J. MICHAEL CAREY
City Clerk

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

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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

97-1640
96-1281

CDs 9 & 14

PLACE IN FILES
NOV 24 1998
DEPUTY

November 3, 1998

PLACE IN FILES
NOV 04 1998
DEPUTY

Chief Legislative Analyst
City Administrative Officer
City Clerk, Executive Office
cc: Land Records
Community Redevelopment Agency
Councilmember Svorinich
City Attorney
Controller: Room 1200
Accounting Division, F&A
Disbursement Division

RE: COMMUNITY REDEVELOPMENT AGENCY CONTRACT FOR STARTUP COSTS FOR TWO NEW BUSINESS IMPROVEMENT DISTRICTS

At the meeting of the Council held October 30, 1998, the following action was taken:

Attached report adopted	
Attached motion ( ) adopted	
Attached resolution adopted	
Motion adopted to approve attached report	
Motion adopted to approve attached communication	X
To the Mayor FORTHWITH	
Mayor concurred	
Findings adopted	
Negative Declaration adopted	
Categorically exempt	

J. Michael Carey

City Clerk
et
steno\971640

FF

11/4/98

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COMMUNICATION

TO: **LOS ANGELES CITY COUNCIL** **File No. 96-1281**
97-1640

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

	Yes	No
Public Comments	___	XX

COMMUNICATION FROM CHAIR, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE relative to a Community Redevelopment Agency contract for startup costs for two new business improvement districts.

Recommendations for Council action:

1. AUTHORIZE the Community Redevelopment Agency (CRA) Administrator, or designee, to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed $40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District (BID) and the Los Angeles Downtown Industrial District BID, and to take such other actions as may be necessary to carry out the agreement.

2. INSTRUCT the Controller to accept loan repayment for a total not to exceed $40,000, plus interest, according to receipts which clearly identify expenditures for either the Los Angeles Industrial BID or the Toytown BID.

Fiscal Impact Statement: The City Administrative Officer (CAO) states that the recommendations involve $40,000 in Central Business district General Revenue funds and no procurement of the City General Fund is needed. If the request for funding is not approved, the CRA states that the Central City East Association will be delayed in initiating its start-up activities for the Toytown and Downtown Business Improvement Districts by three to six months.

SUMMARY:

On October 19, 1998, the Chair of the Community and Economic Development Committee considered a Community Redevelopment Agency (CRA) contract for startup costs for two new business improvement districts.

The CRA reported that the funds would be used to jumpstart their activities, so that they can begin operations prior to the first transmittal of funds that will be collected through the City. The Industrial District will utilize the funds for administrative

utilize its funds for the purchase of banners and hire maintenance crews to improve the area's appearance prior to the holiday season. The source of funds are CRA funds, they are Central Business District funds, that are programmed for activities that do not require their expenditure until the end of the fiscal year, so they are available on a short term basis.

The Chair questioned how much was going to each district. The City Clerk indicated that how to allocate repayments was a concern since the Controller would have to set up separate Trust funds for each of the two BIDs and the Downtown Industrial BID has over $1 million in revenue, whereas the Toytown BID has only $158,000 in revenue. The City Clerk representative suggested that the Chair consider accepting repayment according to receipts submitted by the Association, which clearly identify expenditures as going to either the Industrial BID or the Toytown BID. Furthermore, the total will not exceed $40,000 for receipts for either or both BIDs and interest will be charged to each agency.

The Chair of the Community and Economic Development Committee concurred with CAO recommendation as amended by the City Clerk and forwarded the matter to Council.

Respectfully submitted,

COUNCIL MEMBER MIKE HERNANDEZ, Chair
Community and Economic Development Committee

CDs 9,14

CAL
10/22/98
#961281b

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
ADOPTED

OCT 30 1998

Los Angeles City Council

File Nos. 96-1281
and 97-1640

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

reports as follows:

	Yes	No
Public Comments	XX	

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE REPORT relative to a Community Redevelopment Agency contract for startup costs for two new business improvement districts.

Recommendations for Council action:

AUTHORIZE the Community Redevelopment Agency Administrator, or designee, to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed $40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District and the Los Angeles Downtown Industrial District, and to take such other actions as may be necessary to carry out the agreement.

Fiscal Impact Statement: The CLA reports that these recommendations involve $40,000 in Central Business District General Revenue funds and no procurement of the City General Fund is needed. If the request for funding is not approved, the Community Redevelopment Agency states that the Central City East Association will be delayed in initiating its start-up activities for the Toytown and Downtown Business Improvement Districts by three to six months.

Summary:

The Community Redevelopment Agency (CRA) has requested approval to negotiate and execute an agreement with the Central City East Association (CCEA) to provide for start-up administrative activities associated with the implementation of two newly-established Business Improvement Districts (BID), Toytown and Los Angeles Downtown Industrial District (LADID). In conjunction with the proposed agreement, CRA requested authority to provide a loan not to exceed $40,000 to finance the start-up activities to establish the BIDs. The loan is proposed to be funded using Central Business District General Revenue. CRA states that the loan is to be repaid by April 1999 at an interest rate of three percent. The Agency indicates that the funds were budgeted in its Fiscal Year (FY) 1999 Budget.

The Chief Legislative Analyst has reviewed the Agency action. In recommending its approval, the CLA reports that the proposed loan is consistent with the City's BID Policies and Implementation Guidelines, which state that the City may advance funds for the first quarter of a new district so that the district can commence work prior to the collection of the assessments. The funds advanced will not exceed one quarter of the total assessment. The advanced funds will then be deducted from the first year's disbursement (C.F. 97-1926-S1).

As background, the CLA notes that, on August 5, 1998, Council adopted ordinances establishing the Toytown and LADID BIDs (C.F. 96-1281 and C.F. 97-1640). The LADID BID encompasses eight blocks within the boundaries of Third, Seventh, Alameda and San Pedro Streets and the Toytown BID includes the area within Third, Fifth, San Pedro and Los Angeles Streets. The Toytown BID will be operational for three years from January 1999 through December 2001, while the LADID BID will be in operation for five years from January 1999 through December 2003. After the BIDs terminate, the petition process must be repeated for the BIDs to continue.

CRA is requesting to provide the subject loan not to exceed $40,000 to begin activities relevant to the establishment of the BIDs. The improvements and activities planned include image enhancement programs aimed to attract clients to the BID areas, enabling them to compete with other vendors in the Los Angeles region. CCEA proposes to begin planning work on the program phase of the project which will include start-up maintenance, provision for supplies, preparation for special holiday events and decorations and placement of banners. The subject loan is to be repaid by CCEA upon collection of the disbursement of funds during the first six months of the BIDs' operation. The disbursement is estimated to be $468,000 for both the Toytown and the Los Angeles Downtown Industrial BIDs. CRA states that in the event that the loan is not repaid within six months of the lending date, the interest rate will be increased to six percent until the loan is repaid.

In October 1997, Council approved the selection of the CCEA to conduct preliminary BID activities to establish the LADID. In accordance with these activities, CCEA was responsible for generating community support for the BID, assisting in the creation of a BID management plan and conducting preliminary BID advisory board selection. Previous loans made to CCEA in conjunction with BID activities have been successfully repaid.

Respectfully submitted,

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

WJS
10/20/98
CDS 9 and 14
#961281

OCT 30 1998 - Received + Filed

- 2 - See LED Commun. ADOPTED

J. MICHAEL CAREY
City Clerk

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

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
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4

96-1281
CDs 9 & 14

November 13, 1998

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE

In accordance with Council Rules, communication from the Community Redevelopment Agency relative to six month Short Term Loan Agreement with the Historic Core Business Improvement District to fund start-up administrative costs of the Business Improvement District Central Business District Redevelopment Project, was referred on November 13, 1998, to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE and HOUSING & COMMUNITY REDEVELOPMENT COMMITTEE.

J. Michael Carey
City Clerk
amm

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Community Redevelopment Agency

of the City
of Los Angeles

Pico Union Project Office
1316 South Union Avenue
Los Angeles
California 90015

213 385 6421

Fax
Number 213 386 0491

An Affirmative Action
Equal Opportunity
Employer

96-1281

Date NOV 9 1998

File Code 2604

Council File No.: _____
Council District: 9 & 14
Contact Person: Donald R. Spivack
213/977-1682

Honorable Council of The City of Los Angeles
Room 615, City Hall

CRA
LA

COUNCIL TRANSMITTAL

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on November 5, 1998 for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

SIX MONTH SHORT TERM LOAN AGREEMENT WITH THE HISTORIC CORE BUSINESS IMPROVEMENT DISTRICT TO FUND START-UP ADMINISTRATIVE COSTS OF THE BUSINESS IMPROVEMENT DISTRICT CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT (COUNCIL DISTRICT 9 & 14).

RECOMMENDATION

That the City Council approve recommendation No. 1 on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

This action implements a project previously evaluated and processed according to CEQA.

COMMUNITY DEV
DEVELOP

NOV 1[illegible] 1998

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CITY CLERK'S OFFICE
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BY CITY CLERK
DEPUTY

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund as a result of the recommended action.

John E. Molloy, Administrator

CRA
LA

C: Bill Speedie, Office of the City Clerk (Original & 10 Copies)
Terry Sauer, Office of the CAO
Paul Smith, Office of the CLA
Jennifer Pogue, Office of the CLA
Kelly Martin, Office of the Mayor
James Santa Maria, CD 15

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

M E M O R A N D U M

3

CB 9990

DATE: NOVEMBER 5, 1998

TO: AGENCY COMMISSIONERS

FROM JOHN E. MOLLOY, ADMINISTRATOR

SUBJECT: SIX MONTH SHORT TERM LOAN AGREEMENT WITH THE HISTORIC CORE BUSINESS IMPROVEMENT DISTRICT TO FUND START-UP ADMINISTRATIVE COSTS OF THE BUSINESS IMPROVEMENT DISTRICT
CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT
(COUNCIL DISTRICTS 9 & 14)

RECOMMENDATION

That the Agency, subject to City Council review and approval, authorize the Administrator or designee to negotiate and execute an agreement with the Historic Core Business Improvement District for a total amount not to exceed $30,000 for a period of six months to fund start-up costs for the Historic Core Business Improvement District, and to take such other actions as may be necessary to carry out the agreement.

RE

Initial Action

SOURCE OF FUNDS

Central Business District General Revenue

ENVIRONMENTAL REVIEW

The proposed action does not constitute a "project" as defined by the California Environmental Quality Act ("CEQA").

SUMMARY

On August 5, 1998, the City Council approved the formation of the Historic Core Business Improvement District (BID) which encompasses approximately a 12 block area of the Historic Core District of Downtown Los Angeles. The BID area includes portions of South Spring and South Main Streets between Fourth and Seventh Streets and South Broadway between Fourth and Ninth Streets. Many buildings within this area are on the National Register of Historic Places. The newly formed BID, obtained the support of over 50%, of the property owners to be assessed.

The BID will provide an array of services and programs including public safety and maintenance, marketing and economic development, community service coordination, and special projects tailored to the needs of this community. The BID will become operational on January 1, 1999, and operate for an initial period of five years.

The BID will be funded by assessments levied upon real property within the BID area that benefits from BID services.

During the period following City Council approval and through the first three months of operation, the $30,000 CRA loan will enable the newly formed BID to "jump start" its activities and have sufficient funds for administrative costs during this period. CRA loan funds will be restricted to the BID's administrative activities including salaries, office rent, stationery, general supplies, computer hardware, uniforms, etc.

The Historic Core Business Improvement District, as acting agent for the BID will be the borrower. Proposed terms of the recommended six month loan include a maximum loan amount of $30,000 bearing zero interest. If the loan is not repaid by the end of the six month period, interest will accrue at a rate of 3% interest until the loan is repaid. Repayment is expected to be made from the first payment received from BID assessment collections. The Agency is expected to be repaid directly from the Office of the City Clerk.

PUBLIC BENEFIT

The recommended action will allow the newly formed BID to utilize the period between City Council approval and effective start dates to organize its administrative offices and initiate its program activities with minimum time delay prior to the start of the holiday shopping season. This will maximize the beneficial impact of the BID by advancing start-up activities three to six months.

PROGRAM AND BUDGET IMPACT

Funds for this activity are carried in the Approved FY99 Agency Budget and Work Program under Objective CB9990 (Program General).

BACKGROUND

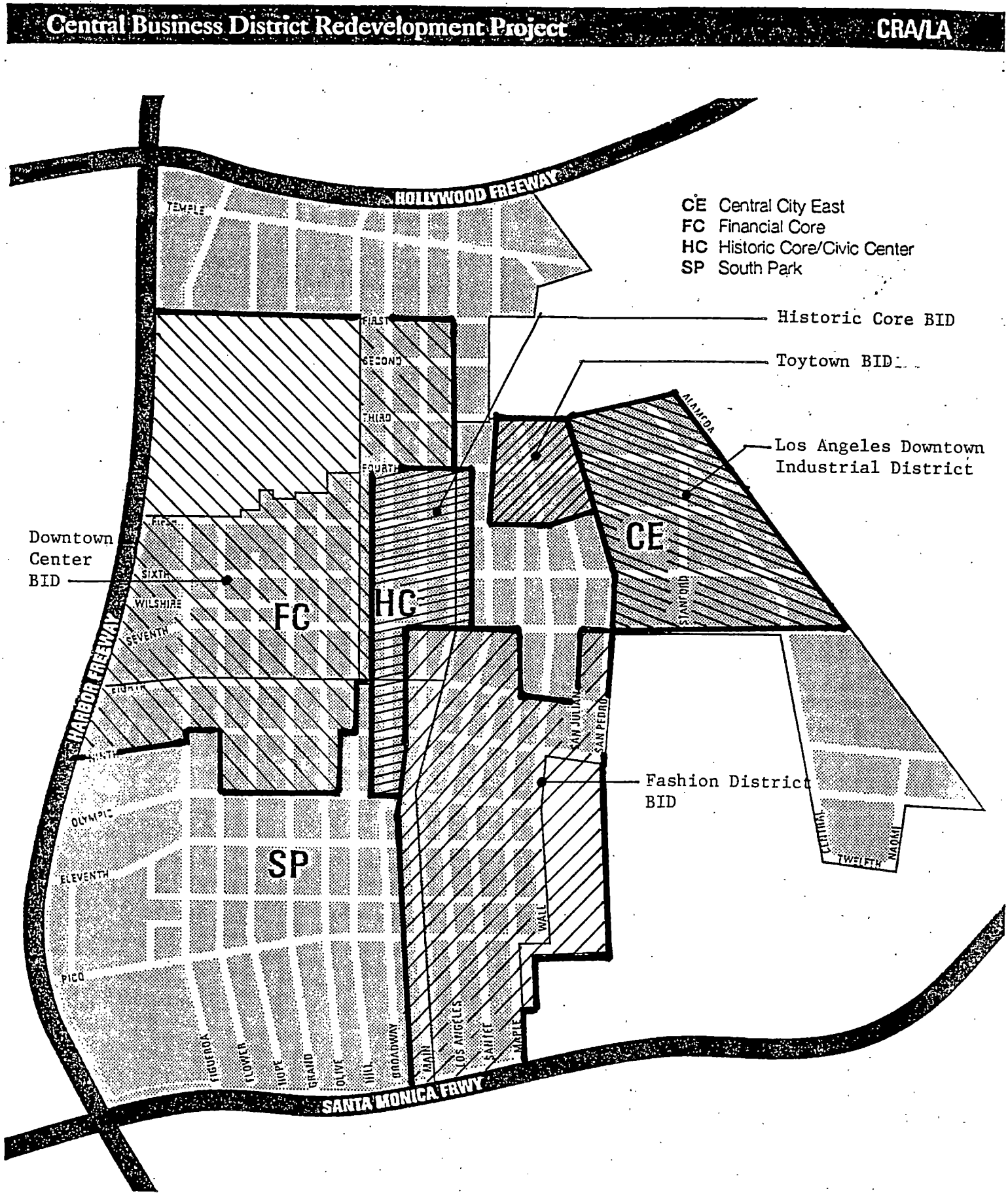
Recognizing BID formations as effective mechanisms to address and solve problems affecting business vitality, the City Council has approved various BIDs throughout targeted areas of the City and has provided funding for initial activities, when available. Business Improvement Districts were authorized in 1995 by California State Law, which allows for an assessment on commercial property with proceeds used to finance a variety of services. Formation of a BID requires property owner petition support of 50% plus one dollar of the total assessments in a district.

On August 5, 1998, the City Council approved the formation of the Downtown Center BID. On August 7, 1997, the Agency approved a similar loan agreement in the amount of $350,000 with the Central City Association for start-up of the Downtown Center Los Angeles Business Improvement District. That loan was re-paid on March 25, 1998.

John E. Molloy
Administrator

There is no conflict of interest known to me which exists with regard to any Agency officer or employee concerning this action.

EXHIBIT 1


Central Business District Redevelopment Project
CRA/LA
HOLLYWOOD FREEWAY
TEMPLE
FIRST
SECOND
THIRD
FOURTH
ALAMEDA
CE Central City East
FC Financial Core
HC Historic Core/Civic Center
SP South Park
Historic Core BID
Toytown BID
Los Angeles Downtown Industrial District
Downtown Center BID
SIXTH
WILSHIRE
SEVENTH
EIGHTH
HARBOR FREEWAY
FC
HC
CE
SAN JULIAN
SAN PEDRO
Fashion District BID
OLYMPIC
ELEVENTH
PICO
SP
FIGUEROA
FLOWER
HOPE
GRAND
OLIVE
HILL
BROADWAY
MAIN
LOS ANGELES
SANTEE
MAPLE
WALL
SANTA MONICA FRWY
TWELFTH

J. MICHAEL CAREY
City Clerk

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

CITY OF LOS ANGEL
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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97-1640
96-1281

CDs 9 & 14

November 3, 1998

Chief Legislative Analyst
City Administrative Officer
City Clerk, Executive Office
cc: Land Records
Community Redevelopment Agency
Councilmember Svorinich
City Attorney
Controller: Room 1200
Accounting Division, F&A
Disbursement Division

PLACE IN FILES
NOV 04 1998
DEPUTY

RE: COMMUNITY REDEVELOPMENT AGENCY CONTRACT FOR STARTUP COSTS FOR TWO NEW BUSINESS IMPROVEMENT DISTRICTS

At the meeting of the Council held October 30, 1998, the following action was taken:

Attached report adopted	
Attached motion ( ) adopted	
Attached resolution adopted	
Motion adopted to approve attached report	X
Motion adopted to approve attached communication	
To the Mayor FORTHWITH	
Mayor concurred	
Findings adopted	
Negative Declaration adopted	
Categorically exempt	

J. Michael Carey

City Clerk
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steno\971640

FF

11/4/98

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COMMUNICATION

TO: **LOS ANGELES CITY COUNCIL** **File No. 96-1281**
97-1640

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

	Yes	No
Public Comments	___	XX

COMMUNICATION FROM CHAIR, COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE relative to a Community Redevelopment Agency contract for startup costs for two new business improvement districts.

Recommendations for Council action:

1. AUTHORIZE the Community Redevelopment Agency (CRA) Administrator, or designee, to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed $40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District (BID) and the Los Angeles Downtown Industrial District BID, and to take such other actions as may be necessary to carry out the agreement.

2. INSTRUCT the Controller to accept loan repayment for a total not to exceed $40,000, plus interest, according to receipts which clearly identify expenditures for either the Los Angeles Industrial BID or the Toytown BID.

Fiscal Impact Statement: The City Administrative Officer (CAO) states that the recommendations involve $40,000 in Central Business district General Revenue funds and no procurement of the City General Fund is needed. If the request for funding is not approved, the CRA states that the Central City East Association will be delayed in initiating its start-up activities for the Toytown and Downtown Business Improvement Districts by three to six months.

SUMMARY:

On October 19, 1998, the Chair of the Community and Economic Development Committee considered a Community Redevelopment Agency (CRA) contract for startup costs for two new business improvement districts.

The CRA reported that the funds would be used to jumpstart their activities, so that they can begin operations prior to the first transmittal of funds that will be collected through the City. The Industrial District will utilize the funds for administrative

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The Chair questioned how much was going to each district. The City Clerk indicated that how to allocate repayments was a concern since the Controller would have to set up separate Trust funds for each of the two BIDs and the Downtown Industrial BID has over $1 million in revenue, whereas the Toytown BID has only $158,000 in revenue. The City Clerk representative suggested that the Chair consider accepting repayment according to receipts submitted by the Association, which clearly identify expenditures as going to either the Industrial BID or the Toytown BID. Furthermore, the total will not exceed $40,000 for receipts for either or both BIDs and interest will be charged to each agency.

The Chair of the Community and Economic Development Committee concurred with CAO recommendation as amended by the City Clerk and forwarded the matter to Council.

Respectfully submitted,

COUNCIL MEMBER MIKE HERNANDEZ, Chair
Community and Economic Development Committee

CDs 9,14

CAL
10/22/98
#961281b

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
ADOPTED

OCT 30 1998

Los Angeles City Council

File Nos. 96-1281
and 97-1640

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

reports as follows:

	Yes	No
Public Comments	XX	

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE REPORT relative to a Community Redevelopment Agency contract for startup costs for two new business improvement districts.

Recommendations for Council action:

AUTHORIZE the Community Redevelopment Agency Administrator, or designee, to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed $40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District and the Los Angeles Downtown Industrial District, and to take such other actions as may be necessary to carry out the agreement.

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Summary:

The Community Redevelopment Agency (CRA) has requested approval to negotiate and execute an agreement with the Central City East Association (CCEA) to provide for start-up administrative activities associated with the implementation of two newly-established Business Improvement Districts (BID), Toytown and Los Angeles Downtown Industrial District (LADID). In conjunction with the proposed agreement, CRA requested authority to provide a loan not to exceed $40,000 to finance the start-up activities to establish the BIDs. The loan is proposed to be funded using Central Business District General Revenue. CRA states that the loan is to be repaid by April 1999 at an interest rate of three percent. The Agency indicates that the funds were budgeted in its Fiscal Year (FY) 1999 Budget.

The Chief Legislative Analyst has reviewed the Agency action. In recommending its approval, the CLA reports that the proposed loan is consistent with the City's BID Policies and Implementation Guidelines, which state that the City may advance funds for the first quarter of a new district so that the district can commence work prior to the collection of the assessments. The funds advanced will not exceed one quarter of the total assessment. The advanced funds will then be deducted from the first year's disbursement (C.F. 97-1926-S1).

As background, the CLA notes that, on August 5, 1998, Council adopted ordinances establishing the Toytown and LADID BIDs (C.F. 96-1281 and C.F. 97-1640). The LADID BID encompasses eight blocks within the boundaries of Third, Seventh, Alameda and San Pedro Streets and the Toytown BID includes the area within Third, Fifth, San Pedro and Los Angeles Streets. The Toytown BID will be operational for three years from January 1999 through December 2001, while the LADID BID will be in operation for five years from January 1999 through December 2003. After the BIDs terminate, the petition process must be repeated for the BIDs to continue.

CRA is requesting to provide the subject loan not to exceed $40,000 to begin activities relevant to the establishment of the BIDs. The improvements and activities planned include image enhancement programs aimed to attract clients to the BID areas, enabling them to compete with other vendors in the Los Angeles region. CCEA proposes to begin planning work on the program phase of the project which will include start-up maintenance, provision for supplies, preparation for special holiday events and decorations and placement of banners. The subject loan is to be repaid by CCEA upon collection of the disbursement of funds during the first six months of the BIDs' operation. The disbursement is estimated to be $468,000 for both the Toytown and the Los Angeles Downtown Industrial BIDs. CRA states that in the event that the loan is not repaid within six months of the lending date, the interest rate will be increased to six percent until the loan is repaid.

In October 1997, Council approved the selection of the CCEA to conduct preliminary BID activities to establish the LADID. In accordance with these activities, CCEA was responsible for generating community support for the BID, assisting in the creation of a BID management plan and conducting preliminary BID advisory board selection. Previous loans made to CCEA in conjunction with BID activities have been successfully repaid.

Respectfully submitted,

HOUSING AND COMMUNITY REDEVELOPMENT COMMITTEE

WJS
10/20/98
CDS 9 and 14
#961281

OCT 30 1998 - Received + Filed

- 2 - See LED Commun. ADOPTED

J. MICHAEL CAREY
City Clerk

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RICHARD J. RIORDAN
MAYOR

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General Information - (213) 485-5705

CFs 96-1281
and 97-1640

October 14, 1998

Councilmember Mike Hernandez
Chair, Community and Economic
Development Committee

Dear Councilmember Hernandez:

At its meeting of this date, the Housing and Community Redevelopment Committee voted in support of the recommendations of the City Administrative Officer on a proposed agreement between the Community Redevelopment Agency and the Central City East Association, under which the Agency would loan $40,000 to the Association for start-up administrative activities relating to the implementation of two new Business Improvement Districts (BIDs) in the area. These are the Toytown BID and the Los Angeles Downtown Industrial District.

As this matter was also referred to the Community and Economic Development Committee, the Council files are being forwarded for your consideration.

Very truly yours,

William J. Speedie
Legislative Assistant
Housing and Community Redevelopment Committee

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C/14 H&CR

REPORT FROM

CITY ADMINISTRATIVE OFFICER

TO	DATE	CAO FILE No.
The Council	10-14-98	0220-00792-0014

REFERENCE	COUNCIL FILE No.
Community Redevelopment Agency Transmittal dated September 18, 1998	97-1640 96-1281

SUBJECT	COUNCIL DISTRICT
Agreement with the Central City East Association for the Toytown Business Improvement District and the Los Angeles Downtown Industrial District	9, 14

SUMMARY

The Community Redevelopment Agency (CRA) requests approval to negotiate and execute an agreement with the Central City East Association (CCEA) to provide for start-up administrative activities associated with the implementation of two newly-established Business Improvement Districts (BID), Toytown and Los Angeles Downtown Industrial District (LADID). In conjunction with the proposed agreement, CRA requests authority to provide a loan not to exceed $40,000 to finance the start-up activities to establish the BIDs. The loan is proposed to be funded using Central Business District General Revenue. CRA states that the loan is to be repaid by April 1999 at an interest rate of three percent. The Agency indicates that the funds were budgeted in its Fiscal Year (FY) 1999 Budget.

The proposed loan is consistent with the City's BID Policies and Implementation Guidelines which state that the City may advance funds for the first quarter of a new district so that the district can commence work prior to the collection of the assessments. The funds advanced will not exceed one quarter of the total assessment. The advanced funds will then be deducted from the first year's disbursement (C.F. 97-1926-S1).

BACKGROUND

On August 5, 1998, Council adopted ordinances establishing the Toytown and LADID BIDs (C.F. 96-1281 and C.F. 97-1640). The LADID BID encompasses eight blocks within the boundaries of Third, Seventh, Alameda and San Pedro Streets and the Toytown BID includes the area within Third, Fifth, San Pedro and Los Angeles Streets. The Toytown BID will be operational for three years from January 1999 through December 2001, while the LADID BID will be in operation for five years from January 1999 through December 2003. After the BIDs terminate, the petition process must be repeated for the BIDs to continue.

(Summary continued)

K. Connelly for

CITY ADMINISTRATIVE OFFICER

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CRA is requesting to provide the subject loan not to exceed $40,000 to begin activities relevant to the establishment of the BIDs. The improvements and activities planned include image enhancement programs aimed to attract clients to the BID areas, enabling them to compete with other vendors in the Los Angeles region. CCEA proposes to begin planning work on the program phase of the project which will include start-up maintenance, provision for supplies, preparation for special holiday events and decorations and placement of banners. The subject loan is to be repaid by CCEA upon collection of the disbursement of funds during the first six months of the BIDs' operation. The disbursement is estimated to be $468,000 for both the Toytown and the Los Angeles Downtown Industrial BIDs. CRA states that in the event that the loan is not repaid within six months of the lending date, the interest rate will be increased to six percent until the loan is repaid.

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RECOMMENDATION

That the Council authorize the Community Redevelopment Agency Administrator, or designee, to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed $40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District and the Los Angeles Downtown Industrial District, and to take such other actions as may be necessary to carry out the agreement.

FISCAL IMPACT STATEMENT

The recommendations involve $40,000 in Central Business District General Revenue funds and no procurement of the City General Fund is needed. If the request for funding is not approved, the Community Redevelopment Agency states that the Central City East Association will be delayed in initiating its start-up activities for the Toytown and Downtown Business Improvement Districts by three to six months.

KDU:dr

32868d03

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THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

M E M O R A N D U M

4

CB9990

REVISED: This item is subject to City Council review and approval.
p. 2: Chart- Feb.99 Industrial District amount should be $100,500.

DATE: SEPTEMBER 17, 1998

TO: AGENCY COMMISSIONERS

FROM: JOHN E. MOLLOY, ADMINISTRATOR

SUBJECT: SIX MONTH SHORT TERM LOAN AGREEMENT WITH THE CENTRAL CITY EAST ASSOCIATION FOR START-UP COSTS FOR THE TOYTOWN BUSINESS IMPROVEMENT DISTRICT AND THE LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT
(COUNCIL DISTRICTS 9 AND 14)

RECOMMENDATION

That the Agency authorize the Administrator or designee to negotiate and execute an agreement with the Central City East Association for a total loan amount not to exceed $40,000 for a period of six months to provide for start-up administrative and program costs for two newly formed business improvement districts, the Toytown Business Improvement District and the Los Angeles Downtown Industrial District, and to take such other actions as may be necessary to carry out the agreement.

RE

Initial Action

SOURCE OF FUNDS

Central Business District General Revenue

ENVIRONMENTAL REVIEW

The proposed action does not constitute a "project" as defined by the California Environmental Quality Act ("CEQA").

SUMMARY

On August 5, 1998, the City Council approved the formation of two business improvement districts (BIDs), the Toytown Business

the like. In the Toytown BID the funds will be used to purchase banners and hire maintenance crews for the holiday season.

Proposed terms of the recommended six month loan include a maximum loan amount of $40,000 bearing 3% interest. If the loan is not repaid by the end of the six month period, interest will accrue at a rate of 6% interest until the loan is repaid. Repayment is to be made from the first payment received from assessment collections for each of the BIDs, and is to be made directly by the Offices of the City Clerk and City Controller to the Agency. The Central City East Association, as acting agent for the BIDs, will be the borrower. There will be no disruption of FY99 CBD program activities since funds were reserved for this purpose in the FY99 Budget.

PUBLIC BENEFIT

The recommended action will allow the newly formed BIDs to utilize the period between City Council approval and effective start dates to organize their administrative offices and to initiate program activities with minimum time delay. This will maximize the beneficial impact of the BIDs by advancing start-up activities by three to six months.

PROGRAM AND BUDGET IMPACT

Funds for this activity are carried in the Approved FY99 Agency Budget and Work Program under Objective CB9990 (Program General).

BACKGROUND

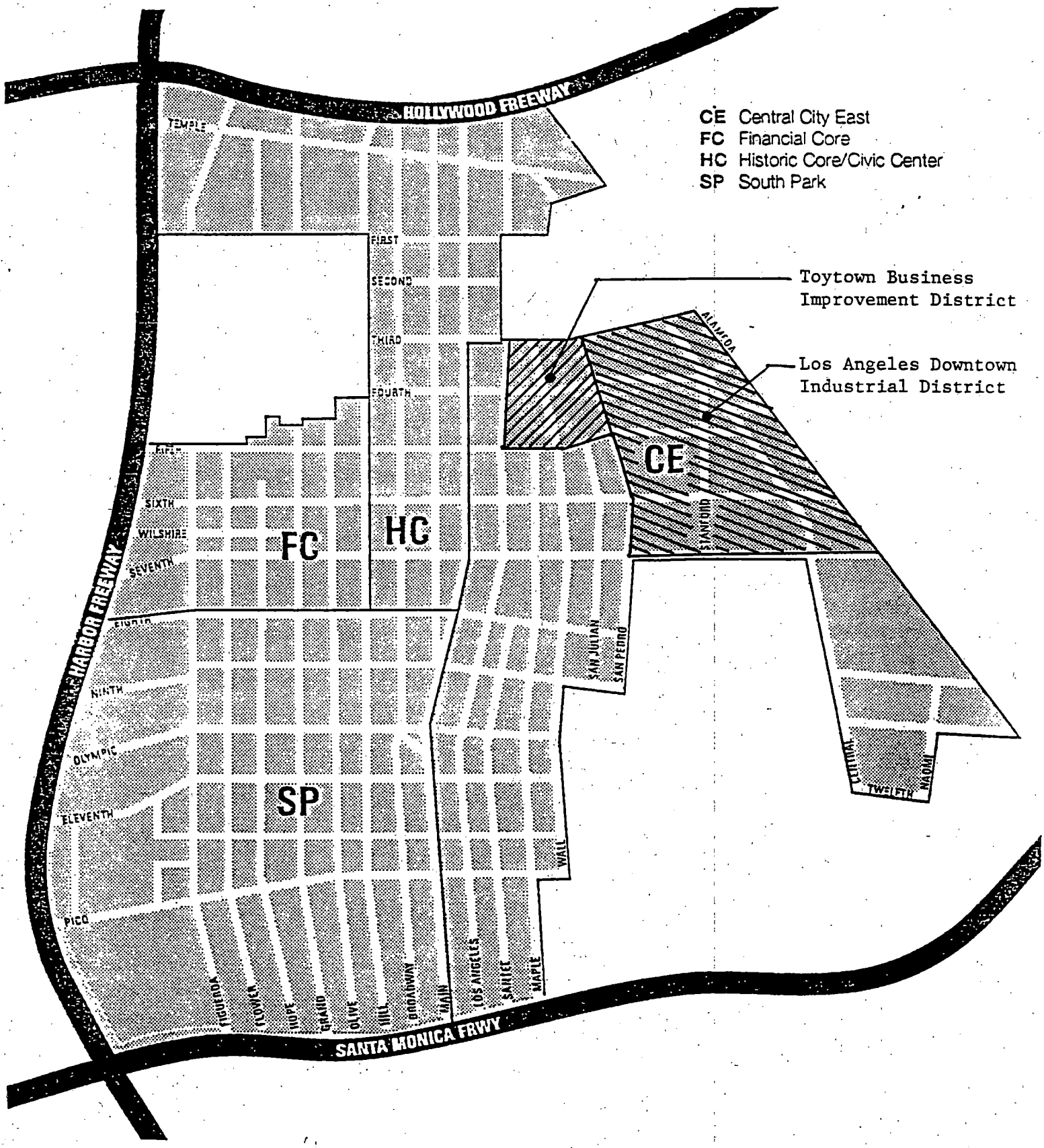
Recognizing BID formations as effective mechanisms to address and solve problems affecting business vitality, the City Council has approved various BIDs throughout targeted areas of the City and has provided funding for initial activities, when available. Business Improvement Districts were authorized in 1995 by California state law, which allows for an assessment on commercial property with proceeds used to finance a variety of services. Formation of a BID requires property owner petition support totalling in value 50% plus one dollar of the total assessments in a district.

The Central City East Association was selected by City Council on October 20, 1997 to form the Toytown and Industrial District BIDs, and on August 5, 1998, approved the ordinances through

EXHIBIT 1

Central Business District Redevelopment Project

CRA/LA



Community Redevelopment Agency

of the City
of Los Angeles

354 South Spring Street
Suite 800
Los Angeles
California 90013-1258

213 977 1600

Fax
Number 213 977 1665

An Affirmative Action
Equal Opportunity
Employer

Date SEP 16 1998

File Code 2568

Council File No. _____
Council District: 9, 14
Contact Person: Don Spivack
(213) 977-1682

Honorable Council of the City of Los Angeles
Room 615, City Hall East

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on September 17, 1998, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

AUTHORIZATION TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE CENTRAL CITY EAST ASSOCIATION FOR A TOTAL LOAN AMOUNT NOT TO EXCEED $40,000 FOR A PERIOD OF SIX MONTHS TO PROVIDE FOR START-UP ADMINISTRATIVE AND PROGRAM COSTS FOR TWO NEWLY FORMED BUSINESS IMPROVEMENT DISTRICTS, THE TOYTOWN BUSINESS IMPROVEMENT DISTRICT AND THE LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT, AND TO TAKE SUCH OTHER ACTIONS AS MAY BE NECESSARY TO CARRY OUT THE AGREEMENT

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT

RECOMMENDATION

That the City Council approve the Agency action on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

The recommended action does not constitute a "project" as defined by the California Environmental Quality Act ("CEQA").

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.

John E. Molloy, Administrator

cc: Bill Speedie, Office of the City Clerk (Original & 10 Copies)
Karen Kalfayan, Office of the CAO
Paul Smith, Office of the CLA
Jennifer Pogue, Office of the CLA
Kelly Martin, Office of the Mayor
James Santa Maria, CD15
Councilmember Rita Walters (CD9)
Councilmember Richard Alatorre (CD14)
Richard Dickinson, CAO

Christine Essel, Chair

Peggy Moore, Vice-Chair
Armando Vergara, Sr., Treasurer
Juanita G. Chavez
Dr. Keith S. Richman
Clinton F. Rosemond
Christine M. Robert

John E. Molloy
Administrator

bcc: John E. Molloy
Don Spivack
Ras Mallari
Susan Totaro (2)
Dov Lesel
Bert Redulfin (City Controller)
Len Betz
Records

LA

J. MICHAEL CAREY
City Clerk

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

CITY OF LOS ANGELES
CALIFORNIA

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

96-1281

CDs 9 & 14

August 18, 1998

City Clerk
Attn: Mike Vitkievicz
cc: Front Counter
Executive Office
Land Records Division
City Administrative Officer
Chief Legislative Analyst
City Attorney
Council Member Walters
Council Member Alatorre

PLACE IN FILES
AUG 25 1998
DEPUTY

RE: ESTABLISHING THE DOWNTOWN INDUSTRIAL BID AND CONFIRMING THE ASSESSMENTS TO BE LEVIED UPON PROPERTIES WITHIN THE DISTRICT

At the meeting of the Council held August 5, 1998, 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	172155
Publication date	8-20-98
Effective date	9-20-98
Mayor vetoed	
Mayor approved	8-13-98
Mayor failed to act - deemed approved	
Findings adopted	

J. Michael Carey
City Clerk
bs

CAJ 8/24/98

steno\961281

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Mayor's Time Stamp

RECEIVED
'98 AUG -6 P12:58
DEPUTY MAYOR

TIME LIMIT FILES
ORDINANCES

FORTHWITH

City Clerk's Time Stamp

RECEIVED
CITY CLERK'S OFFICE
98 AUG -6 PM 12:52
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 96-1281 COUNCIL DISTRICTS 9 & 14

COUNCIL APPROVAL DATE August 5, 1998 LAST DAY FOR MAYOR TO ACT AUG 17 1998

ORDINANCE TYPE: ___ Ord of Intent ___ Zoning ___ Personnel X General

___ Improvement ____ LAMC ____ LAAC __ CU or Var Appeals - CPC No _____

SUBJECT MATTER: Establishing the Downtown Industrial BID and confirming the assessments to be levied upon properties within the District.

RECOMMENDATIONS:	**APPROVED**	**DISAPPROVED**
PLANNING COMMISSION	____	____
DIRECTOR OF PLANNING	____	____
CITY ATTORNEY	X	____
CITY ADMINISTRATIVE OFFICER	____	____
CITY CLERK	X	____
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE	X	____

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: AUG 13 1998
*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 29

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

DATE RECEIVED FROM MAYOR AUG 14 1998 ORDINANCE NO. 172155

DATE PUBLISHED AUG 20 1998 DATE POSTED _____ EFFECTIVE DATE SEP 20 1998

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

calagend*.ord

RECEIVED
CITY CLERK'S OFFICE

98 AUG 14 AM 10: 24

CITY CLERK

BY _____
DEPUTY

ORDINANCE NO. 172155

An Ordinance of the City of Los Angeles establishing a Property and Business Improvement District to be known as the Downtown Industrial District 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 June 10, 1998 adopted a Resolution of Intention to establish a property and business improvement district to be known as the Downtown Industrial District Business Improvement District; and

WHEREAS, the tabulation of ballots received as required pursuant to California Constitution Article XIIID 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 Industrial District 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 June 10, 1998 in the Council Chambers in Room 300 at City Hall, 200 North Main 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 July 1, 1998 in the Council Chambers in Room 300 at City Hall, 200 North Main 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 August 5, 1998 in the Council Chambers in Room 300 at City Hall, 200 North Main 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 Industrial District 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:

AUG 05 1998

J. MICHAEL CAREY, City Clerk

By _____

Approved as to Form and Legality

AUG 3 1998

JAMES K. HAHN, City Attorney

By _____
PATRICIA V. TUBERT
Senior Assistant City Attorney

_____
RICHARD J. RIORDAN, Mayor

AUG 13 1998
Date

Council File No. 96-1281

MV\BID\DID98\ORD

LOS ANGELES
DOWNTOWN INDUSTRIAL DISTRICT

MANAGEMENT DISTRICT PLAN

Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
to create a management district within the City of Los Angeles

by

Central City East Association
(213) 680-CCEA

and

Downtown Resources
(800) 999-7781

I. DOWNTOWN INDUSTRIAL DISTRICT MANAGEMENT DISTRICT AT-A-GLANCE

Developed by a growing coalition of property and business owners, the Downtown Industrial District is a benefit assessment district proposed to improve the industrial area of downtown Los Angeles. The district, also known as a management district, will establish a security program, a new maintenance program, trash/debris collection, business interest advocacy, and marketing and promotion services above and beyond those currently provided by the City of Los Angeles (the "City"). This approach has been used successfully in other downtowns throughout the country to improve the business image, attract new tenants and increase sales, occupancies and property values.

Location:	On the East side of Downtown Los Angeles, bounded by 4th Street, Alameda Street, 8th Street, and San Pedro Street. Please see the map on page 6 for specific boundaries of the District.
Services:	Security program to support police and property owner crime prevention efforts; day and night patrol; maintenance services to increase the frequency of litter and debris removal, pressure washing of sidewalks, and graffiti removal: advocacy to promote business interests and allow the business community to speak with one voice.
Method of Financing:	Benefit assessment of real properties.
Budget:	Total maximum district budget for each year of its five (5) year operation is a base of $1,005,000 per year with a maximum 3% increase per year.
Cost:	Based upon property location and benefits received, annual assessments on property will be approximately $.135 per square foot of land and $6.80 per front foot in Zone 1, and approximately $.045 per square foot of land and $2.267 per front foot in Zone 2.
City Services:	It is anticipated that the City of Los Angeles will adopt a Resolution pursuant to State Law that establishes a policy to maintain the existing level of services within the proposed District. In addition, the City will pay its fair share of the costs for new services being provided.
Formation:	District formation requires submittal of petitions from property owners representing at least 50% of the total assessment. The "Right to Vote on Taxes Act" (also known as Proposition 218) requires that more than 50% of the ballots received, weighted by assessment, be in support of the District.
Duration:	Pursuant to State Law, the District will have a set term. The proposed District will have a five-year life. After five (5) years, the petition process must be repeated for the District to remain.

II. WHY A MANAGEMENT DISTRICT FOR DOWNTOWN LOS ANGELES?

There are several reasons why now is the right time to form a Management District in the Downtown Industrial District.

1. *The Need to Improve Security in the Downtown Industrial District.*

   Downtown property owners agree that improved security and a reduction in street disorder would increase property values and business volume. Many customers and employees recognize a need for additional security. The City of Los Angeles is responsible for providing public safety on a citywide basis. The new District will add to those security services and customize them to meet the unique needs of the Downtown Industrial District.

2. *The Need to Provide Maintenance Services in a Cost Efficient Manner.*

   The City of Los Angeles is responsible for providing services on a citywide basis. The new District will augment those maintenance services to make the Downtown Industrial District cleaner than it has ever been. These services will include trash and litter removal, sidewalk cleaning, and graffiti abatement.

3. *The Need to Reverse the Negative Image of the District.*

   Now a single organization will be directing the promotions and marketing for the entire Downtown Industrial District. This marketing effort will promote the new programs of the district and will work to reverse the area's negative image.

4. *An Opportunity to Establish Private Sector Control and Accountability.*

   These new services and the District will be managed by the Central City East Association (CCEA), a non-profit private sector business organization formed for the sole purpose of improving the Downtown Industrial District. Annual Management District work plans and budgets will be developed by an advisory board composed of stakeholders that own businesses and property in the downtown area. New security, maintenance, and marketing and promotion services will be subject to private sector performance standards, controls, and accountability.

III. WHAT IS A MANAGEMENT DISTRICT?

Although new to downtown Los Angeles, nearly 1000 downtown Management Districts currently operate throughout the United States and Canada.

A Management District provides essential services, such as security, maintenance, and economic development in addition to those provided by local government. These services are concentrated within a distinct geographic area and are paid for by means of a special property owner assessment. The organization responsible for providing these services is governed by a Board of Directors representing those who pay. Many districts have been formed as a local business community response to declining municipal budgets and services.

Management Districts are proven to work by providing services that improve the overall viability of central business districts -- resulting in higher property values and sales volumes. One of the most recent management districts established in California is the nearby Fashion District. This district has been successful in cleaning up the streets and reducing crime by 20% (according to a recent report by the Los Angles Police Department).

The Downtown Industrial District Management District will be formed pursuant to a State Law that took effect in January. 1995. The "Property and Business Improvement District Law of 1994", which was signed into law by Governor Pete Wilson, ushers in a new generation of Management Districts in California by allowing a greater range of services and independence from government. Key provisions of the new law include:

- Allows Management Districts to undertake services ranging from security to maintenance, and business advocacy to economic development.
- Allows revenue for services to be raised from assessments on property.
- Requires petition support from private property owners paying at least 50% of proposed private property assessments to form a Management District.
- Allows for the formation of a property and business owner advisory board to supervise District operations and submit a yearly service plan.
- Requires limits for assessments to ensure that they do not exceed pre-established levels.
- Provides a multi-year life for Management Districts and requires a new petition process to renew a District. The Downtown Industrial District will have a five (5) year term.

The "Property and Business Improvement Business District Law of 1994" (AB 3754) as amended as of January 1. 1997 is provided in Appendix 1 of this document.

IV. HISTORY OF CCEA EFFORTS

The Downtown Industrial District is centrally located in the eastern end of downtown Los Angeles. At the intersection of several major freeways, the Downtown Industrial District is easily accessible from any direction, by car or train.

Part of this effort is an attempt to distinguish the Downtown Industrial District and make it the most desirable industrial area in the greater Los Angeles area. This Management District Plan, and the creation of a unified organization with a secure funding mechanism, provides another critical step in achieving the vision developed by the industrial property owners.

The Central City East Association (CCEA), incorporated in 1986, has taken a leadership role in recent efforts to revitalize the downtown industrial area. CCEA is responsible for retaining Downtown Resources to assist with the revitalization efforts. CCEA's mission is to protect investments in the area and provide a clean, safe, and friendly business and industrial core area.

The proposed Management District will provide new security, maintenance, and marketing services above and beyond those currently provided by the City of Los Angeles. Working together, CCEA and Downtown Resources prepared this Management District Plan.

Meetings With CCEA, Property Owners, & Stakeholders

1. Initial Meetings with CCEA

In 1996, CCEA developed a draft plan for implementation of a management district. That effort was redirected in early 1997 due to the passage of the "Right to Vote on Taxes Act" (also known as Proposition 218) in November, 1996. In February, 1997, CCEA met with Downtown Resources to explore formation of a Management District that would comply with all applicable rules and regulations. In several meetings, CCEA and its consultants discussed the benefits of Management Districts and the effort necessary to create one in the industrial area of downtown Los Angeles. Further meetings were held with representatives from the local City Council Offices and other representatives from the City of Los Angeles.

2. Meetings with Property Owners and Other Stakeholders

In March and April, 1997 several focus group meetings were held with property owners and business owners. The attendees represented both large and small properties in the district and accounted for over 50% of the assessed value of properties in the proposed district. In April, 1997, a number of individual meetings were held to further refine the needs and desires of property owners and business owners in the area.

The purpose of the focus group meetings and the individual meetings was to (1) present information on Management Districts, and (2) elicit property owners' and business owners'

interests and/or concerns about the Downtown Industrial District. The collection of information included surveys and discussions of business issues.

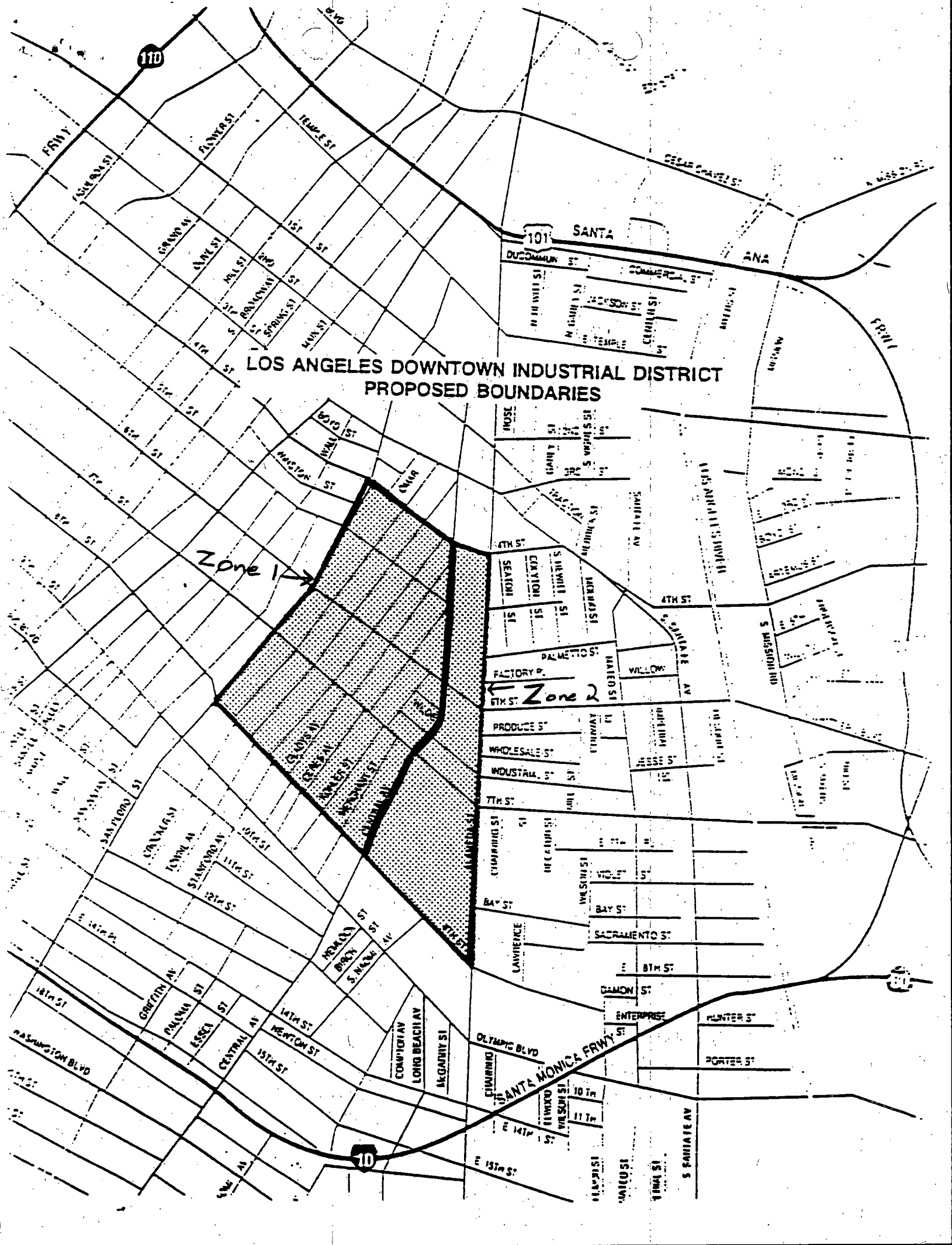
In all of these groups, security was identified as the highest priority. When asked how limited resources should be allocated, most property owner and business owner groups indicated a desire for increased security and decreased street disorder. Most respondents also suggested that debris removal, maintenance, and image enhancement were important service considerations.

A smaller number of business members and other stakeholders responded that they would dedicate resources to communications and advocacy.

V. MANAGEMENT DISTRICT BOUNDARIES

The Downtown Industrial District will deliver services in an approximately 35 block area of downtown Los Angeles. The district is bounded by 4th Street on the north, Alameda Street on the east, 8th Street on the south, and San Pedro Street on the west. Because of the scope and nature of the district and services to be provided, two separate benefit zones have been created. All properties to the west of Central Avenue are in Zone 1 and properties to the east of Central Avenue are in Zone 2. Zone 2 properties are large properties that require service only on perimeter streets. Zone 1 properties are smaller and require more service on more streets. For more detail regarding the delineation of these two zones, please see page 11, Section 2, "Determination of Benefit Areas."

The service area includes approximately 600 properties. The Management District boundary is illustrated by the map on page 6. Please see pages 11 through 13 for the specific assessment formula based on a combination of major street front footage and lot square footage.


LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
PROPOSED BOUNDARIES
Zone 1
Zone 2
110
101
10
SANTA ANA FWY
SANTA MONICA FRWY
4TH ST
6TH ST
7TH ST
8TH ST
ALAMEDA ST
CENTRAL AV
SAN PEDRO ST
MAIN ST
SPRING ST
BROADWAY
HILL ST
OLIVE ST
GRAND AV
FIGUEROA ST
FLOWER ST
FIGUEROA
HOOVER ST
VERMONT AV
NORMANDIE AV
WESTERN AV
HOOVER ST
VERMONT AV
BERENDO ST
HOBART BLVD
WILTON PL
WESTMORELAND AV
ARLINGTON AV
NEW HAMPSHIRE AV
VAN NESS AV
HUDSON AV
LA BREA AV
HIGHLAND AV
CRESCENT HEIGHTS BLVD
FAIRFAX AV
LA CIENEGA BLVD
SAN VICENTE BLVD
OLYMPIC BLVD
PICO BLVD
VENICE BLVD
WASHINGTON BLVD
JEFFERSON BLVD
EXPOSITION BLVD
SANTA MONICA BLVD
MELROSE AV
SUNSET BLVD
HOLLYWOOD FWY
GLENDALE FWY
PASADENA FWY
HARBOR FWY
SAN BERNARDINO FWY
SAN DIEGO FWY
CHAVEZ AV
CESAR CHAVEZ AV
DOWNTOWN
COMMERCIAL ST
ALAMEDA
MATEO ST
SANTA FE AV
S SANTA FE AV
PALMETO ST
FACTORY PL
WILLOW ST
PRODUCE ST
WHOLESALE ST
INDUSTRIAL ST
BAY ST
SACRAMENTO ST
LAWRENCE
DAMON ST
ENTERPRISE ST
HUNTER ST
PORTER ST
WILMINGTON AV
AVALON BLVD
CENTRAL AV
ESSEX ST
PALMYRA ST
GRIFFITH AV
MORTON ST
BUDLONG AV
S NORMANDIE AV
COMPTON AV
LONG BEACH AV
MCCARTHY ST
MAIN ST
BROADWAY
SPRING ST
HILL ST
OLIVE ST
GRAND AV
FIGUEROA ST
FLOWER ST
TEMPLE ST
1ST ST
ALAMEDA ST
CENTRAL AV
SAN PEDRO ST
STANFORD AV
LOMA AV
CRENSHAW BLVD
ARLINGTON AV
WESTERN AV
NORMANDIE AV
VERMONT AV
HOOVER ST
BERENDO ST
HOBART BLVD
WILTON PL
WESTMORELAND AV
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SAN DIEGO FWY
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MATEO ST
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FACTORY PL
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PRODUCE ST
WHOLESALE ST
INDUSTRIAL ST
BAY ST
SACRAMENTO ST
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TEMPLE ST
1ST ST

VI. SERVICE PLAN

A. History of Establishing the Service Plan

Property owners in the Downtown Industrial District have been concerned about the need for additional security in the area for many years. In addition, there is a demand for supplemental maintenance in the area. City services and efforts in these areas have been welcomed, but limited resources have not allowed for a more comprehensive approach to managing the industrial area.

In 1994, Governor Wilson signed AB 3754 (Caldera) establishing the Property and Business Improvement District Law of 1994. This new State Law created a mechanism for property owners to join forces and improve their commercial districts. CCEA seized the opportunity to utilize this new tool to provide efficient supplemental services in a cost effective manner. The following service plan details the nature and extent of the services proposed and provides an itemized budget.

B. Downtown Industrial District Service Plan

The Downtown Industrial District Service Plan provides for security, trash & debris collection, sidewalk cleaning, image enhancement, and business advocacy services above and beyond those currently provided by the City of Los Angeles. Existing City services will remain intact pursuant to a "base levels of service" policy discussed in section VIII of this Plan.

Management District service levels will vary between zones due to a varying demand. All benefits provided will be based on the amount paid into the District. For a more detailed discussion of these demands, please see page 11, Section 2, "Determination of Benefit Areas." Program descriptions and budgets of proposed Management District security, maintenance, image enhancement, business advocacy, and administrative services are provided in the following pages.

The first step in preparing the service plan was to identify the existing "baseline" level of services provided by the City of Los Angeles. In order to identify the aspects of the district that needed additional services, several property owner focus group meetings were conducted. In addition, numerous meetings were held with City of Los Angeles staff, property owners, and business owners. Based on the information and opinions collected during this process, service priorities were identified. The information from each step of this process was integrated and this service plan was developed. The following are some key aspects of the service plan budget:

- The Service Plan Budget provides for a security program that will be developed to serve a number of functions. This program will increase awareness of security efforts, coordinate existing property owner security programs, and act as the "eyes

and ears" for the Los Angles Police Department. The program will reduce street disorder and serve a lead role in crime prevention.

- A maintenance program will keep the district clean. Highly visible personnel will be on the streets removing trash, graffiti, and other litter. In addition, the Management District will provide sidewalk cleaning, trash/debris removal, and street sweeping.

- A marketing campaign will be launched to improve the negative image of the Downtown Industrial District. Communications among property owners will be increased with a quarterly newsletter and important bulletins.

1. Security

Modeled after other successful Management Districts throughout the United States, the security program's goal is to support the Los Angeles Police department and property owners in crime prevention efforts while offering a customer service orientation to the districts patrons. The program will assist in the prevention of break-ins, automobile-related crimes, and generally disruptive street elements. In addition to providing enhanced security, personnel will be trained on Downtown Industrial District amenities in order to direct customers and vendors to business destinations, and will be informed of promotions to encourage business participation.

2. Maintenance

New Management District maintenance services will consolidate and increase the frequency of alley cleaning, sidewalk cleaning, graffiti removal, and litter removal services that are currently delivered.

Maintenance Personnel: Maintenance personnel will collect and remove litter, refuse and debris from the sidewalks on a weekly basis. Trash will be collected throughout the area.

Sidewalk Cleaning: Sidewalks will be cleaned on a schedule set by CCEA.

3. Image Enhancement

The new Management District will operate a new unified advocacy and marketing program that will work in collaboration with the businesses and property owners within the District. These programs will include marketing and business advocacy. Goals of this program include increased client traffic, decreased vacancies, increased sales, and increased property values.

4. Business and Commercial Property Advocacy

The new Management District will retain professional representation to advance the Downtown Industrial District property and business interests by speaking with a credible, clear, and unified voice.

C. Service Plan Budget

A Service Plan budget has been developed by CCEA to deliver service levels throughout the district. New services are based upon the following allocation of Management District revenues:

- Security — 75% of new services
- Maintenance — 20% of new services
- Advocacy and Image Enhancement — 5% of new services

Administration costs are estimated at 16% of the total budget. Administrative costs for similar management districts throughout the nation range from 15% to 33%. Annual service plans and budgets will be developed and approved by the Advisory Board (see description of the advisory board on page 17). Please see the budget exhibit on the following page for more detailed information.

Downtown Industrial District
Draft Budget

SERVICE	Year 1	Year 2 *(Draft)*	Years 3-5 *(Draft)*
Security	$645,000	$620,000	$605,000
Crime Prevention			
Day and Night Patrol			
Vehicle Patrol and Foot Patrol			
Central Dispatching			
Identify Problem Areas			
Coordinate with Other Agencies			
Maintenance and Clean Up	$165,000	$155,000	$150,000
Trash and Litter Removal			
Sidewalk Cleaning			
Graffiti Abatement			
Communications and Advocacy			
Quarterly Newsletter	$5,000	$5,000	$5,000
Bulletins			
Membership Meetings			
Advocacy before Council			
Marketing		$25,000	$40,000
Image Enhancement			
Advertising and Promotions			
Administrative	$160,000	$170,000	$175,000
Rent			
Insurance			
Office Expenses			
Personnel			
Travel / Conferences			
Legal and Accounting			
Financial Reserve	$30,000	$30,000	$30,000
Uncollected Assessments			
Assessment Expenses			
TOTAL	**$1,005,000**	**$1,005,000**	**$1,005,000**

VII. ENGINEER'S REPORT

A. Assessment Methodology

1. Base Formula

Property owners, merchants, and other Downtown Industrial District stakeholders have emphasized that an assessment formula for the proposed Management District be fair, balanced, and commensurate with benefits received.

Each property owner will pay based on benefit received. The variables used for the base formula is lot front footage and gross lot square footage. This front footage is a direct measure of certain of the services to be provided to the parcels. Lot square footage is relevant to the highest and best use of a property and will reflect the long term value implications of the Management District.

Based upon property location and benefits received, annual assessments on property located in Zone 1 will be a combination of $.135 per square foot of land, and $6.80 per front foot. Annual assessments on property located in Zone 2 will be a combination of $.045 per square foot of land and $2.267 per front foot. (For further details on the specific formula, please see page 13.) If you would like more information about your property assessment, please call CCEA at (213) 680-2232.

2. Determination of Benefit Areas

New security, maintenance, marketing and promotion services are anticipated throughout the Management District. Properties to the west of Central Avenue will receive the greatest benefit the services provided. These properties will receive a greater frequency of maintenance and security services. As a result, these properties have been identified as Zone 1.

All other properties to the east of Central Avenue have been identified as Zone 2. These secondary properties have only five streets to maintain, already provide a greater level of service, and therefore require less service. Because Zone 2 properties will receive benefit from all of the services provided but to a lesser extent than those properties in Zone 1, Zone 2 properties will be assessed at a lower rate. Each of the services has been assigned a relative weight of benefit and assessments have been determined based on this relative benefit.

3. 501(c)(3) Exemption and Government-Owned Property

Properties owned by charitable tax-exempt organizations qualify for a reduction in assessments in proportion to the real property tax exemption currently applied. The assessment policy on 501(c)(3) organizations is provided on page 15.

Under "The Right to Vote on Taxes Act" (also known as Proposition 218) all public properties are required to pay assessments unless they can demonstrate by clear and convincing evidence that their property does not receive benefit. It has been proposed that the City of Los Angeles pay its "fair share" of all assessment.

4. Assessment Notice

An Assessment Notice will be sent to owners of each property in the Management District. The Assessment Notice provides an estimated assessment based upon the lot front footage and lot square footage and of each individual property. The final individual assessment for any particular property may change, up or down, if the lot front footage or lot square footage factor differs from those found on the Assessment Notice. A list of properties to be included in the Management District is provided within Appendix 2.

B. Time and Manner for Collecting Assessments

As provided by State Law, the Downtown Industrial District 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. The County of Los Angeles shall distribute funds collected to the City of Los Angeles and then to the CCEA pursuant to the authorization of this Plan. Existing laws for enforcement and appeal of Property Taxes apply to the Management District assessments.

Downtown Industrial District Proposed Assessment

	Properties	Frontage	Lot	Assessment
Zone 1 (100%)				
Total Assessments	**587**	**45,798**	**4,072,702**	**$861,239**
Highest Assessment				$11,997
Lowest Assessment				$6
Average Assessment				$1,467
cost per foot		*6.80*	*0.135*	
Zone 2 (33%)				
Total Assessments	**22**	**8,746**	**2,754,402**	**$143,773**
Highest Assessment				$37,770
Lowest Assessment				$537
Average Assessment				$6,535
cost per foot		*2.267*	*0.045*	
Total	**609**	**54,544**	**6,827,104**	**$1,005,012**

VIII. CONTINUATION OF CITY SERVICES

A. Citywide Base Levels of Service Policy

Throughout the process of establishing the Downtown Industrial District, 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 Management District services.

B. City Council Resolution

The CCEA has requested that the Los Angeles City Council adopt a Resolution committing the City to establish and maintain base levels of service within the Management Districts. The policy states that "basic service levels" provided to the area must be paid for by the general City revenues, and not subsidized by revenue which the Management District generates for enhanced and supplemented levels of service.

The policy allows for adjustments in the "basic service levels" commensurate with changes in the City's overall financial condition. Citywide service reductions can trigger a proportionate reduction in base levels of service within a Management District.

A draft City of Los Angeles Resolution establishing this policy and an estimate of current services is provided in Appendix 3.

Consistent with this proposed City policy, the Downtown Industrial District's base levels of service will be quantified in an "area specific current services agreement" between the City of Los Angeles and the Management District.

IX. MANAGEMENT DISTRICT RULES AND REGULATIONS

Pursuant to the Property and Business Improvement Law of 1994, a Management District may establish rules and regulations that uniquely apply to the District. Two initial rules and regulations are to be employed by the Downtown Industrial District:

A. 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:

1. 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.

2. The class or category of real property is exempt, in whole or in part, from real property taxation.

3. The property owner makes the request in writing to the County Assessor, accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.

4. The County Assessor is in receipt of the request and accompanying documentation no later than thirty (30) days from the date that the Assessor's office mails the Notice of Assessment.

If all of these conditions are met, the amount of the assessment to be levied shall be reduced in proportion to the real property tax exemption applied to the class or category of real property.

B. Competitive Bidding

Following the formation of the Management District, the CCEA Board of Directors shall develop a policy for competitive bidding. The policy will aim to maximize service quality, efficiency, and cost effectiveness.

X. PROPOSED IMPLEMENTATION TIMETABLE

The Downtown Industrial District stakeholders have developed an aggressive timeline that includes approval in July-August, 1997 and funding by December 1997. In order to meet these goals, CCEA has developed the following *proposed* timetable:

DATE	ACTIVITY
June 2, 1997	Initiate petition drive.
June 20	Collect petitions signed by property owners who will pay more than 50% of District assessments
July-August	City Council adopts Resolution of Intention to form the Downtown Industrial Property and Business Improvement District. Notice of Public Meeting and Hearing is mailed. Notice of Public Meeting and Hearing published. Proposition 218 Ballot is mailed. Public Meeting on the Downtown Industrial PBID is held before the Los Angeles City Council. Public Hearing is held on the Downtown Industrial PBID. Los Angeles City Council adopts Ordinance establishing the District.
August-September	End of sixty (60) Day period during which a public hearing must be held to consider establishment of the Downtown Industrial PBID.
August-September	City Clerk submits PBID assessment information on magnetic tape to the County Assessor. CCEA Board of Directors prepares final implementation plans. The secured tax roll and bills are printed. Tax bills are mailed. First installment property tax bill including PBID assessment due. Downtown Industrial PBID begins operations.

Pursuant to State Law, the Downtown Industrial District will have a defined life. The life of the Management District is set at five (5) years. In order to continue the Management District for another set term, the preceding petition and public hearing process must be repeated.

XI. DISTRICT GOVERNANCE

A. Los Angles Downtown Industrial District Council

The Central City East Association (CCEA) will appoint a "Los Angeles Downtown Industrial District Council" (LADID Council) charged with the day-to-day operations of the Management District. As previously described, CCEA has initiated several efforts to improve the core commercial area, and will continue its efforts with the establishment of the new Management District. The LADID Council will serve as CCEA's subcommittee responsible for the management district.

Currently, there are several separate functions and activities that are existing or proposed for the industrial area. We recommend that business improvement initiatives be brought under one private sector (property and business) umbrella organization – CCEA.

B. Advisory Board

The ultimate management structure will be adopted by the Central City East Association and will include an Advisory Board appointed by the City Council. Management district budget and assessments will be complied by the Advisory Board. This Advisory Board will serve in the same capacity as the "advisory board" described in Chapter 3, section 36631 of the State Law. ("The Property and Business Improvement District Law of 1994 is provided in Appendix 1.)

Members of the Advisory Board will be nominated by the CCEA, and, pursuant to state law, appointed by the Los Angeles City Council. A mix of large and small property owners will be sought to comprise the preceding Advisory Board. The Advisory Board will develop annual service plan reports, including budgets, and monitor service delivery.

CENTRAL CITY EAST ASSOCIATION
BOARD OF DIRECTORS

Charles Woo (Chairman)
Howard Klein (Vice Chairman)
Larry Rauch (Secretary)
Mark Shinbane (Treasurer)
Ron Clark
Ernie Doizaki
Doug Hinchliffe
Don Kanner
Jess Markey
Larry Rauch
Jerry Reich
Bill Shinbane
Al Taira
Ira Yellin
Paul Vert

Appendix 2:

List of Properties to be Assessed

By Parcel Number

APN	Zone	Address
5146-001-001	I	
5146-001-013	I	
5146-001-014	I	
5146-001-015	I	728 Gladys Av
5146-001-016	I	722 Gladys Av
5146-001-017	I	
5146-001-018	I	725 Ceres Av
5146-001-019	I	727 Ceres Av
5146-001-020	I	729 Ceres Av
5146-001-021	I	731 Ceres Av
5146-001-022	I	733 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-023	I	737 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-024	I	741 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-026	I	742 Gladys Av, Los Angeles Ca 90021-1414
5146-001-027	I	1018 E 7th St
5146-001-028	I	719 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-029	I	711 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-030	I	718 Gladys Av, Los Angeles Ca 90021-1435
5146-002-003	I	1013 E 8th St
5146-002-004	I	1011 E 8th ST
5146-002-007	I	790 Gladys Av, Los Angeles Ca 90021-1414
5146-002-010	I	776 Gladys Av, Los Angeles Ca 90021-1414
5146-002-011	I	774 Gladys Av, Los Angeles Ca 90021-1414
5146-002-014	I	760 Gladys Av, Los Angeles Ca 90021-1414
5146-002-015	I	754 Gladys Av, Los Angeles Ca 90021-1414
5146-002-016	I	
5146-002-017	I	744 Gladys Av, Los Angeles Ca 90021-1414
5146-002-018	I	
5146-002-021	I	
5146-002-022	I	
5146-002-023	I	767 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-024	I	769 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-025	I	
5146-002-026	I	777 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-027	I	781 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-028	I	787 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-029	I	747 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-030	I	1001 E 8th St
5146-002-032	I	766 Gladys Av, Los Angeles Ca 90021-1414
5146-002-033	I	784 Gladys Av, Los Angeles Ca 90021-1414
5146-002-034	I	1021 E 8th St
5146-003-023	I	765 Kohler St, Los Angeles Ca 90021-1517
5146-003-024	I	761 Kohler St, Los Angeles Ca 90021-1517
5146-003-025	I	755 Kohler St, Los Angeles Ca 90021-1517
5146-003-030	I	
5146-003-031	I	
5146-003-032	I	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-033	I	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-034	I	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-035	I	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-036	I	
5146-003-037	I	
5146-003-038	I	782 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-039	I	786 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-040	I	790 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-045	I	
5146-003-046	I	781 Kohler St, Los Angeles Ca 90021-1517
5146-003-047	I	
5146-003-048	I	773 Kohler St, Los Angeles Ca 90021-1517
5146-003-049	I	
5146-003-050	I	765 Kohler St, Los Angeles Ca 90021-1517
5146-003-051	I	
5146-003-052	I	
5146-003-053	I	
5146-003-054	I	1105--19 E 8 St
5146-003-055	I	1107 E 8th St

5146-003-056	1	1105 E 8th St
5146-003-05[redacted]	1	1101 E 8th S[redacted]
5146-004-00[redacted]	1	1112 E 7th S[redacted]
5146-004-002	1	1122 E 7th St
5146-004-024	1	
5146-004-025	1	736 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-034	1	1104-1/2 E 7th St
5146-004-035	1	1108 E 7th St
5146-004-036	1	712 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-037	1	714 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-038	1	718 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-039	1	722 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-040	1	728 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-041	1	
5146-004-042	1	
5146-004-043	1	
5146-004-044	1	
5146-004-045	1	746 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-046	1	750 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-047	1	
5146-004-048	1	
5146-004-049	1	737 Kohler St, Los Angeles Ca 90021-1517 ·
5146-004-050	1	749 Kohler St, Los Angeles Ca 90021-1517 ·
5146-004-051	1	747 Kohler St, Los Angeles Ca 90021-1517 ·
5146-004-052	1	741 Kohler St, Los Angeles Ca 90021-1517 ·
5146-004-053	1	739 Kohler St, Los Angeles Ca 90021-1517 ·
5146-004-054	1	729 Kohler St, Los Angeles Ca 90021-1517 ·
5146-005-006	1	
5146-005-007	1	730 Kohler St, Los Angeles Ca 90021-1518 ·
5146-005-009	1	738 Kohler St, Los Angeles Ca 90021-1518 ·
5146-005-010	1	744 Kohler St, Los Angeles Ca 90021-1518 ·
5146-005-014	1	724 Kohler St, Los Angeles Ca 90021-1518 ·
5146-005-015	1	741 Merchant St, Los Angeles Ca 90021-151
5146-005-016	1	
5146-005-017	1	
5146-005-022	1	721 Merchant St, Los Angeles Ca 90021-151
5146-005-025	1	729 Merchant St, Los Angeles Ca 90021-151
5146-005-029	1	1200 E 7th St
5146-006-002	1	748 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-003	1	750 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-004	1	758 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-005	1	764 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-006	1	764 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-007	1	766 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-008	1	772 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-009	1	774 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-010	1	780 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-011	1	782 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-012	1	784 Kohler St, Los Angeles Ca 90021-1518 ·
5146-006-013	1	
5146-006-014	1	1201 E 8th St
5146-006-015	1	1215 E 8th St
5146-006-016	1	775 Merchant St, Los Angeles Ca 90021-151
5146-006-017	1	769 Merchant St, Los Angeles Ca 90021-151
5146-006-018	1	
5146-006-019	1	
5146-006-023	1	751 Merchant St, Los Angeles Ca 90021-151
5146-006-024	1	745 Merchant St, Los Angeles Ca 90021-151
5146-006-026	1	
5146-006-027	1	761 Merchant St, Los Angeles Ca 90021-151
5146-006-028	1	778 Kohler St, Los Angeles Ca 90021-1534 ·
5146-006-029	1	
5146-006-030	1	755 Merchant St, Los Angeles Ca 90021-151
5146-007-001	1	748 Merchant St, Los Angeles Ca 90021-15[illegible]
5146-007-002	1	748 Merchant St, Los Angeles Ca 90021-15[illegible]
5146-007-003	1	762 Merchant St, Los Angeles Ca 90021-15[illegible]
5146-007-004	1	785 S Central Av, Los Angeles Ca 90021-15
5146-007-005	1	771 S Central Av, Los Angeles Ca 90021-15
5146-007-006	1	767 S Central Av, Los Angeles Ca 90021-15

5146-007-008	1	757 S Central Av, Los Angeles Ca 90021-15
5146-007-009	1	755 S Central [illegible] Los Angeles Ca 90021-15
5146-007-011	1	756 Merchant St, Los Angeles Ca 90021-15
5146-007-012	1	766 Merchant St, Los Angeles Ca 90021-15
5146-007-013	1	778 Merchant St, Los Angeles Ca 90021-15
5146-007-014	1	774 Merchant St 8, Los Angeles Ca 90021-1
5146-007-015	1	
5146-007-016	1	
5146-007-019	1	1225 E 8th St
5146-007-020	1	1237 W 8th St
5146-007-021	1	
5146-007-022	1	1249 W 8th St
5146-007-024	1	794 Merchant St, Los Angeles Ca 90021-15
5146-007-025	1	761 S Central Av, Los Angeles Ca 90021-15
5146-007-026	1	747 S Central Av, Los Angeles Ca 90021-15
5146-008-001	1	1226 E 7th St
5146-008-003	1	727 S Central Av, Los Angeles Ca 90021-15
5146-008-005	1	736 Merchant St, Los Angeles Ca 90021-15
5146-008-006	1	
5146-008-007	1	735 S Central Av, Los Angeles Ca 90021-15
5146-008-010	1	742 Merchant St, Los Angeles Ca 90021-15
5146-008-011	1	746 Merchant St, Los Angeles Ca 90021-15
5146-008-012	1	748 Merchant St, Los Angeles Ca 90021-15
5146-008-013	1	745 S Central Av, Los Angeles Ca 90021-15
5146-008-014	1	737 S Central Av, Los Angeles Ca 90021-15
5146-008-015	1	715 S Central Av, Los Angeles Ca 90021-15
5146-008-016	1	710 Merchant St, Los Angeles Ca 90021-15
5146-008-017	1	733 S Central Av, Los Angeles Ca 90021-15
5146-009-001	2	1625 E 8th St
5146-009-003	2	1312 E 7th St
5146-009-004	2	1396 E 7th St
5146-009-005	2	
5146-026-011	1	752 S San Pedro St, Los Angeles Ca 90014-1
5146-026-013	1	760 S San Pedro St, Los Angeles Ca 90014-1
5146-026-019	1	784 S San Pedro St, Los Angeles Ca 90014-1
5146-026-030	1	715 E 8th St, Los Angeles Ca 90021-1801 C
5146-026-031	1	768 S San Pedro St, Los Angeles Ca 90014-1
5146-026-032	1	757 Crocker St, Los Angeles Ca 90021-1424
5146-026-033	1	758 S San Pedro St, Los Angeles Ca 90014-1
5146-027-017	1	750 Crocker St
5146-027-018	1	760 Crocker St, Los Angeles Ca 90021-1425
5146-027-019	1	766 Crocker St, Los Angeles Ca 90021-1425
5146-027-021	1	757 Towne Av, Los Angeles Ca 90021-1419
5146-027-022	1	771 Towne Av, Los Angeles Ca 90021-1419
5146-027-023	1	784 Crocker St, Los Angeles Ca 90021-1425
5146-027-024	1	772 Crocker St, Los Angeles Ca 90021-1425
5146-027-025	1	773 Towne Av, Los Angeles Ca 90021-1419
5146-027-026	1	777 Towne Av, Los Angeles Ca 90021-1419
5146-027-027	1	747 E 8th St, Los Angeles Ca 90021-1841 C
5146-027-028	1	751 Towne Av, Los Angeles Ca 90021-1434
5146-028-018	1	750 Towne Av, Los Angeles Ca 90021-1420
5146-028-019	1	760 Towne Av, Los Angeles Ca 90021-1420
5146-028-020	1	764 Towne Av, Los Angeles Ca 90021-1420
5146-028-021	1	766 Towne Av, Los Angeles Ca 90021-1420
5146-028-022	1	768 Towne Av, Los Angeles Ca 90021-1420
5146-028-029	1	774 Towne Av, Los Angeles Ca 90021-1420
5146-028-030	1	780 Towne Av, Los Angeles Ca 90021-1420
5146-028-031	1	786 Towne Av, Los Angeles Ca 90021-1420
5146-028-036	1	777 Stanford Av, Los Angeles Ca 90021-14
5146-028-037	1	785 Stanford Av, Los Angeles Ca 90021-14
5146-028-038	1	791 Stanford Av, Los Angeles Ca 90021-14
5146-028-039	1	777 Stanford Av, Los Angeles Ca 90021-14
5146-028-040	1	801 E 8th St, Los Angeles Ca 90021-1803 C
5146-028-041	1	753 Stanford Av, Los Angeles Ca 90021-14
5146-028-042	1	765 Stanford Av, Los Angeles Ca 90021-14
5146-029-017	1	901 E 8th St, Los Angeles Ca 90021-1805 C
5146-029-021	1	
5146-029-022	1	787 Gladys Av, Los Angeles Ca 90021-1423
5146-029-028	1	752 Stanford Av, Los Angeles Ca 90021-14

5146-029-029	1	756 Stanford Av, Los Angeles Ca 90021-142
5146-029-0[redacted]	1	760 Stanford [redacted] Los Angeles Ca 90021-142
5146-029-0[redacted]	1	914 Agatha S[redacted]os Angeles Ca 90021-1410
5146-029-033	1	920 Agatha St, Los Angeles Ca 90021-1410
5146-029-036	1	761 Gladys Av, Los Angeles Ca 90021-1423
5146-029-038	1	757 Gladys Av, Los Angeles Ca 90021-1423
5146-029-039	1	905 E 8th St, Los Angeles Ca 90021-1805 C
5146-029-042	1	768 Stanford Av, Los Angeles Ca 90021-142
5146-029-043	1	769 Gladys Av, Los Angeles Ca 90021-1423
5146-029-046	1	
5146-029-047	1	
5146-029-048	1	772 Stanford Av, Los Angeles Ca 90021-142
5146-029-049	1	764 Stanford Av, Los Angeles Ca 90021-142
5146-030-034	1	908 E 7th St, Los Angeles Ca 90021-1408 C
5146-030-035	1	910 E 7th St, Los Angeles Ca 90021-1408 C
5146-030-046	1	748 Stanford Av, Los Angeles Ca 90021-141
5146-030-047	1	713 Gladys Av, Los Angeles Ca 90021-1413
5146-030-048	1	
5146-030-049	1	723 Gladys Av, Los Angeles Ca 90021-1413
5146-030-050	1	727 Gladys Av, Los Angeles Ca 90021-1413
5146-030-051	1	729 Gladys Av, Los Angeles Ca 90021-1413
5146-030-054	1	919 Agatha St, Los Angeles Ca 90021-1409
5146-030-056	1	722 Stanford Av, Los Angeles Ca 90021-141
5146-030-058	1	733 Gladys Av, Los Angeles Ca 90021-1413
5146-031-023	1	800 E 7th St, Los Angeles Ca 90021-1406 C
5146-031-024	1	808 E 7th St, Los Angeles Ca 90021-1406 C
5146-031-025	1	810 E 7th St, Los Angeles Ca 90021-1406 C
5146-031-027	1	714 Towne Av, Los Angeles Ca 90021-1418
5146-031-028	1	722 Towne Av, Los Angeles Ca 90021-1418
5146-031-029	1	
5146-031-030	1	
5146-031-031	1	734 Towne Av, Los Angeles Ca 90021-1418
5146-031-034	1	746 Towne Av, Los Angeles Ca 90021-1418
5146-031-035	1	745 Stanford Ave
5146-031-036	1	741 Stanford Av, Los Angeles Ca 90021-141
5146-031-039	1	731 Stanford Av, Los Angeles Ca 90021-141
5146-031-042	1	723 Stanford Av, Los Angeles Ca 90021-141
5146-031-043	1	721 Stanford Av, Los Angeles Ca 90021-141
5146-031-044	1	717 Stanford Av, Los Angeles Ca 90021-141
5146-031-045	1	725 Stanford Av, Los Angeles Ca 90021-141
5146-031-046	1	737 Stanford Av, Los Angeles Ca 90021-141
5146-031-047	1	740 Towne Av, Los Angeles Ca 90021-1418
5146-031-048	1	826 E 7th St, Los Angeles Ca 90021-1406 C
5146-032-026	1	714 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-027	1	720 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-033	1	728 Crocker St, Los Angeles Ca 90021-1412
5146-032-036	1	736 Crocker St, Los Angeles Ca 90021-1412
5146-032-037	1	740 Crocker St, Los Angeles Ca 90021-1412
5146-032-038	1	746 Crocker St, Los Angeles Ca 90021-1412
5146-032-043	1	
5146-032-047	1	743 Towne Av, Los Angeles Ca 90021-1417
5146-032-048	1	710 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-049	1	747 Towne Av, Los Angeles Ca 90021-1443
5146-032-050	1	734 Crocker St, Los Angeles Ca 90021-1412
5146-032-052	1	700 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-053	1	
5146-032-055	1	718 Crocker St, Los Angeles Ca 90021-1412
5146-032-056	1	720 Crocker St, Los Angeles Ca 90021-1412
5146-032-057	1	724 Crocker St, Los Angeles Ca 90021-1412
5146-032-058	1	
5146-032-059	1	
5146-032-060	1	719 Towne Av, Los Angeles Ca 90021-1417
5146-032-061	1	723 Towne Av, Los Angeles Ca 90021-1417
5146-033-035	1	700 S San Pedro St, Los Angeles Ca 90014-:
5146-033-036	1	610 E 7th St, Los Angeles Ca 90021-1402 C
5146-033-037	1	
5146-033-038	1	614 E 7th St, Los Angeles Ca 90021-1402 C
5146-033-040	1	712 S San Pedro St, Los Angeles Ca 90014-:
5146-033-041	1	

5146-033-042	1	722 S San Pedro St, Los Angeles Ca 90014-1
5146-033-043	1	715 Crocker Angeles Ca 90021-1411
5146-033-044	1	
5146-033-045	1	721 Crocker St, Los Angeles Ca 90021-1411
5146-033-046	1	723 Crocker St, Los Angeles Ca 90021-1411
5146-033-047	1	727 Crocker St, Los Angeles Ca 90021-1411
5146-033-048	1	733 Crocker St, Los Angeles Ca 90021-1411
5146-033-054	1	747 Crocker St, Los Angeles Ca 90021-1411
5146-033-055	1	620 E 7th St, Los Angeles Ca 90021-1402 C
5147-007-001	1	
5147-007-002	1	
5147-007-003	1	400 S San Pedro St
5147-007-004	1	412 S San Pedro St
5147-007-900	1	
5147-008-009	1	412 S San Pedro St
5147-008-010	1	412 S San Pedro St
5147-008-011	1	412 S San Pedro St
5147-008-012	1	468 E 4th St
5147-008-013	1	464 E 4th St
5147-008-014	1	462 E 4th St
5147-008-015	1	460 E 4th St
5147-008-016	1	
5147-008-017	1	
5147-008-018	1	
5147-008-023	1	425 Crocker St, Los Angeles Ca 90013-2114
5147-008-024	1	431 Crocker St, Los Angeles Ca 90013-2114
5147-008-026	1	437 Crocker St, Los Angeles Ca 90013-2114
5147-008-031	1	531 E 5th St, Los Angeles Ca 90013-2107 C
5147-008-032	1	541 Crocker St, Los Angeles Ca 90013-2116
5147-008-033	1	443 Crocker St
5147-008-034	1	521 E 5th St, Los Angeles Ca 90013-2107 C
5147-009-005	1	601 E 5th St, Los Angeles Ca 90013-2109 C
5147-009-006	1	442 Crocker St
5147-009-007	1	436 Crocker St
5147-009-009	1	434 Crocker St
5147-009-010	1	
5147-009-011	1	
5147-009-016	1	500 E 4th St, Los Angeles Ca 90013-2104 C
5147-009-017	1	508 E 4th St, Los Angeles Ca 90013-2104 C
5147-009-018	1	516 E 4th St, Los Angeles Ca 90013-2104 C
5147-009-019	1	405 Towne Av
5147-009-027	1	414 Crocker St
5147-009-028	1	441 Towne Av, Los Angeles Ca 90013-2124
5147-010-002	1	713 E 5th St, Los Angeles Ca 90013-2110 C
5147-010-003	1	711 E 5th St, Los Angeles Ca 90013-2110 C
5147-010-005	1	440 Towne Av, Los Angeles Ca 90013-2125
5147-010-006	1	436 Towne Av, Los Angeles Ca 90013-2125
5147-010-007	1	
5147-010-008	1	
5147-010-009	1	426 Towne Av, Los Angeles Ca 90013-2125
5147-010-010	1	
5147-010-015	1	600 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-016	1	606 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-017	1	612 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-018	1	618 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-019	1	411 Stanford Av
5147-010-023	1	
5147-010-024	1	435 Stanford Av, Los Angeles Ca 90013-21
5147-010-027	1	441 Stanford Av, Los Angeles Ca 90013-21
5147-010-028	1	423 Stanford Av, Los Angeles Ca 90013-21
5147-010-029	1	410 Towne Av
5147-010-030	1	446 Towne Av, Los Angeles Ca 90013-2125
5147-011-012	1	434 Stanford Av, Los Angeles Ca 90013-21
5147-011-015	1	427 S Central Av
5147-011-016	1	431 S Central Av, Los Angeles Ca 90013-17
5147-011-017	1	433 S Central Av, Los Angeles Ca 90013-17
5147-011-018	1	441 Gladys Av, Los Angeles Ca 90013-1728
5147-011-023	1	430 Stanford Av, Los Angeles Ca 90013-21
5147-011-025	1	441 S Central Av, Los Angeles Ca 90013-17

5147-012-005	1	430 Stanford Av, Los Angeles Ca 90013-21
5147-012-00	1	430 Stanford A[redacted]os Angeles Ca 90013-21
5147-012-007	1	430 Stanford Av, Los Angeles Ca 90013-21
5147-012-013	1	417 S Central Av
5147-012-014	1	
5147-012-015	1	431 S Central Av, Los Angeles Ca 90013-17
5147-012-016	1	427 S Central Av, Los Angeles Ca 90013-17
5147-012-018	1	408 Stanford Av
5147-013-014	2	
5147-013-016	2	
5147-014-001	2	590 S Central Av, Los Angeles Ca 90013-17
5147-014-005	2	500 S Central Av, Los Angeles Ca 90013-17
5147-015-016	1	539 S Central Av, Los Angeles Ca 90013-17
5147-015-017	1	
5147-015-018	1	
5147-015-019	1	
5147-015-020	1	511 S Central Av, Los Angeles Ca 90013-17
5147-015-023	1	
5147-015-024	1	
5147-015-025	1	
5147-015-026	1	528 Ceres Av, Los Angeles Ca 90013-1717 (
5147-015-038	1	911 E 6th St, Los Angeles Ca 90021-1017 C
5147-015-039	1	909 E 6th St, Los Angeles Ca 90021-1017 C
5147-015-042	1	555 S Central Av, Los Angeles Ca 90013-17
5147-015-900	1	
5147-015-901	1	
5147-015-902	1	
5147-015-903	1	
5147-015-904	1	
5147-015-905	1	
5147-015-906	1	
5147-015-907	1	
5147-015-908	1	
5147-016-001	1	849 E 6th St, Los Angeles Ca 90021-1026 C
5147-016-006	1	560 Gladys Ave
5147-016-007	1	
5147-016-008	1	
5147-016-013	1	540 Gladys Av, Los Angeles Ca 90013-1719
5147-016-016	1	537 Ceres Av, Los Angeles Ca 90013-1716 (
5147-016-017	1	541 Ceres Av, Los Angeles Ca 90013-1716 (
5147-016-019	1	553 Ceres Ave
5147-016-020	1	551 Ceres Ave
5147-016-021	1	549 Ceres Ave
5147-016-023	1	544 Gladys Av, Los Angeles Ca 90013-1719
5147-016-025	1	
5147-017-007	1	512–16 Gladys Av, Los Angeles Ca 90013
5147-017-008	1	512 Gladys Av, Los Angeles Ca 90013-1719
5147-017-012	1	838 E 5th St, Los Angeles Ca 90013-2128 C
5147-017-013	1	
5147-017-014	1	525 Ceres Av, Los Angeles Ca 90013-1716 (
5147-017-020	1	830 E 5th St, Los Angeles Ca 90013-2128 C
5147-017-022	1	525 Ceres Av, Los Angeles Ca 90013-1716 (
5147-017-023	1	530 Gladys Av, Los Angeles Ca 90013-1719
5147-018-001	1	534 Stanford Av, Los Angeles Ca 90013-21
5147-018-002	1	530 Stanford Av, Los Angeles Ca 90013-21
5147-018-011	1	812 E 5th St, Los Angeles Ca 90013-2113 C
5147-018-016	1	523 Gladys Av, Los Angeles Ca 90013-1718
5147-018-024	1	526 Stanford Av, Los Angeles Ca 90013-21
5147-018-031	1	506 Stanford Av, Los Angeles Ca 90013-21
5147-018-032	1	
5147-018-033	1	
5147-018-034	1	516 Stanford Av, Los Angeles Ca 90013-21
5147-019-001	1	558 Stanford Av, Los Angeles Ca 90013-21
5147-019-002	1	556 Stanford Av, Los Angeles Ca 90013-21
5147-019-003	1	556 Stanford Av, Los Angeles Ca 90013-21
5147-019-004	1	550 Stanford Av, Los Angeles Ca 90013-21
5147-019-005	1	544 Stanford Av, Los Angeles Ca 90013-21
5147-019-006	1	544 Stanford Av, Los Angeles Ca 90013-21
5147-019-007	1	

5147-019-008	1	821 E 6th St, Los Angeles Ca 90021-1015 C
5147-019-01[redacted]	1	541 Gladys [illegible]s Angeles Ca 90013-1718
5147-019-01[redacted]	1	
5147-019-020	1	
5147-019-021	1	
5147-019-022	1	555 Gladys Av, Los Angeles Ca 90013-1718
5147-019-023	1	561 Gladys Ave
5147-019-024	1	801 E 6th St, Los Angeles Ca 90021-1015 C
5147-019-025	1	537 Gladys Av, Los Angeles Ca 90013-1718
5147-020-001	1	701 E 6th St, Los Angeles Ca 90021-1013 C
5147-020-002	1	
5147-020-003	1	
5147-020-004	1	
5147-020-006	1	701 E 6th St, Los Angeles Ca 90021-1013 C
5147-020-007	1	701 E 6th St, Los Angeles Ca 90021-1013 C
5147-020-008	1	556 Towne Av, Los Angeles Ca 90013-2127
5147-020-009	1	550 Towne Av, Los Angeles Ca 90013-2127
5147-020-010	1	
5147-020-011	1	
5147-020-012	1	
5147-020-013	1	536 Towne Av, Los Angeles Ca 90013-2127
5147-020-014	1	
5147-020-017	1	545 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-020-018	1	
5147-020-019	1	
5147-020-025	1	541 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-020-026	1	559 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-020-027	1	553 Stanford Ave
5147-021-001	1	534 Towne Av, Los Angeles Ca 90013-2127
5147-021-002	1	532 Towne Av, Los Angeles Ca 90013-2127
5147-021-007	1	700 E 5th St, Los Angeles Ca 90013-2111 C
5147-021-022	1	535 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-021-025	1	515 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-021-028	1	510 Towne Av, Los Angeles Ca 90013-2127
5147-021-029	1	520 Towne Av, Los Angeles Ca 90013-2127
5147-021-030	1	529 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-021-031	1	
5147-021-033	1	
5147-021-034	1	523 Stanford Ave
5147-022-003	1	528 Crocker St, Los Angeles Ca 90013-2117
5147-022-004	1	526 Crocker St, Los Angeles Ca 90013-2117
5147-022-016	1	
5147-022-017	1	
5147-022-018	1	519 Towne Av, Los Angeles Ca 90013-2126
5147-022-021	1	531 Towne Av, Los Angeles Ca 90013-2126
5147-022-025	1	532 Crocker St, Los Angeles Ca 90013-2117
5147-022-030	1	531 Towne Av, Los Angeles Ca 90013-2126
5147-022-031	1	507 Towne Av, Los Angeles Ca 90013-2126
5147-023-003	1	613 E 6th St, Los Angeles Ca 90021-1011 C
5147-023-004	1	
5147-023-005	1	607 E 6th St
5147-023-006	1	
5147-023-007	1	601 E 6th St, Los Angeles Ca 90021-1011 C
5147-023-008	1	564 Crocker St, Los Angeles Ca 90013-2117
5147-023-009	1	558 Crocker St, Los Angeles Ca 90013-2117
5147-023-010	1	550 Crocker St, Los Angeles Ca 90013-2117
5147-023-011	1	
5147-023-015	1	535 Towne Av, Los Angeles Ca 90013-2126
5147-023-019	1	540 Crocker St, Los Angeles Ca 90013-2117
5147-023-020	1	545 Towne Av, Los Angeles Ca 90013-2126
5147-023-021	1	547 Towne Av, Los Angeles Ca 90013-2126
5147-023-022	1	619 E 6th St, Los Angeles Ca 90021-1011 C
5147-024-001	1	525 E 6th St, Los Angeles Ca 90021-1009 C
5147-024-016	1	
5147-024-025	1	538 S San Pedro St, Los Angeles Ca 90013-[illegible]
5147-024-900	1	557 Crocker St, Los Angeles Ca 90013-2116
5147-024-901	1	
5147-025-003	1	
5147-025-007	1	514 S San Pedro St, Los Angeles Ca 90013-[illegible]

5147-025-012	1	510 E 5th St, Los Angeles Ca 90013-2108 C
5147-025-01[illegible]	1	520 E 5th St, [illegible] Angeles Ca 90013-2108 C
5147-025-01[illegible]	1	515 Crocker S[illegible]s Angeles Ca 90013-2116
5147-025-021	1	541 Crocker St, Los Angeles Ca 90013-2116
5147-025-022	1	500 S San Pedro St, Los Angeles Ca 90013-[illegible]
5147-025-023	1	500 S San Pedro St, Los Angeles Ca 90013-[illegible]
5147-025-900	1	
5147-026-001	1	611 E 7th St, Los Angeles Ca 90021-1401 C
5147-026-002	1	621 E 7th St, Los Angeles Ca 90021-1401 C
5147-026-004	1	649 Crocker St, Los Angeles Ca 90021-1001
5147-026-005	1	647 Crocker St, Los Angeles Ca 90021-1001
5147-026-006	1	
5147-026-007	1	643 Crocker St, Los Angeles Ca 90021-1001
5147-026-008	1	
5147-026-009	1	
5147-026-010	1	
5147-026-011	1	
5147-026-012	1	623 Crocker St, Los Angeles Ca 90021-1001
5147-026-013	1	621 Crocker St, Los Angeles Ca 90021-1001
5147-026-017	1	
5147-026-026	1	640 S San Pedro St, Los Angeles Ca 90014-[illegible]
5147-026-029	1	634 S San Pedro St, Los Angeles Ca 90014-[illegible]
5147-026-031	1	655 Crocker St, Los Angeles Ca 90021-1001
5147-026-032	1	646 S San Pedro St, Los Angeles Ca 90014-[illegible]
5147-027-001	1	701 E 7th St, Los Angeles Ca 90021-1403 C
5147-027-004	1	647 Towne Av, Los Angeles Ca 90021-1007
5147-027-010	1	621 Towne Av, Los Angeles Ca 90021-1007
5147-027-019	1	
5147-027-020	1	
5147-027-024	1	618 Crocker St, Los Angeles Ca 90021-1002
5147-027-025	1	
5147-027-026	1	
5147-027-034	1	619 Towne Av, Los Angeles Ca 90021-1007
5147-027-035	1	623 Towne Av, Los Angeles Ca 90021-1007
5147-027-037	1	606 E 6th St
5147-027-038	1	612 Crocker St, Los Angeles Ca 90021-1002
5147-027-039	1	650 Crocker St, Los Angeles Ca 90021-1002
5147-027-040	1	634 Crocker St, Los Angeles Ca 90021-1002
5147-027-041	1	638 Crocker St, Los Angeles Ca 90021-1002
5147-027-043	1	626 E 6th St, Los Angeles Ca 90021-1012 C
5147-027-044	1	634 Crocker St, Los Angeles Ca 90021-1002
5147-027-047	1	649 Towne Av, Los Angeles Ca 90021-1007
5147-028-008	1	635 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-009	1	631 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-010	1	629 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-011	1	627 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-012	1	625 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-016	1	613 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-017	1	609 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-018	1	
5147-028-023	1	618 Towne Av, Los Angeles Ca 90021-1008
5147-028-024	1	620 Towne Av, Los Angeles Ca 90021-1008
5147-028-025	1	624 Towne Av, Los Angeles Ca 90021-1008
5147-028-026	1	
5147-028-027	1	628 Towne Av, Los Angeles Ca 90021-1008
5147-028-038	1	632 Towne Av, Los Angeles Ca 90021-1008
5147-028-040	1	617 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-042	1	
5147-028-043	1	710 E 6th St, Los Angeles Ca 90021-1014 C
5147-029-002	1	901 E 7th St, Los Angeles Ca 90021-1407 C
5147-029-006	1	649 Gladys Av, Los Angeles Ca 90021-1003
5147-029-012	1	627 Gladys Av, Los Angeles Ca 90021-1003
5147-029-013	1	621 Gladys Av, Los Angeles Ca 90021-1003
5147-029-022	1	
5147-029-027	1	640 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-028	1	642 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-029	1	646 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-036	1	628 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-040	1	611 Gladys Av, Los Angeles Ca 90021-1003

5147-029-041	1	616 Stanford Av, Los Angeles Ca 90021-10(
5147-029-043	1	636 Stanford Av, Los Angeles Ca 90021-10(
5147-029-04[redacted]	1	643 Gladys A[redacted]s Angeles Ca 90021-1003
5147-029-04[redacted]	1	915 E 7th St, [redacted] Angeles Ca 90021-1407 C
5147-030-005	1	647 Ceres Av 49, Los Angeles Ca 90021-10
5147-030-006	1	649 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-007	1	647 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-008	1	637 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-009	1	
5147-030-020	1	846 E 6th St, Los Angeles Ca 90021-1028 C
5147-030-037	1	
5147-030-050	1	636 Gladys Av, Los Angeles Ca 90021-1004
5147-030-053	1	616 Gladys Av, Los Angeles Ca 90021-1004
5147-030-054	1	609 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-055	1	614 Gladys Av, Los Angeles Ca 90021-1004
5147-030-061	1	
5147-030-062	1	838 E 6th St, Los Angeles Ca 90021-1028 C
5147-030-064	1	644 Gladys Av, Los Angeles Ca 90021-1004
5147-031-005	1	615 Kohler St, Los Angeles Ca 90021-1023
5147-031-016	1	906 E 6th St, Los Angeles Ca 90021-1018 C
5147-031-017	1	619 Kohler St, Los Angeles Ca 90021-1023
5147-031-018	1	619 Kohler St, Los Angeles Ca 90021-1023
5147-031-019	1	910 E 6th St, Los Angeles Ca 90021-1018 C
5147-031-020	1	920 E 6th St, Los Angeles Ca 90021-1018 C
5147-031-023	1	619 Kohler St, Los Angeles Ca 90021-1023
5147-031-025	1	930 E 6th St, Los Angeles Ca 90021-1027 C
5147-032-001	1	675 Kohler St, Los Angeles Ca 90021-1023
5147-032-009	1	647 Kohler St, Los Angeles Ca 90021-1023
5147-032-020	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-021	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-022	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-023	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-032	1	651 Kohler St, Los Angeles Ca 90021-1023
5147-032-035	1	624 Ceres Av, Los Angeles Ca 90021-1020 (
5147-032-036	1	623 Kohler St, Los Angeles Ca 90021-1023
5147-032-038	1	1107 E 7th St, Los Angeles Ca 90021
5147-032-039	1	644 Ceres Av, Los Angeles Ca 90021-1020 (
5147-033-011	1	1215 Industrial St, Los Angeles Ca 90021
5147-033-012	1	1207 Industrial St, Los Angeles Ca 90021
5147-033-021	1	1020 Wilde St, Los Angeles Ca 90021
5147-033-022	1	
5147-033-029	1	1227 Industrial St, Los Angeles Ca 90021
5147-033-900	1	
5147-034-001	1	1225 E 7th St, Los Angeles Ca 90021
5147-034-012	1	1200 Industrial St, Los Angeles Ca 90021
5147-034-015	1	1208 Industrial St, Los Angeles Ca 90021
5147-035-002	2	1315 E 7th St, Los Angeles Ca 90021
5147-035-004	2	1339 E 7th St, Los Angeles Ca 90021
5147-035-005	2	1345 E 7th St, Los Angeles Ca 90021
5147-035-006	2	1340 Industrial St, Los Angeles Ca 90021
5147-035-007	2	1310 Industrial St, Los Angeles Ca 90021
5147-035-008	2	1337 E 7th St., Los Angeles Ca 90021

Appendix 3:

City of Los Angeles Draft Resolution: Base Levels of Service Policy and An Initial Evaluation of the Baseline Services

RESOLUTION NO.

ADOPTED BY THE LOS ANGELES CITY COUNCIL
ON DATE OF

RESOLUTION ADOPTING CITY POLICY REGARDING BUSINESS IMPROVEMENT DISTRICTS: BASE LEVELS OF SERVICE

WHEREAS, business areas often face a need for collective efforts to promote their businesses and to improve the overall business climate and health of their districts, and

WHEREAS, businesses often seek enhanced city services and infrastructure improvements.

NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOS ANGELES.

1. Revenues garnered from a Property and Business Improvement District (PBID) or other assessment district should be used to improve the overall business climate of the area through various promotional programs and service enhancements. To that end, base service level measures should be established and agreed to at the inception of the financing district.

2. In the event of a significant downturn in citywide revenues, the Council may be forced to reduce base levels of municipal services citywide unless a substitute source of citywide revenues is available.

MAYOR

ATTEST:

CITY CLERK

Downtown Industrial District Baseline Services

The purpose of creating a Property Based Business Improvement District for the Downtown Industrial District is to finance needed improvements and/or additional services. A critical step in designing these additional improvements/services is identifying the services that are currently provided by the City of Los Angeles. An agreement will be prepared which guarantees that the existing level of municipal services, or "baseline", will be continued by the City without additional funds from the community. The Baseline Services Agreement will help ensure that the District's funds will be used to *enhance*, rather than replace, the current level of services. Two types of City services will be addressed in this Baseline Services Analysis: maintenance and security. Estimates of the current level of municipal services are provided in the following table:

Security Services

Activity	Responsible Party	Level of Service	Comments
Police Patrol --assigned to area	Police Department Central Division	1 patrol car, 24 hours per day, 7 days per week	North of 7th Street. Basic car covers the entire CCE area
Police Patrol --assigned to area	Police Department Newton Division	2 patrol cars, two officers, 24 hours per day, 7 days per week	South of 7th Street. Basic car covers a larger area than just CCE area.
Police Patrol -- available, but not assigned to area	Police Department Central Division	2 patrol cars, 4 officers, 10 a.m. to 2 a.m. , 5 days per week	Assists the basic car.
Police Patrol -- available, but not assigned to area	Police Department Central Division	2 patrol cars, 4 officers, 11 p.m. to 7 a.m. , 5 days per week	Graveyard shift. Assist the basic car.
Police Bike Patrol	Police Department Central Division	3 p.m. to 11 p.m.; 5 days per week	Little Tokyo Bike Patrol goes south to 5th Street.
Police Bike Patrol	Police Department Newton Division	2 officers, 5 days per week, 6:00 a.m. to 6:45 p.m., Tuesday through Saturday.	Between 7th and Olympic. 7th Street Corridor.
Police Foot Beat	Police Department Newton Division	2 officers, 24 hours per day, 7 days per week.	Boundaries: San Pedro, 7th Street, Olympic, and the Los Angeles River.
HYPE Task Force	Police Department Central Division	8 officers and 1 supervisor, 5 days per week, 10:30 a.m. to 6:30 p.m.	Deals only with drug dealing and buying. Usu[redacted] undercover work.
Homeless Detail	Police Department Central Division	6 officers and 1 supervisor, Monday through Friday, 4 a.m. to 12:00 p.m.; 3 officers, 5 days per week, 11:00 a.m. to 7:00 p.m.	Assists the Bureau of Street Maintenance in cleaning the debris of homeless encampments. Responds to call about the homeless.

Maintenance Services

Activity	Responsible Party	Level of Service	Comments
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Alley Cleaning	Bureau of Public Works, Bureau of Street Maintenance	Monthly or Twice per Week	The alleys in the area of San Pedro to Gladys Avenue, 7th to 8th Streets are cleaned on a monthly basis or twice per week.
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2

JUL 01 1998 – PUBLIC HEARING HELD – SECOND HEARING SCHEDULED FOR AUGUST 5, 1998

ORD

ADOPTED

AUG 05 1998

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

01-Jul-98 10:31:48 AM #3
ITEM NO. (2)
Voting on Item(s): 2
Roll Call

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

Present: 10, Yes: 10 No: 0

ORD ADOPTED

05-Aug-98 10:35:36 AM #1
ITEM(S)
Voting on Item(s): 2,3,4,5
Roll Call

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

Present: 13, Yes: 13 No: 0

J. MICHAEL CAREY
CITY CLERK

PAT HEALY
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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

#2

96-1281

BALLOT TABULATION AND PROTEST CERTIFICATION

DOWNTOWN INDUSTRIAL Business Improvement District

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

Ballots Received	Weighted Value
Opposing ("no") ballots:	$152813.43
Supporting ("yes") ballots:	$432,915.08

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

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

Number of valid protests received 0 Total Value $_____

Protest Value $_____ = _____ = 0 % protest level
Total Assessment $

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

BY:

Mike Vitkievicz
Mike Vitkievicz
Deputy City Clerk

8-5-98
Date

APPROVED:

J. Michael Carey
J. MICHAEL CAREY
City Clerk

8-5-98
Date

FORMSAU245.REV.0898

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

CCEA

CENTRAL CITY EAST ASSOCIATION

c/o MEGA TOYS, 905 EAST 2ND STREET, LOS ANGELES, CA 90012 - 213/680-CCEA

96-1281

August 4, 1998

Mr. Mike Vitkievicz
City Clerk, Special Assessment Unit
316 West 2nd Street, #210
Los Angeles, CA 90012

Dear Mr. Vitkievicz:

Per your request, following is the list of nominees for the Advisory Board for the Los Angeles Downtown Industrial District (LADID) business improvement district:

Ernie Doizaki, Chair
American Fish & Seafood

Seymour Antman, Kleen Kraft

Martha Bringas, Bringas Music

Bud Hayes, Single Room Occupancy Corp.

Tom Herron, George-Thomas Enterprise

Doug Hinchliffe, New Lowe Properties

Noritoshi Kanai, Mutual Trading Co.

Don Kanner, City Seafood's

Frank Kawana, Yamasa Enterprises

Howard Klein, Los Angeles Smoking & Curing Co.

Ron Liss, West Coast Industries

George MacPherson, MacPherson Leather

Jess Markey, Markey Printing & Graphics

Richard Meruelo, Alameda Produce Market

John Okamoto, Tengu Company

Larry Rauch, Los Angeles Cold Storage

Jerry Reich, Rykoff Sexton Inc. (Tenant)

Jan Rice, Skid Row Development Corp.

Mark Shinbane, Ore-Cal Corp.

Paul Vert, Young's Market Company

Charles Woo, Woo Properties

If you should have any further questions, please call me at (213) 680-2232. Thank you for your assistance.

Sincerely,

Tracey L. Lovejoy
Executive Director

2

(17)

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

Council File Number 96-1281

Committee Meeting Date 6-1-98

Council Date 6-10-98

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

Remarks Downtown Industrial BID & Reso

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

J. MICHAEL CAREY
City Clerk

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

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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

96-1281

June 12, 1998

PLACE IN FILES

JUN 19 1998

DEPUTY

City Clerk,
Attn: Mike Vitkievicz
cc: Front Counter
cc: Executive Office
cc: Lands Records Division
City Administrative Officer
Chief Legislative Analyst
City Attorney

RE: PROPOSED DOWNTOWN INDUSTRIAL BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held June 10, 1998, the following action was taken:

Attached report adopted	X
Attached motion ( ) adopted	
Attached resolution of intention adopted	X
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	
Set for Hearings	July 1 and August 5, 1998
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	

J. Michael Carey

City Clerk
crm
steno\961281

cat 6/18/98

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

File No. 96-1281

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 and RESOLUTION relative to the proposed Downtown Industrial Business Improvement District.

Recommendations for Council action:

1. FIND that the petitions submitted on behalf of proponents of the proposed Downtown Industrial Business Improvement District are signed by property owners who will pay more than fifty (50) percent of the assessments proposed to be levied.

2. ADOPT the accompanying Resolution of Intention to establish the Downtown Industrial Business Improvement District.

3. DIRECT the City Clerk to prepare, publish and mail as required, the public meeting notice, the public hearing notice, and the special assessment ballots and instructions in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Section 36600 et seq. Of the Streets and Highways Code an Article XIIID of the California Constitution.

4. INSTRUCT the City Clerk, subject to City Attorney approval, to prepare an Ordinance establishing the Downtown Industrial Business Improvement District, for Council consideration during the required public hearing.

Fiscal Impact Statement: The City Clerk reports that direct costs associated with the administration of the proposed districts will be recovered from the assessment revenues collected.

SUMMARY

On June 1, 1998, the Community and Economic Development (CED) Committee considered Downtown Industrial District Business Improvement District (BID). The City Clerk reported that this was a property owner BID. They submitted a 54% petition, have 609 properties, and the proposed assessment is just over $1 million. This BID has two zones: zone 1 goes from 4th to 8th Street and San Pedro to Central; and zone 2 is from 4th to 8th Street and Alameda to Central. The Zone 1 formula is about 13.5 cents per square foot of land, plus $6.80 per street front foot, and the zone 2 formula

is 4.5 cents per square foot of land, $2.27 per front foot. Their budget is $645,000 for security, maintenance $165,000, communications $5,000, administrative costs $160,000, and a contingency of approximately $30,000. Zone 1 will pay approximately 86% and Zone 2 will pay about 14%.

The Community and Economic Development Committee concurred with City Clerk recommendations and now forwards the matter to Council for its consideration.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

RPT. + RESO. OF INTENTION
ADOPTED

JUN 1 0 1998

Los Angeles City Council

SET FOR HEARING 7-1 + 8-5-98

CAL
6/9/98
#961281

10-Jun-98 10:29:54 AM #2
Items For Which Public Hearings Have Been Held - Items 13-21 & 49-50
Voting on Item(s): 15-21,50
Roll Call

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

Present: 12, Yes: 12 No: 0

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 Industrial District 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 Industrial District 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 Industrial District Business Improvement District (the "District").

Section 2. The Management District Plan, less supplemental appendices or attachments, if any, which are not required for inclusion by the Act, 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 Wednesday, July 1, 1998 at 10:00 a.m., or as soon thereafter as this matter may be heard, in the Council Chambers in Room 300 at City Hall, 200 North Main Street, Los Angeles, California 90012. The public hearing shall be held on Wednesday, August 5, 1998, or as soon thereafter as this matter may be heard, in the Council Chambers in Room 300 at City Hall, 200 North Main 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 from the City Clerk at the Council and Public Services Office in Room 615 at City Hall, 200 North Main 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 Industrial District 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 at the Council and Public Services Office in Room 615 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 from the City Clerk at the Council and Public Services Office in Room 615 at City Hall, 200 North Main 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 XIIID 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 adopted by the City Council of the City of Los Angeles, California, at its meeting of:

JUN 10 1998.

J. MICHAEL CAREY, City Clerk

By Betty Swader

Approved as to Form and Legality

JUN 04 1998

JAMES K. HAHN, City Attorney

By Patricia V. Jubert

Assistant City Attorney

Council File No. 96-1281

MV\BID\DID\ROI

Downtown Industrial District Baseline Services

The purpose of creating a Property Based Business Improvement District for the Downtown Industrial District is to finance needed improvements and/or additional services. A critical step in designing these additional improvements/services is identifying the services that are currently provided by the City of Los Angeles. An agreement will be prepared which guarantees that the existing level of municipal services, or "baseline", will be continued by the City without additional funds from the community. The Baseline Services Agreement will help ensure that the District's funds will be used to *enhance*, rather than replace, the current level of services. Two types of City services will be addressed in this Baseline Services Analysis: maintenance and security. Estimates of the current level of municipal services are provided in the following table:

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Appendix 4:

Registered Professional Engineer's Certification

Review of this Management District Plan and preparation of the Engineers Report was completed by:

Orin N. Bennett
State of California
Registered Civil Engineer No. 25169



COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 96-1281

- ☐ Council Member(s) _____
- ☐ Interested Department _____
- ☐ Mayor (with/without file) _____
- ☑ Chief Legislative Analyst _____
- ☑ City Administrative Officer _____
- ☐ Controller _____
- ☑ City Clerk ~~Ex. Land Records, Attn: Mike Vik~~ w/file, Exec. Office
- ☐ Treasurer _____
- ☑ City Attorney (with / without file) _____
- ☐ General Services Department _____
- ☐ Department of Transportation _____
- ☐ City Planning Department _____
- ☐ Community Development Dept. (with file) - Contract Div. Attn: Raul Gonzales
- ☐ Community Redevelopment Agency _____
- ☐ Board of Public Works _____
- ☐ Private Industry Council _____
- ☐ _____
- ☐ _____
- ☐ _____

CITY LOS ANGELES SPEAKER RD

Date: 6/1/98

Council File No., Agenda Item, or Case No.: 96-1251-S1 / #3

I wish to speak before the COMMUNITY + ECONOMIC DEVELOPMENT COMM.
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: LEE STRONG

Business or Organization Affiliation: DOWNTOWN FOCUS

Address: 13215 PENN ST, SUITE 323 (Street) WHITTIER (City) CA (State) 90602 (Zip)

Business phone: (562) 693-8842 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 6-1-98

Council File No., Agenda Item, or Case No. 96-1281

I wish to speak before the CED item # 3 & 4
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: Tracey Lovejoy

Business or Organization Affiliation: Central City East Assn.

Address: 905 E. 2ND St. LA 90012
Street City State Zip

Business phone: 213 680-2232 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

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

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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

Pat Healy
Chief Legislative Assistant

96-1281

June 1, 1998

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

In accordance with Council rules, communication from the City Clerk relative to the proposed Downtown Industrial District Business Improvement District, was referred on May 29, 1998, to the COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE.

J. Michael Carey

City Clerk
bem

Recyclable and made from recycled waste.

J. MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES
CALIFORNIA

OFFICE OF THE
CITY CLERK
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RICHARD J. RIORDAN
MAYOR

May 28, 1998

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

REGARDING: PROPOSED DOWNTOWN INDUSTRIAL DISTRICT BUSINESS IMPROVEMENT DISTRICT

Honorable Members:

This Office has received materials relative to the formation of a business improvement district (BID) in a portion of the downtown adjacent area within the Central City; the proposed district would be known as the Downtown Industrial District BID. The Management District Plan, which serves as the framing document for the district, is presented for Committee consideration.

The Downtown Industrial 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 Central City East Association, which is the private sector proponent group for this BID, has presented to this Office a set of petitions which support establishment of the district. 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 $549,280.83. This represents 54% of the first year assessment revenue of approximately $1,018,328.00.

Due to the requirements of Article XIIID of the California Constitution (Proposition 218), the formation 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. The City Clerk will tabulate the ballots received and will present the findings to the City Council at a public hearing to be scheduled for consideration of the district establishment ordinance.

The proposed Downtown Industrial BID is expected to generate in excess of $1 million annually in private sector funding over a five year period. BID assessment revenue is budgeted to support a variety of services and activities within the district including physical maintenance, public safety, marketing and area promotion.

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 $7,636.19 or 0.07 percent of first year BID revenue.

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The BID will be governed by an advisory board consisting of area property and business owners. The Advisory Board is required to be appointed by the City Council prior to establishment of the district; we anticipate receiving and will include the nominations during the legislative process.

The Downtown Industrial BID assessment formula is based on the street frontage and the land area of the parcels involved. The City Clerk will arrange to have the BID assessments included as a line item on the property tax bills prepared and distributed by the Los Angeles County Auditor-Controller. The County will subsequently transfer assessment revenue to the City. Assessment revenue will then be held in trust by the City and will be disbursed through installments to the BID to support district operations.

RECOMMENDATIONS FOR COMMITTEE ACTION:

1. FIND that the petitions submitted on behalf of proponents of the proposed Downtown Industrial District 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 Industrial District Business Improvement District.

3. DIRECT the City Clerk to prepare, publish and mail as required, the public meeting notice, the public hearing notice, and the special assessment ballots and instructions in a format approved by the City Attorney and scheduled as required by the provisions of Section 54954.6 of the Government Code, Section 36600 et seq. of the Streets and Highways Code and Article XIIID of the California Constitution.

4. INSTRUCT the City Clerk, subject to City Attorney approval, to prepare an Ordinance establishing the Downtown Industrial District Business Improvement District, for Council consideration during the required public hearing.

Sincerely,

J. Michael Carey
J. MICHAEL CAREY
City Clerk

JMC: MV
CF 96-1281, 96-0829
Attachment

LOS ANGELES
DOWNTOWN INDUSTRIAL DISTRICT

MANAGEMENT DISTRICT PLAN

Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
to create a management district within the City of Los Angeles

by

Central City East Association
(213) 680-CCEA

and

Downtown Resources
(800) 999-7781

May 23, 1997

Downtown Industrial District
Management District Plan

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Appendix 1: AB 3754: Property and Business Improvement District law of 1994.

Appendix 2: List of properties to be assessed, by assessor's parcel number.

Appendix 3: City of Los Angeles Draft Resolution: base levels of service policy.

Appendix 4: Registered Professional Engineer's Certification.

I. DOWNTOWN INDUSTRIAL DISTRICT MANAGEMENT DISTRICT AT-A-GLANCE

Developed by a growing coalition of property and business owners, the Downtown Industrial District is a benefit assessment district proposed to improve the industrial area of downtown Los Angeles. The district, also known as a management district, will establish a security program, a new maintenance program, trash/debris collection, business interest advocacy, and marketing and promotion services above and beyond those currently provided by the City of Los Angeles (the "City"). This approach has been used successfully in other downtowns throughout the country to improve the business image, attract new tenants and increase sales, occupancies and property values.

Location: On the East side of Downtown Los Angeles, bounded by 4th Street, Alameda Street, 8th Street, and San Pedro Street. Please see the map on page 6 for specific boundaries of the District.

Services: Security program to support police and property owner crime prevention efforts; day and night patrol; maintenance services to increase the frequency of litter and debris removal, pressure washing of sidewalks, and graffiti removal; advocacy to promote business interests and allow the business community to speak with one voice.

Method of Financing: Benefit assessment of real properties.

Budget: Total maximum district budget for each year of its five (5) year operation is a base of $1,005,000 per year with a maximum 3% increase per year.

Cost: Based upon property location and benefits received, annual assessments on property will be approximately $.135 per square foot of land and $6.80 per front foot in Zone 1, and approximately $.045 per square foot of land and $2.267 per front foot in Zone 2.

City Services: It is anticipated that the City of Los Angeles will adopt a Resolution pursuant to State Law that establishes a policy to maintain the existing level of services within the proposed District. In addition, the City will pay its fair share of the costs for new services being provided.

Formation: District formation requires submittal of petitions from property owners representing at least 50% of the total assessment. The "Right to Vote on Taxes Act" (also known as Proposition 218) requires that more than 50% of the ballots received, weighted by assessment, be in support of the District.

Duration: Pursuant to State Law, the District will have a set term. The proposed District will have a five-year life. After five (5) years, the petition process must be repeated for the District to remain.

II. WHY A MANAGEMENT DISTRICT FOR DOWNTOWN LOS ANGELES?

There are several reasons why now is the right time to form a Management District in the Downtown Industrial District.

1. *The Need to Improve Security in the Downtown Industrial District.*

   Downtown property owners agree that improved security and a reduction in street disorder would increase property values and business volume. Many customers and employees recognize a need for additional security. The City of Los Angeles is responsible for providing public safety on a citywide basis. The new District will add to those security services and customize them to meet the unique needs of the Downtown Industrial District.

2. *The Need to Provide Maintenance Services in a Cost Efficient Manner.*

   The City of Los Angeles is responsible for providing services on a citywide basis. The new District will augment those maintenance services to make the Downtown Industrial District cleaner than it has ever been. These services will include trash and litter removal, sidewalk cleaning, and graffiti abatement.

3. *The Need to Reverse the Negative Image of the District.*

   Now a single organization will be directing the promotions and marketing for the entire Downtown Industrial District. This marketing effort will promote the new programs of the district and will work to reverse the area's negative image.

4. *An Opportunity to Establish Private Sector Control and Accountability.*

   These new services and the District will be managed by the Central City East Association (CCEA), a non-profit private sector business organization formed for the sole purpose of improving the Downtown Industrial District. Annual Management District work plans and budgets will be developed by an advisory board composed of stakeholders that own businesses and property in the downtown area. New security, maintenance, and marketing and promotion services will be subject to private sector performance standards, controls, and accountability.

III. WHAT IS A MANAGEMENT DISTRICT?

Although new to downtown Los Angeles, nearly 1000 downtown Management Districts currently operate throughout the United States and Canada.

A Management District provides essential services, such as security, maintenance, and economic development in addition to those provided by local government. These services are concentrated within a distinct geographic area and are paid for by means of a special property owner assessment. The organization responsible for providing these services is governed by a Board of Directors representing those who pay. Many districts have been formed as a local business community response to declining municipal budgets and services.

Management Districts are proven to work by providing services that improve the overall viability of central business districts -- resulting in higher property values and sales volumes. One of the most recent management districts established in California is the nearby Fashion District. This district has been successful in cleaning up the streets and reducing crime by 20% (according to a recent report by the Los Angles Police Department).

The Downtown Industrial District Management District will be formed pursuant to a State Law that took effect in January, 1995. The "Property and Business Improvement District Law of 1994", which was signed into law by Governor Pete Wilson, ushers in a new generation of Management Districts in California by allowing a greater range of services and independence from government. Key provisions of the new law include:

- Allows Management Districts to undertake services ranging from security to maintenance, and business advocacy to economic development.
- Allows revenue for services to be raised from assessments on property.
- Requires petition support from private property owners paying at least 50% of proposed private property assessments to form a Management District.
- Allows for the formation of a property and business owner advisory board to supervise District operations and submit a yearly service plan.
- Requires limits for assessments to ensure that they do not exceed pre-established levels.
- Provides a multi-year life for Management Districts and requires a new petition process to renew a District. The Downtown Industrial District will have a five (5) year term.

The "Property and Business Improvement Business District Law of 1994" (AB 3754) as amended as of January 1, 1997 is provided in Appendix 1 of this document.

IV. HISTORY OF CCEA EFFORTS

The Downtown Industrial District is centrally located in the eastern end of downtown Los Angeles. At the intersection of several major freeways, the Downtown Industrial District is easily accessible from any direction, by car or train.

Part of this effort is an attempt to distinguish the Downtown Industrial District and make it the most desirable industrial area in the greater Los Angeles area. This Management District Plan, and the creation of a unified organization with a secure funding mechanism, provides another critical step in achieving the vision developed by the industrial property owners.

The Central City East Association (CCEA), incorporated in 1986, has taken a leadership role in recent efforts to revitalize the downtown industrial area. CCEA is responsible for retaining Downtown Resources to assist with the revitalization efforts. CCEA's mission is to protect investments in the area and provide a clean, safe, and friendly business and industrial core area.

The proposed Management District will provide new security, maintenance, and marketing services above and beyond those currently provided by the City of Los Angeles. Working together, CCEA and Downtown Resources prepared this Management District Plan.

Meetings With CCEA, Property Owners, & Stakeholders

1. Initial Meetings with CCEA

In 1996, CCEA developed a draft plan for implementation of a management district. That effort was redirected in early 1997 due to the passage of the "Right to Vote on Taxes Act" (also known as Proposition 218) in November, 1996. In February, 1997, CCEA met with Downtown Resources to explore formation of a Management District that would comply with all applicable rules and regulations. In several meetings, CCEA and its consultants discussed the benefits of Management Districts and the effort necessary to create one in the industrial area of downtown Los Angeles. Further meetings were held with representatives from the local City Council Offices and other representatives from the City of Los Angeles.

2. Meetings with Property Owners and Other Stakeholders

In March and April, 1997 several focus group meetings were held with property owners and business owners. The attendees represented both large and small properties in the district and accounted for over 50% of the assessed value of properties in the proposed district. In April, 1997, a number of individual meetings were held to further refine the needs and desires of property owners and business owners in the area.

The purpose of the focus group meetings and the individual meetings was to (1) present information on Management Districts, and (2) elicit property owners' and business owners'

interests and/or concerns about the Downtown Industrial District. The collection of information included surveys and discussions of business issues.

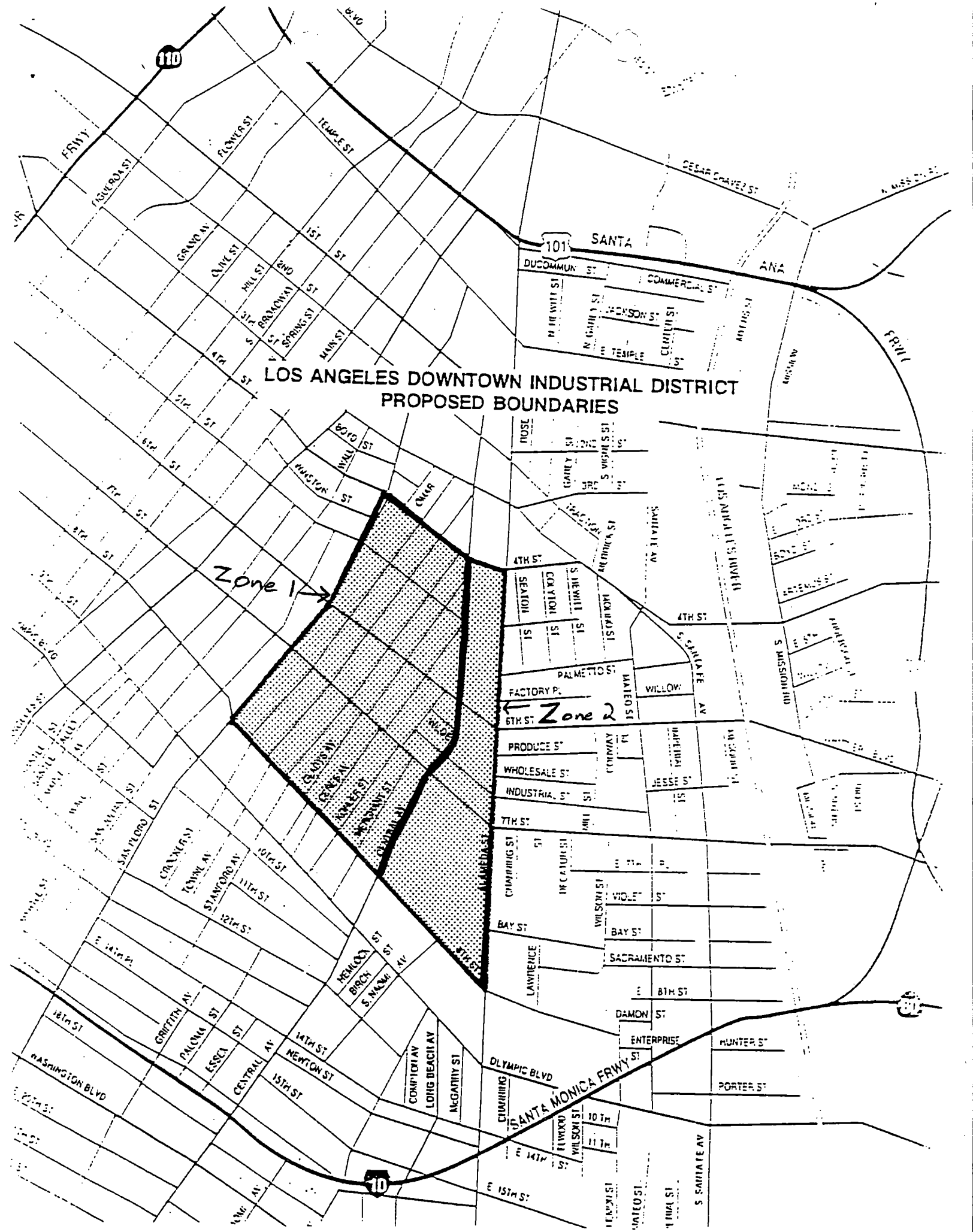
In all of these groups, security was identified as the highest priority. When asked how limited resources should be allocated, most property owner and business owner groups indicated a desire for increased security and decreased street disorder. Most respondents also suggested that debris removal, maintenance, and image enhancement were important service considerations.

A smaller number of business members and other stakeholders responded that they would dedicate resources to communications and advocacy.

V. MANAGEMENT DISTRICT BOUNDARIES

The Downtown Industrial District will deliver services in an approximately 35 block area of downtown Los Angeles. The district is bounded by 4th Street on the north, Alameda Street on the east, 8th Street on the south, and San Pedro Street on the west. Because of the scope and nature of the district and services to be provided, two separate benefit zones have been created. All properties to the west of Central Avenue are in Zone 1 and properties to the east of Central Avenue are in Zone 2. Zone 2 properties are large properties that require service only on perimeter streets. Zone 1 properties are smaller and require more service on more streets. For more detail regarding the delineation of these two zones, please see page 11, Section 2, "Determination of Benefit Areas."

The service area includes approximately 600 properties. The Management District boundary is illustrated by the map on page 6. Please see pages 11 through 13 for the specific assessment formula based on a combination of major street front footage and lot square footage.


LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
PROPOSED BOUNDARIES
Zone 1
Zone 2
110
101
10
SANTA ANA FRWY
SANTA MONICA FRWY
FIGUEROA ST
FLOWER ST
TEMPLE ST
GRAND AV
OLIVE ST
HILL ST
BROADWAY
SPRING ST
MAIN ST
1ST ST
2ND ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
8TH ST
9TH ST
10TH ST
11TH ST
12TH ST
14TH ST
15TH ST
16TH ST
DUCOMMUN ST
COMMERCIAL ST
JACKSON ST
TEMPLE ST
ALAMEDA ST
MATEO ST
SANTA FE AV
PALMETTO ST
FACTORY PL
WILLOW ST
PRODUCE ST
WHOLESALE ST
INDUSTRIAL ST
CHARNOCK RD
CHARNOCK ST
CONWAY PL
JESSE ST
WILSON ST
VIOLET ST
BAY ST
SACRAMENTO ST
LAWRENCE
81ST ST
DAMON ST
ENTERPRISE
HUNTER ST
PORTER ST
OLYMPIC BLVD
CHANNING
WASHINGTON BLVD
GRIFFITH AV
PALOMA ST
ESSEX ST
CENTRAL AV
NEWTON ST
COMPTON AV
LONG BEACH AV
McGARRY ST
MEMLOCK
BIRCH
S. NAOMI
CRAWFORD AV
TOWNE AV
SAN PEDRO ST
CLARA ST
CLOVER ST
CLOVER AV
KOHLER ST
MERCURY ST
CLARA ST
WALL ST
HANSTON ST
BOYD ST
ELMYRA ST
ELWOOD ST
10 TH
11 TH
E 14TH ST
E 15TH ST

VI. SERVICE PLAN

A. History of Establishing the Service Plan

Property owners in the Downtown Industrial District have been concerned about the need for additional security in the area for many years. In addition, there is a demand for supplemental maintenance in the area. City services and efforts in these areas have been welcomed, but limited resources have not allowed for a more comprehensive approach to managing the industrial area.

In 1994, Governor Wilson signed AB 3754 (Caldera) establishing the Property and Business Improvement District Law of 1994. This new State Law created a mechanism for property owners to join forces and improve their commercial districts. CCEA seized the opportunity to utilize this new tool to provide efficient supplemental services in a cost effective manner. The following service plan details the nature and extent of the services proposed and provides an itemized budget.

B. Downtown Industrial District Service Plan

The Downtown Industrial District Service Plan provides for security, trash & debris collection, sidewalk cleaning, image enhancement, and business advocacy services above and beyond those currently provided by the City of Los Angeles. Existing City services will remain intact pursuant to a "base levels of service" policy discussed in section VIII of this Plan.

Management District service levels will vary between zones due to a varying demand. All benefits provided will be based on the amount paid into the District. For a more detailed discussion of these demands, please see page 11, Section 2, "Determination of Benefit Areas." Program descriptions and budgets of proposed Management District security, maintenance, image enhancement, business advocacy, and administrative services are provided in the following pages.

The first step in preparing the service plan was to identify the existing "baseline" level of services provided by the City of Los Angeles. In order to identify the aspects of the district that needed additional services, several property owner focus group meetings were conducted. In addition, numerous meetings were held with City of Los Angeles staff, property owners, and business owners. Based on the information and opinions collected during this process, service priorities were identified. The information from each step of this process was integrated and this service plan was developed. The following are some key aspects of the service plan budget:

- The Service Plan Budget provides for a security program that will be developed to serve a number of functions. This program will increase awareness of security efforts, coordinate existing property owner security programs, and act as the "eyes

and ears" for the Los Angles Police Department. The program will reduce street disorder and serve a lead role in crime prevention.

- A maintenance program will keep the district clean. Highly visible personnel will be on the streets removing trash, graffiti, and other litter. In addition, the Management District will provide sidewalk cleaning, trash/debris removal, and street sweeping.

- A marketing campaign will be launched to improve the negative image of the Downtown Industrial District. Communications among property owners will be increased with a quarterly newsletter and important bulletins.

1. Security

Modeled after other successful Management Districts throughout the United States, the security program's goal is to support the Los Angeles Police department and property owners in crime prevention efforts while offering a customer service orientation to the districts patrons. The program will assist in the prevention of break-ins, automobile-related crimes, and generally disruptive street elements. In addition to providing enhanced security, personnel will be trained on Downtown Industrial District amenities in order to direct customers and vendors to business destinations, and will be informed of promotions to encourage business participation.

2. Maintenance

New Management District maintenance services will consolidate and increase the frequency of alley cleaning, sidewalk cleaning, graffiti removal, and litter removal services that are currently delivered.

Maintenance Personnel: Maintenance personnel will collect and remove litter, refuse and debris from the sidewalks on a weekly basis. Trash will be collected throughout the area.

Sidewalk Cleaning: Sidewalks will be cleaned on a schedule set by CCEA.

3. Image Enhancement

The new Management District will operate a new unified advocacy and marketing program that will work in collaboration with the businesses and property owners within the District. These programs will include marketing and business advocacy. Goals of this program include increased client traffic, decreased vacancies, increased sales, and increased property values.

4. Business and Commercial Property Advocacy

The new Management District will retain professional representation to advance the Downtown Industrial District property and business interests by speaking with a credible, clear, and unified voice.

C. Service Plan Budget

A Service Plan budget has been developed by CCEA to deliver service levels throughout the district. New services are based upon the following allocation of Management District revenues:

➢ Security	75% of new services
➢ Maintenance	20% of new services
➢ Advocacy and Image Enhancement	5% of new services

Administration costs are estimated at 16% of the total budget. Administrative costs for similar management districts throughout the nation range from 15% to 33%. Annual service plans and budgets will be developed and approved by the Advisory Board (see description of the advisory board on page 17). Please see the budget exhibit on the following page for more detailed information.

Downtown Industrial District
Draft Budget

SERVICE	Year 1	Year 2 *(Draft)*	Years 3-5 *(Draft)*
Security	$645,000	$620,000	$605,000
Crime Prevention			
Day and Night Patrol			
Vehicle Patrol and Foot Patrol			
Central Dispatching			
Identify Problem Areas			
Coordinate with Other Agencies			
Maintenance and Clean Up	$165,000	$155,000	$150,000
Trash and Litter Removal			
Sidewalk Cleaning			
Graffiti Abatement			
Communications and Advocacy			
Quarterly Newsletter	$5,000	$5,000	$5,000
Bulletins			
Membership Meetings			
Advocacy before Council			
Marketing		$25,000	$40,000
Image Enhancement			
Advertising and Promotions			
Administrative	$160,000	$170,000	$175,000
Rent			
Insurance			
Office Expenses			
Personnel			
Travel / Conferences			
Legal and Accounting			
Financial Reserve	$30,000	$30,000	$30,000
Uncollected Assessments			
Assessment Expenses			
TOTAL	**$1,005,000**	**$1,005,000**	**$1,005,000**

VII. ENGINEER'S REPORT

A. Assessment Methodology

1. Base Formula

Property owners, merchants, and other Downtown Industrial District stakeholders have emphasized that an assessment formula for the proposed Management District be fair, balanced, and commensurate with benefits received.

Each property owner will pay based on benefit received. The variables used for the base formula is lot front footage and gross lot square footage. This front footage is a direct measure of certain of the services to be provided to the parcels. Lot square footage is relevant to the highest and best use of a property and will reflect the long term value implications of the Management District.

Based upon property location and benefits received, annual assessments on property located in Zone 1 will be a combination of $.135 per square foot of land, and $6.80 per front foot. Annual assessments on property located in Zone 2 will be a combination of $.045 per square foot of land and $2.267 per front foot. (For further details on the specific formula, please see page 13.) If you would like more information about your property assessment, please call CCEA at (213) 680-2232.

2. Determination of Benefit Areas

New security, maintenance, marketing and promotion services are anticipated throughout the Management District. Properties to the west of Central Avenue will receive the greatest benefit the services provided. These properties will receive a greater frequency of maintenance and security services. As a result, these properties have been identified as Zone 1.

All other properties to the east of Central Avenue have been identified as Zone 2. These secondary properties have only five streets to maintain, already provide a greater level of service, and therefore require less service. Because Zone 2 properties will receive benefit from all of the services provided but to a lesser extent than those properties in Zone 1, Zone 2 properties will be assessed at a lower rate. Each of the services has been assigned a relative weight of benefit and assessments have been determined based on this relative benefit.

3. 501(c)(3) Exemption and Government-Owned Property

Properties owned by charitable tax-exempt organizations qualify for a reduction in assessments in proportion to the real property tax exemption currently applied. The assessment policy on 501(c)(3) organizations is provided on page 15.

Under "The Right to Vote on Taxes Act" (also known as Proposition 218) all public properties are required to pay assessments unless they can demonstrate by clear and convincing evidence that their property does not receive benefit. It has been proposed that the City of Los Angeles pay its "fair share" of all assessment.

4. Assessment Notice

An Assessment Notice will be sent to owners of each property in the Management District. The Assessment Notice provides an estimated assessment based upon the lot front footage and lot square footage and of each individual property. The final individual assessment for any particular property may change, up or down, if the lot front footage or lot square footage factor differs from those found on the Assessment Notice. A list of properties to be included in the Management District is provided within Appendix 2.

B. Time and Manner for Collecting Assessments

As provided by State Law, the Downtown Industrial District 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. The County of Los Angeles shall distribute funds collected to the City of Los Angeles and then to the CCEA pursuant to the authorization of this Plan. Existing laws for enforcement and appeal of Property Taxes apply to the Management District assessments.

Downtown Industrial District Proposed Assessment

	Properties	Frontage	Lot	Assessment
Zone 1 (100%)				
Total Assessments	**587**	**45,798**	**4,072,702**	**$861,239**
Highest Assessment				$11,997
Lowest Assessment				$6
Average Assessment				$1,467
cost per foot		*6.80*	*0.135*	
Zone 2 (33%)				
Total Assessments	**22**	**8,746**	**2,754,402**	**$143,773**
Highest Assessment				$37,770
Lowest Assessment				$537
Average Assessment				$6,535
cost per foot		*2.267*	*0.045*	
Total	**609**	**54,544**	**6,827,104**	**$1,005,012**

VIII. CONTINUATION OF CITY SERVICES

A. Citywide Base Levels of Service Policy

Throughout the process of establishing the Downtown Industrial District, 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 Management District services.

B. City Council Resolution

The CCEA has requested that the Los Angeles City Council adopt a Resolution committing the City to establish and maintain base levels of service within the Management Districts. The policy states that "basic service levels" provided to the area must be paid for by the general City revenues, and not subsidized by revenue which the Management District generates for enhanced and supplemented levels of service.

The policy allows for adjustments in the "basic service levels" commensurate with changes in the City's overall financial condition. Citywide service reductions can trigger a proportionate reduction in base levels of service within a Management District.

A draft City of Los Angeles Resolution establishing this policy and an estimate of current services is provided in Appendix 3.

Consistent with this proposed City policy, the Downtown Industrial District's base levels of service will be quantified in an "area specific current services agreement" between the City of Los Angeles and the Management District.

IX. MANAGEMENT DISTRICT RULES AND REGULATIONS

Pursuant to the Property and Business Improvement Law of 1994, a Management District may establish rules and regulations that uniquely apply to the District. Two initial rules and regulations are to be employed by the Downtown Industrial District:

A. 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:

1. 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.

2. The class or category of real property is exempt, in whole or in part, from real property taxation.

3. The property owner makes the request in writing to the County Assessor, accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.

4. The County Assessor is in receipt of the request and accompanying documentation no later than thirty (30) days from the date that the Assessor's office mails the Notice of Assessment.

If all of these conditions are met, the amount of the assessment to be levied shall be reduced in proportion to the real property tax exemption applied to the class or category of real property.

B. Competitive Bidding

Following the formation of the Management District, the CCEA Board of Directors shall develop a policy for competitive bidding. The policy will aim to maximize service quality, efficiency, and cost effectiveness.

X. PROPOSED IMPLEMENTATION TIMETABLE

The Downtown Industrial District stakeholders have developed an aggressive timeline that includes approval in July-August, 1997 and funding by December 1997. In order to meet these goals, CCEA has developed the following *proposed* timetable:

DATE	ACTIVITY
June 2, 1997	Initiate petition drive.
June 20	Collect petitions signed by property owners who will pay more than 50% of District assessments
July-August	City Council adopts Resolution of Intention to form the Downtown Industrial Property and Business Improvement District. Notice of Public Meeting and Hearing is mailed. Notice of Public Meeting and Hearing published. Proposition 218 Ballot is mailed. Public Meeting on the Downtown Industrial PBID is held before the Los Angeles City Council. Public Hearing is held on the Downtown Industrial PBID. Los Angeles City Council adopts Ordinance establishing the District.
August-September	End of sixty (60) Day period during which a public hearing must be held to consider establishment of the Downtown Industrial PBID.
August-September	City Clerk submits PBID assessment information on magnetic tape to the County Assessor. CCEA Board of Directors prepares final implementation plans. The secured tax roll and bills are printed. Tax bills are mailed. First installment property tax bill including PBID assessment due. Downtown Industrial PBID begins operations.

Pursuant to State Law, the Downtown Industrial District will have a defined life. The life of the Management District is set at five (5) years. In order to continue the Management District for another set term, the preceding petition and public hearing process must be repeated.

XI. DISTRICT GOVERNANCE

A. Los Angles Downtown Industrial District Council

The Central City East Association (CCEA) will appoint a "Los Angeles Downtown Industrial District Council" (LADID Council) charged with the day-to-day operations of the Management District. As previously described, CCEA has initiated several efforts to improve the core commercial area, and will continue its efforts with the establishment of the new Management District. The LADID Council will serve as CCEA's subcommittee responsible for the management district.

Currently, there are several separate functions and activities that are existing or proposed for the industrial area. We recommend that business improvement initiatives be brought under one private sector (property and business) umbrella organization – CCEA.

B. Advisory Board

The ultimate management structure will be adopted by the Central City East Association and will include an Advisory Board appointed by the City Council. Management district budget and assessments will be complied by the Advisory Board. This Advisory Board will serve in the same capacity as the "advisory board" described in Chapter 3, section 36631 of the State Law. ("The Property and Business Improvement District Law of 1994 is provided in Appendix 1.)

Members of the Advisory Board will be nominated by the CCEA, and, pursuant to state law, appointed by the Los Angeles City Council. A mix of large and small property owners will be sought to comprise the preceding Advisory Board. The Advisory Board will develop annual service plan reports, including budgets, and monitor service delivery.

CENTRAL CITY EAST ASSOCIATION
BOARD OF DIRECTORS

Charles Woo (Chairman)
Howard Klein (Vice Chairman)
Larry Rauch (Secretary)
Mark Shinbane (Treasurer)
Ron Clark
Ernie Doizaki
Doug Hinchliffe
Don Kanner
Jess Markey
Larry Rauch
Jerry Reich
Bill Shinbane
Al Taira
Ira Yellin
Paul Vert

Appendix 1:

AB 3754: Property and Business Improvement District Law of 1994

STREETS AND HIGHWAYS CODE
SECTION 36600 et seq.

As Amended January 1, 1997

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.

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.

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.

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. (a) Upon the submission of a written petition, signed by 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.

(b) The petition of property owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) The management district plan.

(2) 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 of a district created pursuant to this part to overlap with other 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 the assessment to be levied against his of 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 of the properties to be assessed, including the assessor's parcel numbers, 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 parking 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.

ASSESSMENTS

36631. (a) Before adopting a resolution establishing the district, 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 benefits 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 zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

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.

MODIFICATION

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 Sections 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).

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 assessees 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 the 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 revenues 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.

Appendix 2:

List of Properties to be Assessed

By Parc nber

APN	Zone	Address
5146-001-001	1	
5146-001-013	1	
5146-001-014	1	
5146-001-015	1	728 Gladys Av
5146-001-016	1	722 Gladys Av
5146-001-017	1	
5146-001-018	1	725 Ceres Av
5146-001-019	1	727 Ceres Av
5146-001-020	1	729 Ceres Av
5146-001-021	1	731 Ceres Av
5146-001-022	1	733 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-023	1	737 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-024	1	741 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-026	1	742 Gladys Av, Los Angeles Ca 90021-1414
5146-001-027	1	1018 E 7th St
5146-001-028	1	719 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-029	1	711 Ceres Av, Los Angeles Ca 90021-1515 (
5146-001-030	1	718 Gladys Av, Los Angeles Ca 90021-1435
5146-002-003	1	1013 E 8th St
5146-002-004	1	1011 E 8th ST
5146-002-007	1	790 Gladys Av, Los Angeles Ca 90021-1414
5146-002-010	1	776 Gladys Av, Los Angeles Ca 90021-1414
5146-002-011	1	774 Gladys Av, Los Angeles Ca 90021-1414
5146-002-014	1	760 Gladys Av, Los Angeles Ca 90021-1414
5146-002-015	1	754 Gladys Av, Los Angeles Ca 90021-1414
5146-002-016	1	
5146-002-017	1	744 Gladys Av, Los Angeles Ca 90021-1414
5146-002-018	1	
5146-002-021	1	
5146-002-022	1	
5146-002-023	1	767 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-024	1	769 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-025	1	
5146-002-026	1	777 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-027	1	781 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-028	1	787 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-029	1	747 Ceres Av, Los Angeles Ca 90021-1515 (
5146-002-030	1	1001 E 8th St
5146-002-032	1	766 Gladys Av, Los Angeles Ca 90021-1414
5146-002-033	1	784 Gladys Av, Los Angeles Ca 90021-1414
5146-002-034	1	1021 E 8th St
5146-003-023	1	765 Kohler St, Los Angeles Ca 90021-1517
5146-003-024	1	761 Kohler St, Los Angeles Ca 90021-1517
5146-003-025	1	755 Kohler St, Los Angeles Ca 90021-1517
5146-003-030	1	
5146-003-031	1	
5146-003-032	1	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-033	1	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-034	1	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-035	1	768 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-036	1	
5146-003-037	1	
5146-003-038	1	782 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-039	1	786 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-040	1	790 Ceres Av, Los Angeles Ca 90021-1516 (
5146-003-045	1	
5146-003-046	1	781 Kohler St, Los Angeles Ca 90021-1517
5146-003-047	1	
5146-003-048	1	773 Kohler St, Los Angeles Ca 90021-1517
5146-003-049	1	
5146-003-050	1	765 Kohler St, Los Angeles Ca 90021-1517
5146-003-051	1	
5146-003-052	1	
5146-003-053	1	
5146-003-054	1	1105–19 E 8 St
5146-003-055	1	1107 E 8th St

5146-[illegible]56	1	1105 E[illegible]
5146-00[illegible]-057	1	1101 E 8th St
5146-004-001	1	1112 E 7th St
5146-004-002	1	1122 E 7th St
5146-004-024	1	
5146-004-025	1	736 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-034	1	1104-1/2 E 7th St
5146-004-035	1	1108 E 7th St
5146-004-036	1	712 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-037	1	714 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-038	1	718 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-039	1	722 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-040	1	728 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-041	1	
5146-004-042	1	
5146-004-043	1	
5146-004-044	1	
5146-004-045	1	746 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-046	1	750 Ceres Av, Los Angeles Ca 90021-1516 (
5146-004-047	1	
5146-004-048	1	
5146-004-049	1	737 Kohler St, Los Angeles Ca 90021-1517
5146-004-050	1	749 Kohler St, Los Angeles Ca 90021-1517
5146-004-051	1	747 Kohler St, Los Angeles Ca 90021-1517
5146-004-052	1	741 Kohler St, Los Angeles Ca 90021-1517
5146-004-053	1	739 Kohler St, Los Angeles Ca 90021-1517
5146-004-054	1	729 Kohler St, Los Angeles Ca 90021-1517
5146-005-006	1	
5146-005-007	1	730 Kohler St, Los Angeles Ca 90021-1518
5146-005-009	1	738 Kohler St, Los Angeles Ca 90021-1518
5146-005-010	1	744 Kohler St, Los Angeles Ca 90021-1518
5146-005-014	1	724 Kohler St, Los Angeles Ca 90021-1518
5146-005-015	1	741 Merchant St, Los Angeles Ca 90021-151
5146-005-016	1	
5146-005-017	1	
5146-005-022	1	721 Merchant St, Los Angeles Ca 90021-151
5146-005-025	1	729 Merchant St, Los Angeles Ca 90021-151
5146-005-029	1	1200 E 7th St
5146-006-002	1	748 Kohler St, Los Angeles Ca 90021-1518
5146-006-003	1	750 Kohler St, Los Angeles Ca 90021-1518
5146-006-004	1	758 Kohler St, Los Angeles Ca 90021-1518
5146-006-005	1	764 Kohler St, Los Angeles Ca 90021-1518
5146-006-006	1	764 Kohler St, Los Angeles Ca 90021-1518
5146-006-007	1	766 Kohler St, Los Angeles Ca 90021-1518
5146-006-008	1	772 Kohler St, Los Angeles Ca 90021-1518
5146-006-009	1	774 Kohler St, Los Angeles Ca 90021-1518
5146-006-010	1	780 Kohler St, Los Angeles Ca 90021-1518
5146-006-011	1	782 Kohler St, Los Angeles Ca 90021-1518
5146-006-012	1	784 Kohler St, Los Angeles Ca 90021-1518
5146-006-013	1	
5146-006-014	1	1201 E 8th St
5146-006-015	1	1215 E 8th St
5146-006-016	1	775 Merchant St, Los Angeles Ca 90021-151
5146-006-017	1	769 Merchant St, Los Angeles Ca 90021-151
5146-006-018	1	
5146-006-019	1	
5146-006-023	1	751 Merchant St, Los Angeles Ca 90021-151
5146-006-024	1	745 Merchant St, Los Angeles Ca 90021-151
5146-006-026	1	
5146-006-027	1	761 Merchant St, Los Angeles Ca 90021-151
5146-006-028	1	778 Kohler St, Los Angeles Ca 90021-1534
5146-006-029	1	
5146-006-030	1	755 Merchant St, Los Angeles Ca 90021-151
5146-007-001	1	748 Merchant St, Los Angeles Ca 90021-15
5146-007-002	1	748 Merchant St, Los Angeles Ca 90021-15
5146-007-003	1	762 Merchant St, Los Angeles Ca 90021-15
5146-007-004	1	785 S Central Av, Los Angeles Ca 90021-15
5146-007-005	1	771 S Central Av, Los Angeles Ca 90021-15
5146-007-006	1	767 S Central Av, Los Angeles Ca 90021-15

5146-0[illegible]08	1	757 S C[illegible] Av, Los Angeles Ca 90021-15
5146-007-009	1	755 S Central Av, Los Angeles Ca 90021-15
5146-007-011	1	756 Merchant St, Los Angeles Ca 90021-15
5146-007-012	1	766 Merchant St, Los Angeles Ca 90021-15
5146-007-013	1	778 Merchant St, Los Angeles Ca 90021-15
5146-007-014	1	774 Merchant St 8, Los Angeles Ca 90021-1
5146-007-015	1	
5146-007-016	1	
5146-007-019	1	1225 E 8th St
5146-007-020	1	1237 W 8th St
5146-007-021	1	
5146-007-022	1	1249 W 8th St
5146-007-024	1	794 Merchant St, Los Angeles Ca 90021-15
5146-007-025	1	761 S Central Av, Los Angeles Ca 90021-15
5146-007-026	1	747 S Central Av, Los Angeles Ca 90021-15
5146-008-001	1	1226 E 7th St
5146-008-003	1	727 S Central Av, Los Angeles Ca 90021-15
5146-008-005	1	736 Merchant St, Los Angeles Ca 90021-15
5146-008-006	1	
5146-008-007	1	735 S Central Av, Los Angeles Ca 90021-15
5146-008-010	1	742 Merchant St, Los Angeles Ca 90021-15
5146-008-011	1	746 Merchant St, Los Angeles Ca 90021-15
5146-008-012	1	748 Merchant St, Los Angeles Ca 90021-15
5146-008-013	1	745 S Central Av, Los Angeles Ca 90021-15
5146-008-014	1	737 S Central Av, Los Angeles Ca 90021-15
5146-008-015	1	715 S Central Av, Los Angeles Ca 90021-15
5146-008-016	1	710 Merchant St, Los Angeles Ca 90021-15
5146-008-017	1	733 S Central Av, Los Angeles Ca 90021-15
5146-009-001	2	1625 E 8th St
5146-009-003	2	1312 E 7th St
5146-009-004	2	1396 E 7th St
5146-009-005	2	
5146-026-011	1	752 S San Pedro St, Los Angeles Ca 90014-1
5146-026-013	1	760 S San Pedro St, Los Angeles Ca 90014-1
5146-026-019	1	784 S San Pedro St, Los Angeles Ca 90014-1
5146-026-030	1	715 E 8th St, Los Angeles Ca 90021-1801 C
5146-026-031	1	768 S San Pedro St, Los Angeles Ca 90014-1
5146-026-032	1	757 Crocker St, Los Angeles Ca 90021-1424
5146-026-033	1	758 S San Pedro St, Los Angeles Ca 90014-1
5146-027-017	1	750 Crocker St
5146-027-018	1	760 Crocker St, Los Angeles Ca 90021-1425
5146-027-019	1	766 Crocker St, Los Angeles Ca 90021-1425
5146-027-021	1	757 Towne Av, Los Angeles Ca 90021-1419
5146-027-022	1	771 Towne Av, Los Angeles Ca 90021-1419
5146-027-023	1	784 Crocker St, Los Angeles Ca 90021-1425
5146-027-024	1	772 Crocker St, Los Angeles Ca 90021-1425
5146-027-025	1	773 Towne Av, Los Angeles Ca 90021-1419
5146-027-026	1	777 Towne Av, Los Angeles Ca 90021-1419
5146-027-027	1	747 E 8th St, Los Angeles Ca 90021-1841 C
5146-027-028	1	751 Towne Av, Los Angeles Ca 90021-1434
5146-028-018	1	750 Towne Av, Los Angeles Ca 90021-1420
5146-028-019	1	760 Towne Av, Los Angeles Ca 90021-1420
5146-028-020	1	764 Towne Av, Los Angeles Ca 90021-1420
5146-028-021	1	766 Towne Av, Los Angeles Ca 90021-1420
5146-028-022	1	768 Towne Av, Los Angeles Ca 90021-1420
5146-028-029	1	774 Towne Av, Los Angeles Ca 90021-1420
5146-028-030	1	780 Towne Av, Los Angeles Ca 90021-1420
5146-028-031	1	786 Towne Av, Los Angeles Ca 90021-1420
5146-028-036	1	777 Stanford Av, Los Angeles Ca 90021-14
5146-028-037	1	785 Stanford Av, Los Angeles Ca 90021-14
5146-028-038	1	791 Stanford Av, Los Angeles Ca 90021-14
5146-028-039	1	777 Stanford Av, Los Angeles Ca 90021-14
5146-028-040	1	801 E 8th St, Los Angeles Ca 90021-1803 C
5146-028-041	1	753 Stanford Av, Los Angeles Ca 90021-14
5146-028-042	1	765 Stanford Av, Los Angeles Ca 90021-14
5146-029-017	1	901 E 8th St, Los Angeles Ca 90021-1805 C
5146-029-021	1	
5146-029-022	1	787 Gladys Av, Los Angeles Ca 90021-1423
5146-029-028	1	752 Stanford Av, Los Angeles Ca 90021-14

5146-029-029	1	756 Stanford Av, Los Angeles Ca 90021-142
5146-029-030	1	760 Stanford Av, Los Angeles Ca 90021-142
5146-029-032	1	914 Agatha St, Los Angeles Ca 90021-1410
5146-029-033	1	920 Agatha St, Los Angeles Ca 90021-1410
5146-029-036	1	761 Gladys Av, Los Angeles Ca 90021-1423
5146-029-038	1	757 Gladys Av, Los Angeles Ca 90021-1423
5146-029-039	1	905 E 8th St, Los Angeles Ca 90021-1805 C
5146-029-042	1	768 Stanford Av, Los Angeles Ca 90021-142
5146-029-043	1	769 Gladys Av, Los Angeles Ca 90021-1423
5146-029-046	1	
5146-029-047	1	
5146-029-048	1	772 Stanford Av, Los Angeles Ca 90021-142
5146-029-049	1	764 Stanford Av, Los Angeles Ca 90021-142
5146-030-034	1	908 E 7th St, Los Angeles Ca 90021-1408 C
5146-030-035	1	910 E 7th St, Los Angeles Ca 90021-1408 C
5146-030-046	1	748 Stanford Av, Los Angeles Ca 90021-141
5146-030-047	1	713 Gladys Av, Los Angeles Ca 90021-1413
5146-030-048	1	
5146-030-049	1	723 Gladys Av, Los Angeles Ca 90021-1413
5146-030-050	1	727 Gladys Av, Los Angeles Ca 90021-1413
5146-030-051	1	729 Gladys Av, Los Angeles Ca 90021-1413
5146-030-054	1	919 Agatha St, Los Angeles Ca 90021-1409
5146-030-056	1	722 Stanford Av, Los Angeles Ca 90021-141
5146-030-058	1	733 Gladys Av, Los Angeles Ca 90021-1413
5146-031-023	1	800 E 7th St, Los Angeles Ca 90021-1406 C
5146-031-024	1	808 E 7th St, Los Angeles Ca 90021-1406 C
5146-031-025	1	810 E 7th St, Los Angeles Ca 90021-1406 C
5146-031-027	1	714 Towne Av, Los Angeles Ca 90021-1418
5146-031-028	1	722 Towne Av, Los Angeles Ca 90021-1418
5146-031-029	1	
5146-031-030	1	
5146-031-031	1	734 Towne Av, Los Angeles Ca 90021-1418
5146-031-034	1	746 Towne Av, Los Angeles Ca 90021-1418
5146-031-035	1	745 Stanford Ave
5146-031-036	1	741 Stanford Av, Los Angeles Ca 90021-141
5146-031-039	1	731 Stanford Av, Los Angeles Ca 90021-141
5146-031-042	1	723 Stanford Av, Los Angeles Ca 90021-141
5146-031-043	1	721 Stanford Av, Los Angeles Ca 90021-141
5146-031-044	1	717 Stanford Av, Los Angeles Ca 90021-141
5146-031-045	1	725 Stanford Av, Los Angeles Ca 90021-141
5146-031-046	1	737 Stanford Av, Los Angeles Ca 90021-141
5146-031-047	1	740 Towne Av, Los Angeles Ca 90021-1418
5146-031-048	1	826 E 7th St, Los Angeles Ca 90021-1406 C
5146-032-026	1	714 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-027	1	720 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-033	1	728 Crocker St, Los Angeles Ca 90021-1412
5146-032-036	1	736 Crocker St, Los Angeles Ca 90021-1412
5146-032-037	1	740 Crocker St, Los Angeles Ca 90021-1412
5146-032-038	1	746 Crocker St, Los Angeles Ca 90021-1412
5146-032-043	1	
5146-032-047	1	743 Towne Av, Los Angeles Ca 90021-1417
5146-032-048	1	710 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-049	1	747 Towne Av, Los Angeles Ca 90021-1443
5146-032-050	1	734 Crocker St, Los Angeles Ca 90021-1412
5146-032-052	1	700 E 7th St, Los Angeles Ca 90021-1404 C
5146-032-053	1	
5146-032-055	1	718 Crocker St, Los Angeles Ca 90021-1412
5146-032-056	1	720 Crocker St, Los Angeles Ca 90021-1412
5146-032-057	1	724 Crocker St, Los Angeles Ca 90021-1412
5146-032-058	1	
5146-032-059	1	
5146-032-060	1	719 Towne Av, Los Angeles Ca 90021-1417
5146-032-061	1	723 Towne Av, Los Angeles Ca 90021-1417
5146-033-035	1	700 S San Pedro St, Los Angeles Ca 90014-1
5146-033-036	1	610 E 7th St, Los Angeles Ca 90021-1402 C
5146-033-037	1	
5146-033-038	1	614 E 7th St, Los Angeles Ca 90021-1402 C
5146-033-040	1	712 S San Pedro St, Los Angeles Ca 90014-1
5146-033-041	1	

5146-[illegible]42	1	722 S S[illegible]dro St, Los Angeles Ca 90014-[illegible]
5146-0[illegible]-043	1	715 Crocker St, Los Angeles Ca 90021-1411
5146-033-044	1	
5146-033-045	1	721 Crocker St, Los Angeles Ca 90021-1411
5146-033-046	1	723 Crocker St, Los Angeles Ca 90021-1411
5146-033-047	1	727 Crocker St, Los Angeles Ca 90021-1411
5146-033-048	1	733 Crocker St, Los Angeles Ca 90021-1411
5146-033-054	1	747 Crocker St, Los Angeles Ca 90021-1411
5146-033-055	1	620 E 7th St, Los Angeles Ca 90021-1402 C
5147-007-001	1	
5147-007-002	1	
5147-007-003	1	400 S San Pedro St
5147-007-004	1	412 S San Pedro St
5147-007-900	1	
5147-008-009	1	412 S San Pedro St
5147-008-010	1	412 S San Pedro St
5147-008-011	1	412 S San Pedro St
5147-008-012	1	468 E 4th St
5147-008-013	1	464 E 4th St
5147-008-014	1	462 E 4th St
5147-008-015	1	460 E 4th St
5147-008-016	1	
5147-008-017	1	
5147-008-018	1	
5147-008-023	1	425 Crocker St, Los Angeles Ca 90013-2114
5147-008-024	1	431 Crocker St, Los Angeles Ca 90013-2114
5147-008-026	1	437 Crocker St, Los Angeles Ca 90013-2114
5147-008-031	1	531 E 5th St, Los Angeles Ca 90013-2107 C
5147-008-032	1	541 Crocker St, Los Angeles Ca 90013-2116
5147-008-033	1	443 Crocker St
5147-008-034	1	521 E 5th St, Los Angeles Ca 90013-2107 C
5147-009-005	1	601 E 5th St, Los Angeles Ca 90013-2109 C
5147-009-006	1	442 Crocker St
5147-009-007	1	436 Crocker St
5147-009-009	1	434 Crocker St
5147-009-010	1	
5147-009-011	1	
5147-009-016	1	500 E 4th St, Los Angeles Ca 90013-2104 C
5147-009-017	1	508 E 4th St, Los Angeles Ca 90013-2104 C
5147-009-018	1	516 E 4th St, Los Angeles Ca 90013-2104 C
5147-009-019	1	405 Towne Av
5147-009-027	1	414 Crocker St
5147-009-028	1	441 Towne Av, Los Angeles Ca 90013-2124
5147-010-002	1	713 E 5th St, Los Angeles Ca 90013-2110 C
5147-010-003	1	711 E 5th St, Los Angeles Ca 90013-2110 C
5147-010-005	1	440 Towne Av, Los Angeles Ca 90013-2125
5147-010-006	1	436 Towne Av, Los Angeles Ca 90013-2125
5147-010-007	1	
5147-010-008	1	
5147-010-009	1	426 Towne Av, Los Angeles Ca 90013-2125
5147-010-010	1	
5147-010-015	1	600 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-016	1	606 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-017	1	612 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-018	1	618 E 4th St, Los Angeles Ca 90013-2106 C
5147-010-019	1	411 Stanford Av
5147-010-023	1	
5147-010-024	1	435 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-010-027	1	441 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-010-028	1	423 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-010-029	1	410 Towne Av
5147-010-030	1	446 Towne Av, Los Angeles Ca 90013-2125
5147-011-012	1	434 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-011-015	1	427 S Central Av
5147-011-016	1	431 S Central Av, Los Angeles Ca 90013-17
5147-011-017	1	433 S Central Av, Los Angeles Ca 90013-17
5147-011-018	1	441 Gladys Av, Los Angeles Ca 90013-1728
5147-011-023	1	430 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-011-025	1	441 S Central Av, Los Angeles Ca 90013-17

5147-0[illegible]05	1	430 Star[illegible]Av, Los Angeles Ca 90013-21[illegible]
5147-01[illegible]006	1	430 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-012-007	1	430 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-012-013	1	417 S Central Av
5147-012-014	1	
5147-012-015	1	431 S Central Av, Los Angeles Ca 90013-17
5147-012-016	1	427 S Central Av, Los Angeles Ca 90013-17
5147-012-018	1	408 Stanford Av
5147-013-014	2	
5147-013-016	2	
5147-014-001	2	590 S Central Av, Los Angeles Ca 90013-17
5147-014-005	2	500 S Central Av, Los Angeles Ca 90013-17
5147-015-016	1	539 S Central Av, Los Angeles Ca 90013-17
5147-015-017	1	
5147-015-018	1	
5147-015-019	1	
5147-015-020	1	511 S Central Av, Los Angeles Ca 90013-17
5147-015-023	1	
5147-015-024	1	
5147-015-025	1	
5147-015-026	1	528 Ceres Av, Los Angeles Ca 90013-1717 (
5147-015-038	1	911 E 6th St, Los Angeles Ca 90021-1017 C
5147-015-039	1	909 E 6th St, Los Angeles Ca 90021-1017 C
5147-015-042	1	555 S Central Av, Los Angeles Ca 90013-17
5147-015-900	1	
5147-015-901	1	
5147-015-902	1	
5147-015-903	1	
5147-015-904	1	
5147-015-905	1	
5147-015-906	1	
5147-015-907	1	
5147-015-908	1	
5147-016-001	1	849 E 6th St, Los Angeles Ca 90021-1026 C
5147-016-006	1	560 Gladys Ave
5147-016-007	1	
5147-016-008	1	
5147-016-013	1	540 Gladys Av, Los Angeles Ca 90013-1719
5147-016-016	1	537 Ceres Av, Los Angeles Ca 90013-1716 (
5147-016-017	1	541 Ceres Av, Los Angeles Ca 90013-1716 (
5147-016-019	1	553 Ceres Ave
5147-016-020	1	551 Ceres Ave
5147-016-021	1	549 Ceres Ave
5147-016-023	1	544 Gladys Av, Los Angeles Ca 90013-1719
5147-016-025	1	
5147-017-007	1	512--16 Gladys Av, Los Angeles Ca 90013
5147-017-008	1	512 Gladys Av, Los Angeles Ca 90013-1719
5147-017-012	1	838 E 5th St, Los Angeles Ca 90013-2128 C
5147-017-013	1	
5147-017-014	1	525 Ceres Av, Los Angeles Ca 90013-1716 (
5147-017-020	1	830 E 5th St, Los Angeles Ca 90013-2128 C
5147-017-022	1	525 Ceres Av, Los Angeles Ca 90013-1716 (
5147-017-023	1	530 Gladys Av, Los Angeles Ca 90013-1719
5147-018-001	1	534 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-018-002	1	530 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-018-011	1	812 E 5th St, Los Angeles Ca 90013-2113 C
5147-018-016	1	523 Gladys Av, Los Angeles Ca 90013-1718
5147-018-024	1	526 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-018-031	1	506 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-018-032	1	
5147-018-033	1	
5147-018-034	1	516 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-019-001	1	558 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-019-002	1	556 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-019-003	1	556 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-019-004	1	550 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-019-005	1	544 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-019-006	1	544 Stanford Av, Los Angeles Ca 90013-21[illegible]
5147-019-007	1	

5147-(08	1	821 E 6 Los Angeles Ca 90021-1015 C
5147-0 018	1	541 Glady Av, Los Angeles Ca 90013-1718
5147-019-019	1	
5147-019-020	1	
5147-019-021	1	
5147-019-022	1	555 Gladys Av, Los Angeles Ca 90013-1718
5147-019-023	1	561 Gladys Ave
5147-019-024	1	801 E 6th St, Los Angeles Ca 90021-1015 C
5147-019-025	1	537 Gladys Av, Los Angeles Ca 90013-1718
5147-020-001	1	701 E 6th St, Los Angeles Ca 90021-1013 C
5147-020-002	1	
5147-020-003	1	
5147-020-004	1	
5147-020-006	1	701 E 6th St, Los Angeles Ca 90021-1013 C
5147-020-007	1	701 E 6th St, Los Angeles Ca 90021-1013 C
5147-020-008	1	556 Towne Av, Los Angeles Ca 90013-2127
5147-020-009	1	550 Towne Av, Los Angeles Ca 90013-2127
5147-020-010	1	
5147-020-011	1	
5147-020-012	1	
5147-020-013	1	536 Towne Av, Los Angeles Ca 90013-2127
5147-020-014	1	
5147-020-017	1	545 Stanford Av, Los Angeles Ca 90013-21
5147-020-018	1	
5147-020-019	1	
5147-020-025	1	541 Stanford Av, Los Angeles Ca 90013-21
5147-020-026	1	559 Stanford Av, Los Angeles Ca 90013-21
5147-020-027	1	553 Stanford Ave
5147-021-001	1	534 Towne Av, Los Angeles Ca 90013-2127
5147-021-002	1	532 Towne Av, Los Angeles Ca 90013-2127
5147-021-007	1	700 E 5th St, Los Angeles Ca 90013-2111 C
5147-021-022	1	535 Stanford Av, Los Angeles Ca 90013-21
5147-021-025	1	515 Stanford Av, Los Angeles Ca 90013-21
5147-021-028	1	510 Towne Av, Los Angeles Ca 90013-2127
5147-021-029	1	520 Towne Av, Los Angeles Ca 90013-2127
5147-021-030	1	529 Stanford Av, Los Angeles Ca 90013-21
5147-021-031	1	
5147-021-033	1	
5147-021-034	1	523 Stanford Ave
5147-022-003	1	528 Crocker St, Los Angeles Ca 90013-2117
5147-022-004	1	526 Crocker St, Los Angeles Ca 90013-2117
5147-022-016	1	
5147-022-017	1	
5147-022-018	1	519 Towne Av, Los Angeles Ca 90013-2126
5147-022-021	1	531 Towne Av, Los Angeles Ca 90013-2126
5147-022-025	1	532 Crocker St, Los Angeles Ca 90013-2117
5147-022-030	1	531 Towne Av, Los Angeles Ca 90013-2126
5147-022-031	1	507 Towne Av, Los Angeles Ca 90013-2126
5147-023-003	1	613 E 6th St, Los Angeles Ca 90021-1011 C
5147-023-004	1	
5147-023-005	1	607 E 6th St
5147-023-006	1	
5147-023-007	1	601 E 6th St, Los Angeles Ca 90021-1011 C
5147-023-008	1	564 Crocker St, Los Angeles Ca 90013-2117
5147-023-009	1	558 Crocker St, Los Angeles Ca 90013-2117
5147-023-010	1	550 Crocker St, Los Angeles Ca 90013-2117
5147-023-011	1	
5147-023-015	1	535 Towne Av, Los Angeles Ca 90013-2126
5147-023-019	1	540 Crocker St, Los Angeles Ca 90013-2117
5147-023-020	1	545 Towne Av, Los Angeles Ca 90013-2126
5147-023-021	1	547 Towne Av, Los Angeles Ca 90013-2126
5147-023-022	1	619 E 6th St, Los Angeles Ca 90021-1011 C
5147-024-001	1	525 E 6th St, Los Angeles Ca 90021-1009 C
5147-024-016	1	
5147-024-025	1	538 S San Pedro St, Los Angeles Ca 90013-
5147-024-900	1	557 Crocker St, Los Angeles Ca 90013-2116
5147-024-901	1	
5147-025-003	1	
5147-025-007	1	514 S San Pedro St, Los Angeles Ca 90013-

5147-0[illegible]2	1	510 E 5t[illegible]os Angeles Ca 90013-2108 C
5147-025-013	1	520 E 5th St, Los Angeles Ca 90013-2108 C
5147-025-017	1	515 Crocker St, Los Angeles Ca 90013-211[illegible]
5147-025-021	1	541 Crocker St, Los Angeles Ca 90013-211[illegible]
5147-025-022	1	500 S San Pedro St, Los Angeles Ca 90013-[illegible]
5147-025-023	1	500 S San Pedro St, Los Angeles Ca 90013-[illegible]
5147-025-900	1	
5147-026-001	1	611 E 7th St, Los Angeles Ca 90021-1401 C
5147-026-002	1	621 E 7th St, Los Angeles Ca 90021-1401 C
5147-026-004	1	649 Crocker St, Los Angeles Ca 90021-1001
5147-026-005	1	647 Crocker St, Los Angeles Ca 90021-1001
5147-026-006	1	
5147-026-007	1	643 Crocker St, Los Angeles Ca 90021-1001
5147-026-008	1	
5147-026-009	1	
5147-026-010	1	
5147-026-011	1	
5147-026-012	1	623 Crocker St, Los Angeles Ca 90021-1001
5147-026-013	1	621 Crocker St, Los Angeles Ca 90021-1001
5147-026-017	1	
5147-026-026	1	640 S San Pedro St, Los Angeles Ca 90014-[illegible]
5147-026-029	1	634 S San Pedro St, Los Angeles Ca 90014-[illegible]
5147-026-031	1	655 Crocker St, Los Angeles Ca 90021-1001
5147-026-032	1	646 S San Pedro St, Los Angeles Ca 90014-[illegible]
5147-027-001	1	701 E 7th St, Los Angeles Ca 90021-1403 C
5147-027-004	1	647 Towne Av, Los Angeles Ca 90021-1007
5147-027-010	1	621 Towne Av, Los Angeles Ca 90021-1007
5147-027-019	1	
5147-027-020	1	
5147-027-024	1	618 Crocker St, Los Angeles Ca 90021-1002
5147-027-025	1	
5147-027-026	1	
5147-027-034	1	619 Towne Av, Los Angeles Ca 90021-1007
5147-027-035	1	623 Towne Av, Los Angeles Ca 90021-1007
5147-027-037	1	606 E 6th St
5147-027-038	1	612 Crocker St, Los Angeles Ca 90021-1002
5147-027-039	1	650 Crocker St, Los Angeles Ca 90021-1002
5147-027-040	1	634 Crocker St, Los Angeles Ca 90021-1002
5147-027-041	1	638 Crocker St, Los Angeles Ca 90021-1002
5147-027-043	1	626 E 6th St, Los Angeles Ca 90021-1012 C
5147-027-044	1	634 Crocker St, Los Angeles Ca 90021-1002
5147-027-047	1	649 Towne Av, Los Angeles Ca 90021-1007
5147-028-008	1	635 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-009	1	631 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-010	1	629 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-011	1	627 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-012	1	625 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-016	1	613 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-017	1	609 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-018	1	
5147-028-023	1	618 Towne Av, Los Angeles Ca 90021-1008
5147-028-024	1	620 Towne Av, Los Angeles Ca 90021-1008
5147-028-025	1	624 Towne Av, Los Angeles Ca 90021-1008
5147-028-026	1	
5147-028-027	1	628 Towne Av, Los Angeles Ca 90021-1008
5147-028-038	1	632 Towne Av, Los Angeles Ca 90021-1008
5147-028-040	1	617 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-028-042	1	
5147-028-043	1	710 E 6th St, Los Angeles Ca 90021-1014 C
5147-029-002	1	901 E 7th St, Los Angeles Ca 90021-1407 C
5147-029-006	1	649 Gladys Av, Los Angeles Ca 90021-1003
5147-029-012	1	627 Gladys Av, Los Angeles Ca 90021-1003
5147-029-013	1	621 Gladys Av, Los Angeles Ca 90021-1003
5147-029-022	1	
5147-029-027	1	640 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-028	1	642 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-029	1	646 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-036	1	628 Stanford Av, Los Angeles Ca 90021-10[illegible]
5147-029-040	1	611 Gladys Av, Los Angeles Ca 90021-1003

5147-[illegible]41	1	616 Sta[illegible]Av, Los Angeles Ca 90021-10(
5147-[illegible]043	1	636 Sta[illegible]d Av, Los Angeles Ca 90021-10(
5147-029-045	1	643 Gladys Av, Los Angeles Ca 90021-1003
5147-029-047	1	915 E 7th St, Los Angeles Ca 90021-1407 C
5147-030-005	1	647 Ceres Av 49, Los Angeles Ca 90021-10
5147-030-006	1	649 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-007	1	647 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-008	1	637 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-009	1	
5147-030-020	1	846 E 6th St, Los Angeles Ca 90021-1028 C
5147-030-037	1	
5147-030-050	1	636 Gladys Av, Los Angeles Ca 90021-1004
5147-030-053	1	616 Gladys Av, Los Angeles Ca 90021-1004
5147-030-054	1	609 Ceres Av, Los Angeles Ca 90021-1019 (
5147-030-055	1	614 Gladys Av, Los Angeles Ca 90021-1004
5147-030-061	1	
5147-030-062	1	838 E 6th St, Los Angeles Ca 90021-1028 C
5147-030-064	1	644 Gladys Av, Los Angeles Ca 90021-1004
5147-031-005	1	615 Kohler St, Los Angeles Ca 90021-1023
5147-031-016	1	906 E 6th St, Los Angeles Ca 90021-1018 C
5147-031-017	1	619 Kohler St, Los Angeles Ca 90021-1023
5147-031-018	1	619 Kohler St, Los Angeles Ca 90021-1023
5147-031-019	1	910 E 6th St, Los Angeles Ca 90021-1018 C
5147-031-020	1	920 E 6th St, Los Angeles Ca 90021-1018 C
5147-031-023	1	619 Kohler St, Los Angeles Ca 90021-1023
5147-031-025	1	930 E 6th St, Los Angeles Ca 90021-1027 C
5147-032-001	1	675 Kohler St, Los Angeles Ca 90021-1023
5147-032-009	1	647 Kohler St, Los Angeles Ca 90021-1023
5147-032-020	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-021	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-022	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-023	1	637--47 Kohler St, Los Angeles Ca 90021
5147-032-032	1	651 Kohler St, Los Angeles Ca 90021-1023
5147-032-035	1	624 Ceres Av, Los Angeles Ca 90021-1020 (
5147-032-036	1	623 Kohler St, Los Angeles Ca 90021-1023
5147-032-038	1	1107 E 7th St, Los Angeles Ca 90021
5147-032-039	1	644 Ceres Av, Los Angeles Ca 90021-1020 (
5147-033-011	1	1215 Industrial St, Los Angeles Ca 90021
5147-033-012	1	1207 Industrial St, Los Angeles Ca 90021
5147-033-021	1	1020 Wilde St, Los Angeles Ca 90021
5147-033-022	1	
5147-033-029	1	1227 Industrial St, Los Angeles Ca 90021
5147-033-900	1	
5147-034-001	1	1225 E 7th St, Los Angeles Ca 90021
5147-034-012	1	1200 Industrial St, Los Angeles Ca 90021
5147-034-015	1	1208 Industrial St, Los Angeles Ca 90021
5147-035-002	2	1315 E 7th St, Los Angeles Ca 90021
5147-035-004	2	1339 E 7th St, Los Angeles Ca 90021
5147-035-005	2	1345 E 7th St, Los Angeles Ca 90021
5147-035-006	2	1340 Industrial St, Los Angeles Ca 90021
5147-035-007	2	1310 Industrial St, Los Angeles Ca 90021
5147-035-008	2	1337 E 7th St., Los Angeles Ca 90021

Appendix 3:

City of Los Angeles Draft Resolution: Base Levels of Service Policy and An Initial Evaluation of the Baseline Services

J. MICHAEL CAREY
City Clerk

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

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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

Pat Healy
Chief Legislative Assistant

96-1281

April 28, 1998

PLACE IN FILES
MAY 05 1998
DEPUTY

Council Member Alatorre
Chief Legislative Analyst
City Administrative Officer
City Clerk,
cc: Mike Vitkievicz
cc: Administrative Services
Community Development Department

RE: PROPOSED CONTRACT BETWEEN THE CITY AND THE PROPOSED HISTORIC CORE BUSINESS DISTRICT

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

Attached report adopted	X
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	4-24-98
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

J. Michael Carey

City Clerk
crm
steno\961281

cal 5/1/98

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

Mayor's Time Stamp

RECEIVED
'98 APR 16 P2:11
DEPUTY MAYOR

FORTHWITH

City Clerk's Time Stamp

FILED
CITY CLERK'S OFFICE
'98 APR 16 P2:13

SUBJECT TO MAYOR'S APPROVAL

COUNCIL FILE NO. 96-1281 COUNCIL DISTRICT NO. 14

CITY CLERK
BY _____ DEPUTY

COUNCIL APPROVAL DATE April 15, 1998

RE: PROPOSED CONTRACT BETWEEN THE CITY AND THE PROPOSED HISTORIC CORE BUSINESS DISTRICT

LAST DAY FOR MAYOR TO ACT APR 27 1998
(10 Day Charter requirement as per LAAC Section 5.488)

DO NOT WRITE BELOW THIS LINE - FOR MAYOR OFFICE USE ONLY

APPROVED ✓

*DISAPPROVED

*Transmit objections in writing pursuant to LAAC Section 5.488

DATE OF MAYOR APPROVAL OR DISAPPROVAL APR 24 1998

APR 28 1998

RECEIVED
CITY CLERK'S OFFICE
98 APR 27 PM 2:46

CITY CLERK
BY _____ DEPUTY

ACTING MAYOR

steno\961281

b

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

Council File Number 96-1281

Committee Meeting Date 4-6-98

Council Date 4-15-98

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

Remarks Contract w/ Historic Core BID

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

4-15-98

File No. 96-1281

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 a proposed contract between the City and the proposed Historic Core Business District.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute and administer a contract between the City and the Historic Core Business Improvement Corporation, or other entity as appropriate, including Lee Strong and Associates doing business as Downtown Focus, solely for the purpose of paying $17,961 in consultant service fees for work performed relative to the proposed Historic Core BID.

Fiscal Impact Statement: Neither the CAO nor the CLA has completed a financial analysis of this report.

SUMMARY

At its regular meeting on April 6, 1998, the Community and Economic Development (CED) Committee considered the City Clerk's report relative to the preparation, execution and administration of a contract between the city and the Historic Core Business Improvement Corporation, including Lee Strong and Associates doing business as Downtown Focus.

The Department reported that an amended Motion adopted by Council on July 31, 1996 did not authorize a $35,000 expenditure for the services of a consultant in the proposed Historic Core District. The Historic Core BID subsequently hired Lee Strong, a consultant, to perform preliminary work in the proposed district, including property ownership research the creation of alternate assessment formulas and program budgets, the development of a membership listing boundary descriptions and petition development. A communication from the Council Member of the 14th District requested the preparation of a contract with the Historic Core BID, whose sole purpose would be to allow the BID to pay the consultant. The amount due on the consultant's invoice is $17,961, or approximately 50% less than the original funding request of $35,000.

The Community and Economic Development Committee concurred with the City Clerk's recommendations and now forwards the matter to Council for its consideration.

Respectfully submitted,

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

REPT.

ADOPTED

APR 15 1998

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

CD 14

CAL
4/10/98
#961281

Mayor With File - LAAC 5.408

15-Apr-98 10:50:11 AM
ITEMS FOR WHICH PUBLIC HEARINGS HAVE BEEN HELD - ITEMS 3-14 and 28
Voting on Item(s): 3-10-13
Roll Call

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

Present: 10, Yes: 10 No: 0

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 96-1281

- [x] Council Member(s) 14
- [ ] Interested Department
- [x] Mayor (with/without file)
- [x] Chief Legislative Analyst
- [x] City Administrative Officer
- [ ] Controller
- [x] City Clerk cc: Mike Vitkiewicz cc: admin. Services
- [ ] Treasurer
- [ ] City Attorney (with / without file)
- [ ] General Services Department
- [ ] Department of Transportation
- [ ] City Planning Department
- [x] Community Development Dept. (with file) - Contract Div. Attn: Raul Gonzales
- [ ] Community Redevelopment Agency
- [ ] Board of Public Works
- [ ] Private Industry Council
- [ ]
- [ ]
- [ ]

CITY LOS ANGELES SPEAKER RD

Date: 4-6-98

(7)

Council File No., Agenda Item, or Case No.: 961281

I wish to speak before the CEDC
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? (X) For proposal ( ) Against proposal ( ) General comments

Name: Kenneth Aslan

Business or Organization Affiliation: Historic Core BID

Address: 215 W. 5th St. (Street) LA (City) CA (State) 90013 (Zip)

Business phone: 213 6881100 Representing: Ken Aslan

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

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

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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

Pat Healy
Chief Legislative Assistant

96-1281

March 11, 1998

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

In accordance with Council Rules, communication from the City Clerk relative to Proposed Historic Core Business Improvement District, was referred on March 11, 1998, to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE.

J. Michael Carey

City Clerk
amm

Recyclable and made from recycled waste.

J. MICHAEL CAREY
CITY CLERK

CITY OF LOS ANGELES
CALIFORNIA

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

RICHARD J. RIORDAN
MAYOR

August 12, 1997

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

REGARDING: PROPOSED HISTORIC CORE BUSINESS IMPROVEMENT DISTRICT

Honorable Members:

On July 31, 1996 the City Council adopted an Amended Motion which authorized the expenditure of approximately $40,000 from the Business Improvement District Formation Assistance Trust Fund. The original Motion requested a total of $75,000 from the BID fund to support the establishment of the Downtown Industrial District and the Historic Core BIDs; the Motion as amended did not authorize a $35,000 expenditure for the services of a consultant in the proposed historic core district.

The Historic Core BID proponent group subsequently hired Lee Strong, a consultant doing business as Downtown Focus, to perform preliminary work in the proposed district, including property ownership research, the creation of alternate assessment formulas and program budgets, the development of a membership listing, boundary descriptions and petition development.

This Office has received a written communication from the Councilmember of the Fourteenth District requesting that we prepare a contract with the Historic Core BID proponent group. The sole purpose of the contract would be to allow the BID proponent group to pay the consultant, insofar as the preliminary tasks listed above have been completed. The amount due as listed on the consultant invoice is $17,961 or approximately fifty percent less than the original funding request of $35,000.

RECOMMENDATION FOR COMMITTEE ACTION:

AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute and administer a contract between the City and the Historic Core Business Improvement Corporation, or other entity as appropriate, including Lee Strong and Associates doing business as Downtown Focus, solely for the purpose of paying $17,961.00 in consultant service fees for work performed relative to the proposed Historic Core BID.

Sincerely,

J. Michael Carey
J. MICHAEL CAREY
City Clerk

JMC:MV
96-1281
Attachment

COMMUNITY & ECON DEV
MAR 11 1998

Recyclable and made from recycled waste.

RECEIVED
CITY CLERK'S OFFICE

98 MAR 10 PM 3:02

CITY CLERK

BY _____ DEPUTY

RICHARD ALATORRE
COUNCILMAN
FOURTEENTH DISTRICT

May 13, 1997

Mr. J. Michael Carey
City Clerk
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Att.: Michael Vitkievicz

Re: Historic Core Business Improvement District

Dear Mr. Carey:

I request that the City Council and related Committees approve the drafting and execution of a contract between the City of Los Angeles and the Historic Core Business Improvement District. . The Historic Core has retained Lee Strong and Associates as its consulting firm to perform the BID work Please prepare the appropriate documents.

Attached are invoices from the consultant for the project. Please forward them to the appropriate entities for consideration.

Thank you for your cooperation in this matter.

Sincerely,

RICHARD ALATORRE

Recyclable and made from recycled waste.

DOWNTOWN FOCUS

Consulting Services
Downtown Planning • Programs • Funding
P.O. Box 5573
Whittier, California 90607-5573
(310) 693-8842

Lee A. Strong
Principal

March 29, 1997

BILLING, CONSULTING SERVICES
HISTORIC CORE BUSINESS IMPROVEMENT DISTRICT

Lee Strong - Downtown Focus
Hank Cunningham - Cunningham & Associates
Curtis Strong - Computer Consultant

Property Data

Compile property data for original proposal.

Identify individual parcels by APN number, parcel address, property owner, property owner address, land area, building area and front footage.

Identify maps of individual parcels and blocks. Prepare a parcel map for the total area.

Create a computer data base for property data information.

Boundaries

Identify the original boundaries and prepare the boundary map.

Boundary Change No. 1

Prepare revised boundary map to include separate zones of benefit on Spring, Main and Hill Streets.

Revise computer data base to reflect changes in boundaries.

Boundary Change No. 2

Prepare revised boundary map eliminating all parcels on Broadway, Spring and Main Streets between Second and Fourth Streets. Eliminate all parcels on Spring and Main Streets between Seventh and Ninth. Eliminate all Parcels on Hill Street.

Revise computer data base to reflect changes in boundaries.

Budget

Prepare Budget reflecting $1,400,000 in annual expenditures.

Prepare 5 Year budget based on first year expenditures of $1,400,000.

Prepare revised first year and five year budgets based on $1,000,000 expenditures.

Prepare final first year and five year budgets based on expenditures of $950,000.

Program

Prepare narrative description of the proposed annual program of services, marketing and other activities.

Assessment Formula

Prepare original assessment formula reflecting assessments in two zones of benefit, based on front footage and land area to produce revenues of $1,400,000.

Develop a revised assessment formula to include assessments on front footage, land area and building area to produce revenues of $1,400,000.

Develop a revised assessment formula including assessments on front footage, land area and building area to produce revenues of $1,000,000.

Prepare final assessment formula to produce revenues of $950,000.

Computer Reports

Prepare computer report sorting all parcels by APN number and showing total assessments based on original assessment formula.

Prepare a second report sorted by property owners to show assessment totals for each property owner and for the entire district.

Prepare six computer reports using the same format for each of the three revised budgets and assessment formulas.

Petitions

Prepare petitions with the attached program, budget, boundary map, description of boundaries, assessment formula, government of the district and a list of all parcels and the assessment on each and instructions for signing.

Miscellaneous

Prepare "Procedure For Establishment of the Historic Core Business Improvement District".

Prepare Implementation Schedule for Historic Core Business Improvement District.

Identify and map all parking lots and parking structures in the District.

Prepare By-Laws for the Historic Core Business Improvement District Association which will manage and implement the BID programs.

Prepare introductory letter to property owners to inform them about the BID and solicit their support.

Prepare a question and answer paper to anticipate their most likely questions.

Meetings

Five BID Committee meetings have been held at the offices of the Downtown Management Corporation. All but one were attended by two of the consultants.

Total Billing 3/31/97

Consultants and Computer Consultant	236 Hours
236 Hours @ $75.00	$17,700.00
Supplies and Copying	261.00
Total Billing 3/31/97	$17,961.00

Respectfully submitted,

Lee Strong
Downtown Focus

Historic Core

BUSINESS IMPROVEMENT DISTRICT

Telephone: (213) 688-1100 | 215 West Fifth Street, Suite 910 Los Angeles, California 90013 | Facsimile: (213) 688-0820

May 9, 1997

Ms. Bonnie Brody, Deputy to
The Hon. Richard Alatorre
Member City Council Fourteenth District
Room 375, City Hall
Los Angeles, CA 90012

Re: Funding Business Improvement District consultant

Dear Bonnie:

Please find enclosed the bill for consulting services our organization has received from Mr. Lee Strong and Hank Cunningham. Please forward the bill to the City Clerk's Office for our organization.

If you have any questions, please do not hesitate to contact me. Thank you for your time in this matter.

Sincerely,

Kenneth R. Aslan, Director

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED #65

MOTION

JUL 09 1996

On May 10, 1996 the City Council adopted Ordinance 171, 094 which authorized the establishment of a Citywide Business Improvement District Formation Assistance Trust Fund ("BID Trust Fund") , to be administered by the City Clerk. The fund was established to provide financial assistance to those BID Proponent groups with no other source of City funding for conducting preliminary BID formation activities.

The Central City East Association (C.C.E.A.) is in the process of establishing a BID to be named the Los Angeles Downtown Industrial District Business Improvement District. The proposed district encompasses eight (8) blocks within the boundaries of 3rd Street. 5th Street, Los Angeles and San Pedro Street. The proponent group has collected signatures from approximately 44% of the property owners within the district, in order to demonstrate a definite interest in creating this BID.

C.C.E.A. is requesting, through the Councilmember of the 14th District, access to the BID Trust Fund in order to retain a consultant who will effectively solicit additional interest and collect petition signatures. The consultant will assist with the creation of the BID District Management Plan, as required by state law; the consultant will also serve to mediate problems and achieve consensus regarding budget development, work program elements and preliminary BID advisory board selection and orientation. C.C.E.A. estimates that approximately $40,000 will be required to complete the tasks necessary for the formation of this BID.

SUBJECT TO THE APPROVAL OF THE MAYOR

I THEREFORE MOVE that access to the BID trust fund be authorized in an amount of approximately $40,000 and not to exceed $75,000, and in accordance with the terms as specified in ordinance 171,094 and in the City Clerk report regarding use of the BID Trust Fund. The funds will be used to retain a consultant and for related expenses associated with the formation of the Los Angeles Downtown Industrial District. Funding sources other than the BID Trust Fund are unavailable.

~~I FURTHER MOVE that the remaining $35,000 be allocated to the Historic Core property owners' association currently developing its BID plan proposal.~~ (Hernandez - Alarcon)

FURTHER MOVE that the City Clerk be instructed to prepared the required contract with the C.C.E.A., or any other agency as appropriate, subject to approval of the City Attorney, and to take any other action which may be necessary to effect access to the BID Trust Fund for the purpose stated above.

I FURTHER MOVE that the Councilmember of the 14th District be authorized to execute the contract on behalf of the City.

MOTION ADOPTED *AS AMENDED JUL 31 1996

Presented by: _____
RICHARD ALATORRE
Councilman, 14th District

LOS ANGELES CITY COUNCIL

JUL 9 1996

JUL 17 1996 Continued to July 23, 1996

JUL 23 1996 - Continued to JULY 24 1996

JUL 24 1996 - Continued to July 31, 1996

Seconded by: _____

*Adopted as amended by Council action of 7-31-96.

COM and ECON. DEVELOP.

M O T I O N

OCT 0 8 1997

The Central City East Association (CCEA) is in the process of establishing the "Los Angeles Downtown Industrial Business Improvement District". The BID will enable the establishment and funding of programs for the promotion, marketing, and enhancement of the Industrial business community. The CCEA was allocated $40,000 from the BID Trust Fund to retain a consultant to assist with the creation of the BID Management Plan, budget development and work program elements for this purpose. The CCEA is requesting an additional $35,000 in order to complete the formation process.

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 the Council District and the Central City East Association to provide the necessary assistance for the continued formation of a Los Angeles Downtown Business Improvement District.

2. Transfer $35,000, subject to availability, from the Business Improvement District Trust Fund (CF: 96-0482) to a new line item entitled Los Angeles Downtown Industrial Business Improvement District (Phase II), 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 Los Angeles Downtown Industrial Business Improvement District.

PRESENTED BY _____
RICHARD ALATORRE
COUNCILMEMBER, 14TH DISTRICT

SECONDED BY _____

is:dtbid14

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.

96-0482
96-1281

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

FILED

AUG 16 1996

ELIAS MARTINEZ, City Clerk
By _____, Deputy

August 15, 1996

Council Member Alatorre
Council Member Alarcon
City Clerk
cc: Administrative Services
Mike Carey
Tax and Permit
Council Member Hernandez
Chief Legislative Analyst
Controller, Room 220
Accounting Division, F & A
Disbursement Division
City Attorney
City Administrative Officer

RE: ESTABLISHMENT OF THE CENTRAL CITY EAST ASSOCIATION'S LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT BUSINESS IMPROVEMENT DISTRICT

At the meeting of the Council held July 31, 1996, the following action was taken:

Attached report adopted	
Attached motion (Alatorre - Alarcon) adopted, as amended	X
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	8-12-96
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	

Elias Martinez
City Clerk
bs

steno\960482

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.

Mayor's Time Stamp

RECEIVED

'96 AUG -8 P1:2

DEPUTY MAYOR

FILED
CITY CLERK

City Clerk's Time Stamp

'96 AUG -8 P4:07

CITY CLERK

BY _____ DEPUT

SUBJECT TO MAYOR'S APPROVAL

COUNCIL FILE NO. 96-0482, 96-1281 COUNCIL DISTRICT NO. _____

COUNCIL APPROVAL DATE July 31, 1996

RE: ESTABLISHMENT OF THE CENTRAL CITY EAST ASSOCIATION'S LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT BUSINESS IMPROVEMENT DISTRICT

LAST DAY FOR MAYOR TO ACT AUG 8 1996 AUG 18 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

DATE OF MAYOR APPROVAL OR DISAPPROVAL AUG 12 1996

AUG 13 1996

MAYOR

steno\960482

BY _____ CITY CLERK

'96 AUG 12 P3:57

CITY CLERK

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED | #65

MOTION

JUL 09 1996

Adopted as amended by Council action of 7-31-96.

On May 10, 1996 the City Council adopted Ordinance 171, 094 which authorized the establishment of a Citywide Business Improvement District Formation Assistance Trust Fund ("BID Trust Fund") , to be administered by the City Clerk. The fund was established to provide financial assistance to those BID Proponent groups with no other source of City funding for conducting preliminary BID formation activities.

The Central City East Association (C.C.E.A.) is in the process of establishing a BID to be named the Los Angeles Downtown Industrial District Business Improvement District. The proposed district encompasses eight (8) blocks within the boundaries of 3rd Street. 5th Street, Los Angeles and San Pedro Street. The proponent group has collected signatures from approximately 44% of the property owners within the district, in order to demonstrate a definite interest in creating this BID.

C.C.E.A. is requesting, through the Councilmember of the 14th District, access to the BID Trust Fund in order to retain a consultant who will effectively solicit additional interest and collect petition signatures. The consultant will assist with the creation of the BID District Management Plan, as required by state law; the consultant will also serve to mediate problems and achieve consensus regarding budget development, work program elements and preliminary BID advisory board selection and orientation. C.C.E.A. estimates that approximately $40,000 will be required to complete the tasks necessary for the formation of this BID.

SUBJECT TO THE APPROVAL OF THE MAYOR

I THEREFORE MOVE that access to the BID trust fund be authorized in an amount of approximately $40,000 and not to exceed $75,000, and in accordance with the terms as specified in ordinance 171,094 and in the City Clerk report regarding use of the BID Trust Fund. The funds will be used to retain a consultant and for related expenses associated with the formation of the Los Angeles Downtown Industrial District. Funding sources other than the BID Trust Fund are unavailable.

*~~I FURTHER MOVE that the remaining $35,000 be allocated to the Historic Core property owners' association currently developing its BID plan proposal.~~ (Hernandez - Alarcon)

FURTHER MOVE that the City Clerk be instructed to prepared the required contract with the C.C.E.A., or any other agency as appropriate, subject to approval of the City Attorney, and to take any other action which may be necessary to effect access to the BID Trust Fund for the purpose stated above.

I FURTHER MOVE that the Councilmember of the 14th District be authorized to execute the contract on behalf of the City.

MOTION ADOPTED *AS AMENDED JUL 31 1996

Presented by: _____
RICHARD ALATORRE
Councilman, 14th District

LOS ANGELES CITY COUNCIL

Seconded by: _____

JUL 9 1996
JUL 17 1996 Continued to July 23, 1996
JUL 23 1996 - Continued to JULY 24, 1996
JUL 24 1996 - Continued to Jul 31, 1996

BUDGET AND FINANCE COMMITTEE

Tuesday - July 30, 1996

2:00 PM - Room 238 - City Hall
200 North Spring Street, Los Angeles, CA 90012

MEMBERS: ~~COUNCILMEMBER RICHARD ALATORRE,~~ Chairperson
COUNCILMEMBER MICHAEL FEUER
COUNCILMEMBER RITA WALTERS

(Konrad Carter - Legislative Assistant - 213.485.4467)

FILE NO.	SUBJECT	Amount Recommended
	(1)	
	The City Clerk recommends the following Business/Payroll Expense Tax refunds:	
96-2611	Hewlett Packard Company Corp.	$ 154,052.26
96-2612	Hewlett Packard Company Corp.	112,197.45
95-2610	West Valley Hospital/Health Center /C/	186,785.75

DISPOSITION _____

(2)

96-1281 Motion (Alatorre-Alarcon) relative to the establishment of the Central City East Association's Los Angeles Downtown Industrial District Business Improvement District (BID). (Community and Economic Development Committee approved as amended 7-15-96)

DISPOSITION Concur

(3)

96-0118 CONTINUED FROM 7-23-96
Board of Public Works request for authority to execute Contract (C85955) Amendment No. 3 with PS Enterprises for Stormwater Education Program, Public Outreach Program to raise public awareness about stormwater pollution in Santa Monica and San Pedro Bays as required by the National Pollution Discharge Elimination System (NPDES) Permit (W.O. E4000152). (Environmental Quality and Waste Management Committee Chair approved as amended 7-22-96; Scheduled in Council 7-31-96)

DISPOSITION _____

(4)

93-0230 Treasurer report relative to unclaimed funds ($305,818.97) in the Unclaimed Monies Seized Incidental to Arrest Trust Fund which are now eligible for escheatment to the General Fund.

DISPOSITION _____

FILE NO.	SUBJECT

(5)

95-2407-S1 City Administrative Officer recommendations relative to Department of Aging request for additional funding for staff and equipment.

DISPOSITION _____

(6)

96-1225 CD 9 City Administrative Officer recommendation relative to Contract (C82706) Amendment No. 2 for design services with Dworsky Associates to extend the term of the Contract through 9-13-97 and a total contract fee not-to-exceed $1,236,462.82 for the Newton Area Police Station. (Public Works Chairperson approved 7-17-96)

DISPOSITION _____

(7)

The following files are recommended to be received and filed as "old files":

***1994-95 Budget Motions and Position Unfreeze requests:**

94-0600-S17 Budget Motion (Goldberg - Ridly-Thomas) construction of special needs housing for homeless.

94-0600-S25 Budget Motion (Alarcon-Bernson) - completion of Pacoima Senior Center.

94-0600-S26 Budget Motion (Svorinich-Holden) - consolidate unspecified consultant studies and additional positions for street sweeping City-wide.

95-5006 Motion (Galanter-Goldberg) relative to filling positions in the Department of Animal Regulation.

95-5010-S1 City Administrative Officer

94-5014-S7 City Clerk - Human Relations Commission

95-5040-S14 General Services Department - City Facilities Recycling Program

95-5048-S2 Los Angeles Convention Center - Security Services
95-5048-S4 Los Angeles Convention Center - Event Services
95-5048-S7 Los Angeles Convention Center - Administrative Services

95-5066-S3 Personnel Department - Various Divisions
95-5066-S5 Personnel Department - Classification Division
95-5066-S6 Personnel Department - Examining Division

95-5078-S1 Bureau of Engineering - Architectural Division
94-0600-S35 Bureau of Street Maintenance - Street Sweeping Program

FILE NO.	SUBJECT
	(6)
96-1008 CD 12	Motion (Bernson-Hernandez) relative to the establishment of a Granada Hills Business Improvement District (BID) and use of supplemental CDBG Earthquake Recovery funds to hire a consultant. DISPOSITION
	(7)
96-1007 CD 12	Motion (Bernson-Hernandez) relative to the establishment of a Chatsworth Business Improvement District (BID) and use of Supplemental CDBG Earthquake Recovery funds to hire a consultant. DISPOSITION
	(8)
96-1006 CD 12	Motion (Bernson-Hernandez) relative to the establishment of a Northridge Business Improvement District (BID) and use of Supplemental CDBG Earthquake Recovery funds to hire a consultant. DISPOSITION
	(9)
94-1479	City Clerk report relative to Westwood Business Improvement District (BID) reconfirmation procedure. DISPOSITION
	(10)
92-1110 96-0862	City Clerk report relative to the San Pedro Business Improvement District (BID). DISPOSITION
	(11)
96-1281	Motion (Alatorre-Alarcon) relative to the establishment of the Central City East Association's Los Angeles Downtown Industrial District Business Improvement District (BID). DISPOSITION

CITY OF LOS ANGELES SPEAKER CARD

#2

Date: 7-30-96

Council File No., Agenda Item, or Case No.: 96-1281

I wish to speak before the Budget & Finance Committee
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: Tracey L. Lovejoy

Business or Organization Affiliation: Central City East Assn.

Address: 905 E. 2nd St. (Street) LA (City) CA (State) 90012 (Zip)

Business phone: 213-680-2232 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.

BUDGET AND FINANCE COMMITTEE
Report ~~/Communication~~ for Signature

Council File Number 96-1281

Committee Meeting Date 7-30-96

Council Date

COMMITTEE MEMBER	YES	NO	ABSENT
~~COUNCILMEMBER ALATORRE, Chair~~			✓
COUNCILMEMBER FEUER	✓		
COUNCILMEMBER WALTERS	✓		

Remarks Concur in CED Comte Recs

Konrad Carter, Legislative Assistant ♦♦♦♦♦ Telephone 485-4467

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

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

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

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

Pat Healy
Chief Legislative Assistant

96-1281

July 16, 1996

Council Member Richard Alatorre
Budget and Finance Committee

Dear Council Member Alatorre:

At the Regular Meeting of the Community and Economic Development (CED) Committee on July 15, 1996, Council File 96-1281 relative to the establishment of the Los Angeles Downtown Industrial District Business Improvement District (BID) and use of the BID Trust Fund monies was considered. The CED Committee concurred in the recommendations of the subject Motion, excluding the allocation of $35,000 to the Historic Core property owners' associaton.

Since the Motion was referred jointly to CED and Budget & Finance Committee, I am transmitting the file to your Committee for review and recommendation.

Please return the file with your recommendations to the Community and Economic Development Committee, c/o Adrienne Bass, Legislative Assistant, Office of the City Clerk, for report and scheduling for Council.

Sincerely,

Adrienne Bass
Legislative Assistant
Community and Economic Development Committee

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER Recyclable and made from recycled waste.

96-1281

...AS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

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CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
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Council File Information - (213) 485-5703
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Community and Economic Development Committee

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

COM. and ECON DEVELOP. BUDGET & FINANCE 96-1281

MOTION

JUL 03 1996

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JUL 3 1996

Presented by: _____
RICHARD ALATORRE
Councilman, 14th District

Seconded by: _____