc	\$1093.83
845 S Hill St	2 N Riverside Plaza	Chicago IL 60606	
175	5144-018-036	Shoreland Vistas Inc	\$902.74
839 S Hill St	2 N Riverside Plaza	Chicago IL 60606	
176	5144-019-006	University Of Southern Calif	\$1640.79
848 S Grand Ave	USC TGF 200	Los Angeles CA 90089	
177	5144-019-007	Sunset Properties Ltd	\$1153.52
842 S Grand Ave	1618 N Las Palmas Ave	Hollywood CA 90028	
178	5144-019-008	Telokjan S & Harpal Gill	\$7740.00
838 S Grand Ave	838 S Grand Ave	Los Angeles CA 90017	
179	5144-019-009	Joseph A & Kathryn Jaconi	\$831.62
830 S Grand Ave	1916 Via Visalia	Palos Verdes CA 90274	
180	5144-019-010	Gill Telokjan S Co	\$621.78
826 S Grand Ave	838 S Grand Ave	Los Angeles CA 90017	
181	5144-019-011	Gill Telokjan S Co	\$591.85
822 S Grand Ave	838 S Grand Ave	Los Angeles CA 90017	
182	5144-019-012	Andrew K Forthmann	\$827.84
815 S Olive St	21550 Oxnard St 460	Woodland Hills CA 91367	
183	5144-019-013	Andrew K Forthmann	\$827.84
	21550 Oxnard St 460	Woodland Hills CA 91367	
184	5144-019-014	Andrew K Forthmann	\$550.66
811 S Olive St	21550 Oxnard St 460	Woodland Hills CA 91367	
185	5144-019-015	Andrew K Forthmann	\$344.00
514 W 8th St	21550 Oxnard St 460	Woodland Hills CA 91367	
186	5144-019-016	L & R Investment Co	\$348.39
516 W 8th St	600 S Spring St 1700	Los Angeles CA 90014	
187	5144-019-017	L & R Investment Co	\$891.56
800 S Grand Ave	600 S Spring St 1700	Los Angeles CA 90014	
188	5144-019-018	Andrew K Forthmann	\$1382.28
801 S Olive St	21550 Oxnard St 460	Woodland Hills CA 91367	
189	5144-019-019	Botach Management	\$543.52
831 S Olive St	5011 W Pico	Los Angeles CA 90019	

Assesment #	Parcel#	Legal Owner	Assessment
Site Address	Legal Owner Address		
190	5144-019-020	Gill Telokjian S Co	\$543.52
835 S Olive St	838 S Grand Ave	Los Angeles CA 90017	
191	5144-019-021	Laaco Inc Dba	\$1359.83
845 S Olive St	431 W 7th St	Los Angeles CA 90014	
192	5144-019-022	University Of Southern Calif	\$1460.97
847 S Olive St	USC TGF 200	Los Angeles CA 90089	
193	5144-019-023	816 Associates Ltd	\$5683.31
816 S Grand Ave	1460 Westwood Blvd	Los Angeles CA 90024	
194	5144-019-025	L & R Investment Co	\$799.37
812 S Grand Ave	600 S Spring St 1700	Los Angeles CA 90014	
195	5144-020-011	University Of Southern Calif	\$756.71
851 S Grand Ave	USC TGF 200	Los Angeles CA 90089	
196	5144-020-012	University Of Southern Calif	\$2202.72
851 S Grand Ave	USC TGF 200	Los Angeles CA 90089	
197	5144-020-020	Shuwa Investments Corp	\$908.16
834 S Hope St	515 S Flower 1270	Los Angeles CA 90071	
198	5144-020-021	Shuwa Investments Corp	\$850.37
826 S Hope St	515 S Flower 1270	Los Angeles CA 90071	
199	5144-020-025	Shuwa Investments Corp	\$2616.12
805 S Hope St	515 S Flower 1270	Los Angeles CA 90071	
200	5144-020-026	800 South Hope Venture L L C	\$20291.27
800 S Hope	201 N Figueroa St Ste	Los Angeles CA 90012	
201	5144-020-027	Shuwa Investments Corp	\$1631.76
	515 S Flower 1270	Los Angeles CA 90071	
202	5144-020-028	Shuwa Investments Corp	\$1645.61
	515 S Flower 1270	Los Angeles CA 90071	
203	5144-020-029	Shuwa Investments Corp	\$39846.72
801 S Grand Ave	515 S Flower 1270	Los Angeles CA 90071	
204	5144-020-030	Shuwa Investments Corp	\$3147.60
	515 S Flower 1270	Los Angeles CA 90071	
205	5144-020-031	Shuwa Investments Corp	\$804.96
	515 S Flower 1270	Los Angeles CA 90071	
206	5144-020-032	Shuwa Investments Corp	\$1362.67
825 S Hope St	515 S Flower 1270	Los Angeles CA 90071	
207	5144-020-033	Shuwa Investments Corp	\$1683.02
	515 S Flower 1270	Los Angeles CA 90071	
208	5144-020-034	Shuwa Investments Corp	\$584.37
	515 S Flower 1270	Los Angeles CA 90071	
209	5144-020-035	Shuwa Investments Corp	\$810.46
	515 S Flower 1270	Los Angeles CA 90071	
210	5144-020-036	Shuwa Investments Corp	\$3926.76
810 S Flower St	515 S Flower 1270	Los Angeles CA 90071	

Assesment #	Parcel#	Legal Owner	Assessment
Site Address	Legal Owner Address		
211	5144-020-037	Shuwa Investments Corp	\$720.94
720 W 8th St	515 S Flower 1270	Los Angeles CA 90071	
212	5144-021-022	Shuwa Investments Corp	\$393.28
845 S Flower St	515 S Flower 1270	Los Angeles CA 90071	
213	5144-021-023	Shuwa Investments Corp	\$262.21
	515 S Flower 1270	Los Angeles CA 90071	
214	5144-021-029	Aid Assn For Lutherans	\$2956.42
801 S Flower St	4321 N Ballard Rd	Appleton WI 54915	
215	5144-021-030	Roman Catholic Archbishop Of L A	\$1161.00
809 S Flower St	3424 Wilshire Blvd	Los Angeles CA 90012	
216	5144-021-031	Milner Hotels Of Texas Inc	\$6042.53
813 S Flower St	1526 Centre St	Detroit MI 48226	
217	5144-021-032	Chung San Holdings Usa Ltd	\$2614.40
819 S Flower St	819 S Flower St	Los Angeles CA 90017	
218	5144-021-035	816 Partners L C	\$2286.06
816 S Figueroa St	1611 S Garfield #200	Alhambra CA 91801	
219	5144-021-037	Shuwa Investments Corp	\$651.79
847 S Flower St	515 S Flower 1270	Los Angeles CA 90071	
220	5144-021-039	Shuwa Investments Corp	\$10782.23
800 S Figueroa St	515 S Flower 1270	Los Angeles CA 90071	
221	5144-021-040	Shuwa Investments Corp	\$1242.96
833 S Flower	515 S Flower 1270	Los Angeles CA 90071	
222	5144-021-041	Shuwa Investments Corp	\$7131.26
	515 S Flower 1270	Los Angeles CA 90071	
223	5144-021-043	South Park Assoc	\$25420.00
888 S Figueroa St	888 S Figueroa St 630	Los Angeles CA 90017	
224	5144-022-021	Francisco & 8th Street Co	\$804.76
946 W 8th St	301 E Ocean Blvd 400	Long Beach CA 90802	
225	5144-022-022	Francisco & 8th Street Co	\$402.38
946 W 8th St	301 E Ocean Blvd 400	Long Beach CA 90802	
226	5144-022-023	Francisco & 8th Street Co	\$402.38
946 W 8th St	301 E Ocean Blvd 400	Long Beach CA 90802	
227	5144-022-024	Francisco & 8th Street Co	\$402.38
946 W 8th St	301 E Ocean Blvd 400	Long Beach CA 90802	
228	5144-022-028	Union Bank of California	\$396.99
827 S Figueroa St	400 California St 8th Flr	San Francisco CA 94104	
229	5144-022-029	Francisco & 8th Street Co	\$418.56
812 Francisco St	301 E Ocean Blvd 400	Long Beach CA 90802	
230	5144-022-032	Union Bank of California	\$1485.40
827 S Figueroa St	400 California St 8th Flr	San Francisco CA 94104	
231	5144-022-033	Union Bank of California	\$156.61
	400 California St 8th Flr	San Francisco CA 94104	

Assesment #	Parcel#	Legal Owner		Assessment
Site Address	Legal Owner Address			
232	5144-022-034	Francisco & 8th Street Co		\$418.56
	301 E Ocean Blvd 400	Long Beach CA 90802		
233	5144-022-035	Union Bank of California		\$6573.90
824 Francisco St	400 California St 8th Flr	San Francisco CA 94104		
234	5144-022-036	Union Bank of California		\$10373.22
845 S Figueroa St	400 California St 8th Flr	San Francisco CA 94104		
235	5144-022-052	Riordon - Pantry Ltd		\$422.84
811 W 9th St	300 S Grand Ave 29th	Los Angeles CA 90071		
236	5144-022-055	Golden 801 Inc		\$5394.00
813 S Figueroa St	801 S Figueroa St 1050	Los Angeles CA 90017		
237	5144-022-056	Golden 801 Inc		\$5394.00
815 S Figueroa St	801 S Figueroa St 1050	Los Angeles CA 90017		
238	5144-022-057	Manulife Real Estate		\$49926.12
865 S Figueroa St	865 S Figueroa St 2300	Los Angeles CA 90017		
239	5144-022-058	Golden 801 Inc		\$5394.00
801 S Figueroa St	801 S Figueroa St 1050	Los Angeles CA 90017		
240	5144-022-059	Golden 801 Inc		\$337.59
918 W 8th St	801 S Figueroa St 1050	Los Angeles CA 90017		
241	5144-022-061	Golden 801 Inc		\$5394.00
821 S Figueroa St	801 S Figueroa St 1050	Los Angeles CA 90017		
242	5144-022-062	Golden 801 Inc		\$5394.00
	801 S Figueroa St 1050	Los Angeles CA 90017		
243	5144-023-023	City Centre Development		\$45.88
1000 W 8th St	725 S Figueroa St 3065	Los Angeles CA 90017		
244	5144-023-024	City Centre Development		\$294.38
	725 S Figueroa St 3065	Los Angeles CA 90017		
245	5144-023-025	City Centre Development		\$278.13
	725 S Figueroa St 3065	Los Angeles CA 90017		
246	5144-023-026	City Centre Development		\$261.95
	725 S Figueroa St 3065	Los Angeles CA 90017		
247	5144-023-027	City Centre Development		\$245.77
1016 W 8th St	725 S Figueroa St 3065	Los Angeles CA 90017		
248	5144-023-028	City Centre Development		\$226.86
1018 W 8th St	725 S Figueroa St 3065	Los Angeles CA 90017		
249	5144-023-029	City Centre Development		\$162.07
1026 W 8th St	725 S Figueroa St 3065	Los Angeles CA 90017		
250	5144-023-030	City Centre Development		\$180.98
1030 W 8th St	725 S Figueroa St 3065	Los Angeles CA 90017		
251	5144-023-032	City Centre Development		\$340.26
	725 S Figueroa St 3065	Los Angeles CA 90017		
252	5144-023-033	City Centre Development		\$340.26
1021 Florida St	725 S Figueroa St 3065	Los Angeles CA 90017		

Assesment #	Parcel#	Legal Owner	Assessment
Site Address	Legal Owner Address		
253	5144-023-034	City Centre Development	\$340.32
1019 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
254	5144-023-035	City Centre Development	\$340.26
1013 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
255	5144-023-036	City Centre Development	\$340.26
	725 S Figueroa St 3065 Los Angeles CA 90017		
256	5144-023-037	City Centre Development	\$340.26
	725 S Figueroa St 3065 Los Angeles CA 90017		
257	5144-023-038	City Centre Development	\$261.95
	725 S Figueroa St 3065 Los Angeles CA 90017		
258	5144-023-039	City Centre Development	\$140.43
1028 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
259	5144-023-040	City Centre Development	\$299.77
1028 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
260	5144-023-041	City Centre Development	\$610.33
1020 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
261	5144-023-042	City Centre Development	\$305.16
1016 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
262	5144-023-043	City Centre Development	\$305.04
1012 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
263	5144-023-044	City Centre Development	\$305.16
1010 Florida St	725 S Figueroa St 3065 Los Angeles CA 90017		
264	5144-023-045	City Centre Development	\$305.16
	725 S Figueroa St 3065 Los Angeles CA 90017		
265	5144-023-046	City Centre Development	\$237.65
831 Francisco St	725 S Figueroa St 3065 Los Angeles CA 90017		
266	5144-023-047	City Centre Development	\$299.77
	725 S Figueroa St 3065 Los Angeles CA 90017		
267	5144-023-048	City Centre Development	\$305.16
1029 W 8th Pl	725 S Figueroa St 3065 Los Angeles CA 90017		
268	5144-023-049	City Centre Development	\$305.16
1027 W 8th Pl	725 S Figueroa St 3065 Los Angeles CA 90017		
269	5144-023-050	City Centre Development	\$305.16
1021 W 8th Pl	725 S Figueroa St 3065 Los Angeles CA 90017		
270	5144-023-051	City Centre Development	\$305.16
1017 W 8th Pl	725 S Figueroa St 3065 Los Angeles CA 90017		
271	5144-023-052	City Centre Development	\$305.16
1013 W 8th Pl	725 S Figueroa St 3065 Los Angeles CA 90017		
272	5144-023-053	City Centre Development	\$305.16
1009 W 8th Pl	725 S Figueroa St 3065 Los Angeles CA 90017		
273	5144-023-054	City Centre Development	\$540.14
851 Francisco St	725 S Figueroa St 3065 Los Angeles CA 90017		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
274	5144-023-055	City Centre Development		\$483.41
1040 W 8th Pl		725 S Figueroa St 3065 Los Angeles CA 90017		
275	5144-023-056	City Centre Development		\$305.16
1030 W 8th Pl		725 S Figueroa St 3065 Los Angeles CA 90017		
276	5144-023-057	City Centre Development		\$305.16
1028 W 8th Pl		725 S Figueroa St 3065 Los Angeles CA 90017		
277	5144-023-059	City Centre Development		\$275.47
1020 W 8th Pl		725 S Figueroa St 3065 Los Angeles CA 90017		
278	5144-023-060	City Centre Development		\$139.50
1016 W 8th		725 S Figueroa St 3065 Los Angeles CA 90017		
279	5144-023-061	City Centre Development		\$297.60
1010 W 8th Pl		725 S Figueroa St 3065 Los Angeles CA 90017		
280	5144-023-062	Kaiser Foundation Health Plan		\$365.49
1000 W 8th Pl	393 E Walnut St	Pasadena CA 91101		
281	5144-023-063	Kaiser Foundation Health Plan		\$118.79
	393 E Walnut St	Pasadena CA 91101		
282	5144-023-065	City Centre Development		\$548.08
1029 Florida St		725 S Figueroa St 3065 Los Angeles CA 90017		
283	5148-001-001	L & R Investment Co		\$1026.41
326 S Main St	600 S Spring St 1700	Los Angeles CA 90014		
284	5148-001-002	System Property Development		\$2718.89
348 S Main St	417 S Hill 200	Los Angeles CA 90013		
285	5148-001-011	L & R Investment Co		\$756.71
108 E 3rd St	600 S Spring St 1700	Los Angeles CA 90014		
286	5148-001-012	L & R Investment Co		\$1101.40
300 S Main St	600 S Spring St 1700	Los Angeles CA 90014		
287	5148-001-013	L & R Investment Co		\$3101.85
316 S Main St	600 S Spring St 1700	Los Angeles CA 90014		
288	5149-001-001	Joyce D Ullman		\$1753.20
100 W 1st St	1618 N Las Palmas Ave	Hollywood CA 90028		
289	5149-001-002	Joyce D Ullman		\$2845.31
110 S Spring St	1618 N Las Palmas Ave	Hollywood CA 90028		
290	5149-001-003	New Tmc Inc		\$18806.48
145 S Spring St	Times Mirror Square	Los Angeles CA 90053		
291	5149-001-004	New Tmc Inc		\$1901.98
140 S Broadway	Times Mirror Square	Los Angeles CA 90053		
292	5149-001-005	New Tmc Inc		\$9299.35
118 S Broadway	Times Mirror Square	Los Angeles CA 90053		
293	5149-001-006	New Tmc Inc		\$17096.20
202 W 1st St	Times Mirror Square	Los Angeles CA 90053		
294	5149-001-007	New Tmc Inc		\$10413.91
234 W 1st St	Times Mirror Square	Los Angeles CA 90053		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
295	5149-006-001	Rosen Realty Corp		\$2382.80
263 S Main St	311 S Spring 410	Los Angeles CA 90013		
296	5149-006-002	Rosen Realty Corp		\$1037.68
253 S Main St	311 S Spring 410	Los Angeles CA 90013		
297	5149-006-003	Roger & Jo Grace		\$569.66
251 S Main St	PO Box 60859	Los Angeles CA 90060		
298	5149-006-004	Rosen Realty Corp		\$402.48
245 S Main St	311 S Spring 410	Los Angeles CA 90013		
299	5149-006-005	L & R Investment Co		\$835.32
233 S Main St	600 S Spring St 1700	Los Angeles CA 90014		
300	5149-006-006	L & R Investment Co		\$423.98
	600 S Spring St 1700	Los Angeles CA 90014		
301	5149-006-007	L & R Investment Co		\$695.31
	600 S Spring St 1700	Los Angeles CA 90014		
302	5149-006-008	Donald S Lee		\$1030.19
213 S Main St	12711 Ventura Blvd	Studio City CA 91604		
303	5149-006-009	Barry & Selene Bruk		\$1646.73
108 W 2nd St	508 E 8th St	Los Angeles CA 90014		
304	5149-007-001	New Tmc Inc		\$1067.60
240 S Spring St	Times Mirror Square	Los Angeles CA 90053		
305	5149-007-005	New Tmc Inc		\$1115.25
212 S Spring St	Times Mirror Square	Los Angeles CA 90053		
306	5149-007-006	New Tmc Inc		\$1606.74
206 S Spring St	Times Mirror Square	Los Angeles CA 90053		
307	5149-007-007	Fox Properties		\$1307.37
129 W 3rd St	810 Whittier Dr	Beverly Hills CA 90210		
308	5149-007-008	New Tmc Inc		\$2877.04
220 S Spring St	Times Mirror Square	Los Angeles CA 90053		
309	5149-008-001	L & R Investment Co		\$858.28
245 S Spring St	600 S Spring St 1700	Los Angeles CA 90014		
310	5149-008-008	250 South Broadway Assoc Ltd		\$924.67
248 S Broadway	PO Box 58125	Los Angeles CA 90058		
311	5149-008-009	ICD Company		\$3658.96
240 S Broadway	242 S Broadway	Los Angeles CA 90012		
312	5149-008-015	L & R Investment Co		\$857.85
239 S Spring St	600 S Spring St 1700	Los Angeles CA 90014		
313	5149-008-016	L & R Investment Co		\$1410.40
257 S Spring St	600 S Spring St 1700	Los Angeles CA 90014		
314	5149-008-018	L & R Investment Co		\$748.20
219 W 3rd St	600 S Spring St 1700	Los Angeles CA 90014		
315	5149-008-028	New Tmc Inc		\$824.14
236 S Broadway	Times Mirror Square	Los Angeles CA 90053		

Assesment #	Parcel#	Legal Owner	Assessment
Site Address	Legal Owner Address		
316	5149-008-029	New Tmc Inc	\$8612.47
213 S Spring St	Times Mirror Square	Los Angeles CA 90053	
317	5149-008-030	New Tmc Inc	\$734.44
208 S Broadway	Times Mirror Square	Los Angeles CA 90053	
318	5149-008-031	New Tmc Inc	\$412.80
200 S Broadway	Times Mirror Square	Los Angeles CA 90053	
319	5149-008-032	New Tmc Inc	\$2234.54
201 S Spring St	Times Mirror Square	Los Angeles CA 90053	
320	5149-009-001	Kawada Co of America Ltd	\$569.41
311 W 3rd St	222 S Hill St Suite 11	Los Angeles CA 90012	
321	5149-009-002	Moses Lerner	\$1096.93
249 S Broadway	9879 Santa Monica Blvd Beverly Hills	CA 90212	
322	5149-009-003	B B & M	\$857.85
245 S Broadway	1801 Ave of the Stars,	Los Angeles CA 90067	
323	5149-009-004	Maltz Perry B Co Tr	\$846.24
237 S Broadway	211 S Beverly Dr 205	Beverly Hills CA 90212	
324	5149-009-008	Kawada Co of America Ltd	\$516.95
317 W 3rd St	222 S Hill St Suite 11	Los Angeles CA 90012	
325	5149-009-009	Kawada Co of America Ltd	\$1187.49
252 S Hill St	222 S Hill St Suite 11	Los Angeles CA 90012	
326	5149-009-011	New Tmc Inc	\$2728.64
236 S Hill St	Times Mirror Square	Los Angeles CA 90053	
327	5149-009-014	L & R Investment Co	\$1711.92
229 S Broadway	600 S Spring St 1700	Los Angeles CA 90014	
328	5149-009-016	Takao Building Development	\$0.00
212 S Hill St	3550 Wilshire Blvd 1070	Los Angeles CA 90010	
329	5149-009-017	Kawada Co Of America Ltd	\$3787.44
208 S Hill St	222 S Hill St Suite 11	Los Angeles CA 90012	
330	5149-009-018	Goodwill Industries So Calif	\$1514.98
230 S Hill St	342 N San Fernando Rd	Los Angeles CA 90031	
331	5149-009-019	Civic Center Plaza Co	\$6898.92
205 S Broadway	8665 Wilshire Blvd #200	Beverly Hills CA 90211	
332	5149-009-021	Civic Center Plaza Co	\$1798.09
213 S Broadway	8665 Wilshire Blvd #200	Beverly Hills CA 90211	
333	5149-009-022	Civic Center Plaza Co	\$5593.61
207 S Broadway	8665 Wilshire Blvd #200	Beverly Hills CA 90211	
334	5149-009-023	Kaichiro Kawada	\$4070.38
222 S Hill St	222 S Hill St Suite 11	Los Angeles CA 90012	
335	5149-009-024	Civic Center Plaza Co	\$6562.32
316 W 2nd St	8665 Wilshire Blvd #200	Beverly Hills CA 90211	
336	5149-010-022	Angelus Assoc Ltd Partnership	\$57499.98
255 S Hill St	255 S Hill St 407	Los Angeles CA 90012	

Assesment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
337	5149-010-023	Angelus Assoc Ltd Partnership		\$19536.94
200 S Olive St	255 S Hill St 407	Los Angeles CA 90012		
338	5149-010-024	Maguire Thomas Partners		\$3078.80
235 S Hill St	355 S Grand Ave 4500	Los Angeles CA 90071		
339	5149-010-026	Metropolitan Life Ins Co		\$62908.42
300 S Grand Ave	333 S Hope St Ste	Los Angeles CA 90071		
340	5149-010-034	New Tmc Inc		\$3321.90
130 S Olive St	Times Mirror Square	Los Angeles CA 90053		
341	5149-010-035	California Plaza Hotel L P Lessee		\$26244.35
225 S Olive	251 S Olive	Los Angeles CA 90071		
342	5149-010-036	ZML Two California Plaza L L C		\$86788.03
350 S Grand Ave	350 S Grand Ave Suite	Los Angeles CA 90071		
343	5149-010-039	Museum Tower Partnership I		\$0.00
344	5149-010-040	Museum Tower Partnership I		\$0.00
345	5149-010-041	Museum Tower Partnership I		\$0.00
346	5149-010-042	Museum Tower Partnership I		\$0.00
347	5149-010-043	Museum Tower Partnership I		\$0.00
348	5149-010-044	Museum Tower Partnership I		\$0.00
349	5149-010-045	Museum Tower Partnership I		\$0.00
350	5149-015-004	System Property Development		\$310.89
348 S Hill St	417 S Hill 200	Los Angeles CA 90013		
351	5149-015-005	System Property Development		\$633.91
342 S Hill St	417 S Hill 200	Los Angeles CA 90013		
352	5149-015-009	Alexander Daswick		\$661.51
332 S Hill St	PO Box 58125	Los Angeles CA 90058		
353	5149-015-010	Grand Central Square Ltd		\$523.74
328 S Hill St	304 S Broadway 201	Los Angeles CA 90013		
354	5149-015-011	Grand Central Square Ltd		\$434.64
324 S Hill St	304 S Broadway 201	Los Angeles CA 90013		
355	5149-015-013	System Property Development		\$471.97
338 S Hill St	417 S Hill 200	Los Angeles CA 90013		
356	5149-015-014	Grand Central Square Ltd		\$269.70
308 S Hill St	304 S Broadway 201	Los Angeles CA 90013		
357	5149-015-016	Grand Central Square Ltd		\$516.00
320 W 3rd St	304 S Broadway 201	Los Angeles CA 90013		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address	Legal Owner Address			
358	5149-015-017	Estersol L L C		\$609.65
327 S Broadway	951 9th St	Santa Monica CA 90403		
359	5149-015-018	Herbert M Cowan		\$1777.79
331 S Broadway	3071 Mcconnell Dr.	Los Angeles CA 90064		
360	5149-015-019	Morton Wexler		\$963.20
337 S Broadway	121 S Hope St 521	Los Angeles CA 90012		
361	5149-015-020	Morton Wexler		\$1204.00
341 S Broadway	121 S Hope St 521	Los Angeles CA 90012		
362	5149-015-021	Sieroty J M Decd Est Of		\$670.80
347 S Broadway	6022 Wilshire Blvd 201	Los Angeles CA 90036		
363	5149-015-022	Ral Group Ltd		\$2459.60
353 S Broadway	360 Santiago Ave	Long Beach CA 90814		
364	5149-015-023	B B F Broadway Partnership		\$1753.20
355 S Broadway	11755 Wilshire Blvd	Los Angeles CA 90025		
365	5149-015-024	Ral Group Ltd		\$591.68
309 W 4th St	360 Santiago Ave	Long Beach CA 90814		
366	5149-015-025	Grand Central Square Ltd		\$12796.80
315 S Broadway	304 S Broadway 201	Los Angeles CA 90013		
367	5149-015-026	Grand Central Square Ltd		\$10263.07
306 W 3rd St	304 S Broadway 201	Los Angeles CA 90013		
368	5149-015-027	Cullen Los Angeles Inc		\$640.70
	417 S Hill 200	Los Angeles CA 90013		
369	5149-015-028	System Property Development		\$218.01
	417 S Hill 200	Los Angeles CA 90013		
370	5149-015-029	System Property Development		\$419.59
	417 S Hill 200	Los Angeles CA 90013		
371	5149-015-030	System Property Development		\$554.44
	417 S Hill 200	Los Angeles CA 90013		
372	5149-015-031	Grand Central Square Ltd		\$576.89
326 W 3rd St	304 S Broadway 201	Los Angeles CA 90013		
373	5149-018-004	Bradbury Associates L P		\$71.12
	304 S Broadway 201	Los Angeles CA 90013		
374	5149-018-005	Bradbury Associates L P		\$7964.29
216 W 3rd St	304 S Broadway 201	Los Angeles CA 90013		
375	5149-018-007	Meruelo Properties Inc		\$1830.17
318 S Broadway	4451 Eucalyptus Ave	Chino CA 91710		
376	5149-018-008	Meruelo Properties Inc		\$89.87
	4451 Eucalyptus Ave	Chino CA 91710		
377	5149-018-010	311 South Spring Street Co		\$11586.78
311 S Spring St	311 S Spring St #1200	Los Angeles CA 90013		
378	5149-018-011	Susan M Kim		\$430.00
312 S Broadway	180 S Orange Dr	Los Angeles CA 90036		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address	Legal Owner Address			
379	5149-018-012	Broadway Spring Center Lessee		\$2372.74
333 S Spring St	417 S Hill 200	Los Angeles CA 90013		
380	5149-019-010	Leon Weiss		\$688.00
342 S Broadway	P O Box 48859	Los Angeles CA 90048		
381	5149-019-014	Canada Shoe Mexicana Inc		\$516.00
324 S Broadway	2571 Saturn Ave	Huntington CA 90255		
382	5149-019-017	217 221 West Fourth Street		\$593.40
217 W 4th St	626 S Spring St	Los Angeles CA 90014		
383	5149-019-018	350 354 S Broadway L P		\$387.00
350 S Broadway	626 S Spring St 3rd Flr	Los Angeles CA 90014		
384	5149-019-019	356 60 S Broadway L P		\$1528.74
356 S Broadway	626 S Spring St 3rd Flr	Los Angeles CA 90014		
385	5149-019-020	McDonalds Corp		\$536.64
330 S Broadway	5234 Via San De Larro	Los Angeles CA 90022		
386	5149-019-021	Schireson Rosalind Co Tr		\$343.14
348 S Broadway	2 Whitehall Ct	Rancho Mirage CA 92270		
387	5149-019-022	Broadway Spring Center Lessee		\$599.42
361 S Spring St	417 S Hill 200	Los Angeles CA 90013		
388	5149-019-023	Broadway Spring Center Lessee		\$1086.35
201 W 4th St	417 S Hill 200	Los Angeles CA 90013		
389	5149-019-026	Broadway Spring Center Lessee		\$4457.90
329 S Spring St	417 S Hill 200	Los Angeles CA 90013		
390	5149-020-001	Popular D Banco		\$1550.84
340 S Spring St	6001 E Washington	Commerce CA 90040		
391	5149-020-010	Popular D Banco		\$13900.70
125 W 4th St	6001 E Washington	Commerce CA 90040		
392	5149-020-012	Rafael & Martina Vasquez		\$6574.18
101 W 4th St	103 W 4th St	Los Angeles CA 90013		
393	5149-020-013	Popular D Banco		\$1363.53
354 S Spring	6001 E Washington	Commerce CA 90040		
394	5149-025-004	Evelyne Greenstein		\$928.97
400 S Hill St	666 Robin Glen Dr	Glendale CA 91202		
395	5149-025-008	Maywah International		\$3446.45
426 S Hill St	426 S Hill St	Los Angeles CA 90013		
396	5149-026-004	Fifth & Hill Partners		\$10490.62
448 S Hill St	448 S Hill 406	Los Angeles CA 90013		
397	5149-026-009	Krikor Krikorian		\$1427.60
440 S Hill St	18250 Roscoe Blvd 325 Northridge	CA 91325		
398	5149-026-010	Susan Fedder		\$378.40
444 S Hill St	9624 Wendover Dr	Beverly Hills CA 90210		
399	5149-027-003	Parking Property Development Inc		\$318.68
	417 S Hill 200	Los Angeles CA 90013		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address	Legal Owner Address			
400	5149-027-007	Parking Property Development Inc		\$515.78
407 S Hill St	417 S Hill 200	Los Angeles CA 90013		
401	5149-027-008	Parking Property Development Inc		\$499.60
405 S Hill St	417 S Hill 200	Los Angeles CA 90013		
402	5149-027-012	System Property Development		\$3686.15
415 S Hill St	417 S Hill 200	Los Angeles CA 90013		
403	5149-027-013	Pershing Square Centre Association		\$2791.56
431 S Hill St	901 Corporate Center	Monterey Park CA 91754		
404	5149-028-003	Pershing Square Centre Association		\$850.37
440 S Olive St	901 Corporate Center	Monterey Park CA 91754		
405	5149-028-004	Pershing Square Centre Association		\$546.87
437 S Hill St	901 Corporate Center	Monterey Park CA 91754		
406	5149-028-009	Pershing Square Centre Association		\$545.93
447 S Hill St	901 Corporate Center	Monterey Park CA 91754		
407	5149-028-010	Four Eleven Associates		\$8380.96
411 W 5th St	8687 Melrose Ste B110	Los Angeles CA 90069		
408	5149-028-011	Pershing Square Centre Association		\$437.74
415 W 5th St	901 Corporate Center	Monterey Park CA 91754		
409	5149-028-012	Pershing Square Centre Association		\$2498.64
427 W 5th St	901 Corporate Center	Monterey Park CA 91754		
410	5149-028-013	Pershing Square Centre Association		\$1000.27
441 S Hill St	901 Corporate Center	Monterey Park CA 91754		
411	5149-029-013	Maguire Thomas Partners		\$64125.79
555 W 5th St	355 S Grand Ave 4500	Los Angeles CA 90071		
412	5149-030-001	W H B Corporation		\$35076.56
550 W 5th St	500 S Grand Ave 2070	Los Angeles CA 90071		
413	5149-030-002	L A Pacific Center Inc		\$35756.22
523 W 6th St	309 W Naomi Ave	Arcadia CA 91007		
414	5149-030-003	W H B Corporation		\$79551.72
515 S Olive St	500 S Grand Ave 2070	Los Angeles CA 90071		
415	5149-032-004	Maltzman Donald H Co Tr Et Al		\$1569.59
512 S Hill St	9777 Wilshire Blvd 606	Beverly Hills CA 90212		
416	5149-032-005	Maltzman Donald H Co Tr Et Al		\$209.75
508 S Hill St	9777 Wilshire Blvd 606	Beverly Hills CA 90212		
417	5149-032-013	Maltzman Donald H Co Tr Et Al		\$29.93
	9777 Wilshire Blvd 606	Beverly Hills CA 90212		
418	5149-032-019	International Jewelry Center		\$32258.17
550 S Hill St	617 S Olive 1210	Los Angeles CA 90014		
419	5149-032-020	Maltzman Donald H Co Tr Et Al		\$179.83
	9777 Wilshire Blvd 606	Beverly Hills CA 90212		
420	5149-032-021	Maltzman Donald H Co Tr Et Al		\$184.81
	9777 Wilshire Blvd 606	Beverly Hills CA 90212		

Assesment #	Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address		
421	5149-032-022	Maltzman Donald H Co Tr Et Al	\$22.53	
	9777 Wilshire Blvd 606	Beverly Hills CA 90212		
422	5149-032-023	Maltzman Donald H Co Tr Et Al	\$60.54	
	9777 Wilshire Blvd 606	Beverly Hills CA 90212		
423	5151-001-024	Bunker Hill Park Joint Venture	\$18950.55	
235 S Figueroa St	300 S Grand Ave 2455	Los Angeles CA 90071		
424	5151-001-026	The Promenade Towers Ltd	\$3358.17	
123 S Hope St	1800 Avenue of the	Los Angeles CA 90067		
425	5151-002-027	The Promenade Condominium	\$16531.31	
121 S Hope St	5150 Overland Ave	Culver City CA 90230		
426	5151-002-028	The Promenade Condominium	\$985.18	
121 S Hope St	5150 Overland Ave	Culver City CA 90230		
427	5151-002-029	The Promenade Condominium	\$2215.88	
121 S Hope St	5150 Overland Ave	Culver City CA 90230		
428	5151-011-020	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		
429	5151-011-021	Bank Of America Nt & Sa	\$934.22	
335 S Flower St	600 Wilshire Blvd, 2nd	Los Angeles CA 90017		
430	5151-011-022	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		
431	5151-011-023	Bank Of America Nt & Sa	\$934.22	
335 S Flower St	600 Wilshire Blvd, 2nd	Los Angeles CA 90017		
432	5151-011-024	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		
433	5151-011-025	Bank Of America Nt & Sa	\$934.22	
335 S Flower St	600 Wilshire Blvd, 2nd	Los Angeles CA 90017		
434	5151-011-026	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		
435	5151-011-027	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		
436	5151-011-028	Bank Of America Nt & Sa	\$934.22	
335 S Flower St	600 Wilshire Blvd, 2nd	Los Angeles CA 90017		
437	5151-011-029	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		
438	5151-011-030	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		
439	5151-011-031	Bank Of America Nt & Sa	\$934.15	
335 S Flower St	600 Wilshire Blvd, 2nd	Los Angeles CA 90017		
440	5151-011-032	Bank Of America Nt & Sa	\$934.22	
335 S Flower St	600 Wilshire Blvd, 2nd	Los Angeles CA 90017		
441	5151-011-033	Royal Investment System	\$1658.69	
335 S Flower St	350 S Figueroa 601	Los Angeles CA 90071		

Assesment #	Parcel#	Legal Owner	Assessment
Site Address	Legal Owner Address		
442	5151-011-034	Royal Investment System	\$1652.49
333 S Flower St	350 S Figueroa 601	Los Angeles CA 90071	
443	5151-011-035	Bank Of America Nt & Sa	\$928.02
	600 Wilshire Blvd, 2nd	Los Angeles CA 90017	
444	5151-011-036	Metropolitan Life Ins Co	\$64480.00
331 S Figueroa St	333 S Hope St Ste	Los Angeles CA 90071	
445	5151-014-031	Metropolitan Life Ins Co	\$96148.36
333 S Hope St	333 S Hope St Ste	Los Angeles CA 90071	
446	5151-014-032	Central Plants Inc	\$826.15
703 W 3rd St	P O Box 30900	Los Angeles CA 90030	
447	5151-014-033	Central Plants Inc	\$0.00
	P O Box 30900	Los Angeles CA 90030	
448	5151-015-012	Maguire Thomas Partners	\$91313.54
333 S Grand Ave	355 S Grand Ave 4500	Los Angeles CA 90071	
449	5151-015-013	Maguire Thomas Partners	\$72175.25
355 S Grand Ave	355 S Grand Ave 4500	Los Angeles CA 90071	
450	5151-015-015	Grand Promenade	\$26772.78
255 S Grand Ave	5150 Overland Ave	Culver City CA 90230	
451	5151-017-019	400 South Hope Street Associates	\$44417.36
400 S Hope St	400 S Hope St 15th Flr	Los Angeles CA 90071	
452	5151-017-021	Maguire Thomas Partners	\$0.00
633 W 5th St	355 S Grand Ave 4500	Los Angeles CA 90071	
453	5151-017-025	Maguire Thomas Partners	\$511.50
601 W 5th St	355 S Grand Ave 4500	Los Angeles CA 90071	
454	5151-017-028	Maguire Thomas Partners	\$84096.30
633 W 5th St	355 S Grand Ave 4500	Los Angeles CA 90071	
455	5151-017-029	Equitable Life Assurance	\$11674.35
601 W 5th St	19800 MacArthur Blvd	Irvine CA 92612	
456	5151-018-017	Meijiseimei Realty Of	\$57218.37
444 S Flower St	444 S Flower St 1750	Los Angeles CA 90071	
457	5151-018-018	Meijiseimei Realty Of	\$5121.20
444 S Flower St	444 S Flower St 1750	Los Angeles CA 90071	
458	5151-018-019	Shuwa Investments Corp	\$5860.55
400 S Flower St	515 S Flower 1270	Los Angeles CA 90071	
459	5151-018-020	YMCA of Metropolitan Los Angeles	\$4398.03
401 S Flower St	401 S Hope	Los Angeles CA 90071	
460	5151-020-006	Equitable Nissei Figueroa Co	\$45731.08
445 S Figueroa St	19800 MacArthur Blvd	Irvine CA 92612	
461	5151-020-007	Forward Time Corp	\$84847.12
404 S Figueroa St	1500 Van Ness Ave	San Francisco CA 94109	
462	5151-021-010	Coldwell Banker Commercial	\$5872.64
533 S Fremont Ave	533 S Fremont Ave	Los Angeles CA 90071	

Assesment #	Parcel#	Legal Owner	Assessment
Site Address	Legal Owner Address		
463	5151-021-011	515 South Figueroa Inc	\$27955.80
515 S Figueroa St	865 S Figueroa St 2300 Los Angeles CA 90017		
464	5151-022-001	Jonathan Club	\$10148.47
545 S Figueroa St	545 S Figueroa St Los Angeles CA 90071		
465	5151-023-400	Shuwa Investments Corp	\$143182.80
525 S Flower St	515 S Flower 1270 Los Angeles CA 90071		
466	5151-024-002	California Club	\$11079.28
538 S Flower St	538 S Flower St Los Angeles CA 90071		
467	5151-024-003	Union Bank of California	\$2174.57
550 S Flower St	400 California St 8th Flr San Francisco CA 94104		
468	5151-024-004	Union Bank of California	\$819.95
550 S Flower St	400 California St 8th Flr San Francisco CA 94104		
469	5151-025-002	Maguire Thomas Partners	\$4480.12
524 S Flower St	355 S Grand Ave 4500 Los Angeles CA 90071		
470	5151-026-005	Grand Ave Partners	\$8076.12
533 S Grand Ave	2201 Bryan Ste 2300 Dallas TX 75201		
471	5151-026-024	Obayashi Corp	\$35118.91
550 S Hope St	420 E 3rd St #600 Los Angeles CA 90013		
472	5151-026-400	Mitsui Fudosan Inc	\$35118.91
611 W 6th St	601 S Figueroa St 2625 Los Angeles CA 90017		
473	5151-028-025	FIT Apts Inc	\$0.00
	1933 Orchid Ave Los Angeles CA 90068		
474	5161-015-008	Ahron Mengelgrein	\$1715.79
102 E 1st St	1026 S Robertson Blvd Los Angeles CA 90035		
475	5161-015-010	Harvey E Brown	\$346.15
118 S Main St	PO Box 109 San Diego CA 92112		
476	5161-026-001	J & S Investment Inc	\$340.99
103 W 3rd St	327 S Broadway Los Angeles CA 90013		
477	5161-026-002	Doris Eder	\$0.00
	17834 Sunburst St Northridge CA 91325		
478	5161-026-003	Doris Eder	\$0.00
101 E 3rd St	17834 Sunburst St Northridge CA 91325		
479	5161-026-010	George F Montgomery	\$981.43
260 S Main St	8623 W Sunset Blvd West CA 90069		
480	5161-026-011	Chou Ming S Co Tr	\$1334.72
256 S Main St	249 S Los Angeles St Los Angeles CA 90012		
481	5161-026-017	Rosen Realty Corp	\$296.70
250 S Main St	311 S Spring 410 Los Angeles CA 90013		
482	5161-026-018	Rosen Realty Corp	\$468.27
236 S Main St	311 S Spring 410 Los Angeles CA 90013		
483	5161-026-019	Rosen Realty Corp	\$460.70
234 S Main St	311 S Spring 410 Los Angeles CA 90013		

Assesment #		Parcel#	Legal Owner		Assessment
Site Address		Legal Owner Address			
484	5161-026-019		Rosen Realty Corp		\$460.70
234 S Main St		311 S Spring 410	Los Angeles CA 90013		
485	5161-026-020		Rosen Realty Corp		\$696.77
230 S Main St		311 S Spring 410	Los Angeles CA 90013		
486	5161-026-020		Rosen Realty Corp		\$696.77
230 S Main St		311 S Spring 410	Los Angeles CA 90013		
487	5161-026-021		Roman Catholic Archbishop Of L A		\$3857.10
226 S Main St		3424 Wilshire Blvd	Los Angeles CA 90012		
488	5161-026-022		Roman Catholic Archbishop Of L A		\$2476.80
214 S Main St		3424 Wilshire Blvd	Los Angeles CA 90012		
489	5161-026-023		Roman Catholic Archbishop Of L A		\$655.58
200 S Main St		3424 Wilshire Blvd	Los Angeles CA 90012		
490	5161-026-024		Roman Catholic Archbishop Of L A		\$1865.34
114 E 2nd St		3424 Wilshire Blvd	Los Angeles CA 90012		

EXHIBIT E: ASSESSMENT DIAGRAM

The City of Los Angeles prepared the diagram and is on file in the City Clerk's office.

kl:\97002\reports\losangls.rpt

J. MICHAEL CAREY
City Clerk

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

CITY OF LOS ANGELES

CALIFORNIA



96-0935

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

August 6, 1997

Councilmember Ridley-Thomas
Councilmember Alatorre
City Clerk, Mike Carey
cc: Mike Vitkiewicz
Chief Legislative Analyst
City Administrative Officer
City Attorney

RE: ESTABLISHMENT OF THE DOWNTOWN CENTER BUSINESS IMPROVEMENT DISTRICT

May 30, 1997

At the meeting of the Council held July 22, 1997, the following
action was taken:

Attached report adopted.....
Attached Motion (Walters - Ferraro) adopted.....
Attached resolution adopted.....
Ordinance adopted.....
Protests denied.....
To the Mayor for concurrence.....
To the Mayor FORTHWITH.....
Mayor concurred.....
Ordinance number..... 171678
Publication date..... 8-7-97
Effective date..... 9-7-97
Mayor approved..... 8-1-97
Findings adopted.....
Negative Declaration adopted.....
Categorically exempt.....
Generally exempt.....
EIR certified.....

J. Michael Carey

City Clerk
et

steno\960935



TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

reports as follows:

Yes No
Public Comments XX

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to the establishment of the Downtown Center Business Improvement District.

Recommendations for Council action:

1. FIND that the petitions submitted on behalf of proponents of the proposed Downtown Center Business Improvement District are signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.
2. ADOPT the attached Resolution of Intention to establish the Downtown Center Business Improvement District.
3. DIRECT the City Clerk to prepare, publish and mail the public meeting and hearing notice in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Article XIIID of the California Constitution, and Section 36600 et seq. of the Streets and Highways Code.
4. INSTRUCT the City Clerk to prepare an Ordinance establishing the Downtown Center Business Improvement District and confirming the five year program.
5. AUTHORIZE the City Clerk, subject to the approval of the City Attorney as to form and legality, to prepare, execute and administer an operating agreement between the City and the Downtown Center Business Improvement District, or other nonprofit management entity as appropriate, for administration of the program if the Ordinance is adopted.

Fiscal impact statement: The City Clerk states that direct costs associated with Department administrative expenses will be charged to the District and will be recovered for assessments collected; the estimated amount of recoverable costs for the first year of district operations is \$10,000.

SUMMARY

The proposed Downtown Center Business Improvement District (BID) is expected to generate in excess of \$3 million per year in private sector funding over a five-year period. BID assessment revenue is

budgeted to support a variety of services and activities within a 65-block downtown area including maintenance, public safety, community services coordination, marketing and economic development.

The assessment formula is based on the square footage of the parcels involved and has been set at \$0.062 per square foot, with an additional \$0.024 per square foot added to properties located within a new maintenance zone.

The City Clerk will arrange to have the BID assessments included on the Los Angeles County property tax bills; assessment revenue will be collected by the City and will then be transmitted from the County to the City, for disbursement to the BID to support district operations.

The BID will be governed by an advisory board consisting of area property and business owners. A roster of proposed advisory board members will be submitted to the City Council for consideration and approval prior to legal establishment of the district.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

AB
5-23-97

ADOPTED

MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION
MAY 30 1997

LOS ANGELES CITY COUNCIL

Resol. of Intention & Findings Adopted

SET FOR HEARING. *June 24, 1997*

& July 22, 1997

JUN 24 1997 - PH HELD -
2ND HRG SCHEDULED
FOR JULY 22, 1997

TO THE MAYOR FORTHWITH
JUL 22 1997 - PROTESTS DENIED -
ORD ADOPTED

AGENDA NO. 1 YES: 11 NO: 0 AEG: 4 05/30/97 TIME: 11 25 58
ALARCON..... YES BERNSON..... YES BRAUDE..... YES CHICK..... YES
FEUER..... YES GOLDBERG..... YES HERNANDEZ..... YES HOLDEN..... YES
RIDLEY-THOMAS YES WALTERS..... YES FERRARO..... YES ALATORRE..... AEG
GALANTER..... AEG SVORINICH..... AEG WACHS..... AEG

PROTESTS DENIED - ORD ADOPTED

PROTESTS DENIED OR ACCEPTED

TIME: 10:37 32
AGENDA NO. 2 + 72 YES: 13 NO: 0 ABS: 2 07/22/77
ALARCON.....YES ALATORRE.....YES PERINSON.....YES CHICK.....YES
FEUER.....YES GOLDBERG.....YES HERNANDEZ.....YES HOLDEN.....YES
MISCIKOWSKI.....YES SVORINICH.....YES WACHS.....YES WALTERS.....YES
FERRARO.....YES GALANTER.....ABS RIDLEY-THOMAS ABS

DATE: July 22, 1997 CF 96-0935

TO: Mike Carey

Tuesday 7-22-97

FROM: Mike Vitkievicz *(initials)*

Item # 2

SUBJECT: DOWNTOWN CENTER BID PROTEST AND BALLOT RESULTS

Listed below are the ballot and protest level tabulations as of 9:00 a.m. July 22, 1997.

1. Results of the mail ballot procedure for the proposed Downtown Center BID, as required under Proposition 218, are as follows:

OPPOSING ("NO") VOTES

Quantity received	Dollar Value	Response Percentage
40	\$ 580,829.16	21

SUPPORTING ("YES") VOTES

Quantity Received	Dollar Value	Response Percentage
75	\$ 2,233,835.24	79
<hr/> 135	<hr/> \$ 2,814,664.40	<hr/> 100

2. Results of the protest tabulation procedure, as required under the Streets and Highways Code, are as follows:

Protest Value \$ 580,829.16 = .1828 = 18% protest level
Total Assessment 3,176,000.00

The protest level tabulations do not exceed the upper limits as defined in the legislation. Therefore, this assessment may be authorized by the City Council.

Notes:

209 ballots were mailed (100% initial total); 125 ballots were returned (60% response level).

Of the 125 returned ballots, 10 were not counted (7 duplicates or changes, 2 improperly completed, 1 exempt), leaving 115 valid responses (55% response level).

The 55% response level indicates that property owners responsible for paying 89% of the total assessment did return ballots. The property owners who did not return ballots accounted for approximately 11% of the total assessment.

72
MOTION

For Tues July 22, 1997

#64

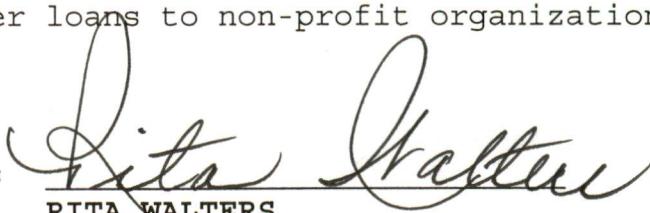
JUL 18 1997

The Central City Association of Los Angeles (CCA) has been instrumental in forming a Business Improvement District (BID) for a large portion of the core of Downtown. The final actions to establish the Downtown Center Los Angeles Business Improvement District, making it operational in January 1998 are pending City Council approval (July 22, 1997). To help "jump-start" the efforts of the BID the CRA is in a position to provide, on a short term loan basis, up to \$350,000 for start-up administrative costs. These would be paid back from the District's initial receipts in March 1998.

These funds would provide the resources necessary to allow the newly formed BID to utilize the period between City Council approval and the January 1998 start date to organize themselves and to incur costs in organizing their professional staff and administrative offices. With the support structure in place, the BID could begin program implementation as planned without delay.

I THEREFORE MOVE, that the City Council, authorize the Community Redevelopment Agency (CRA) to make available to the Central City Association on behalf of the Downtown Center Los Angeles Business Improvement District a short term float loan of up to \$350,000 for initial administrative activities including staff, computers, office equipment and supplies, uniforms and equipment for "safe and clean" crews, subject to terms which are agreeable to the Central City Association and the Community Redevelopment Agency and consistent with other loans to non-profit organizations.

PRESENTED BY:


RITA WALTERS

COUNCILMEMBER, 9TH DISTRICT

SECONDED BY:


J. J. WARD
M.D.

JULY 18, 1997

ADOPTED

JUL 22 1997

LOS ANGELES CITY COUNCIL

TIME:

07/22/97 48 34 32

AGENDA NO. 2 +72 YES: 13 NO: 0 ABS: 2
ALARCON.....YES ALATORRE.....YES BERNSON.....YES CHICK.....YES
FEUER.....YES GOLDBERG.....YES HERNANDEZ.....YES HOLDEN.....YES
MISCIKOWSKI.....YES SVORINICH.....YES WACHS.....YES WALTERS.....YES
FERRARO.....YES GALANTER.....ABS RIDLEY-THOMAS ABS

07/22/97

**CITY OF LOS ANGELES
RESOLUTION OF INTENTION**

A Resolution of the City of Los Angeles declaring its intention to establish a Property and Business Improvement District to be known as the "Downtown Center Business Improvement District".

WHEREAS, the Property and Business Improvement District Law of 1994 (California Streets and Highways Code sections 36600 et seq.) authorizes cities to establish property and business improvement districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, a petition has been filed by property owners who will pay more than 50 percent of the total amount of assessments to be levied, requesting the City Council to establish such a district to be named the Downtown Center Business Improvement District.

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

Section 1. Pursuant to the provision of Section 36600 et seq. of the California Streets and Highways Code (the "Act"), the City Council declares its intent to consider the establishment of a property and business improvement district to be named the Downtown Center Business Improvement District (the "District").

Section 2. The Management District Plan, which is attached hereto as "Exhibit A" and incorporated herein by reference as though fully set forth herein, contains the following information as required by the California Streets and Highways Code Section 36622:

- (a) A map of the district in sufficient detail to locate each parcel of property within the district.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for establishment or extension in a manner sufficient to identify the lands included.
- (d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.
- (e) The total annual amount proposed to be expended for improvements, maintenance and operations in each year of operation of the district.
- (f) The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k) A list, by assessor's parcel number, of the properties to be benefited, and a statement of the method or methods by which the expenses of the district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance.

Section 3. It is the intent of the Council that the level of services presently being provided by the City in the area within the proposed district will not be affected by the creation of the district or the levying of the proposed assessments.

Section 4. One public meeting and one public hearing shall be conducted before the City Council. The public meeting shall be held on Tuesday, June 24, 1997 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. The public hearing shall be held on Tuesday, July 22, 1997, or as soon thereafter as this matter may be heard, in the Council Chambers in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012.

At the public meeting, the City Council will hear testimony regarding the proposed assessment. At the public hearing, the City 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. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings.

Section 5. Protests against formation of the District may be made verbally or in writing. Written protests can be submitted on a form supplied by the City Clerk (form number SAU 143A). 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. Protests should identify the reason the protestor is against formation of the District. 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.

Written protests must contain the following certification: "I certify that I am the owner of the property described herein and that the property is located within the boundaries of the proposed Downtown Center Business Improvement District." All written protests, whether on the City Clerk form or in a form prepared by the property owner, must contain the following information: property address; assessor parcel number; name of property owner (printed); signature of property owner; and, date of protest. If a person subscribing a protest is not shown on official City records or Los Angeles County Assessor property ownership records as the owner of the property within the proposed District, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the property. Protests will not be considered valid unless signed by the property 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.

Written protests shall be filed with the City Clerk in Room 395 at City Hall, at or before the time fixed for the hearing. A protest may be withdrawn in writing at any time before the conclusion of the public hearing. Persons wishing to withdraw a written protest may use City Clerk form number SAU 143C, "Withdrawal of Declaration of Protest." The form may be obtained at the public counter in Room 395 at City Hall, 200 North Spring Street, Los Angeles, California 90012, or by telephoning (213) 237-0996. If written protests are received from the owners of real property in the proposed District who will pay fifty percent (50%) or more of the assessment proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent (50%), 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, only those types of improvements or activities shall be eliminated.

Section 6. Any person having a question or comment regarding the meeting or hearing proceedings, or regarding the establishment of the proposed District may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question or comment to the Deputy City Clerk assigned to answer inquiries.

Section 7. The City Clerk is directed to give notice of the public meeting and the public hearing as provided in Section 54954.6 of the California Government Code, Section 4 of Article XIID of the California Constitution, and Section 36623 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 days before the public meeting and the mailing of the notice together with a complete copy of this Resolution of Intention by first-class mail to each property owner in the District not later than ten days before the public meeting and forty-five days before the public hearing.

I certify that the foregoing resolution was passed by the Council of the City of Los Angeles at its meeting of:

MAY 30 1997

J. MICHAEL CAREY, City Clerk

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF MAY 30 1997
BY A MAJORITY OF ALL ITS MEMBERS.

J. MICHAEL CAREY,

CITY CLERK

BY Martha D. Riehle

DEPUTY

Approved as to Form and Legality

May 19, 1997

JAMES K. HAHN, City Attorney

By

KENNETH H. CIRLIN, Assistant City Attorney

Council File No. 960935

CITY OF LOS ANGELES
CALIFORNIA

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

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

96-0935



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

June 3, 1997

Council Member Ridley-Thomas
Council Member Alatorre
City Clerk, Attn: Mike Carey
cc: Mike Vitkiewicz

Chief Legislative Analyst
City Attorney
City Administrative Officer

RE: ESTABLISHMENT OF THE DOWNTOWN CENTER BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held May 30, 1997, the following action was taken:

Attached report adopted.....	
Attached motion () adopted.....	
Resolution of Intention adopted.....	X
Ordinance adopted.....	
Motion adopted to approve Comte report.....	X
Motion adopted to approve attached communication.....	
To the Mayor for concurrence.....	
To the Mayor FORTHWITH.....	
Mayor concurred.....	
Appointment confirmed.....	
Findings adopted.....	X
Set for Hearings.....	06-24-97 and 07-22-97
Negative Declaration adopted.....	
Categorically exempt.....	

J. Michael Carey

City Clerk

iv

steno\960935

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
Report/Communication for Signature

Council File Number 96-0935

Committee Meeting Date 5-23

Council Date 5-30

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

Remarks BID - Downtown Center Business
BID

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

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
reports as follows:

Yes No
Public Comments XX

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE REPORT relative to the establishment of the Downtown Center Business Improvement District.

Recommendations for Council action:

1. FIND that the petitions submitted on behalf of proponents of the proposed Downtown Center Business Improvement District are signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.
2. ADOPT the attached Resolution of Intention to establish the Downtown Center Business Improvement District.
3. DIRECT the City Clerk to prepare, publish and mail the public meeting and hearing notice in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Article XIIID of the California Constitution, and Section 36600 et seq. of the Streets and Highways Code.
4. INSTRUCT the City Clerk to prepare an Ordinance establishing the Downtown Center Business Improvement District and confirming the five year program.
5. AUTHORIZE the City Clerk, subject to the approval of the City Attorney as to form and legality, to prepare, execute and administer an operating agreement between the City and the Downtown Center Business Improvement District, or other nonprofit management entity as appropriate, for administration of the program if the Ordinance is adopted.

Fiscal impact statement: The City Clerk states that direct costs associated with Department administrative expenses will be charged to the District and will be recovered for assessments collected; the estimated amount of recoverable costs for the first year of district operations is \$10,000.

SUMMARY

The proposed Downtown Center Business Improvement District (BID) is expected to generate in excess of \$3 million per year in private sector funding over a five-year period. BID assessment revenue is

budgeted to support a variety of services and activities within a 65-block downtown area including maintenance, public safety, community services coordination, marketing and economic development.

The assessment formula is based on the square footage of the parcels involved and has been set at \$0.062 per square foot, with an additional \$0.024 per square foot added to properties located within a new maintenance zone.

The City Clerk will arrange to have the BID assessments included on the Los Angeles County property tax bills; assessment revenue will be collected by the City and will then be transmitted from the County to the City, for disbursement to the BID to support district operations.

The BID will be governed by an advisory board consisting of area property and business owners. A roster of proposed advisory board members will be submitted to the City Council for consideration and approval prior to legal establishment of the district.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

AB
5-23-97

ADOPTED

MOTION ADOPTED TO APPROVE COMMITTEE REPORT RECOMMENDATION
MAY 30 1997

LOS ANGELES CITY COUNCIL

Resol. of Intention & Findings Adopted

June 24, 1997
& July 22, 1997

JUN 24 1997 - PH HELD -
2ND HRS SCHEDULED
FOR JULY 22, 1997

CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: William A. Niese

Business or Organization Affiliation: Los Angeles Times

Address: _____ Street _____ City _____ State _____ Zip _____

Business phone: 237 4303 Representing: Business Improvement District

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____ Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

Jan 24 97

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

Los Angeles City Hospital

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal
 Against proposal
 General comments

Name: WALTER

For proposal
 Against proposal
 General comments

Business or Organization Affiliation:

MALUIRE PARTNERS

Address: 355 S. GRAND AVE L.A. CA 90071
Street City State Zip

Business phone: (319) 601-34596 Representing: DOWNTOWN BID

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address:

Please review the following important information and submit this notice card to the nomination officer at the earliest opportunity.

NOTICE OF LOBBYING REGISTRATION

If you are receiving compensation to make this appearance, the City's municipal lobbying ordinance (L.A.M.C. Section 48.01 et seq., as amended) may require you to register and report your lobbying activity. For more information about the City's lobbying law, contact the City Ethics Commission at (213) 237-0310, by fax at (213) 485-1093 or at 201 N. Los Angeles St., L.A. Mall, Suite 2, Los Angeles, CA 90012.

Information about lobbying the City of Los Angeles may also be found on the Internet by accessing the Ethics Commission site on the City of Los Angeles "home page" located at <http://www.ci.la.ca.us>

CITY OF LOS ANGELES SPEAKER CARD

Date

6-24-97

Council File No., Agenda Item, or Case No.

(5)

I wish to speak before the _____

Name of City Agency, Department, Committee or Council

*Submitted
without
agent*

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

Name: Floyd H. Norris Against proposal
 General comments

Business or Organization Affiliation: Norris Building Inc.

Address: 714 S. Hill St. L.A City Car 90014
Street State CA Zip 90014

Business phone: 213-624-4088 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone # 7-32297
Client Address: _____
Street City _____
State _____ Zip 7-32297

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

Trigged +
stopped by
Warren
Speaker XCF
#3D1

CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

() General comments

Name: *Nicholas Goldsborough*

Business or Organization Affiliation:

The Music Center of Los Angeles County

Address:

717 West Temple, LA CA 90017

Street

City

State

Zip

Business phone:

213-202-2219

Representing:

The Music Center

B.I.D.

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

0/29/019

Council File No., Agenda Item, or Case No.

#5 610

96-0935

I wish to speak before the

City Powers

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Name: Jean MARKO

- For proposal
- Against proposal
- General comments

Business or Organization Affiliation:

Kawara Peter

Address: 200 S. 7th St. Lat CA 90012
Street City State Zip

Business phone: 213-621-4955 Representing: MATT KRAWCZYK

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW

Client Name: _____ Phone #: _____

Client Address: _____ Street _____ City _____ State _____ Zip _____

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CITY OF LOS ANGELES SPEAKER CARD

Date

6-24-97

Council File No., Agenda Item, or Case No.

5

I wish to speak before the

CITY COUNCIL

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal
 General comments

Name: JO-ANN GRACE

Business or Organization Affiliation: METROPOLITAN NEWS

Address: 210 S. SPRING ST LA CA 90012
Street City State Zip

Business phone: (213) 346-0033 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

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CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

5

I wish to speak before the

COUNCIL

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: FRANCINE LIPSMAN

Business or Organization Affiliation: BRADBURY ASSOCIATES

Address: 304 SO. BROADWAY LA CA 90013
Street City State Zip

Business phone: (213) 626-1893 Representing: DOWNTOWN BID

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street _____ City _____ State _____ Zip _____

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CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: Jeff Brignold

Business or Organization Affiliation: System Parking, Inc.

Address: 417 South Hill St.
Street

Los Angeles
City

CA
State

90013
Zip

Business phone: (213)687-7275 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street _____ City _____ State _____ Zip _____

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CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

5

I wish to speak before the

Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

For proposal
 Against proposal
 General comments

Name: Anne Mueller

Business or Organization Affiliation: The Yellen Company

Address: 304 S. Broadway # 201 Los Angeles, Ca. 90013
Street City State Zip

Business phone: 213-621-0200 Representing: Downtown Center Bldg

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: *Kyle Ferguson*

Business or Organization Affiliation: *L.A. Garage Assoc.*

Address: *555 S. Main St.*

Street

L.A.

City

CA

90013

State

Zip

Business phone: *213/687-7275* Representing: *L.A. Garage Assoc.*

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____

Street	City	State	Zip
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Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

CITY COUNCIL

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

For proposal
 Against proposal
 General comments

Name: THOMAS GILMORE

Business or Organization Affiliation: INTERNATIONAL JEWELRY CENTER

Address: 550 S. Hill St. Street LA. City CA State 90014 Zip

Business phone: 213-624-3201 Representing: JEWELRY DISTRICT

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street _____ City _____ State _____ Zip _____

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CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

LA City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal
 General comments

Name:

Cindy GIORDANO

Business or Organization Affiliation:

The MET Center

Address:

100 South Flower St, Ste 400, LA CA 90017

Street

City

State

Zip

Business phone:

310/624-2891

Representing:

Downtown Center BID

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

#5

I wish to speak before the

Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: Mike Milby

Business or Organization Affiliation: Broadway Spring Center

Address: 333 S. Spring Street Street Los Angeles City CA State 920013 Zip

Business phone (213) 626-2107 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____ Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

6/24/97

Council File No., Agenda Item, or Case No.

5

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: Randall Villaseal

Business or Organization Affiliation: Regal Biltmore Hotel

Address: 506 S. Grand

Street

Los Angeles

City

CA

90071

State

Zip

Business phone: 213-624-1011

Representing: Biltmore Hotel

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

e 6/24/97

Council File No., Agenda Item, or Case No.

File No.: Agenda #5

I wish to speak before the Council / Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal
 Against proposal
 General comments

Name: David S. G. Date: 10/10/13

Business or Organization Affiliation: System Property Development Company, Inc.

Address: 417 South Hill Street, Suite 206, LA, CA 90013 Street City State Zip

Business phone: (212) 687-7275 Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY C LOS ANGELES SPEAKER RD

Date

7/22/97

Council File No., Agenda Item, or Case No.

2 + 72

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal

() General comments

Name: William Niese

Business or Organization Affiliation: LOS ANGELES TIMES

Address: TIMES MIRROR SQUARE LA CA 90053

Street

City

State

Zip

Business phone: 213 237-4303 Representing:

LA TIMES

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____ Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER CARD

Date

7/22/97

Council File No., Agenda Item, or Case No.

2+72

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal
 General comments

Name: Timothy Walker

Business or Organization Affiliation: MAGUIRE PARTNERS

Address: 355 S. Hill St. LA CA 90071

Street

City

State

Zip

Business phone: 213-613-4596 Representing: MAGUIRE PTNRS.

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER RD

Date

7/22/97

Council File No., Agenda Item, or Case No.

2 72

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Name: Anne Mueller

For proposal
 Against proposal
 General comments

Business or Organization Affiliation: The Yellin Company

Address: 3045 Broadway #301 Los Angeles, Ca. 90013
Street City State Zip

Business phone: 213-621-0200 Representing: Downtown Bd D

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____ Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER CARD

Date

7/22/97

Council File No., Agenda Item, or Case No.

I wish to speak before the

Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: David Damus

Business or Organization Affiliation: System Property Development Company, Inc.

Address: 417 South Hill Street LA, CA, 90013

Street

City

State

Zip

Business phone: (213) 687-7275 ext. 13 Representing: System Property Development Company, Inc. (Fourth BiW)

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER CARD

Date

7/22/97

Council File No., Agenda Item, or Case No.

I wish to speak before the

L.A. City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal
 General comments

Name: *Kyle Ferguson*

Business or Organization Affiliation:

Broadway-Spring Center

Address: *333 S. Spring*

Street

L.A.

City

CA

State

90013

Zip

Business phone: *213/687-2775*

Representing:

Broadway-Spring Center

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER RD

Date

July 22, 1997

Council File No., Agenda Item, or Case No.

I wish to speak before the

Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: Jeff Griswold

Business or Organization Affiliation: System Parking

Address: 417 South Hill Street

Street

LA Los Angeles

CA State

90013 Zip

Business phone: 213-687-7275 Representing: System Parking, Inc.

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street _____ City _____ State _____ Zip _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER RD

Date

7/22/97

Council File No., Agenda Item, or Case No.

2 + 72

City Council

I wish to speak before the _____

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal Against proposal
 General commentsName: CINDY GIORDANOBusiness or Organization Affiliation: MACY'S PLAZAAddress: 700 S. Flower St City LA CA State 90017 ZipBusiness phone: _____ Representing: BIDCHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____ Street _____ City _____ State _____ Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER CARD

Date

7/22/97

Council File No., Agenda Item, or Case No.

2, 72

I wish to speak before the _____
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal
 Against proposal
 General comments

Business or Organization Affiliation: LOS ANGELES ATHLETIC CLUB

Business phone (213) 625-2211 Representing: LOS ANGELES ATHLETIC CLUB

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER RD

Date

7/22/97

Council File No., Agenda Item, or Case No.

2 + 72

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: Greg Vilkis

Business or Organization Affiliation: FORREST c.ti' Developers

Address: 949 S. Hope City LA State CA Zip

Street

City

Zip

Business phone: _____ Representing: BID

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____ Street _____ City _____ State _____ Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY LOS ANGELES SPEAKER CARD

Date

7/22/97

Council File No., Agenda Item, or Case No.

1 + 2

I wish to speak before the _____

CITY COUNCIL

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal

General comments

Name: LEONARD SHAPIRO

Business or Organization Affiliation: LA WTIMES

Address: 18333 HATFIELD ST City: TARZANA State: CA Zip: 91356

Business phone: 818 609 0269 Representing: Self

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city Council

Name of City Agency, Department, Committee or Council

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For proposal

Against proposal

General comments

Name: JOHN BARGANSKI

Business or Organization Affiliation: PREMYSIS RE Systems

Address: 777 S. FIGUEROA

Street

City

State

Zip

Business phone: 213-236-3911 Representing: _____

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() Against proposal
() General comments

Name: BEVERLY ZIEGLER

Business or Organization Affiliation: KUMADA Hotel

Address: _____
Street _____ City _____ State _____ Zip _____

Business phone: _____ Representing: _____

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CITY  LOS ANGELES SPEAKER CARD

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Do you wish to provide general public comment, or to speak for or against a proposal on the agenda?

For proposal

Against proposal

General comments

Name: *Tony Marko*

Business or Organization Affiliation:

Kansas Hotel

Address:

200 S. Hill St

Street

City

CA

90012

State

Zip

Business phone:

213-621-4455

Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

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CITY LOS ANGELES SPEAKER D

Date

7/22/97

Council File No., Agenda Item, or Case No.

2 + 72

I wish to speak before the

City Council

Name of City/Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal
 General comments

Name: ROBERT W. WILKINS

Business or Organization Affiliation: YMCA

Address: 401 S. Hope St. CA 90017
Street City State Zip

Business phone: Representing: BID

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.



DOWNTOWN CENTER LOS ANGELES BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD MEMBERS

7/15/97

Mr. Cyrus Davoodian
Manager
Delson Investment
608 South Hill Street, Ste. 1010
Los Angeles, CA 90014

Ms. Susan Hawken
Vice President, Asset Mgt.
ERE Yarmouth
19800 MacArthur Blvd.
Irvine, CA 92714

Mr. Donald Loze
President, Chairman of the Board
Pershing Square Property Owners Association
411 West 5th Street
Los Angeles, CA 900123

Ms. Anne Mueller
Vice President
Yellin Company
304 South Broadway
Los Angeles, CA 90013

Mr. Gregory M. Vilkin
President
Forest City Development
949 South Hope Street, Ste. 100
Los Angeles, CA 90015

Ms. Jo-Ann Grace
President
Metropolitan News Company
210 South Spring Street
Los Angeles, CA 90012

Mr. Jeffrey King
Chairman of the Board
University Restaurant Group
100 West Broadway, Ste. 550
Long Beach, CA 90802

Mr. James T. McCreary
Manager, Real Estate Projects
ARCO
515 South Flower Street, 49th Fl.
Los Angeles, CA 90071

Mr. Kelvin Nishikawa
First Vice President
Shuwa Investments
515 South Flower Street, Ste. 1270
Los Angeles, CA 90071

CITY OF LOS ANGELES RESOLUTION OF INTENTION

A Resolution of the City of Los Angeles declaring its intention to establish a Property and Business Improvement District to be known as the "Downtown Center Business Improvement District".

WHEREAS, the Property and Business Improvement District Law of 1994 (California Streets and Highways Code sections 36600 et seq.) authorizes cities to establish property and business improvement districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, a petition has been filed by property owners who will pay more than 50 percent of the total amount of assessments to be levied, requesting the City Council to establish such a district to be named the Downtown Center Business Improvement District.

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

Section 1. Pursuant to the provision of Section 36600 et seq. of the California Streets and Highways Code (the "Act"), the City Council declares its intent to consider the establishment of a property and business improvement district to be named the Downtown Center Business Improvement District (the "District").

Section 2. The Management District Plan, which is attached hereto as "Exhibit A" and incorporated herein by reference as though fully set forth herein, contains the following information as required by the California Streets and Highways Code Section 36622:

- (a) A map of the district in sufficient detail to locate each parcel of property within the district.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for establishment or extension in a manner sufficient to identify the lands included.
- (d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.
- (e) The total annual amount proposed to be expended for improvements, maintenance and operations in each year of operation of the district.
- (f) The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property.
- (g) The time and manner of collecting the assessments.
- (h) The specific number of years in which assessments will be levied.
- (i) The proposed time for implementation and completion of the management district plan.
- (j) Any proposed rules and regulations to be applicable to the district.
- (k) A list, by assessor's parcel number, of the properties to be benefited, and a statement of the method or methods by which the expenses of the district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance.

Section 3. It is the intent of the Council that the level of services presently being provided by the City in the area within the proposed district will not be affected by the creation of the district or the levying of the proposed assessments.

Section 4. One public meeting and one public hearing shall be conducted before the City Council. The public meeting shall be held on Tuesday, June 24, 1997 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012. The public hearing shall be held on Tuesday, July 22, 1997, or as soon thereafter as this matter may be heard, in the Council Chambers in Room 340 at City Hall, 200 North Spring Street, Los Angeles, California 90012.

At the public meeting, the City Council will hear testimony regarding the proposed assessment. At the public hearing, the City 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. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings.

Section 5. Protests against formation of the District may be made verbally or in writing. Written protests can be submitted on a form supplied by the City Clerk (form number SAU 143A). 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. Protests should identify the reason the protestor is against formation of the District. 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.

Written protests must contain the following certification: "I certify that I am the owner of the property described herein and that the property is located within the boundaries of the proposed Downtown Center Business Improvement District." All written protests, whether on the City Clerk form or in a form prepared by the property owner, must contain the following information: property address; assessor parcel number; name of property owner (printed); signature of property owner; and, date of protest. If a person subscribing a protest is not shown on official City records or Los Angeles County Assessor property ownership records as the owner of the property within the proposed District, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the property. Protests will not be considered valid unless signed by the property 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.

Written protests shall be filed with the City Clerk in Room 395 at City Hall, at or before the time fixed for the hearing. A protest may be withdrawn in writing at any time before the conclusion of the public hearing. Persons wishing to withdraw a written protest may use City Clerk form number SAU 143C, "Withdrawal of Declaration of Protest." The form may be obtained at the public counter in Room 395 at City Hall, 200 North Spring Street, Los Angeles, California 90012, or by telephoning (213) 237-0996. If written protests are received from the owners of real property in the proposed District who will pay fifty percent (50%) or more of the assessment proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent (50%), 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, only those types of improvements or activities shall be eliminated.

Section 6. Any person having a question or comment regarding the meeting or hearing proceedings, or regarding the establishment of the proposed District may telephone (213) 237-0996 [facsimile (213) 237-0674] and state such question or comment to the Deputy City Clerk assigned to answer inquiries.

Section 7. The City Clerk is directed to give notice of the public meeting and the public hearing as provided in Section 54954.6 of the California Government Code, Section 4 of Article XIIIID of the California Constitution, and Section 36623 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 days before the public meeting and the mailing of the notice together with a complete copy of this Resolution of Intention by first-class mail to each property owner in the District not later than ten days before the public meeting and forty-five days before the public hearing.

I certify that the foregoing resolution was passed by the Council of the City of Los Angeles at its meeting of:

MAY 30 1997

J. MICHAEL CAREY, City Clerk

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF MAY 30 1997
BY A MAJORITY OF ALL ITS MEMBERS.

J. MICHAEL CAREY,
CITY CLERK
BY Michael J. Carey
DEPUTY

Approved as to Form and Legality

May 19, 1997

JAMES K. MAHN, City Attorney

By

KENNETH H. O'RILEY, Assistant City Attorney

Council File No. 960935

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

CITY OF LOS ANGELES

CALIFORNIA

ELIAS MARTINEZ
CITY CLERK

J. MICHAEL CAREY
EXECUTIVE OFFICER



RICHARD J. RIORDAN
MAYOR

96-0935

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

May 23, 1997

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

In accordance with Council Rules, communication from the City Clerk relative to the Downtown Center Business Improvement District, was referred on May 23, 1997 to the COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE.

J. Michael Carey

City Clerk
bs



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

May 20, 1997

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

REGARDING: DOWNTOWN CENTER BUSINESS IMPROVEMENT DISTRICT, COUNCIL FILE 96-0935

Honorable Members:

On February 11, 1997 the City Council adopted a Motion (Hernandez-Walters) relative to the proposed Downtown Center Business Improvement District. The Motion requested the City Clerk to assist the BID proponent group with the preparation of various documents and issues related to establishment of the district.

The Downtown Center BID is being organized under the 1994 state BID law, which allows for the creation of a district whose operations would be supported primarily by revenue collected from property owners in the district. In order to move forward with the establishment process, the proponent group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.

The Downtown Center BID Formation Steering Committee, with the assistance of the Central City Association, has presented to this Office a set of petitions which support establishment of the BID. The petitions have been examined for validity, using various City and County sources. In addition, the accuracy of the assessment calculations was reviewed. The petitions represent affirmative financial support of the project in an amount equivalent to \$2,001,440.70. This represents 63% of the first year program budget of \$3,176,000.00, as listed in the BID Management Plan.

Due to the requirements of Article XIID of the California Constitution (Proposition 218), the establishment of this BID is contingent upon the City's receipt of a weighted majority of financially supportive ballots, as submitted by the affected property owners. On February 11, 1997 the Council set July 22, 1997 as the date for the public hearing regarding adoption of an ordinance to establish the district. Under Proposition 218, the City Clerk will tabulate the ballots received at the public hearing and will present the findings to the Council.

The proposed Downtown Center Business Improvement District (BID) is expected to generate in excess of \$3 million per year in private sector funding over a five-year period. BID assessment revenue is budgeted to support a variety of services and activities within a 65-block downtown area including maintenance, public safety, community services coordination, marketing and economic development. Direct costs associated with Department administrative expenses will be charged to the district and will be recovered from assessments collected; the estimated amount of recoverable costs for the first year of operations is \$10,000.

COMNTY & ECON DEV
MAY 23 1997



The BID assessment formula is based on the square footage of the parcels involved and has been set at \$0.062 per square foot, with an additional \$0.024 per square foot added to properties located within a new maintenance zone. The City Clerk will arrange to have the BID assessments included on the Los Angeles County property tax bills; assessment revenue will be collected by the County and will then be transmitted from the County to the City, for disbursement to the BID to support district operations.

The BID will be governed by an advisory board consisting of area property and business owners. A roster of proposed advisory board members will be submitted to the City Council for consideration and approval prior to legal establishment of the district.

The Committee may, if it so desires, recommend that the Council move forward with the Downtown Center BID establishment process.

RECOMMENDATIONS FOR COMMITTEE ACTION:

1. FIND that the petitions submitted on behalf of proponents of the proposed Downtown Center Business Improvement District are signed by property owners who will pay more than fifty percent of the assessments proposed to be levied.
2. ADOPT a Resolution of Intention to establish the Downtown Center Business Improvement District.
3. DIRECT the City Clerk to prepare, publish and mail the public meeting and hearing notice in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Article XIIID of the California Constitution, and Section 36600 et seq. of the Streets and Highways Code.
4. INSTRUCT the City Clerk to prepare an Ordinance establishing the Downtown Center Business Improvement District and confirming the five year program.
5. AUTHORIZE the City Clerk, subject to approval of the City Attorney, to prepare, execute and administer an operating agreement between the City and the Downtown Center Business Improvement District, or other nonprofit management entity as appropriate, for administration of the program if the Ordinance is adopted.

Sincerely,

J. Michael Carey
J. MICHAEL CAREY
City Clerk

Management Plan for the Downtown Center Business Improvement District

Los Angeles, California

*Prepared pursuant to the State of California
Property and Business Improvement Law of 1994
to create a business improvement district in Downtown Los Angeles*

*Prepared for the
Downtown Center BID
Steering Committee*

by
Urban Management and Marketing Collaborative

FINAL PLAN

February 1997

MANAGEMENT PLAN
for the
DOWNTOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

February 1997

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MANAGEMENT PLAN
for the
DOWNTOWN CENTER
BUSINESS IMPROVEMENT DISTRICT

February 1997

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Appendix 1(*):	AB 3754: Property and Business Improvement District Law of 1994
Appendix 2:	Roster of the BID Formation Steering Committee
Appendix 3:	Detailed program budgets
Appendix 4(*):	Benefit assessment analysis/engineer certification
Appendix 5(*):	List of properties to be benefitted
Appendix 6(*):	Map with parcel detail

(*) Appendices 1, 4, 5 and 6 are available upon request from the Downtown Center BID, 606 South Olive Street, Suite 1000, Los Angeles, CA 90014; Telephone: (213) 624-1213

I. DOWNTOWN CENTER BUSINESS IMPROVEMENT DISTRICT AT-A-GLANCE

Developed by a growing coalition of Downtown property and business owners, the Downtown Center Business Improvement District (BID) is a benefit assessment district proposed to improve and convey special benefits to properties located within the central business district of Los Angeles. The BID will provide new improvements and activities, including public safety and maintenance programs, marketing and economic development and special projects above and beyond those currently provided by the City. This approach has been used successfully in other downtowns to reverse negative image, attract new customers and increase sales, occupancies and property values.

Location: Approximately 65-blocks, including an area bounded roughly by the Harbor Freeway to the west, 1st Street to the north, Main and Hill Streets to the east and 9th Street and Olympic Boulevard to the south.

Improvements & Activities: **Public Safety and Maintenance** programs to support crime prevention efforts and increased frequencies of sidewalk, litter and graffiti clean-up; **Marketing and Economic Development** programs to recruit new businesses and promote a positive image; **Community Service Coordination** to help find long term solutions to challenges confronted by homeless and other street populations; **Special Projects** to improve Downtown.

Method of Financing: Levy of assessments upon real property that benefits from improvements and activities.

Budget: Total district budget for its first year of operation is **\$3,176,000**.

Cost: Annual assessments based upon an allocation of program costs and a calculation of assessable square footage district-wide and within a maintenance overlay zone. First year assessments will not exceed:
6.2 cents per assessable sq. ft. outside the maintenance overlay zone;
8.6 cents per assessable sq. ft. within the maintenance overlay zone.

Cap: Assessments may be subject to changes in the annual Los Angeles Consumer Price Index for all urban consumers, not to exceed 3% per year.

City Services: The Los Angeles City Council has established a policy that formation of a BID will not affect the level of services currently provided by the City.

District Formation: District formation requires submission of petitions from property owners representing more than 50% of total assessments and the return of mail ballots evidencing a majority in favor of the assessment.

Duration: The district will have a 5-year life beginning January 1, 1998. After 5 years, the petition process must be repeated for the district to continue.

II. WHY A BUSINESS IMPROVEMENT DISTRICT FOR DOWNTOWN?

There are several reasons why now is the right time to form a private sector business improvement district in Downtown Los Angeles.

1. Stabilize and Improve the Downtown Environment and Strengthen Investor Confidence

In cities throughout North America, business improvements districts (BIDs) have been proven to improve the safety, cleanliness and economic vitality of downtowns. The BID is proposed as a pro-active approach to stabilize and improve Downtown's environment thereby strengthening our competitive position as Southern California's premier business center in the regional, national and international marketplace.

2. Reverse Negative Images and Create a Positive Identity for Downtown.

Downtown has a rich collection of cultural attractions, ethnic enclaves, vibrant localized economies, historic and modern architecture. However, most Angelinos and visitors have little interest in or information about the Downtown. The BID will create resources that allow Downtown to better connect and promote the distinctive destinations that we have to offer.

3. Retain and Attract Businesses and Investment.

While the economy in Southern California is rapidly recovering, Downtown continues to experience a high rate of vacancies and disinvestment. The BID will provide a results-oriented set of programs that will produce immediate tangible improvements. These activities and improvements will help accelerate efforts to attract new businesses and investment to the central business district.

4. Establish Private Sector Control and Accountability.

A Downtown BID will be governed by an advisory board consisting of downtown property and business owners. Annual BID improvements, activities and budgets will be developed by the advisory board, ensuring that the BID will be directly accountable to those who pay.

5. Strengthen the Clout and Leverage of the Downtown Business Community.

A Downtown BID will broaden the foundation for developing a viable and unified private sector voice for Downtown. One unified management entity with reliable resources will increase Downtown's collective clout and our ability to work effectively with the City, County and other civic partners.

III. WHAT IS A BUSINESS IMPROVEMENT DISTRICT?

The International Downtown Association estimates that more than 1,000 downtown business improvement districts (BID) currently operate throughout the United States and Canada. **A BID provides enhanced improvements and activities, such as security, maintenance and marketing, in addition to those provided by local government.** Many BIDs have been formed in recent years as a local business community response to declining municipal budgets and services.

BIDs are proven to work by providing services that improve the overall viability of central business districts -- resulting in higher property values and sales. A matrix providing information on existing management districts in communities comparable to Downtown Los Angeles is provided on the following page.

The Downtown Los Angeles BID is being formed pursuant to a new state law. The "Property and Business Improvement District Law of 1994", which became effective on January 1, 1995, ushers in a new generation of BIDs in California by allowing a greater range of services and independence from government. The new law includes provisions that:

- o Allows BIDs to undertake activities ranging from security to maintenance, marketing to capital improvements, economic development to special events.
- o Allows revenue for improvements and activities to be raised from assessments on property.
- o Requires petition support from private property owners paying more than 50% of proposed private property assessments to form a BID.
- o Requires formation of a property and business owner advisory board to supervise BID operations and submit a yearly service plan.
- o Provides up to a 5-year life for a BID and requires a new petition process to renew a district.

The "Property and Business Improvement District Law of 1994" is provided in *Appendix 1*.

Since the creation of the Property and Business Improvement District Law, new management districts have been established in a half dozen California communities, including the Downtown Los Angeles Fashion District, Hollywood Boulevard and Downtown Sacramento. More than two dozen additional districts are currently being formed in the greater Los Angeles area.

DOWNTOWN LOS ANGELES: Comparable Downtown Management Districts
 Prepared by Urban Management & Marketing Collaborative (Revised February 1997)

CITY/ Population/ Contact	Overall Downtown Management Organization Year Organized/Structure/ Annual Overall Budget (*)	BUSINESS IMPROVEMENT DISTRICT PARAMETERS			
		Year Organized/Reaffirmed/ No. of Property Owners/Parcels Total Annual Assessments/ Original/Latest Petition Support	Top 4 Services Provided by BID Funds	Type of Assessment/ Average Per Square Foot/ BID Governance/ City Participation	Measurable Results
DENVER, CO Population: 490,000 Bill Mosher (303) 534-6161	Established 1955; 501(c)(6) w/subsidiaries; \$6.5 million	Est. 1982/Rev. 1992; 340 owners/655 parcels; \$2.06 million ; 1992: 75% petition/95% vote	Maintenance; Marketing & Promotions; Economic Development; Capital Improvements	Land & Bldg Square Footage; 9 cents/foot 7 member board; Security/\$\$ for Non-Profits.	Increase in property values attributed to BID (1982/91); Office vacancy decrease from 31% to 13% (1987/95).
PHILADELPHIA, PA Population: 1,500,000 Paul Levy (215) 440-5512	Established 1990; Municipal Authority; \$7.4 million operating; \$21 million capital imps.	Est. 1990/Rev. 1994 2,087 parcels; \$7.4 million ; '90: 11% object/94: 1.2% object	Maintenance; Security; Capital Improvements; Marketing & Promotions	Assessed Value; 12 cents/foot 23 member board; \$5 M to capital imps.	80% reduction in graffiti (94/95); 25% decrease in crime (93/95)
NEW YORK, NY (Downtown/Wall Street) Population: 7,500,000 C. Weisbrod (212) 566-6700	Established 1957; 501(c)(6); \$8.7 million	Established 1995; 550 parcels; \$8.5 million ; 1995: 87% support	Maintenance/Security; Jitney Services; Economic Development; Streetscape Improvements	Building Square Footage; 9 cents/foot Majority property owners; Base level of services.	Decreased crime; Improved sanitation; 2,000 housing units under construction.
HOUSTON, TX Population: 1,500,000 Bob Eury (713) 650-3022	Established in 1982; 501(c)(6) w/(c)(3) subsidiary; \$3.0 million operating; \$1.6 million capital imps.	Est. 1992/Rev. 1995 400 owners/1,000 parcels; \$4.2 million ; 1995: 70% support	Capital Improvements; Maintenance; Security; Economic Development	Assessed Value; 9 cents/foot 30 member board; Base level of services.	53% reduction in crime (91/95); 80% reduction in visible litter.
PORTLAND, OR Population: 475,000 Ruth Scott (503) 224-8684	Established 1979; 501(c)(6) w/subsidiaries; \$5.5 million	Est. 1988/Rev. 1994; 500 owners/300 parcels; \$2.4 million ; '88: 60% support/94: 80% support	Security; Maintenance; Economic Development; Marketing	Assessed Value/License Fee 18 cents/foot 15 member board; City fair share: \$150,000	Downtown crime down 20% while city up 10%; Perception surveys show clean & safe improvement.
LOS ANGELES, CA (Downtown Fashion District) Population: 4,500,000 Marianne Giblin (213) 488-1153	Established in 1995; 501(c)(6); \$2.2 million	Established 1995; 420 owners/720 parcels; \$2.1 million Exceeded 50% support.	Maintenance; Security; Marketing	Factor of frontage and land area w/benefit zones; 12 member board w/advisors; Base level of services.	Crime reduced by 20%.

(*) Includes revenue in addition to BID assessments, such as membership dues, contracts, grants, events income, etc.

IV. DOWNTOWN CENTER BUSINESS IMPROVEMENT DISTRICT BOUNDARY

A. Overall Boundary

To investigate the feasibility of establishing the Downtown Center Business Improvement District (BID), a 140-block study was initially identified bounded by Main and Los Angeles Streets to the east, the Harbor Freeway to the west, the Santa Ana Freeway to the north and the Santa Monica Freeway to the south.

Within this study area, 65 blocks have been identified for the Downtown Center BID. The BID boundary, which is illustrated by the map on page IV-3, is bounded by the following streets:

- o Harbor Freeway to the west;
- o 1st Street to the north;
- o From 1st to 4th, Main Street is the western boundary. From 4th to 9th Streets, Hill Street is the western boundary;
- o From the Harbor Freeway to Figueroa Street, 9th Street is the southern boundary. From Figueroa to Olive Streets, Olympic Boulevard is the southern boundary. 9th Street from Olive to Hill Streets completes the southern boundary.

The preceding BID boundaries are recommended for the following reasons:

- o The BID boundary includes the core of the central business district, encompassing Downtown Los Angeles' major financial and cultural activity centers.
- o Boundaries were crafted in response to the stakeholder focus groups, surveys, one-on-one meetings and plan review workshops which identified a willingness by property and business owners to consider paying for new improvements and activities through a property-based BID.
- o The civic center area primarily north of 1st Street has been omitted due to its high concentration of City, County and federal property ownership. This area may be added to the Downtown Center BID at a later date if its public sector property owners choose to receive BID improvements and activities and pay BID assessments.
- o The South Park area, primarily south of 9th Street and Olympic Boulevard, has been omitted due to uncertainties surrounding the development of a proposed

V. IMPROVEMENT AND ACTIVITY PLAN

A. Process to Establish the Improvement and Activity Plan

The objective of forming a business improvement district (BID) is not new to Downtown Los Angeles. Formation of a BID was one of the top priority recommendations resulting from the *Downtown Strategic Plan* which was completed in 1992 following a three year planning process. Momentum to form a property-based BID grew following the adoption of enabling legislation by the State of California in 1994 and the subsequent formation of a BID in the Downtown Los Angeles Fashion District in 1995.

To form the improvement and activity plan for the Downtown Center BID, nearly 250 Downtown Los Angeles property and business owners and civic leaders (or "stakeholders") were involved in a six month participatory process during the summer and fall of 1996. Financed by the City's Community Redevelopment Agency and Community Development Department, and managed under the supervision of the Central City Association of Los Angeles, the process was facilitated by the consulting firm of Urban Management and Marketing Collaborative. Key steps of the process included:

- 1. Creation of the Downtown Center BID Steering Committee:** A 32-member Steering Committee was formed to interface with the consulting team and keep the project on track. The Steering Committee includes representatives of key property owners, tenants, retailers, hotels, cultural institutions, City departments and Councilmembers from throughout the original 140-block BID study area. The BID Steering Committee is co-chaired by William Niese representing the Los Angeles Times and Timothy Walker representing Maguire Thomas Partners. A roster of the Steering Committee is provided in *Appendix 2*.
- 2. One-On-One Meetings with Key Property Owners:** The consultant team held a series of one-on-one meetings with more than 50 property owners located throughout the original 140-block study area.
- 3. Stakeholder Focus Groups:** To involve property and business owners in the design and development of the plan, nearly 100 property and business owners participated in a series of 13 stakeholder focus groups conducted in September and October of 1996. The focus groups included a survey designed to assess service priorities and an appetite for financially supporting the Downtown Center BID.
- 4. Direct Mail Survey:** A direct mail survey and informational newsletter was sent to property owners within the original 140-block study area. More than 80 surveys were returned providing additional input into the design of the improvement and activity plan.

sports arena and the area's high concentration of absentee ownership. This area may be added to the Downtown Center BID at a later date if its property owners choose to receive BID improvements and activities and pay BID assessments.

- o The Historic Core area, bounded by 4th Street, Broadway, Olympic Boulevard and Los Angeles Street, has chosen through the Historic Core Property Owners Association to not participate in the Downtown Center BID at this time. This area may be added to the Downtown Center BID or it might form its own BID at a later date if its property owners choose to receive BID improvements and activities and pay BID assessments.

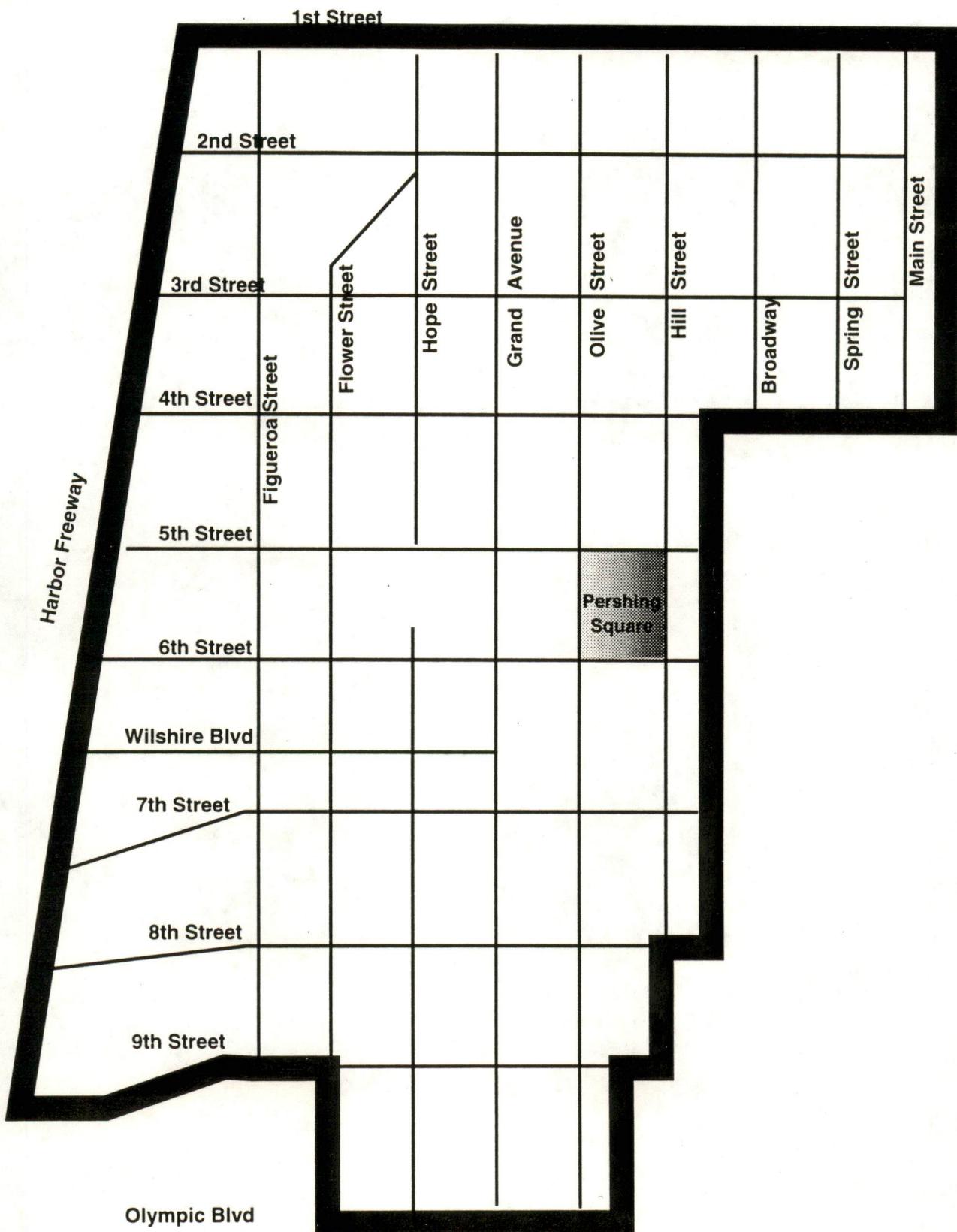
B. Impact on Existing Maintenance and Improvement Districts

To ensure that improvements and activities provided by the Downtown Center BID do not duplicate existing municipal services or services provided by existing maintenance districts, it is recommended that the following maintenance districts be eliminated following the establishment of the Downtown Center BID:

- o Eliminate the Main/Spring Street Maintenance District north of 4th Street;
- o Eliminate the Broadway Street Maintenance District north of 4th Street.

Other existing special improvement districts located within the Downtown Center BID will remain.

Downtown Center Business Improvement District Boundaries



5. **Plan Review Workshops:** In November, a series of plan review workshops were held within geographic sub-areas of the Downtown Center BID study area. The plan review workshops were held to tailor the improvement and activity plan to the specific needs of each sub-area of Downtown. A marketing workshop was also held to develop budget and program priorities for downtown-wide marketing efforts.
6. **Plan Presentations:** In December, the Management Plan for the Downtown Center BID was presented in public forums held within geographic sub-areas. Questions and comments about the Plan were solicited and the Plan underwent "fine-tuning" in response to final comments.

The final draft Plan was presented to downtown property owners at a Downtown Forum held in January.

B. Downtown Center Business Improvement District Improvement and Activity Plan

As determined by Downtown Los Angeles property and business owners, the top priorities for improvements and activities within the Downtown Center BID boundary include:

- o Public safety and maintenance activities to provide safe and clean streets;
- o Marketing and economic development activities to retain and attract both consumer and investor markets;
- o Coordination with community service providers to pro-actively resolve challenges of the homeless and other street populations;
- o Flexibility for improvements and activities that might fortify the preceding activities or not fit into a designated category.

Based upon these findings, six different improvement and activity centers are recommended for the Downtown Center BID. Final programs and budgets are subject to the review and approval of the Downtown Center BID Advisory Board.

1. Public Safety

Public safety activities must be designed to respond to needs that in some areas are based primarily on perception, and in other areas founded on the reality of crime and intimidating street populations. Several types of public safety are proposed throughout the Downtown Center BID:

- o To enhance the City's conventional police services visible **Downtown Patrols** are recommended. The Downtown Patrols would be deployed in a variety of modes, including by foot, bicycle or automobile, depending on the needs of each geographic sub-area of the BID. The Downtown Patrols are envisioned to be concentrated on Downtown streets in the evening and early morning hours with flexibility to support events and other special needs.

Downtown Patrol members would wear security uniforms that are similar to police and/or private security forces. Weapons would be carried by Patrol members, including batons by bicycle and foot patrols and firearms by auto patrols. Joint training and a central dispatcher would ensure that the Patrols coordinate closely with the Los Angeles Police Department.

- o For areas that experience security challenges based mostly on perception, a **Hospitality Guide** program is recommended. Utilized successfully in cities throughout North America, including New York, Philadelphia, Baltimore and most recently Sacramento and the Downtown Los Angeles Fashion District, hospitality guides offer a more "friendly" uniformed presence on Downtown streets.

Hospitality guides do not carry weapons and are clothed in bright identifiable uniforms. They are trained to assist pedestrians, customers and other downtown users. Hospitality guides also act as the "eyes and ears" of local police, carrying communications devices connected to police dispatchers. Guide programs have been documented to reduce crime, deter aggressive panhandlers and make downtown streets more hospitable for downtown users.

Over the five year life of the Downtown Center BID, downtown patrols could be converted to hospitality guides as the area becomes perceptively safer and/or pedestrian activity increases.

2. Maintenance

Property and business owners in the eastern portion of the Downtown Center BID indicated that they would support a maintenance enhancement program. Property and business owners in the western part of the BID indicated that, due to a high concentration of property ownership by institutional owners, existing private sector maintenance efforts are satisfactory.

The Downtown Center BID will provide resources for a variety of maintenance activities within a defined maintenance overlay zone. Only properties within the maintenance overlay will pay for BID maintenance services. A map illustrating the proposed maintenance overlay zone is provided on page V-6.

Maintenance options include:

- o Daily sidewalk sweeping;
- o Periodic power washing of sidewalks;
- o Periodic removal of trash and debris; and,
- o Systematic graffiti removal.

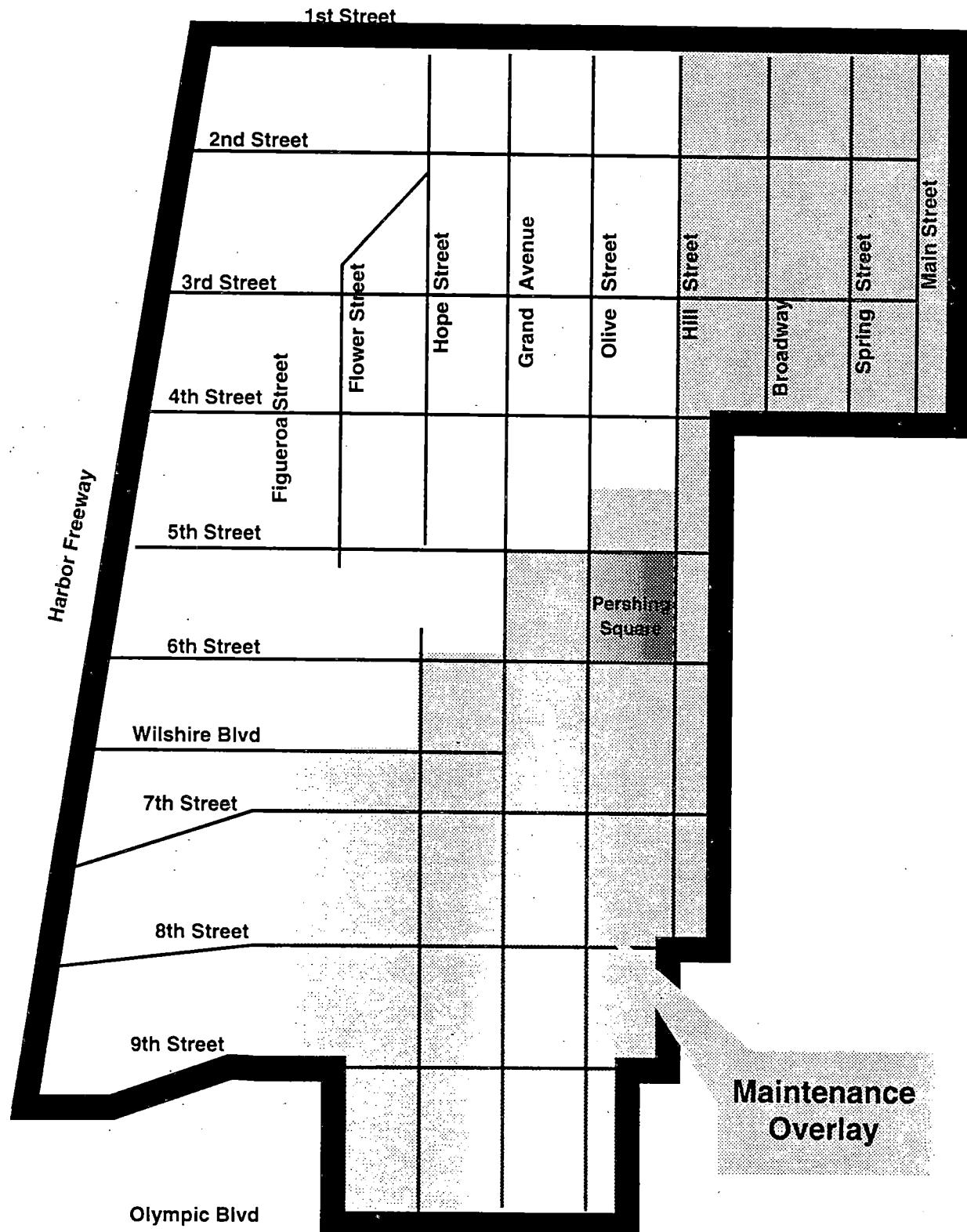
The provision of maintenance activities will be determined by the Downtown Center BID Advisory Board. Maintenance services can be managed by staff working for the BID's management organization (as described in Section VII) or a private maintenance contractor that is selected pursuant to a competitive request for proposals.

The maintenance overlay zone is generally bounded by the following streets, beginning at its northern boundary:

- o South side of 1st Street from Main to Hill Streets;
- o East side of Hill Street from 1st to midway between 4th and 5th Streets;
- o East side of Olive Street from midway between 4th and 5th Streets to 5th Street;
- o South side of 5th Street from Olive Street to Grand Avenue;
- o East side of Grand Avenue from 5th to 6th Streets;
- o South side of 6th Street from Grand Avenue to Hope Street;
- o East side of Hope Street from 6th Street to Wilshire Boulevard;
- o South side of Wilshire Boulevard from Hope to Flower Streets;
- o Both sides of Flower Street from Wilshire Boulevard to 9th Street;
- o East side of Flower Street from 9th Street to Olympic Boulevard;
- o North side of Olympic Boulevard from Flower to Olive Streets;
- o Both sides of Olive Street from Olympic Boulevard to 9th Street;
- o North side of 9th Street from Olive to Hill Streets;
- o West side of Hill Street from 9th to 8th Streets;
- o Both sides of Hill Street from 8th Street to midway between 4th and 5th Streets;
- o North side of 4th Street from Hill to Main Streets;
- o Both sides of Main Street from 4th to 1st Streets.

In addition to the maintenance overlay map provided on page V-6, a map providing parcel number detail for properties within the maintenance overlay district is provided in *Appendix 6*.

**Downtown Center
Business Improvement District Boundaries
With Maintenance Overlay**



3. Marketing and Economic Development

Programs to enhance the image of Downtown Los Angeles and retain and attract new businesses, including marketing and promotions, economic development and special events, were rated as moderate to high priorities by property and business owners throughout the Downtown Center BID study area.

Several types of marketing and economic development activities are proposed:

- o **A Marketing Plan** is proposed to establish a five year gameplan for guiding BID marketing and economic development activities. In addition to creating strategies for both consumer and investor marketing efforts, the marketing plan would develop baseline research and data for Downtown office, retail, housing and other markets.
- o **Investor Marketing**, or "economic development" activities, would aim to retain and attract businesses and investment. Activity options include providing research and information packaging support for brokers and property owners, creating business recruitment marketing materials, establishing a peer based business retention program and undertaking research to identify target market recruitment opportunities
- o **Consumer Marketing** activities would aim to establish a positive identity for Downtown, attract new consumer markets and fortify investor marketing efforts aimed at retaining and attracting new businesses. Examples of consumer marketing activities include implementing a Downtown identity initiative with new signage, banners and logo, promoting specific sub-districts and destinations, producing special events to attract new markets and promoting the BID's new clean and safe program.

4. Community Service Coordination

Community service coordination activities are planned to assist in finding long term solutions to the homeless and other challenges confronted by street populations.

Positive experiences from other BIDs throughout the nation will be explored to help identify linkages between downtown businesses and existing service providers. Options for community service programming include:

- o Coordinating with existing service providers to better target programs and resources to benefit downtown's street populations.
- o Deploying BID community service representatives to become acquainted with

individuals among the street population and form customized treatment and placement options.

- o Recruiting individuals from the street population for employment and training within the BID's public safety and maintenance programs.
- o Educating downtown workers on constructive ways to discourage panhandling, yet provide support and resources for those in need.
- o Creating a BID-sponsored community service incentive fund to support local agencies and in anticipation of matching fund opportunities resulting from federal welfare reform policies.

5. Special Projects/Contingency

The special projects fund will support district-wide improvements and activities that either fortify an existing activity (i.e. public safety, maintenance, marketing and economic development, community service coordination) or finance an improvement or activity that does not fit within the preceding categories.

During the first year of the Downtown Center BID, more than 50% of special project funds will be allocated to public safety and maintenance programs to pay for start-up costs and to establish a baseline standard of maintenance throughout the BID. Since many areas within the BID have been neglected for several years, increased frequencies of street cleaning, power washing and graffiti removal are anticipated to elevate the Downtown environment to new BID maintenance standards.

Other improvements and activities that may be considered include, but are not limited to, street furniture and amenities, landscaping, parking promotion and validation initiatives, planning and development reform processes, public art and programs to promote housing development.

Yearly budgets and allocations for the special projects/contingency fund will be determined by the BID Advisory Board.

6. Administration

Downtown Center BID improvements and activities will be managed by a professional staff that will require centralized administrative support.

In addition to professional staff to direct public safety, maintenance and marketing programs, administrative personnel positions will include:

- o A full time president/chief executive officer;
- o One full time controller/personnel manager;
- o One full time accounting technician to support bookkeeping and financial control functions;
- o One full time administrative assistant for management staff, including the president;
- o One full time receptionist/general administrative assistant.

In addition to administrative personnel, BID funds are budgeted for office and overhead, including rent, supplies, telephones, postage, printing, etc.

Administrative costs to the Downtown Center BID will be reduced by approximately one-third by sharing staff and facilities with the Central City Association of Los Angeles.

The preceding administrative staffing arrangement is similar to comparable BID management organizations in larger cities throughout the nation. The final administrative structure will be subject to the review and approval of the Downtown Center BID Advisory Board.

City and County Administrative Costs: The administrative program and budget includes funds to reimburse costs incurred by the City and County to administer the collection and disbursement of BID assessments. City and County costs will be associated with accounting administration by the City and assessment billing costs incurred by the County.

C. Improvement and Activity Plan Budgets

1. 1998 Operating Budget Summary

The summary of the 1998 operating budget for the Downtown Center Business Improvement District (BID) is provided on page V-12. The total improvement and activity plan budget for 1998 is projected at \$3,176,000, with the following components:

District-Wide Allocation

Five of the six BID improvement and activity centers will be provided throughout the district. Costs from district-wide services will be allocated to properties throughout the district. District-wide improvement and activity centers include:

- o **Public Safety:** Public safety programs are designed to improve both the reality and perception of security in Downtown Los Angeles. A consistent and visible uniformed presence is required throughout the district in a variety of modes. During daylight and peak activity hours, downtown patrols and hospitality guides will be deployed on foot and bicycle. In evening and early morning hours, a downtown patrol will be deployed in automobiles.

For downtown patrols and hospitality guides, 1,416 hours of labor, or 35.4 full time equivalent (F.T.E.) positions, are projected each week. Public safety services are provided throughout the Downtown Center BID. The budget for public safety programs is \$991,000, or 31.2% of the total budget.

- o **Community Service Coordination:** Community service programs will work with the BID's public safety and maintenance programs and existing community service providers to develop long term solutions for reducing the homeless and other street populations. The community services budget includes two full time personnel, including a program coordinator and administrative assistant. Additional funds are allocated for augmenting existing and developing new programs to resolve challenges confronted by street populations. The total community service budget is \$150,000, or 4.7% of the total BID budget.

- o **Marketing and Economic Development:** Marketing and economic development programs will aim to improve Downtown's overall image and create programs to retain and recruit businesses. The marketing and economic development budget is initially divided equally between consumer marketing and economic development. These allocations may change from year to year as determined by the BID Advisory Board. A detailed marketing and economic development budget is provided in *Appendix 3*.

The total marketing and economic development budget is projected at \$1,000,000, or 31.5% of the overall BID budget.

In addition to programs, the marketing and economic development budget includes 3 full time staff positions. The BID portion of marketing staff costs is reduced by approximately one-third due to a budgeted contribution from the Central City Association of Los Angeles (CCA). To reduce overall BID overhead and administrative costs, CCA will share personnel and facilities with the BID.

- o **Special Projects/Contingency:** A \$300,000 special projects fund is budgeted to fortify BID activities or finance special projects that are not specified in the improvement and activity plan. During the first year of operation, more than 50% of the special projects fund will be allocated to clean and safe programs to finance program start-up costs and to develop verifiable baseline standards of maintenance and security. Yearly allocations from the special projects fund will be determined by the BID Advisory Board. The special projects fund accounts for 9.4% of the overall BID budget.
- o **Administration:** \$395,000 is budgeted for administrative and overhead costs associated with operating the BID. A detailed administrative budget is provided in *Appendix 3*. Administrative costs account for 12.4% of the overall BID budget. Administrative costs for BIDs in comparable downtown areas throughout North America range from about 10% to 18%.

Administrative costs are allocated on a pro rata basis between district-wide and maintenance program budget allocations. \$346,708 in administrative costs are allocated to support district-wide programs while \$48,292 are allocated to support the maintenance program.

The BID portion of administrative costs are reduced by one-third due to a budgeted contribution from the Central City Association of Los Angeles (CCA). To reduce overall BID overhead and administrative costs, CCA will share personnel and facilities with the BID.

Maintenance Program Allocation

Costs from the maintenance program will be allocated to properties located within the maintenance overlay zone, illustrated by the map on page V-6.

Maintenance programs will aim to establish and maintain a uniform standard of cleanliness throughout the Downtown. Maintenance activities will include daily sidewalk sweeping, periodic power washing, periodic removal of trash and debris and systematic graffiti removal. To provide BID maintenance services, 584 hours of labor, or 14.6 F.T.E. are budgeted. Maintenance costs amount to \$340,000, or 10.7% of the overall BID budget.

An additional \$75,000 is budgeted from the special projects fund during Year 1 to employ additional labor to intensify maintenance services, clean neglected areas and establish a uniform standard of cleanliness throughout the BID.

Downtown Center Business Improvement District
Improvement & Activity Plan Budget -- Year 1
Prepared by Urban Management & Marketing Collaborative (2/1/97)

<u>Improvements & Activities</u>	<u>Total Budget</u>	<u>District-Wide Allocation</u>	<u>Maintenance Program Allocation</u>
Public Safety Program <1>			
1,416 manhours/week plus equipment	860,300	860,300	0
Program Management <2>	130,700	130,700	0
Total Public Safety Program	991,000	991,000	0
Maintenance Program <1>			
584 manhours/week	294,080	0	294,080
Program Management <2>	45,920	0	45,920
Total Maintenance Program	340,000	0	340,000
Community Service Coordination <3>	150,000	150,000	0
Marketing/Economic Development <1>			
Marketing Plan	200,000	200,000	0
Consumer Marketing	345,000	345,000	0
Economic Development	345,000	345,000	0
Program Management <4>	110,000	110,000	0
Total Marketing/Eco Devo	1,000,000	1,000,000	0
Special Projects/Contingency <5>	300,000	300,000	0
Administration <6>	395,000	346,708	48,292
TOTAL BUDGET FOR BID			
IMPROVEMENTS AND ACTIVITIES	3,176,000	2,787,708	388,292

Budget Notes:

- <1> Detailed program budgets are provided in Appendix 3.
- <2> Program management includes management personnel, taxes, insurance and on-site storage.
- <3> Programs designed to assist homeless and other street populations.
- <4> Actual program management costs are \$165,000. Total amount is reduced by financial participation from the Central City Association of Los Angeles. See personnel budget in Appendix 3.
- <5> In year 1, at least 50% of amount will supplement district-wide clean and safe programs.
- <6> Actual administration costs are \$505,000. Total amount is reduced by financial participation from the Central City Association. Detailed administration and personnel budgets are provided in Appendix 3.

2. Five Year Operating Budget

A projected five year operating budget for the Downtown Center Business Improvement District is provided on the following page. The projections are based upon the following assumptions:

- o Total program revenue may be adjusted each year by the annual change in the Los Angeles Consumer Price Index (CPI) for all urban consumers, or 3%, whichever is less. Actual annual increases will range from 0% to 3% and will be subject to the annual review and approval of the Downtown Center BID Advisory Board. The projections illustrate a 3% annual increase.
- o Revenues for maintenance activities within the maintenance overlay zone are restricted to activities within the overlay zone.
- o Revenues for District-wide activities (i.e. public safety, marketing, economic development, community service coordination, special projects and administration) may be reallocated among District-wide activities from year to year based upon District needs and budgets developed by the BID Advisory Board.

Downtown Center Business Improvement District
Improvement & Activity Plan 5-Year Projection
Prepared by Urban Management & Marketing Collaborative (2/1/97)

Improvements & Activities	1998 <1>	1999 <2>	2000	2001	2002
Public Safety					
Personnel and Equipment	860,300	886,109	912,692	940,073	968,275
Program Management	130,700	134,621	138,660	142,819	147,104
Total Public Safety Program	991,000	1,020,730	1,051,352	1,082,892	1,115,379
Maintenance					
Personnel and Equipment	294,080	302,902	311,989	321,349	330,990
Program Management	45,920	47,298	48,717	50,178	51,683
Total Maintenance	340,000	350,200	360,706	371,527	382,673
Community Service Coordination	150,000	154,500	159,135	163,909	168,826
Marketing/Economic Development					
Marketing Plan <3>	200,000	0	0	0	0
Consumer Marketing	345,000	458,350	472,101	486,264	500,851
Economic Development	345,000	458,350	472,101	486,264	500,851
Program Management	110,000	113,300	116,699	120,200	123,806
Total Marketing/Eco Devo	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509
Special Projects/Contingency	300,000	309,000	318,270	327,818	337,653
Administration	395,000	406,850	419,056	431,627	444,576
TOTAL BUDGET FOR BID					
IMPROVEMENTS AND ACTIVITIES	3,176,000	3,271,280	3,369,418	3,470,501	3,574,616
Program Revenue					
BUSINESS IMPROVEMENT DISTRICT					
ASSESSMENTS <2>	3,176,000	3,271,280	3,369,418	3,470,501	3,574,616

Projection Notes

<1> From the Improvement & Activity Plan Budget, Management Plan for the Downtown Center BID

<2> After 1998, budgets illustrate a 3% CPI adjustment, the maximum permitted under the Management Plan for the Downtown Center BID.

<3> After 1998, funds allocated for the Marketing Plan are distributed to consumer marketing and economic development programs.

VI. ASSESSMENTS

A. Assessment Methodology

Property owners, businesses and other Downtown Los Angeles stakeholders have emphasized that an assessment formula for a Downtown Center Business Improvement District (BID) be fair, balanced and commensurate with special benefits received.

To develop the BID assessment methodology, the economics consulting firm of Economic & Planning Systems (EPS) and a certified engineer were retained. The EPS analysis (provided within *Appendix 4*) evaluated several methods of assessment for conveying special benefits from the type of improvements and activities described within the Downtown Center BID Management Plan.

In California, assessed value cannot be used as an assessment variable due to uneven valuations arising from Proposition 13. While properties with consistent ownerships have experienced controlled valuations since 1978, others constructed and/or transacted since that time have been assessed at higher market influenced values.

Assessable Square Footage

For the Downtown Center BID, "assessable square footage" will be utilized as the one assessment variable. The following assessment methodologies have been developed to define "assessable square footage":

Gross building square footage will be the primary measure of assessable square footage. Building owners and their tenants will receive the most direct benefit from BID improvements and activities.

Gross square footage of parking uses will be subject to one of the following methodologies:

- o Parking that is integrated within a building (and the building has other uses in addition to parking) will be excluded from assessments.
- o Stand-alone structured parking with the same ownership as a building and with a majority of its parking dedicated to the building will be assessed on land square footage only.
- o Surface parking assessed on land square footage.
- o Independent stand-alone structured parking assessed on land square footage plus 25% of the building square footage.

Property owners will be required to provide documentation to receive parking exemptions and/or reductions. The process for securing parking exemptions and/or reductions is described in Section IX.

Unusable building space will be excluded from assessments. Unusable building space is defined as structures or portions of structures that are unusable due to seismic and/or building code restrictions. If a building is completely unusable, then it will be assessed based on land area only.

Property owners will be required to provide documentation to receive assessment adjustments for unusable space. This process is described in Section IX.

Residential rental properties will be assessed by gross building square footage, but residential condominiums are excluded from assessments.

Cost Allocations: For district-wide improvements and activities from programs such as public safety, marketing, economic development, community service coordination and special projects, costs will be allocated throughout the district based upon total assessable square footage. To distribute costs for direct benefits from maintenance programs, direct program costs will be allocated to all assessable square footage within the maintenance overlay zone that receives these services.

B. Calculation of Assessments

The preceding methodology is applied to a database that has been constructed by the Central City Association of Los Angeles and its consultant team. The process for compiling the property database includes the following steps:

- o Property data was first obtained from the County of Los Angeles Assessor's Office.
- o County assessor property data was cross-checked with reliable private sector sources, including a title company, a real estate information service and the Metropolitan Transportation Authority benefit assessment district A-1 database.
- o Data verification forms were sent to all property owners during the fall of 1996 to verify initial square footage estimates.
- o An extensive site survey was undertaken by the Central City Association and the consultant team to verify data on a block-by-block basis.
- o As an attachment to the Management Plan, an assessment notice will be sent to all property owners within the proposed BID. The assessment notice will contain property square footage information. Property owners may request final verification of data and/or parking and unusable space exemptions on or before June 1, 1997, which is two months prior to the submission of assessment information to the County Assessor.

A list of properties to be included in the BID is provided within *Appendix 5*.

Based upon the methodology, property data compiled by the Central City Association and its consultant team, and the BID budget presented on page V-12, approximate annual square footage assessments are calculated. Assessments within and outside of the maintenance overlay zone will not exceed the following amounts during the first year of the BID:

- o **6.2 cents** per assessable square foot, outside of the maintenance overlay zone;
- o **8.6 cents** per assessable square foot, within the maintenance overlay zone.

The method of assessment calculation includes an allowance for parking and unusable space reductions. If the parking and unusable space reductions are less than the allowance, then assessments will be reduced. If the parking and unusable space reductions exceed the allowance, then the BID budget will be reduced on a pro rata basis to all six program areas.

The method of assessment calculation is provided on the following page.

In future years, assessments may change, up or down, if square footage information changes and/or BID budgets change pursuant to the Consumer Price Index adjustment. Assessments will in any event not exceed the limits described in the following section of this Plan.

Downtown Center Business Improvement District**Calculation of Assessments**

Prepared by Urban Management & Marketing Collaborative (2/1/97)

	<u>District— Wide</u>	<u>Maintenance Overlay Zone</u>
<u>Calculation of Assessments:</u>		
Improvement & Activity Plan Budget	2,787,708	388,292
<u>Calculation of Assessable Square Footage:</u>		
Gross Building Square Footage	47,000,000	16,000,000
Structure and Surface Parking: Lot Square Footage	3,200,000	2,000,000
Stand-Alone Parking Structures: Building Square Footage	1,100,000	700,000
Gross Assessable Square Footage	51,300,000	18,700,000
Less: Adjustment for Stand-Alone Parking Structures (.75)	(825,000)	(525,000)
Assessable Area after Parking Structure Adjustment	50,475,000	18,175,000
Less: Allowance for Unusable Building & Parking Exemptions (10%)	(5,047,500)	(1,817,500)
Adjusted Net Assessable Square Footage	45,427,500	16,357,500
<u>Calculation of Assessment</u>		
Budget/Adjusted Net Assessable Square Footage	0.0614	0.0237

C. Annual Assessment Adjustments

CPI Adjustment: For the initial five years of the BID, annual assessments may be adjusted by the Downtown Center BID's Advisory Board for annual changes in the Los Angeles Consumer Price Index (CPI) for all urban consumers, or 3%, whichever is less. Actual annual adjustments may range from 0% to 3% as determined by the BID Advisory Board. In any event, assessments will not exceed the following levels:

Program Year	Maximum Annual Assessment Outside of Maintenance Overlay Zone (per assessable sq.ft.)	Maximum Annual Assessment Within Maintenance Overlay Zone (per assessable sq.ft.)
Year 1 (1998)	6.2 cents/sq.ft.	8.6 cents/sq.ft.
Year 2 (1999)	6.4 cents/sq.ft.	8.85 cents/sq.ft.
Year 3 (2000)	6.6 cents/sq.ft.	9.1 cents/sq.ft.
Year 4 (2001)	6.8 cents/sq.ft.	9.4 cents/sq.ft.
Year 5 (2002)	7.0 cents/sq.ft.	9.7 cents/sq.ft.

A budget exhibit illustrating program budget adjustments with a 3% yearly adjustment is provided on page V-14.

Minimum Wage Adjustment: During the five year life of the BID, program budgets and assessments may be changed within the limits of the CPI adjustment to accommodate any changes in local, state or national minimum wage legislation.

Budget Adjustment: Any annual budget surplus or deficit will be rolled into the following year's BID budget. Assessments will be set accordingly, within the constraints of the CPI adjustment, to adjust for surpluses or deficits that are carried forward.

D. Time and Manner for Collecting Assessments

As provided by state law, the Downtown Center BID assessment will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. Property tax bills are generally distributed in the fall and payment is expected by lump sum or installment.

Existing laws for enforcement and appeal of property taxes apply to BID assessments.

Properties owned by not-for-profit organizations that are exempt from ad valorem property taxes may not be subject to assessment, provided that the owner of such property submits valid documentation of exemption to the BID (see page IX-1).

E. Disestablishment

State law provides for the disestablishment of a BID pursuant to an annual review process. Each year that the BID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the district. This 30-day period begins each year on the anniversary day that the district was first established by City Council.

Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50 percent (50%) or more of the assessments levied, the BID may be disestablished. The City Council will hold a public hearing on disestablishing the BID prior to actually doing so.

F. Government Assessments

The Downtown Center BID Management Plan *does not* assume that the City of Los Angeles and other government entities will pay assessments for the special benefits conferred to government-owned property within the boundaries of the BID. However, Article XIII D of the California Constitution was added in November of 1996 to provide for these payments:

"Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessments unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit".

The federal government has also recently adopted a policy encouraging participation in BIDs. Through an executive order, the General Services Administration is encouraging that the federal government contract with BIDs for direct services, such as public safety and maintenance, that benefit federally-owned properties.

The BID Steering Committee has determined that if assessments are paid by the City and other governmental agencies, the improvement and activity plan budget will be increased accordingly.

VII. BUSINESS IMPROVEMENT DISTRICT GOVERNANCE

A. How BIDs are Governed

Consistent with business improvement district (BID) legislation throughout the nation, California's "Property and Business Improvement District Law of 1994" establishes a BID governance framework that allows property owners who pay assessments to determine how the assessments are used. The following components are required within a BID's governing structure:

- o **City Council:** Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, the City Council holds a series of public hearings and then may form the BID. The BID is established by an ordinance of the City Council, therefore the BID is officially a quasi-governmental entity with the power to levy assessments on property.
- o **Advisory Board:** Prior to establishing the BID, the City Council must appoint an advisory board that will make recommendations on the operations of the BID. The advisory board is typically composed of property owners, businesses and other assessment payers within the BID. Per the state law, the Advisory Board is the policy-making body for the BID, governing the assessment levy and use of funds -- it makes recommendations to the City Council on annual budgets and assessment rates.
- o **Management Organization:** To deliver day-to-day BID improvements and activities, the City Council enters into a contractual relationship with a private sector management organization. The management organization implements programs and is financed in part by proceeds from BID assessments. In most large cities throughout the nation, the management organization is a non-profit private sector business organization. If the management organization does not perform and provide a level of service that is acceptable to the City Council and the BID Advisory Board, then the contract can be terminated and an alternative management organization can be selected.

For the Downtown Center BID, an advisory board and management organization structure is proposed that will meet the following objectives:

- o Create and manage programs that carry out improvements and activities outlined in the Downtown Center BID Management Plan.
- o Maximize coordination with government and civic organizations to leverage resources and avoid duplication of services.
- o Deliver programs through a cost-effective non-bureaucratic and easy to access organizational structure.
- o Provide for accountability to those who pay.

B. Downtown Center BID Advisory Board

Consistent with the "Property and Business Improvement District Law of 1994" the BID Advisory Board would develop budgets and program priorities for the BID.

The Advisory Board is proposed as a 9 to 15 member board that would be composed of property and business owners representing assessment payers by geographic location and/or industry segment.

Downtown Center BID geographic locations include:

- o Bunker Hill;
- o Historic Core (North of 4th Street);
- o Financial District;
- o Jewelry District;
- o South Park (South of 8th Street);
- o 7th Street Corridor.

Land use and industry segments that should be represented include:

- o Office;
- o Retail;
- o Hotel and Hospitality;
- o Other major segments that are concentrated Downtown, such as finance, insurance, publishing, light manufacturing, etc.
- o Small businesses and/or property owners;
- o Rental Residential;
- o Government (contingent upon paying assessments);
- o Cultural Institutions.

Advisory board representatives should be sought with a mix of business and property types -- i.e. small and large property owners, owners of historic and modern buildings.

As required by the "Parking and Business Improvement District Law of 1994", at least one member of the Advisory Board must be a business licensee who is not a property owner.

The initial Advisory Board will be appointed by the City Council prior to the establishment of the BID. Initial nominations for Advisory Board members will be submitted by the BID Formation Steering Committee plus at-large nominations from assessment payers. Two to three year staggered terms are recommended.

In subsequent years, nominations for Advisory Board members would be submitted to the City Council by the existing Advisory Board and at-large nominations from assessment payers. City Council would then appoint the advisory board.

C. Downtown Center BID Management Organization

The Advisory Board described on the preceding pages will influence the development of BID policies, budgets and assessments, but it will not implement day-to-day improvements and activities. The City Council, upon the recommendation of the Advisory Board, will contract with a management organization to deliver programs.

For the Downtown Center BID, a new management organization is proposed to run BID programs. Based upon a management organization model that is used widely in major cities throughout the nation, the new entity will be a 501(c)(6) non-profit private corporation.

Pursuant to a contract with the City Council to manage BID programs, the new management organization will provide central administration, communications and overall management of BID programs.

The new management organization is proposed to have a relationship with the existing Central City Association of Los Angeles (CCA). A relationship to CCA offers the following advantages:

- o **Institutional Presence:** Established in 1924, CCA is recognized as the primary business leadership organization for Downtown Los Angeles. CCA brings an established budget, staff and program track record.
- o **Cost-Efficiencies:** CCA brings financial resources in the form of membership dues that can be leveraged with BID assessments to reduce the overall administrative and overhead costs related to operating BID programs.
- o **Accelerated Start-Up:** By utilizing CCA's existing resources, BID program development will begin immediately following the establishment of the BID by City Council, accelerating the BID start-up process by more than six months and saving fixed costs such as equipment.
- o **Collective Clout and Leverage:** Bridging CCA's track record in advocacy with the management activities proposed by the BID will increase the Downtown business community's leverage with government and other civic agencies.

The management organization will be governed by a new and independent board of directors that is representative of major private sector interests in Downtown, including property owners and businesses, plus representation from CCA and other affiliates. The initial board of directors and corporate structure of the new management organization will be developed by the BID Formation Steering Committee prior to the establishment of the BID.

VIII. CONTINUATION OF CITY SERVICES

Throughout the process to establish the Downtown Center Business Improvement District (BID), business and property owners have voiced concerns that the City of Los Angeles maintain existing services at verifiable "baseline" service levels. A formal base levels of service policy ensures that existing City services are enhanced, not replaced, by new BID improvements and activities.

The following City participation issues will be resolved prior to establishment of the BID:

- o The Los Angeles City Council has established a policy that aims to ensure that existing City services will continue to be provided within a BID:

"It is the intent of the Council that the level of services presently being provided by the City in the area within the proposed district will not be affected by the creation of the district or the levying of the proposed assessments."

(from the Resolution of Intention forming the Downtown Fashion District BID -- 4/95)

A similar commitment will be formalized prior to the establishment of the Downtown Center BID.

- o The BID will be created by City ordinance, therefore the City will have the responsibility to contract with an entity to deliver improvements and activities. To encourage cost effective operations, maximize stakeholder accountability and encourage a unified downtown management structure, the City will contract with the new management organization described in Section VII to undertake day-to-day activities of the BID. The term of the service agreement should be the same as the term of the BID.

IX. BUSINESS IMPROVEMENT DISTRICT RULES AND REGULATIONS

Pursuant to the Property and Business Improvement Law of 1994, a business improvement district (BID) may establish rules and regulations that uniquely apply to the district. Five initial rules and regulations are to be employed by the Downtown Center BID:

1. Assessment Policy on 501(c)(3) Organizations

An owner of real property located within the Property and Business Improvement District may reduce the amount of the assessment to be levied if all of the following conditions are met:

- a. The property owner is a non-profit corporation which has obtained federal tax-exemption under Internal Revenue Code Section 501(c)(3) or California franchise tax-exemption under Revenue and Taxation Code Section 23701d.
- b. The class or category of real property is eligible for exemption, in whole or in part, from real property taxation.
- c. The property owner makes the request in writing to the BID prior to the submission of the BID assessment rolls to the County Assessor, accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.

If all of these conditions are met, the amount of the assessment to be levied shall be reduced in the same proportion to the real property tax exemption granted to the property.

2. Assessment Reduction for Unusable Buildings

The Downtown Center BID assessment methodology allows for an assessment reduction for buildings that are unusable due to seismic and/or building code restrictions. Unusable buildings will be assessed by either the usable square footage, if a portion of the building is usable, or by land square footage only, if none of the building is usable.

To qualify for an unusable building reduction, the property owner must make a written request to the BID on or before June 1, which is two months prior to the submission of the BID assessment rolls to the County Assessor, accompanied by documentation from the City Building Department and/or a certified structural engineer that all or a portion of the building is unusable due to its current inability to meet seismic and/or building code standards.

The preceding process must be repeated annually to retain a reduction for unusable space. If at a later date the building is rehabilitated and becomes usable, then its basis for assessment will be converted from gross usable square footage to gross building square footage.

3. Assessment Reduction for Structured Parking Within or Attached to a Building

The Downtown Center BID assessment methodology allows for an assessment reduction for structured parking that is either within or attached to a building. For parking within a building, the parking area will not be assessed. For a structure that is attached and dedicated to a building, the structure will be assessed on land square footage only.

To qualify for a parking structure reduction, the property owner must make a written request to the BID on or before June 1, which is two months prior to the submission of the BID assessment roles to the County Assessor, accompanied by evidence of the amount of square footage occupied by the parking use and, if necessary, evidence that a majority of the parking is obligated to support other uses within the building.

4. Competitive Bidding

Following the formation of the BID, the Advisory Board shall develop a policy for competitive bidding to purchase substantial amounts of services, products and/or equipment. The policy will aim to maximize service quality, efficiency and cost effectiveness.

5. Treatment of Residential Housing

A 1996 revision to the *Property and Business Improvement District Law of 1994* clarifies that properties zoned exclusively for residential use are exempt from BID assessments.

For properties not zoned exclusively for residential use, rental apartment residential buildings are considered commercial income properties and subject to Downtown Center BID assessments. Owner-occupied condominiums will not be subject to assessment.

6. Local Purchasing Preference Policy

The Downtown Center BID will adopt a local purchasing preference policy that directs BID funded improvements and activities to utilize goods and services from Downtown Los Angeles vendors provided that pricing and standards of quality remain competitive.

X. IMPLEMENTATION TIMETABLE

The Downtown Center Business Improvement District (BID) is expected to be operational by January 1, 1998. In order to meet this goal, the following procedural timetable is anticipated:

<u>Date</u>	<u>Activity</u>
February 10, 1997	Initiate property owner petition and assessment ballot drive to form BID.
May 1	Submit completed petitions to City Council. Review by City Council Committee.
June 1	City Council adopts resolution expressing intention to form the BID.
	Notice of public hearing and reminder of assessment ballot are mailed to property owners within the BID.
July 22	City Council conducts a public hearing on BID formation and the assessment and approves establishment of the BID.
August 1	Assessment data submitted to the City Clerk.
August 30	City Clerk submits assessment role to the County Assessor.
January 1, 1998	Downtown Center BID begins operations.

Pursuant to state law, the Downtown Center BID will initially have a five-year life through the end of the year 2002. In order to continue the BID for an additional five years, the preceding petition and public hearing process must be repeated.

Appendix 2:

Roster of the BID Formation Steering Committee

Contacts Address/Phone Listing

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Appendix 3:

Detailed Program Budgets

The following illustrative budgets for the improvement and activity plan provide the base assumptions for the Management Plan budget provided on page V-12.

Annual program budgets will be developed by program committees, the BID Advisory Board and the staff of the BID management organization. Final budgets must be approved by the BID Advisory Board.

Illustrative budgets include the following:

- o Public safety program;*
- o Maintenance program;*
- o Marketing and economic development;*
- o Administration;*
- o BID personnel summary.*

Downtown Los Angeles Safety Program

	Rate per hour inc tax & benefits	Hour/week	cost/week
Guides	\$10.25	0	\$0.00
Walking Beat	\$10.87	336	\$3652.32
Bike Patrol	\$10.87	784	\$8522.08
Armed Auto	\$12.25	224	\$2744.00
Dispatch	\$10.50	72	\$756.00
Total Weekly		1416	15674.4
Total Annual			\$815068.80

Administration

Clean/Safe Program Annual Costs	Safety Program share @ 74%
Operations Manager	\$75000.00
Asst. Op Manager	\$37500.00
Payroll taxes/benefits	\$28125.00
Office/storage	\$36000.00
Total Program Management	\$130702.50

Equipment	Cost item	# of items	
Patrol Cars/month	\$500.00	2	\$12000.00
Bullet Proof Vests/each	\$400.00	26	\$10400.00
Mountain Bike/each	\$800.00	18	\$14400.00
Radios/each	\$200.00	28	\$5600.00
Uniforms/each	\$50.00	56	\$2800.00
Total Equipment			\$45200.00

Total Labor, Administration, Equipment **\$990,971.30**

Start Up Costs (funded by special projects budget)

Computers, Copier	\$15000.00	\$15000.00
Fax, Phones	\$1000.00	\$1000.00
Furniture, supplies	\$5000.00	\$5000.00
40 hrs/emp training		\$15674.40
Total Start Up		\$36674.40

Downtown Los Angeles Clean Program...Overlay Zone

	Rate per hour inc tax & benefits	Hour/Wk	cost/week
Trash			
Lead Collector	\$8.00	48	\$384.00
Entry Level	\$7.50	24	\$180.00
Dumping Fees/day	\$160.00	6	\$960.00
Washing			
Lead Washer	\$10.65	20	\$213.00
Entry Level	\$8.00	20	\$160.00
Pressure Mach/week	\$240.00	1	\$240.00
Graffiti			
Lead Painter	\$10.65	20	\$213.00
Entry Level	\$8.00	20	\$160.00
Sprayer/week	\$75.00	1	\$75.00
Sweeping			
Sweeper Supervisor	\$10.50	0	\$0.00
Sweeper	\$7.25	424	\$3074.00
 Total Clean Labor/Week		584	\$5659.00
 Total Annual Labor			\$294268.00
 Administration			
Clean/Safe Program Annual Costs		Clean Program share @ 26%	
Operations Manager	\$75000.00		\$19500.00
Asst. Op Manager	\$37500.00		\$9750.00
Payroll taxes/benefits	\$28125.00		\$7312.50
Office/storage	\$36000.00		\$9360.00
Total Admin	\$176625.00		\$45922.50
 Total Labor and Administration			
Maintenance Overlay Clean Program			\$340,190.50
 Start Up Costs (funded by special projects budget)			
Equipment	Cost item	# of items	
Sweepers Carts	\$150.00	10	\$1500.00
Billy Goats	\$1485.00	1	\$1485.00
Blowers	\$350.00	0	\$0.00
Radios/each	\$200.00	14	\$2800.00
Uniforms/each	\$50.00	48	\$2400.00
Total Start Up			\$8185.00
 Additional First Year Labor (funded by special projects budget)			\$75,000.00

UMMC 1/7/97

Downtown Center Business Improvement District:
 Illustrative Improvement & Activity Plan Budgets (1/16/97)

<u>MARKETING & ECONOMIC DEVELOPMENT – YEAR 1</u>		<u>Sub-Total</u>	<u>Total</u>
Marketing Plan	Five year plan for guiding BID marketing & economic development programs, including baseline data research for program benchmarking.		200,000
Consumer Marketing			
Downtown Identity Program		100,000	
* Map & Directory			
* Banners			
* Signage			
Destination Promotions		75,000	
* Cultural Attractions			
* Jewelry District/Other Retail			
Seasonal Promotions/Advertising		100,000	
Special Events		70,000	
Total Consumer Marketing			345,000
Investor Marketing			
Investment Opportunities/Target Industry Analysis		100,000	
Business Image Development		120,000	
* Identity Package			
* Targeted Advertising			
Business Recruitment Package		75,000	
Business Retention Programming		50,000	
Total Investor Marketing			345,000
Marketing Program Management			
67% of 3 Staff Members (see personnel budget)			110,000
TOTAL MARKETING & ECONOMIC DEVELOPMENT			1,000,000

**Downtown Center Business Improvement District:
Illustrative Improvement & Activity Plan Budgets (2/1/97)**

<u>BID ADMINISTRATION</u>	<u>Sub-Total</u>	<u>Total</u>
Personnel 5 staff positions (see personnel budget on the following page)		226,125
Overhead		
Audit	12,000	
Board & Committee Expense	3,000	
Conference/Travel	6,000	
Computer Maintenance/Upgrades	7,500	
Copying & Printing	10,000	
Equipment Lease	5,000	
Equipment Repair	2,500	
Insurance	12,500	
Membership Dues	2,500	
Office Supplies	12,000	
Postage	12,000	
Subscriptions/Publications	1,500	
Rent (2,500 sq.ft. @ \$20/ft)	50,000	
Telephone	10,000	
Temporaries	5,000	
Contingency (5%)	7,575	
Total Overhead		159,075
City and County Administrative Costs (not to exceed)		10,000
TOTAL BID ADMINISTRATION		<u>395,200</u>

Downtown Center Business Improvement District

Summary of Budgeted Personnel (1/16/97)

PERSONNEL BY ACTIVITY CENTER <a>

<u>Annualized Baseline Salary/Cost</u>	<u>Position Title</u>	<u>% allocated to BID</u>	<u>% allocated to CCA</u>	<u>Cost allocated to BID</u>	<u>Cost allocated to CCA</u>
Maintenance & Security (2.0 F.T.E./Management)					
75,000	Vice President of Operations	100%	0%	75,000	0
37,500	Assistant Operations Manager	100%	0%	37,500	0
	Taxes & Insurance (25%)			28,125	0
Total Maintenance & Security				<u>140,625</u>	<u>0</u>
Marketing & Economic Development (3.0 F.T.E.)					
65,000	Vice President of Marketing/E.D.	67%	33%	43,550	21,450
40,000	Marketing Manager	67%	33%	26,800	13,200
25,000	Administrative Assistant	67%	33%	16,750	8,250
	Taxes & Insurance (25%)			21,775	10725
Total Marketing & Economic Development				<u>108,875</u>	<u>53,625</u>
Community Service Coordination (3.0 F.T.E.)					
37,500	Community Service Coordinator	100%	0%	37,500	0
25,000	Community Service Representatives (2)	100%	0%	50,000	0
	Taxes & Insurance (25%)			21,875	0
Total Community Service Coordination				<u>109,375</u>	<u>0</u>
Administration (5.0 F.T.E.)					
135,000	President & CEO 	67%	33%	90,450	44,550
35,000	Executive Assistant	67%	33%	23,450	11,550
50,000	Controller/Office Manager	67%	33%	33,500	16,500
25,000	Accounting Tech	67%	33%	16,750	8,250
25,000	Receptionist	67%	33%	16,750	8,250
	Taxes & Insurance (25%)			45,225	22,275
Total Administration				<u>226,125</u>	<u>111,375</u>
TOTAL BID PERSONNEL				<u>585,000</u>	<u>165,000</u>

Budget Notes:

<a> Positions and salary levels based upon comparable organizations throughout the United States.

 President salary based upon a nationwide salary survey undertaken by the International Downtown Association.

For similar sized BIDs, nationwide salaries average \$110,000 for BIDs with budgets in excess of \$600,000. Highest salary is \$315,000.

**DOWNTOWN CENTER
BUSINESS IMPROVEMENT DISTRICT**

Los Angeles, California

APPENDIX 1

**AB3754: Property and Business Improvement
District Law of 1994**

Assembly Bill No. 3754

CHAPTER 897

An act to add Part 7 (commencing with Section 36600) to Division 18 of the Streets and Highways Code, relating to benefit assessments.

[Approved by Governor September 26, 1994. Filed with Secretary of State September 27, 1994.]

LEGISLATIVE COUNSEL'S DIGEST

AB 3754, Caldera. Parking and business improvement areas: benefit assessments.

Under the Parking and Business Improvement Area Law of 1989, a parking and business improvement area may be established by a city to impose benefit assessments or charges on businesses in the area to fund specified improvements and activities.

This bill would enact a similar law, entitled the Property and Business Improvement District Law of 1994, to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area.

The people of the State of California do enact as follows:

SECTION 1. Part 7 (commencing with Section 36600) is added to Division 18 of the Streets and Highways Code, to read:

PART 7. PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994

CHAPTER 1. GENERAL PROVISIONS

Article 1. Declarations

36600. This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

36601. The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow cities to fund property related improvements, maintenance, and activities through the levy of assessments upon the real property that benefits from those

improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property for which the improvement and activities are provided.

36602. The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

36603. Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

36604. This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

Article 2. Definitions

36605. "Advisory board" means the advisory board or commission appointed by the city council pursuant to Section 36631.

36606. "Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties located within a property and business improvement district.

36607. "Business" means all types of businesses and includes financial institutions and professions.

36608. "City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code, the public member agencies of which includes only cities, counties, or a city and county.

36609. "City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

36610. "Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the area.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

36611. "Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

36612. "Property" means real property situated within a district.

36613. "Activities" means, but is not limited to, all of the following:

- (a) Promotion of public events which benefit businesses or real property in the district.
- (b) Furnishing of music in any public place within the district.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Activities which benefit businesses and real property located in the district.

36614. "Management district plan" or "plan" means a proposal as defined in Section 36622.

36615. "Property owner" or "owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. The city council has no obligation to obtain other information as to the ownership of land, and its determination of ownership shall be final and conclusive for the purposes of this part. A public agency is not a property owner of land for purposes of this part without the express consent of the agency.

36616. "Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

Article 3. Prior Law

36617. This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall

not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

CHAPTER 2. ESTABLISHMENT

36620. A property and business improvement district may be established as provided in this chapter.

36620.5. A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

36621. Upon the written petition, signed and acknowledged, of the property owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property owned by the same property owner which is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property owners who will pay more than 50 percent of the total amount of assessments proposed to be levied. The petition of property owners shall include the management district plan. The resolution of intention shall contain all of the following:

- (a) The management district plan.
- (b) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall not be held more than 60 days after the adoption of the resolution of intention.

36622. The management district plan shall contain all of the following:

- (a) A map of the district in sufficient detail to locate each parcel of property within the district.
- (b) The name of the proposed district.
- (c) A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for establishment or extension in a manner sufficient to identify the lands included. Under no circumstances shall the boundaries of a proposed district overlap with the boundaries of another existing district created pursuant to this part. Nothing in this part prohibits the boundaries

assessment districts established pursuant to other provisions of law including, but not limited to, the Parking and Business Improvement Area Law of 1989.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations in each year of operation of the district.

(f) The proposed source or sources of financing including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of assessment to be levied against his or her property.

(g) The time and manner of collecting the assessments.

(h) The specific number of years, to a maximum of five, in which assessments will be levied. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list, by assessor's parcel number, of the properties to be benefited, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance. The plan may provide that all or any class or category of real property which is exempt by law from real property taxation may nevertheless be included within the boundaries of the district but shall not be subject to the assessment.

(l) Any other item or matter required to be incorporated therein by the city council.

36623. If a city council proposes to levy a new or increased benefit assessment, notice shall be given pursuant to Section 54954.6 of the Government Code. In addition, the city council shall publish the resolution of intention in a newspaper of general circulation in the city once, at least seven days before the public meeting, and shall mail the resolution of intention by first-class mail to each property owner in the district and to each local chamber of commerce and business organization known by the city council to be located within the proposed district not later than 10 days before the public meeting. Notice of all other public meetings and public hearings shall comply with both the following:

- (a) The resolution of intention shall be published in a newspaper of general circulation in the city once, at least seven days before the public meeting; and

- (b) A complete copy of the resolution of intention shall be mailed by first-class mail to each property owner in the district and each

local chamber of commerce and business organization known by the city council to be located within the proposed district no later than 10 days before the public meeting.

36624. (a) At the public hearing, the city council shall hear and consider all protests against the establishment of the district, the extent of the district, or the furnishing of specified types of improvements or activities within the district. A protest may be made orally or in writing by any interested person. 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 the objection is made.

(b) Every written protest shall be filed with the clerk no later than thirty days after the resolution of preliminary adoption adopted pursuant to Section 36627. The city council may waive any irregularity in the form or content of any written protest and may correct minor defects in the proceedings. A protest may be withdrawn in writing at any time before thirty days after the conclusion of the last day of public hearing.

(c) Each written protest shall contain a description of the property in which the person subscribing the protest is interested sufficient to identify the property. A written protest which does not comply with this section shall not be counted in determining a majority protest.

36625. (a) If written protests are received from the owners of real property in the district who will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to create the specified property and business improvement district or to levy the proposed assessment, as contained in the resolution of intention, 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 city council finds a majority protest in connection with a proposed modification pursuant to Section 36640 or 36642, then no further proceedings to establish the same or substantially similar modifications shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(b) If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the district, only those types of improvements or activities shall be eliminated.

36626. (a) At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from, the boundaries of the proposed property and business improvement district that will exclude territory which will not benefit from the proposed improvements or activities. Any

modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36626.6.

(b) The city council shall not change the boundaries of the district to include any territory that will not, in its judgment, benefit by the improvement or activity. Any addition of territory to the proposed boundaries of the district may be made only upon notice to the owners of the property proposed to be added to the district, as provided in Section 36623, and upon a public hearing on the addition of territory, as provided in Section 36624.

36626.5. If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has made changes pursuant to Section 36626, and the changes are not merely clerical changes or corrections, the city council shall adopt a resolution of preliminary adoption that shall contain all of the following:

(a) The management district plan.
(b) The number, date of adoption, and title of the resolution of intention.

(c) The time and place where the public hearing was held concerning the establishment of the district.

(d) A determination regarding any protests received.
(e) A statement that the properties in the district established by the resolution shall be subject to any amendments to this part.

(f) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(g) A finding that the property within the business and improvement area will be benefited by the improvements and activities funded by the assessments proposed to be levied.

36626.6. Following adoption of the resolution, the clerk or secretary of the local agency shall record a notice and map describing the assessment district pursuant to Division 4.5 (commencing with Section 3100). All the provisions of that Division 4.5 apply to the assessment district.

36626.7. Not earlier than 30 days after the resolution of preliminary adoption, if the city council decides to establish the proposed property and business improvement district, and if there is not a majority protest as described in Section 36625, the city council shall adopt a resolution consistent with the resolution of preliminary adoption. The adoption of the resolution and recordation of the notice and map pursuant to Section 36626.6 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan. The resolution shall contain all of the

following:

- (a) The management district plan.
- (b) The number, date of adoption, and title of the resolution of intention and resolution of preliminary adoption.
- (c) The time and place where the public hearing was held concerning the establishment of the district.
- (d) A determination regarding any protests received.
- (e) A statement that a property and business improvement district has been established.
- (f) A statement that the properties in the district established by the resolution shall be subject to any amendments to this part.
- (g) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.
- (h) A finding that the property within the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

36627. If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36626, or has made merely clerical changes or corrections, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in subdivisions (a) to (h), inclusive, of Section 36626.7, but need not contain information about the preliminary resolution if none has been adopted.

36628. The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone.

36629. All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones. The city council shall, to establish, modify, or disestablish a benefit zone, follow the procedure to establish, modify, or disestablish a property and business improvement area.

36630. If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

CHAPTER 3. ASSESSMENTS

36631. (a) Within 15 days of the receipt of the written petition described in Section 36621, the city council shall appoint an advisory board which shall make a recommendation to the city council on the expenditure of revenues derived, from the levy of assessments pursuant to this part, on the classification of properties, as applicable, and on the method and basis of levying the assessments. The city council may designate existing advisory boards or commissions to serve as the advisory board for the district or may create a new advisory board for that purpose. At least one member of the advisory board shall be a business licensee within the district who is not also a property owner within the district.

(b) Any advisory board appointed by the city council pursuant to subdivision (a) shall comply with the provisions of the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code).

36632. The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution establishing the management district plan described in Section 36622. The assessments may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment.

36633. (a) The advisory board shall cause to be prepared a report for each fiscal year for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

- (1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones within the district.
- (2) The improvements and activities to be provided for that fiscal year.
- (3) An estimate of the cost of providing the improvements and the activities for that fiscal year.
- (4) The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year.
- (5) The amount of any surplus or deficit revenues to be carried

over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the advisory board or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36640 and 36641. The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments.

36634. (a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

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

36635. The validity of assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the ordinance levying the assessment is adopted pursuant to Section 36627. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

36636. The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

CHAPTER 4. MODIFICATION OF BOUNDARIES, ASSESSMENTS, IMPROVEMENTS, OR ACTIVITIES

36640. The advisory board may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

36641. (a) Upon the written request of the advisory board, the city council may modify the management district plan by adopting a resolution after holding hearings on the proposed modification pursuant to Sections 36623, 36624, 36625, and 36626.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention. Notice of the public hearing shall be as provided in Section 36623. The public hearing shall be conducted as provided in Sections 36624, 36625, and 36626.

36642. (a) The city council may modify the improvements and

activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. Notice of the public hearing and the proposed modifications shall be published as provided in Section 36623.

(b) The public hearing shall be conducted as provided in Section 36624, 36625, and 36626.

36643. Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100).

CHAPTER 5. DISESTABLISHMENT

36650. (a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment. The notice and hearing shall be held pursuant to Sections 36623 and 36624.

(2) During the operation of the district, there shall be a 30-day period each year in which assessee may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners of real property in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment. The notice and hearing shall be held pursuant to Sections 36623 and 36624.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The public hearing shall be held not less than 20 or more than 30 days after the adoption of the resolution of intention. Notice of the public hearing shall be published as provided in Section 36623.

36651. (a) Upon the disestablishment of a district, any remaining revenues derived from the levy of assessments, or any revenue derived from the sale of assets acquired with the revenues, shall be refunded to the owners of the property then located and operating

within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund. Notice of the disestablishment of a district shall be published once in a newspaper of general circulation in the city, not later than 15 days after the ordinance disestablishing the district is adopted.

**DOWNTOWN CENTER
BUSINESS IMPROVEMENT DISTRICT**

Los Angeles, California

APPENDIX 5

List of Properties to be Benefited

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5138-001-018	605 W Olympic Blvd	5144-003-035	646 S Olive St
5138-001-024	600 W 9th St	5144-003-036	431 W 7th St
5138-001-025	600 W 9th St	5144-003-037	606 S Olive St
5138-001-026	600 W 9th St	5144-003-042	640 S Hill St
5138-001-027	600 W 9th St	5144-003-044	625 S Hill St
5138-001-028	600 W 9th St	5144-003-045	607 S Hill
5138-001-029	600 W 9th St	5144-003-046	412 W 6th St
5138-001-030	600 W 9th St	5144-004-012	530 W 6th St
5138-001-031	600 W 9th St	5144-004-014	624 S Grand Ave
5138-001-032	600 W 9th St	5144-004-015	617 S Olive St
5138-001-256	950 S Flower St	5144-004-016	619 S Olive St
5139-004-013		5144-004-020	633 S Olive St
5139-004-014		5144-004-021	637 S Olive St
5139-004-015	924 S Olive St	5144-004-024	
5139-004-016	920 S Olive St	5144-004-025	513 W 7th St
5139-004-017	916 S Olive St	5144-004-028	529 W 7th St
5139-004-019	912 S Olive St	5144-004-029	640 S Grand Ave
5139-004-023		5144-004-032	627 S Olive St
5139-004-025	320 W 9th St	5144-004-033	643 S Olive
5139-007-025		5144-004-034	649 S Olive
5139-007-030	950 S Grand Ave	5144-004-035	517 W 7th
5139-007-036	909 S Grand Ave	5144-004-036	527 W 7th
5139-007-045		5144-004-037	510 W 6th St
5139-007-046		5144-005-021	601 Wilshire Blvd
5139-007-914		5144-005-022	609 S Grand Ave
5139-007-915		5144-005-023	612 W 6 St
5139-007-918		5144-005-024	620 W 6th St
5139-007-919		5144-005-025	637 Wilshire Blvd
5144-003-015	609 S Broadway	5144-005-026	615 S Grand Ave
5144-003-023	630 S Hill St	5144-005-027	612 S Flower St
5144-003-024	628 S Hill St	5144-005-029	
5144-003-025	606 S Hill St	5144-005-400	707 Wilshire Blvd
5144-003-026	401 W 7th St	5144-006-018	648 S Flower St
5144-003-027	645 S Hill St	5144-006-019	701 W 7th St
5144-003-028	635 S Hill St	5144-006-020	700 Wilshire Blvd
5144-003-029	629 S Hill St	5144-006-021	
5144-003-034	618 S Olive St	5144-006-023	611 W 7th St

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5144-006-024	617 W 7th St	5144-010-018	818 W 7th St
5144-006-025	626 Wilshire Blvd	5144-010-019	720 S Figueroa St
5144-006-028	600 Wilshire Blvd	5144-010-020	716 S Figueroa St
5144-006-400	770 Wilshire Blvd	5144-010-021	712 S Figueroa St
5144-007-023	615 S Flower St	5144-010-022	800 W 7th St
5144-007-025	833 Wilshire Blvd	5144-010-024	700 S Flower St
5144-007-027	616 S Figueroa St	5144-011-009	754 S Hope St
5144-007-040	911 Wilshire Blvd	5144-011-010	742 S Hope St
5144-007-044	625 S Figueroa St	5144-011-012	726 S Hope St
5144-007-400	605 S Flower St	5144-011-014	723 S Grand Ave
5144-007-401	888 W 6th St	5144-011-016	735 S Grand Ave
5144-008-008	807 W 7th St	5144-011-019	600 W 7th St
5144-008-009	801 W 7th St	5144-011-020	515 South Figueroa St.
5144-008-010	800 Wilshire Blvd	5144-011-021	734 S Hope St
5144-008-011	818 Wilshire Blvd	5144-011-022	719 S Olive
5144-008-013	654 S Figueroa St	5144-012-042	727 S Hill St
5144-008-017	888 Wilshire Blvd	5144-012-044	725 S Hill St
5144-008-019	644 S Figueroa St	5144-013-017	719 S Hill St
5144-008-020	900 Wilshire	5144-013-019	701 S Hill St
5144-008-021	930 Wilshire	5144-013-020	410 W 7th St
5144-008-022	1000 Wilshire Blvd	5144-013-021	412 W 7th St
5144-009-047	777 S Figueroa St	5144-013-022	418 W 7th St
5144-009-079		5144-013-023	422 W 7th St
5144-009-080		5144-013-024	712 S Olive St
5144-009-081		5144-013-025	724 S Olive St
5144-009-082	945 W 8th	5144-013-026	427 W 8th St
5144-009-089	725 S Figueroa	5144-013-027	423 W 8th St
5144-009-091		5144-013-028	419 W 8th St
5144-010-009	757 S Flower St	5144-013-029	731 S Hill St
5144-010-010	817 W 8th St	5144-013-030	737 S Hill St
5144-010-011	746 S Figueroa St	5144-013-031	745 S Hill St
5144-010-012	744 S Figueroa St	5144-013-032	403 W 8th St
5144-010-013	742 S Figueroa St	5144-013-033	730 S Olive St
5144-010-014	734 S Figueroa St	5144-013-034	716 S Olive St
5144-010-015	737 S Flower St		
5144-010-016	729 S Flower St		
5144-010-017	723 S Flower St		

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5144-014-024	325 W 8th St	5144-019-016	516 W 8th St
5144-014-025	317 W 8th St	5144-019-017	800 S Grand Ave
5144-014-033	742 S Hill St	5144-019-018	801 S Olive St
5144-014-034	734 S Hill St	5144-019-019	831 S Olive St
5144-014-035	736 S Hill St	5144-019-020	835 S Olive St
5144-014-039	728 S Hill St	5144-019-021	845 S Olive St
5144-014-040	718 S Hill St	5144-019-022	847 S Olive St
5144-014-041	700 S Hill St	5144-019-023	816 S Grand Ave
5144-014-042	316 W 7th St	5144-019-025	812 S Grand Ave
5144-014-043	714 S Hill St	5144-020-011	851 S Grand Ave
5144-018-020	860 S Olive St	5144-020-012	851 S Grand Ave
5144-018-021	825 S Hill St	5144-020-020	834 S Hope St
5144-018-022	842 S Olive St	5144-020-021	826 S Hope St
5144-018-023	838 S Olive St	5144-020-025	805 S Hope St
5144-018-024	836 S Olive St	5144-020-026	800 S Hope
5144-018-025	834 S Olive St	5144-020-027	
5144-018-026	830 S Olive St	5144-020-028	
5144-018-027		5144-020-029	801 S Grand Ave
5144-018-028	820 S Olive St	5144-020-030	
5144-018-029	808 S Olive St	5144-020-031	
5144-018-030	416 W 8th St	5144-020-032	825 S Hope St
5144-018-031	807 S Hill St	5144-020-033	
5144-018-032	817 S Hill St	5144-020-034	
5144-018-033	833 S Hill St	5144-020-035	
5144-018-034	855 S Hill St	5144-020-036	810 S Flower St
5144-018-035	845 S Hill St	5144-020-037	720 W 8th St
5144-018-036	839 S Hill St	5144-021-022	845 S Flower St
5144-019-006	848 S Grand Ave	5144-021-023	
5144-019-007	842 S Grand Ave	5144-021-029	801 S Flower St
5144-019-008	838 S Grand Ave	5144-021-030	809 S Flower St
5144-019-009	830 S Grand Ave	5144-021-031	813 S Flower St
5144-019-010	826 S Grand Ave	5144-021-032	819 S Flower St
5144-019-011	822 S Grand Ave	5144-021-035	816 S Figueroa St
5144-019-012	815 S Olive St	5144-021-037	847 S Flower St
5144-019-013		5144-021-039	800 S Figueroa St
5144-019-014	811 S Olive St	5144-021-040	833 S Flower
5144-019-015	514 W 8th St	5144-021-041	

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5144-021-043	888 S Figueroa St	5144-023-041	1020 Florida St
5144-022-021	946 W 8th St	5144-023-042	1016 Florida St
5144-022-022	946 W 8th St	5144-023-043	1012 Florida St
5144-022-023	946 W 8th St	5144-023-044	1010 Florida St
5144-022-024	946 W 8th St	5144-023-045	
5144-022-028	827 S Figueroa St	5144-023-046	831 Francisco St
5144-022-029	812 Francisco St	5144-023-047	
5144-022-032	827 S Figueroa St	5144-023-048	1029 W 8th Pl
5144-022-033		5144-023-049	1027 W 8th Pl
5144-022-034		5144-023-050	1021 W 8th Pl
5144-022-035	824 Francisco St	5144-023-051	1017 W 8th Pl
5144-022-036	845 S Figueroa St	5144-023-052	1013 W 8th Pl
5144-022-052	811 W 9th St	5144-023-053	1009 W 8th Pl
5144-022-055	813 S Figueroa St	5144-023-054	851 Francisco St
5144-022-056	815 S Figueroa St	5144-023-055	1040 W 8th Pl
5144-022-057	865 S Figueroa St	5144-023-056	1030 W 8th Pl
5144-022-058	801 S Figueroa St	5144-023-057	1028 W 8th Pl
5144-022-059	918 W 8th St	5144-023-059	1020 W 8th Pl
5144-022-061	821 S Figueroa St	5144-023-060	1016 W 8th
5144-022-062		5144-023-061	1010 W 8th Pl
5144-023-023	1000 W 8th St	5144-023-062	1000 W 8th Pl
5144-023-024		5144-023-063	
5144-023-025		5144-023-065	1029 Florida St
5144-023-026		5148-001-001	326 S Main St
5144-023-027	1016 W 8th St	5148-001-002	348 S Main St
5144-023-028	1018 W 8th St	5148-001-011	108 E 3rd St
5144-023-029	1026 W 8th St	5148-001-012	300 S Main St
5144-023-030	1030 W 8th St	5148-001-013	316 S Main St
5144-023-032		5149-001-001	100 W 1st St
5144-023-033	1021 Florida St	5149-001-002	110 S Spring St
5144-023-034	1019 Florida St	5149-001-003	145 S Spring St
5144-023-035	1013 Florida St	5149-001-004	140 S Broadway
5144-023-036		5149-001-005	118 S Broadway
5144-023-037		5149-001-006	202 W 1st St
5144-023-038		5149-001-007	234 W 1st St
5144-023-039	1028 Florida St	5149-006-001	263 S Main St
5144-023-040	1028 Florida St	5149-006-002	253 S Main St

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5149-006-003	251 S Main St	5149-009-023	222 S Hill St
5149-006-004	245 S Main St	5149-009-024	316 W 2nd St
5149-006-005	233 S Main St	5149-010-022	255 S Hill St
5149-006-006		5149-010-023	200 S Olive St
5149-006-007		5149-010-024	235 S Hill St
5149-006-008	213 S Main St	5149-010-026	300 S Grand Ave
5149-006-009	108 W 2nd St	5149-010-034	130 S Olive St
5149-007-001	240 S Spring St	5149-010-035	225 S Olive
5149-007-005	212 S Spring St	5149-010-036	350 S Grand Ave
5149-007-006	206 S Spring St	5149-010-039	
5149-007-007	129 W 3rd St	5149-010-040	
5149-007-008	220 S Spring St	5149-010-041	
5149-008-001	245 S Spring St	5149-010-042	
5149-008-008	248 S Broadway	5149-010-043	
5149-008-009	240 S Broadway	5149-010-044	
5149-008-015	239 S Spring St	5149-010-045	
5149-008-016	257 S Spring St	5149-015-004	348 S Hill St
5149-008-018	219 W 3rd St	5149-015-005	342 S Hill St
5149-008-028	236 S Broadway	5149-015-009	332 S Hill St
5149-008-029	213 S Spring St	5149-015-010	328 S Hill St
5149-008-030	208 S Broadway	5149-015-011	324 S Hill St
5149-008-031	200 S Broadway	5149-015-013	338 S Hill St
5149-008-032	201 S Spring St	5149-015-014	308 S Hill St
5149-009-001	311 W 3rd St	5149-015-016	320 W 3rd St
5149-009-002	249 S Broadway	5149-015-017	327 S Broadway
5149-009-003	245 S Broadway	5149-015-018	331 S Broadway
5149-009-004	237 S Broadway	5149-015-019	337 S Broadway
5149-009-008	317 W 3rd St	5149-015-020	341 S Broadway
5149-009-009	252 S Hill St	5149-015-021	347 S Broadway
5149-009-011	236 S Hill St	5149-015-022	353 S Broadway
5149-009-014	229 S Broadway	5149-015-023	355 S Broadway
5149-009-016	212 S Hill St	5149-015-024	309 W 4th St
5149-009-017	208 S Hill St	5149-015-025	315 S Broadway
5149-009-018	230 S Hill St	5149-015-026	306 W 3rd St
5149-009-019	205 S Broadway	5149-015-027	
5149-009-021	213 S Broadway	5149-015-028	
5149-009-022	207 S Broadway	5149-015-029	

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5149-015-030		5149-028-011	415 W 5th St
5149-015-031	326 W 3rd St	5149-028-012	427 W 5th St
5149-018-004		5149-028-013	441 S Hill St
5149-018-005	216 W 3rd St	5149-029-013	555 W 5th St
5149-018-007	318 S Broadway	5149-030-001	550 W 5th St
5149-018-008		5149-030-002	523 W 6th St
5149-018-010	311 S Spring St	5149-030-003	515 S Olive St
5149-018-011	312 S Broadway	5149-032-004	512 S Hill St
5149-018-012	333 S Spring St	5149-032-005	508 S Hill St
5149-019-010	342 S Broadway	5149-032-013	
5149-019-014	324 S Broadway	5149-032-019	550 S Hill St
5149-019-017	217 W 4th St	5149-032-020	
5149-019-018	350 S Broadway	5149-032-021	
5149-019-019	356 S Broadway	5149-032-022	
5149-019-020	330 S Broadway	5149-032-023	
5149-019-021	348 S Broadway	5151-001-024	235 S Figueroa St
5149-019-022	361 S Spring St	5151-001-026	123 S Hope St
5149-019-023	201 W 4th St	5151-002-027	121 S Hope St
5149-019-026	329 S Spring St	5151-002-028	121 S Hope St
5149-020-001	340 S Spring St	5151-002-029	121 S Hope St
5149-020-010	125 W 4th St	5151-011-020	335 S Flower St
5149-020-012	101 W 4th St	5151-011-021	335 S Flower St
5149-020-013	354 S Spring	5151-011-022	335 S Flower St
5149-025-004	400 S Hill St	5151-011-023	335 S Flower St
5149-025-008	426 S Hill St	5151-011-024	335 S Flower St
5149-026-004	448 S Hill St	5151-011-025	335 S Flower St
5149-026-009	440 S Hill St	5151-011-026	335 S Flower St
5149-026-010	444 S Hill St	5151-011-027	335 S Flower St
5149-027-003		5151-011-028	335 S Flower St
5149-027-007	407 S Hill St	5151-011-029	335 S Flower St
5149-027-008	405 S Hill St	5151-011-030	335 S Flower St
5149-027-012	415 S Hill St	5151-011-031	335 S Flower St
5149-027-013	431 S Hill St	5151-011-032	335 S Flower St
5149-028-003	440 S Olive St	5151-011-033	335 S Flower St
5149-028-004	437 S Hill St	5151-011-034	333 S Flower St
5149-028-009	447 S Hill St	5151-011-035	
5149-028-010	411 W 5th St	5151-011-036	331 S Figueroa St

Appendix

Parcel Number	Site Address	Parcel Number	Site Address
5151-014-031	333 S Hope St	5161-026-018	236 S Main St
5151-014-032	703 W 3rd St	5161-026-019	234 S Main St
5151-014-033		5161-026-019	234 S Main St
5151-015-012	333 S Grand Ave	5161-026-020	230 S Main St
5151-015-013	355 S Grand Ave	5161-026-020	230 S Main St
5151-015-015	255 S Grand Ave	5161-026-021	226 S Main St
5151-017-019	400 S Hope St	5161-026-022	214 S Main St
5151-017-021	633 W 5th St	5161-026-023	200 S Main St
5151-017-025	601 W 5th St	5161-026-024	114 E 2nd St
5151-017-028	633 W 5th St		
5151-017-029	601 W 5th St		
5151-018-017	444 S Flower St		
5151-018-018	444 S Flower St		
5151-018-019	400 S Flower St		
5151-018-020	401 S Flower St		
5151-020-006	445 S Figueroa St		
5151-020-007	404 S Figueroa St		
5151-021-010	533 S Fremont Ave		
5151-021-011	515 S Figueroa St		
5151-022-001	545 S Figueroa St		
5151-023-400	525 S Flower St		
5151-024-002	538 S Flower St		
5151-024-003	550 S Flower St		
5151-024-004	550 S Flower St		
5151-025-002	524 S Flower St		
5151-026-005	533 S Grand Ave		
5151-026-024	550 S Hope St		
5151-026-400	611 W 6th St		
5151-028-025			
5161-015-008	102 E 1st St		
5161-015-010	118 S Main St		
5161-026-001	103 W 3rd St		
5161-026-002			
5161-026-003	101 E 3rd St		
5161-026-010	260 S Main St		
5161-026-011	256 S Main St		
5161-026-017	250 S Main St		

**DOWNTOWN CENTER
BUSINESS IMPROVEMENT DISTRICT**

Los Angeles, California

APPENDIX 6

Map with Parcel Detail



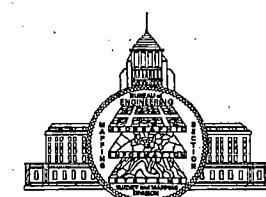
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Prepared by Survey and Mapping



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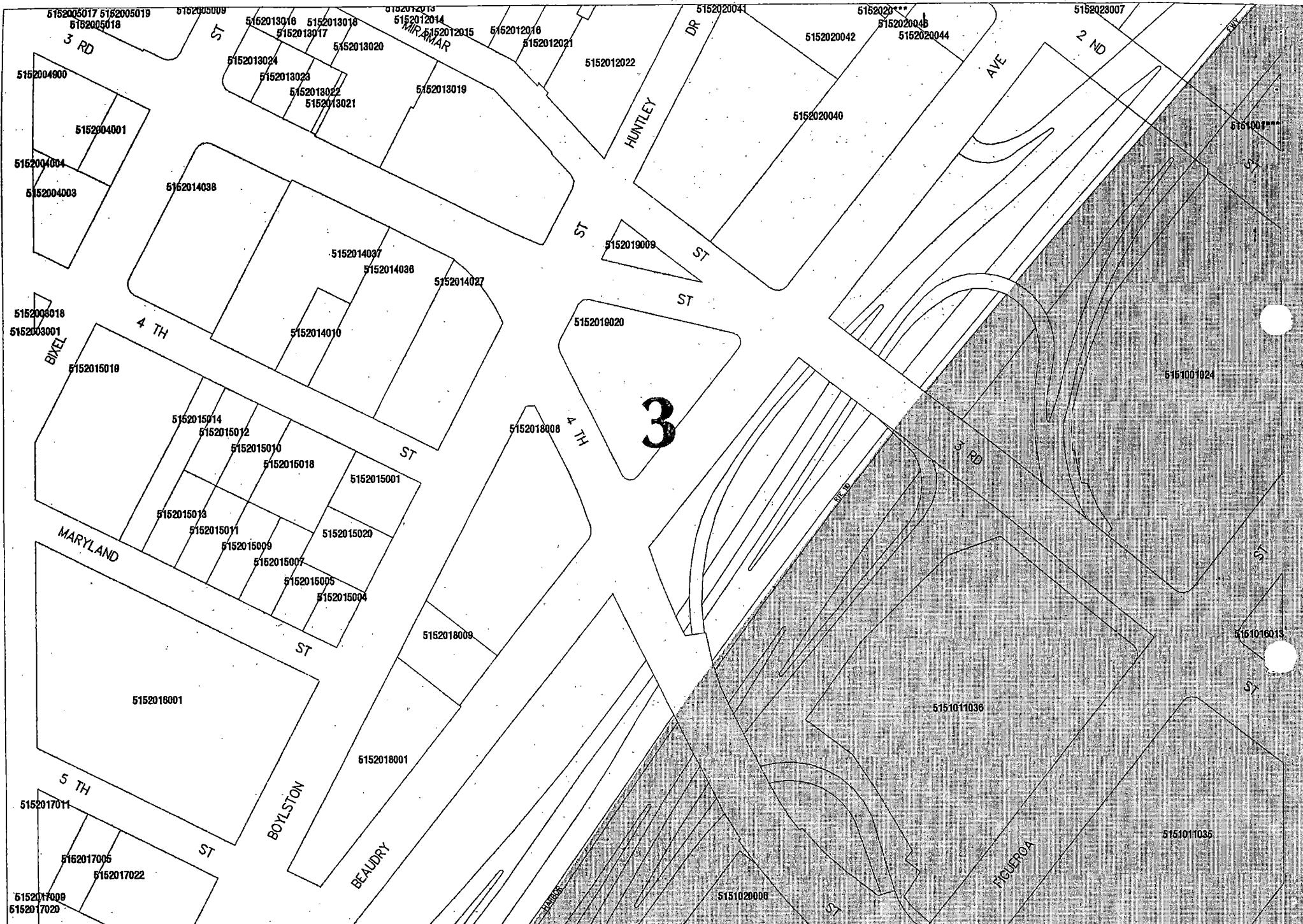




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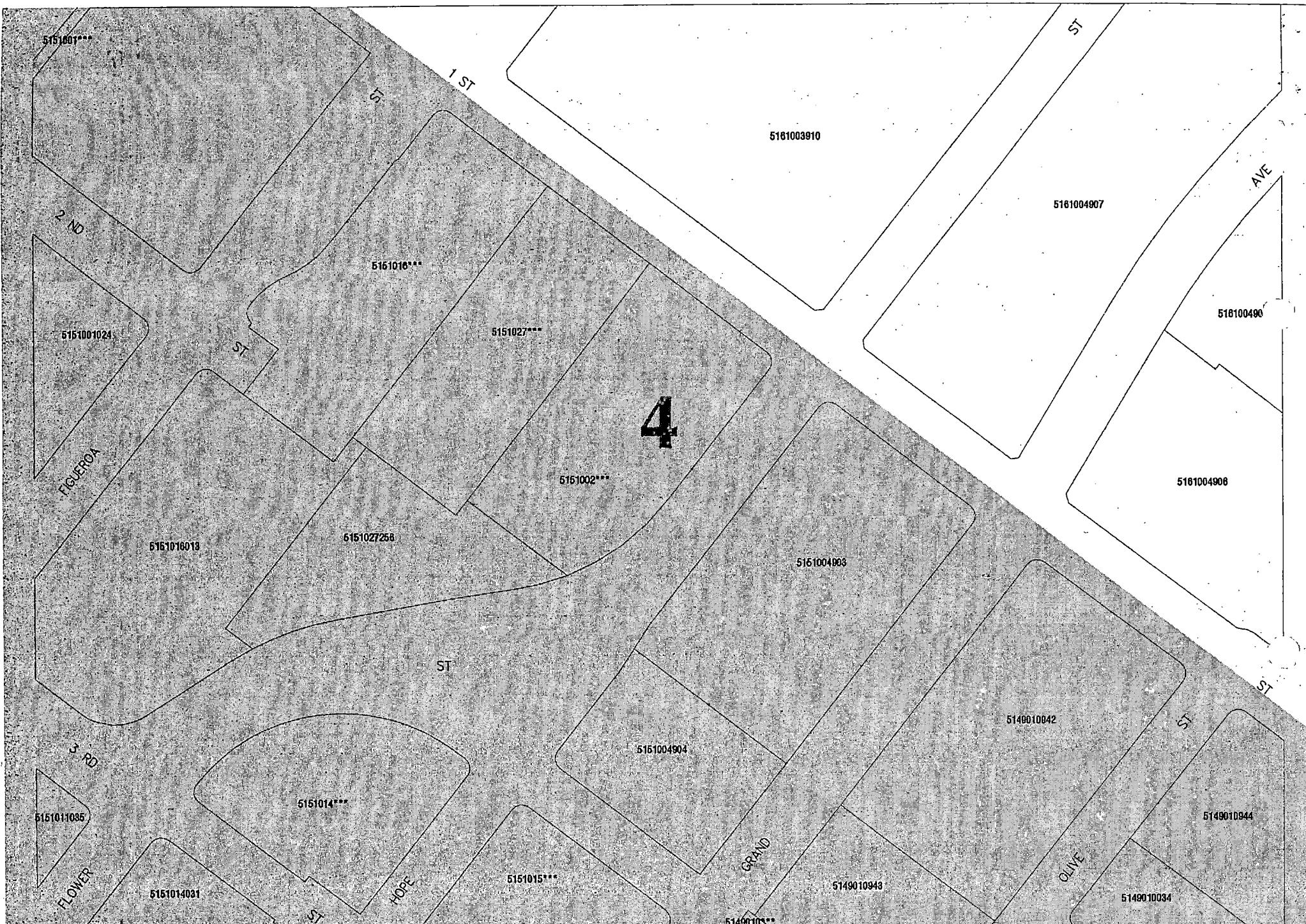
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SAM. VITALE



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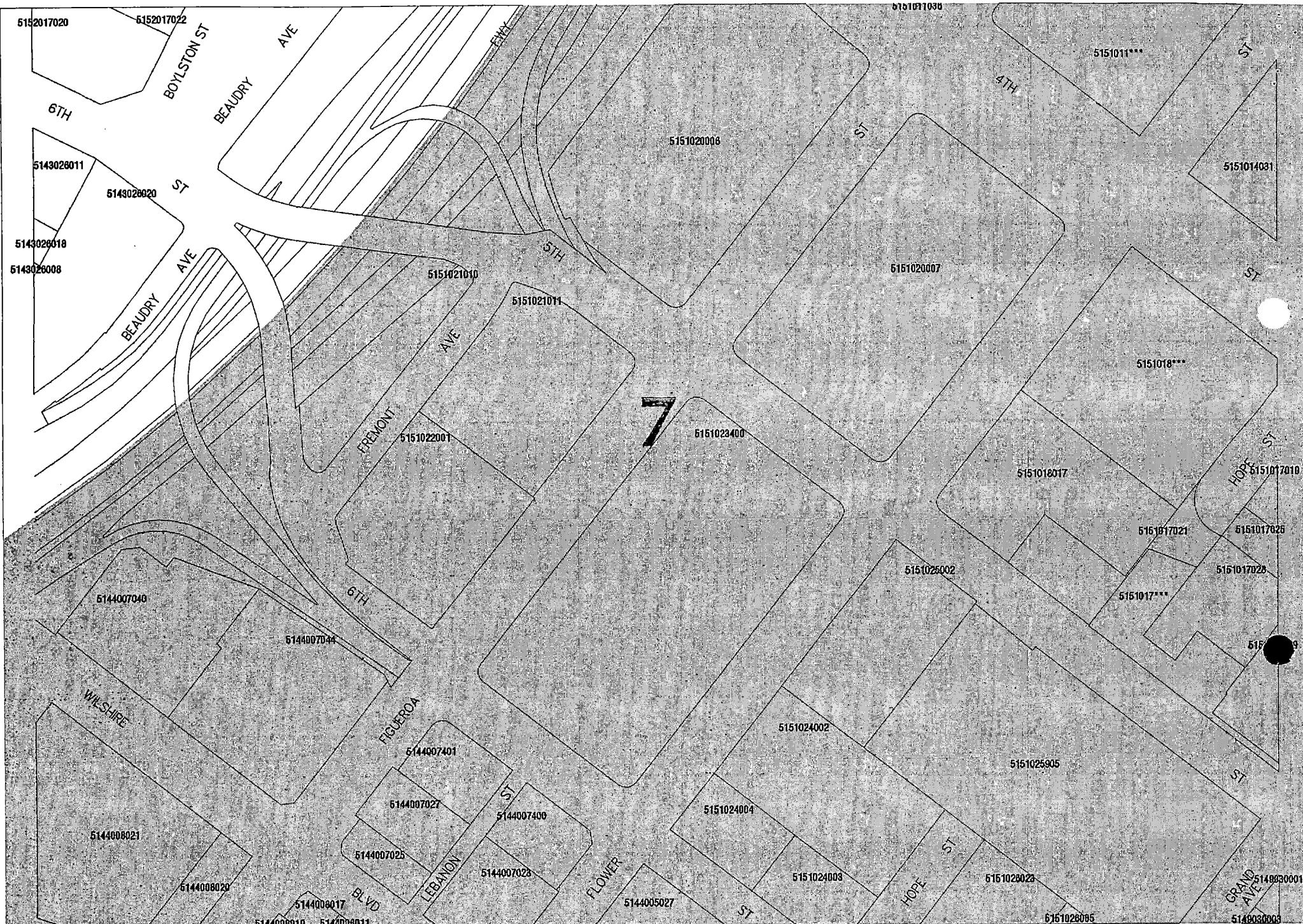
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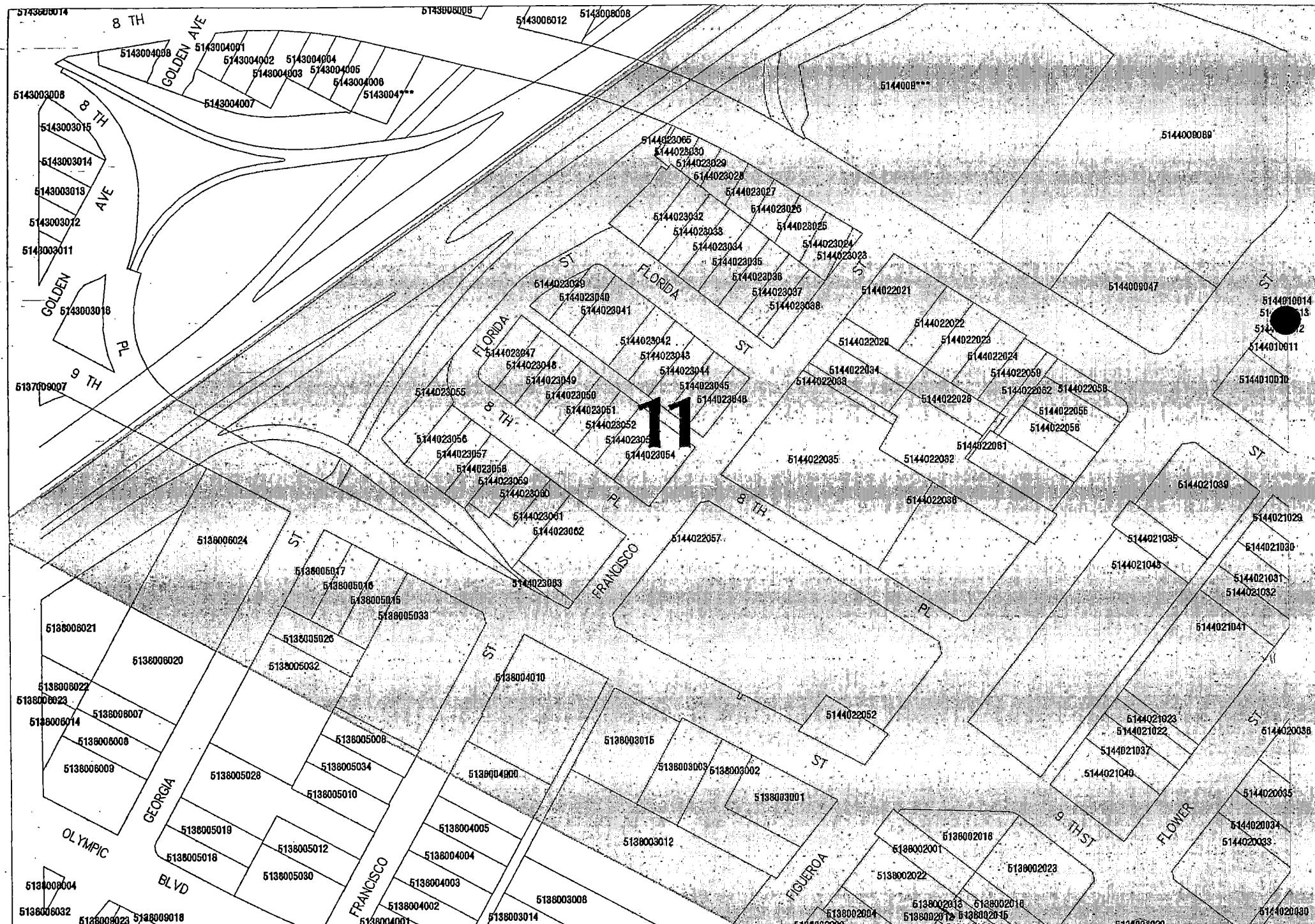


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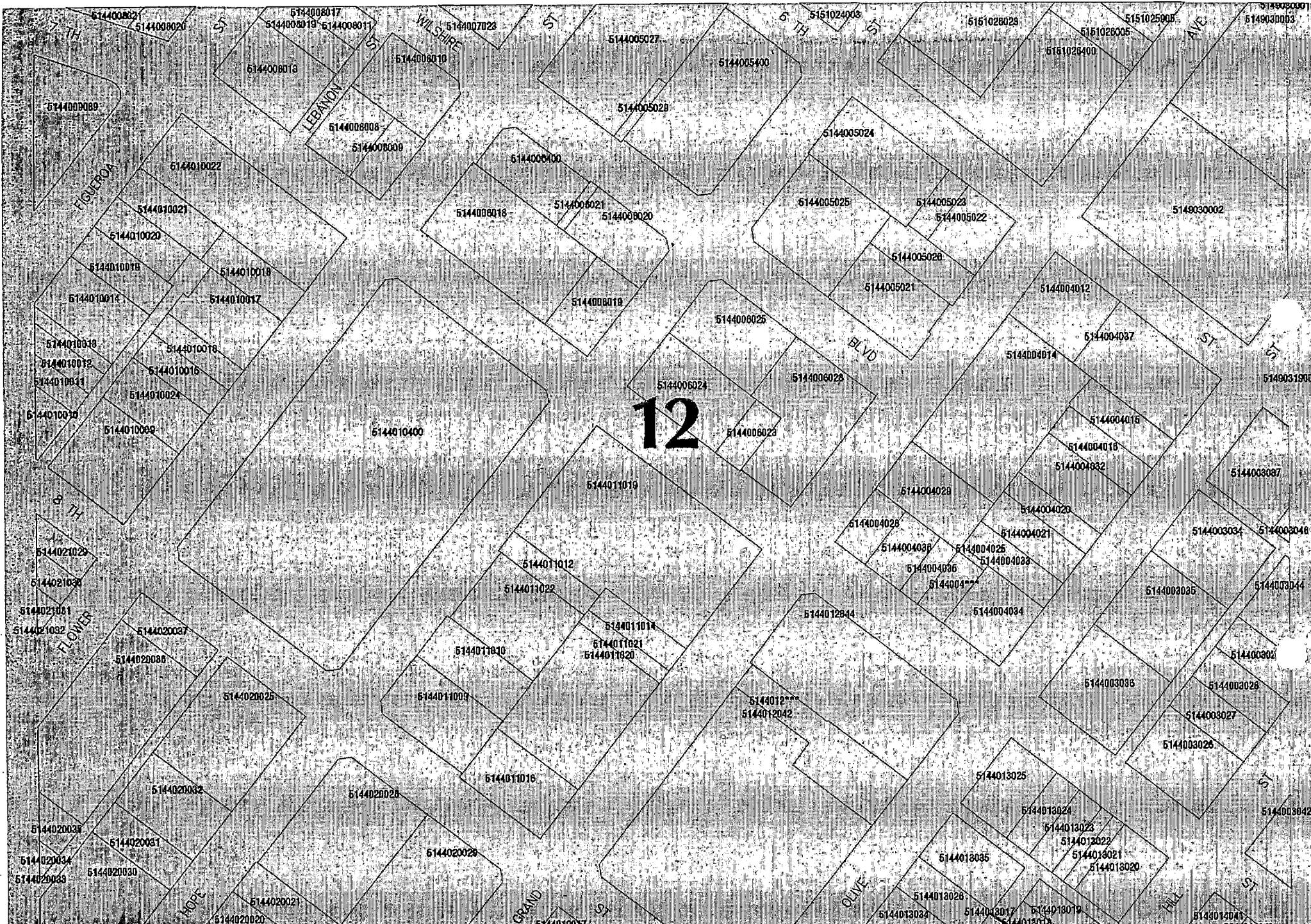


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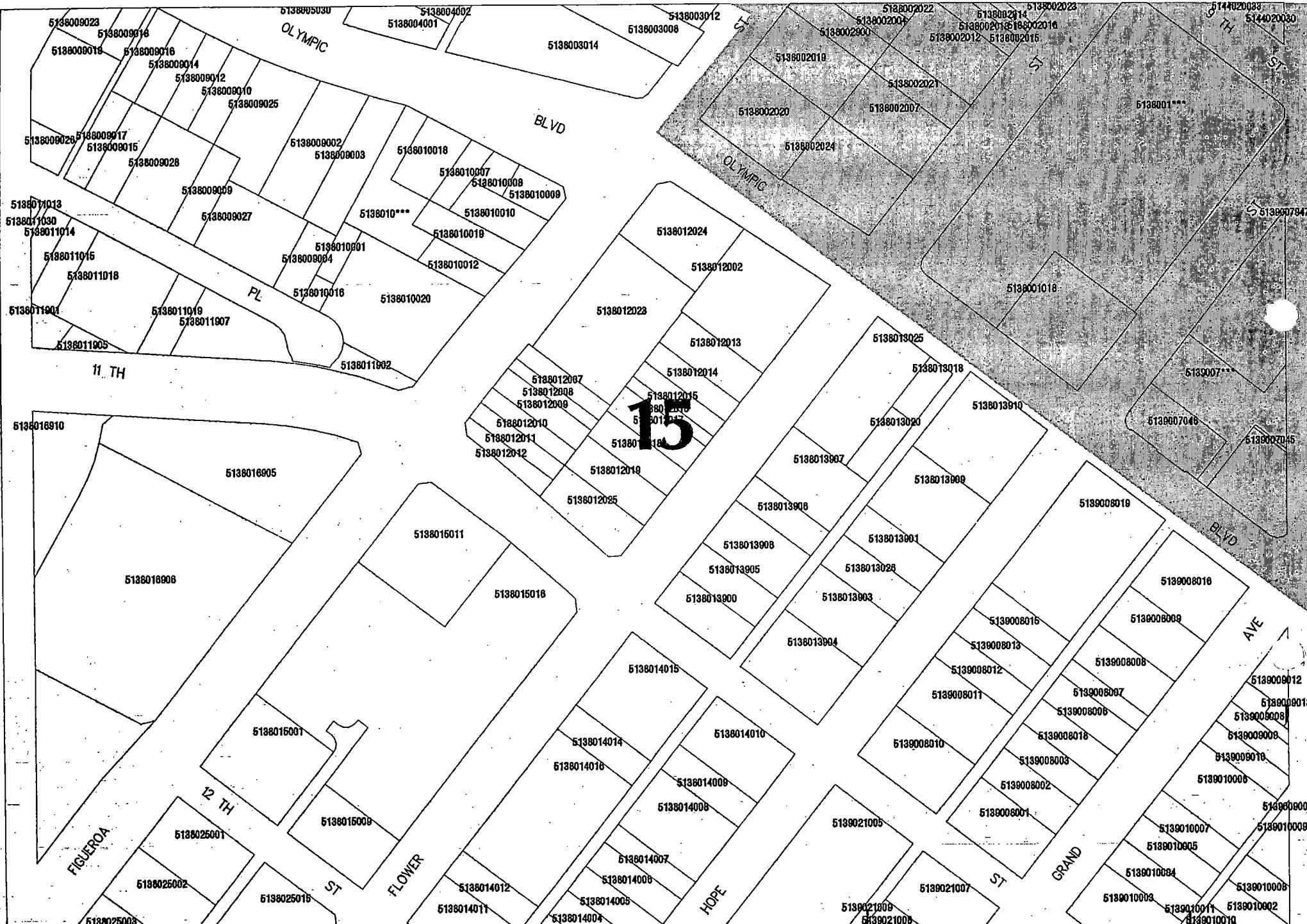




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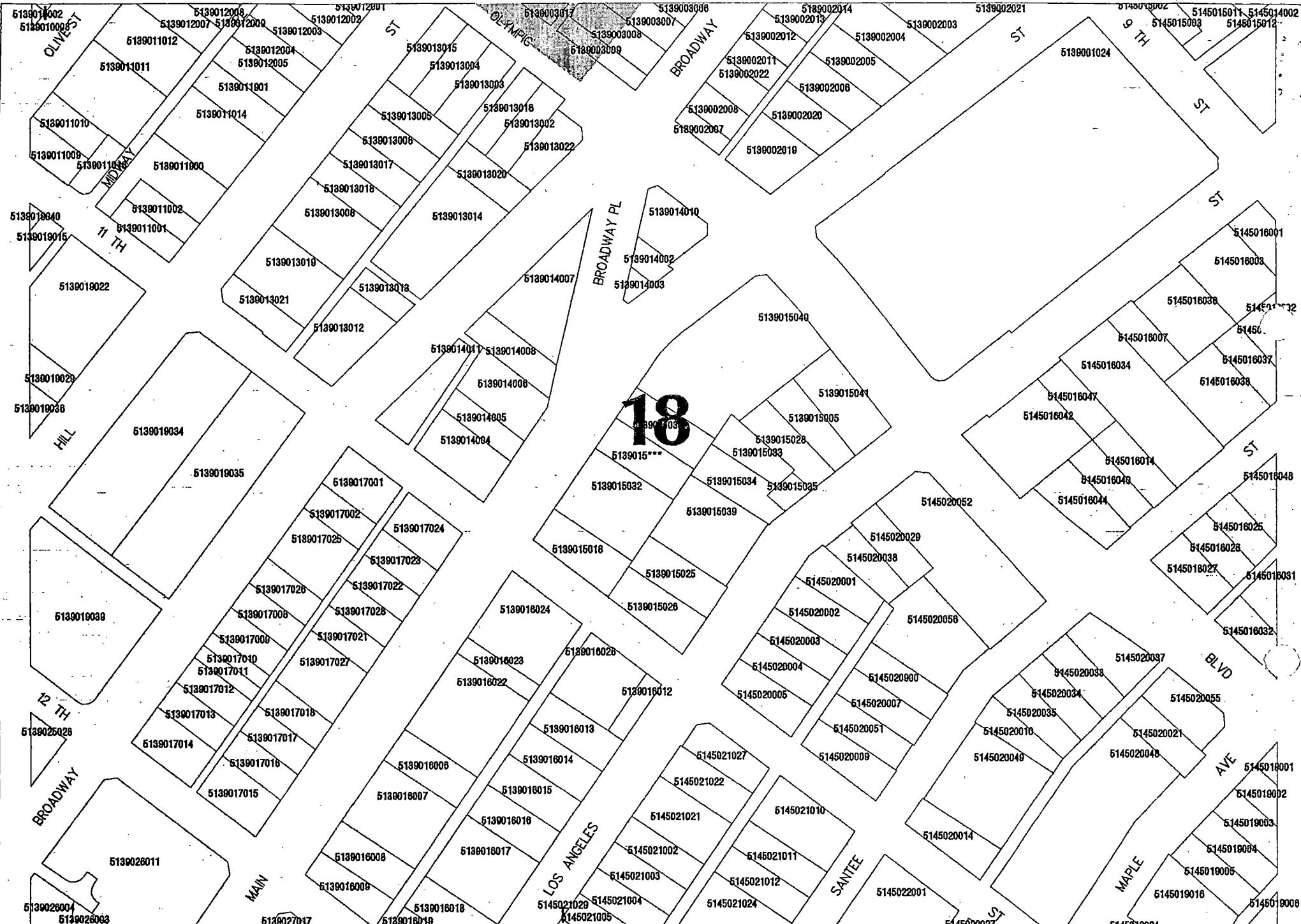
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CITY LOS ANGELES SPEAKER RD

Date

2/11/90

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

City Council

On my own

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? For proposal

Against proposal
 General comments

Name: Carol Saks

Business or Organization Affiliation: CCP

Address: 606 So Olive

Street

City

State Zip

Business phone: (213) 624-1213 Representing: _____

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: Angela Saks Phone #: _____

Client Address: _____

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

J. MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES

CALIFORNIA



96-0935

RICHARD J. RIORDAN
MAYOR

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

February 19, 1997

PLACE IN FILES

FEB 20 1997

DEPUTY

Councilmember Hernandez
Councilmember Walters
City Attorney
City Clerk, Special Assessments
cc: Executive Officer

Controller: Room 220
Accounting Division, F&A
Disbursement Division
Chief Legislative Analyst

RE: SCHEDULING A PUBLIC HEARING ON JULY 22, 1997 FOR THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held February 11, 1997, the following action was taken:

Attached report adopted.....
Attached Motion (Hernandez - Walters) adopted.....
Attached resolution adopted.....
Motion adopted to approve attached report.....
Motion adopted to approve attached communication.....
To the Mayor FORTHWITH.....
Mayor concurred.....
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.....
Attach a copy of follow-up Department Report to file.....
Agreement mentioned therein is/are No. _____
of contracts.....

J. Michael Carey

City Clerk
et

steno\960935



For Tues Feb 11, 1997

TO CIT CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#55

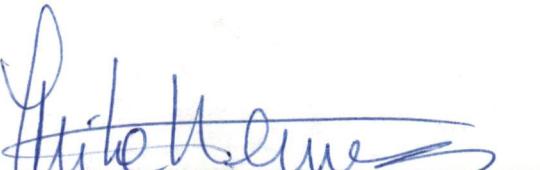
FEB 05 1997
JAN 21 1997

20
The Downtown Business Improvement District (BID) has requested that the City Council schedule a public hearing for the Downtown BID property owners on July 22, 1997. The hearing date is required for "property based" BIDs subject to Proposition 218 voting requirements. The purpose of the hearing is to allow the Downtown BID to meet deadlines for completing both the BID and the Proposition 218 process in time to form the District in August of 1997.

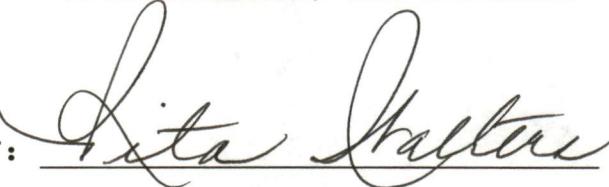
I THEREFORE MOVE that the City Council schedule a public hearing on **July 22, 1997** for the Downtown Business Improvement District, as required by the enactment of Proposition 218.

I FURTHER MOVE that the City Clerk and the City Attorney assist the Downtown BID to complete the final documents and meet the legal requirements.

PRESENTED BY:


MIKE HERNANDEZ
COUNCILMEMBER, 1ST DISTRICT

SECONDED BY:


RITA SHATTUCK

FEBRUARY 5, 1997

is:bid2181

Mo.
ADOPTED

FEB 11 1997

LOS ANGELES CITY COUNCIL

TIME: 11:36

AGENDA NO. 20 YES: 12 NO: 0 ABS: 3 02/11/77

ALARCON.....YES	ALATORRE.....YES	BERNSTON.....YES	CHICK.....YES
FEUER.....YES	GALANTER.....YES	GOLDBERG.....YES	HERNANDEZ.....YES
HOLDEN.....YES	RIDLEY-THOMAS.....YES	SVORINICH.....YES	WACHS.....YES
BRAUDE.....ABS	WALTERS.....ABS	FERRARO.....ABS	

2
CITY

LOS ANGELES SPEAKER RD

Date

2/11/97

Council File No., Agenda Item, or Case No.

20

I wish to speak before the

City Council

Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? () For proposal

() Against proposal
() General comments

Name: LEONARD SCHAPIRO

Business or Organization Affiliation:

Address:

Street

18333 North

City

Torrance

State

Zip

91356

Business phone:

609.0369

Representing:

Sey

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name:

Phone #:

Client Address:

Street

City

State

Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES

CALIFORNIA



ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

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

96-0935

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

CDS 9 & 14

PLACE IN FILES

SEP 06 1996

September 4, 1996

DEPUTY

Council Member Alatorre

Controller, Room 220

Council Member Walters

Accounting Division, F & A

City Attorney

Disbursement Division

City Clerk, Special Assessments

Chief Legislative Analyst

cc: Executive Officer

RE: PROPOSED FORMATION OF A DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held August 9, 1996, 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.....
To the Mayor for concurrence.....
To the Mayor FORTHWITH.....
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.....
Attach a copy of follow-up Department Report to file.....
Agreement mentioned therein is/are No. _____
of contracts.....

X

8-23-96

Elias Martinez
City Clerk
bs

steno\960935

JF *PC* *ab*



Mayor's Time Stamp

RECEIVED

'96 AUG 13 P4:16

DEPUTY MAYOR

City Clerk's Time Stamp

CITY CLERK

'96 AUG 13 P4:16

CITY CLERK

BY

DEPT

SUBJECT TO MAYOR'S APPROVAL

COUNCIL FILE NO. 96-0935 COUNCIL DISTRICT NOS. 9 & 14

COUNCIL APPROVAL DATE August 9, 1996

RE: PROPOSED FORMATION OF A DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

LAST DAY FOR MAYOR TO ACT AUG 23 1996
(10 Day Charter requirement as per Charter Section 354)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR OFFICE USE ONLY

APPROVED

*DISAPPROVED

*Transmit objections in writing pursuant to Charter Section 354

AUG 23 1996

DATE OF MAYOR APPROVAL OR DISAPPROVAL

MAYOR

John Adams

steno\960935
et

BY
CITY CLERK
FILED
AUG 23 1996
P4:16

AUG 27 1996

BY
CITY CLERK
FILED
AUG 23 1996
P4:16

12

BUDGET AND FINANCE COMMITTEE
Report/Communication for Signature

Council File Number 96-0935

Committee Meeting Date 5-28-96

Council Date 8-9-96

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCILMEMBER ALATORRE, Chair	✓		
COUNCILMEMBER FEUER	✓		
COUNCILMEMBER WALTERS	✓		

Remarks Approved

Konrad Carter, Legislative Assistant ♦♦♦♦ Telephone 485-4467

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
Report/Communication for Signature

Council File Number 96-0935

Committee Meeting Date 6-3

Council Date

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

Remarks concur with B+F

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

TO THE COUNCIL OF THE
CITY OF LOS ANGELES
Your

BUDGET AND FINANCE
and

COMMUNITY AND ECONOMIC DEVELOPMENT

Committees

report as follows:

Yes No
Public Comments: X

BUDGET AND FINANCE and COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEES REPORT relative to the proposed formation of a Downtown Business Improvement District (BID).

Recommendations for Council action, as initiated in Motion (Alatorre-Walters), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. INSTRUCT the City Clerk and the City Attorney to meet with Council District 14 and its business community to provide the necessary assistance to establish appropriate guidelines under which a Downtown BID would be established, and to study the formation of a Downtown BID coordinated with efforts also being undertaken in the Ninth District.
2. APPROVE the allocation of an amount not to exceed \$75,000 to be used to hire a consultant, to gather data, prepare necessary documents, attend meetings and other activities to determine feasibility and coordinate the formal adoption process needed to establish the Downtown BID; funding will come from the Business Improvement District Trust Fund.

Fiscal Impact Statement: None submitted.

Summary:

On May 17, 1996, the subject Motion was introduced in Council and referred to the Community and Economic Development Committee and the Budget and Finance Committee for consideration. The Motion states that the creation of a Downtown BID will enable the establishment and funding of programs for the promotion, marketing and enhancement of the Downtown business community. Funding will come from the Business Improvement District Trust Fund, consisting of \$600,000 set aside for Business Improvement Districts.

At its meeting of May 28, 1996, the Budget and Finance Committee approved the subject Motion (Alatorre-Walters) and the Community and Economic Development Committee concurred with the Budget and Finance Committee at its meeting of June 3, 1996.

Respectfully submitted,

BUDGET AND FINANCE COMMITTEE

KC

6/6/96

CDs 14 & 9
#960935



Report

ADOPTED

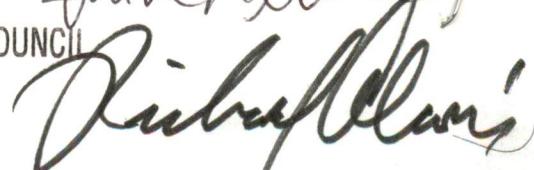
COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE

AUG 09 1996

LOS ANGELES CITY COUNCIL

Mayor With File

354

+++++
AGENDA NO. 12 YES: 11 NO: 0 ABS: 4 08/09/76
ALARCON.....YES BERNSON.....YES CHICK.....YES GOLDBERG.....YES
HERNANDEZ.....YES HOLDEN.....YES RIDLEY-THOMAS YES SVORINICH.....YES
WACHS.....YES WALTERS.....YES FERRARO.....YES ALATORRE.....ABS
BRAUDE.....ABS FEUER.....ABS GALANTER.....ABS
+++++

TIME: 11 16 23

Petitioner(s) /communicant(s) _____

Council office(s) Alatorre / Walters _____

Mayor

City Administrative Officer

City Attorney

Chief Legislative Analyst

Controller

Treasurer

CERS

Aging

Library

Airports

Personnel

Animal Regulation

Planning

Building & Safety

Police Dept. / Commission

Special Assessments

City Clerk, ~~Calendar Sec.~~

Board of Public Works

PW - Bur. of Accounting

PW - Bur. of Engineering

cc: Sheryl Moore, Work Order Sect., Stop 490

PW - Bur. of Sanitation

PW - Bur. of Street Maint.

PW - Bur. of Street Lighting

PW - Management/Employee Svcs

Community Development Dept.

Recreation & Parks

Convention Center Dept.

Telecommunications

Cultural Affairs

Transportation

Environmental Affairs

Water & Power

Ethics Commission

Dept. _____

Fire Dept. / Commission

Dept. _____

General Services

Dept. _____

Harbor

Dept. _____

ISD

reports\notif'ns

3

BUDGET & FINANCE COM. an BID ~~SEC'D~~ **DEVELOP.**

MOTION

MAY 17 1996

The Councilmember of the 14th District has proposed the formation of a Downtown Business Improvement District. (BID). On Downtown BID is being supported by the Councilmember representing the Ninth District. Many businesses in the 14th District would like to join in this effort. Many Fourteenth District Downtown businesses and industries significantly contribute to the revenue, tourist opportunities and reputation of the entire City of Los Angeles. While many of the sites and needs are in the Ninth District, the Historic Core, Jewelry District, Flower Mart, Olvera Street, Union Station and significant sectors of the fashion industry are part of the 14th District. Further, areas where homeless persons and those returning to mainstream life must be educated to re-own their communities and businesses require special consideration.

The Downtown BID will enable the establishment and funding of programs for the promotion, safety and cleanliness, the marketing, and further enhancement of the Downtown business community. A petition must be submitted of not less than 35% the property owners, by value, to be eligible to receive City funds.

Council District 14 anticipates collection of assessments to fund streetscape improvement and promotional activities recommended and endorsed in the Downtown Strategic Plan and needed to augment the city, county and state workforce consolidation plan, as well as undertaking activities to augment the sense of safety, level of cleanliness and ease of use of the Downtown area.

I THEREFORE MOVE that the City Council, subject to the approval of the Mayor, take the following actions:

1. Instruct the City Clerk and the City Attorney to meet with Council District 14 to provide the necessary assistance to establish appropriate guidelines under which a Downtown BID would be established, and to study the formation of a Downtown Business Improvement District, coordinated with efforts also being undertaken in the Ninth District.
2. Approve the allocation of an amount not to exceed \$75,000 to be used to hire a Consultant to gather data, prepare necessary documents, attend meetings and other activities to determine feasibility and coordinate the formal adoption process needed to establish the Downtown Business Improvement District; funding will come from the Business Improvement District Trust Fund.

May 17, 1996



PRESENTED BY: _____

RICHARD ALATORRE
Councilman, 14th District

SECONDED BY: 