



Monica Garcia-Diaz

Wilmington Chamber of Commerce
544 North Avalon Blvd., Ste. 104
Wilmington, CA 90744

Patrice Lattimore

Chief, BID Division
Office of the City Clerk
200 North Spring St., Room 395
Los Angeles, CA 90012

Dear Ms. Lattimore,

October 2, 2023

RE: 2024 Annual Report for The Wilmington Commercial District (merchant -based) Business Improvement District

As required under our agreement with the City of Los Angeles, the Wilmington Chamber is pleased to submit the following report for the Wilmington Commercial District Business Improvement District ("District") for the calendar year of 2024. This report outlines the District's proposed goals, plans, programs, and budget.

The Wilmington Chamber presented the attached 2024 Annual Report to the District's Board of Directors at their meeting on September 19, 2023 at which time the Report was approved by the majority of the Board of Directors.

On behalf of the Board of Directors, I present this 2024 Annual Planning Report for The Wilmington Commercial District Business Improvement District to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Please feel free to call or e-mail me if you have any questions.

Sincerely,

Monica Garcia-Diaz ,

Chief Executive Officer, Wilmington Chamber of Commerce

Wilmington Chamber of Commerce

Phone: 310 834 8586

E-mail: Monica.Garcia@Wilmington-Chamber.com

2024 Annual Report

The Wilmington Commercial District Business Improvement District

District Name: This report is for The Wilmington Commercial District Business Improvement District

Fiscal Year of Report: This report applies to the 2024 Fiscal year only.

Total estimate of cost for 2024: A breakdown of the total estimated 2024 budget for the Wilmington Commercial District Business Improvement District is attached to this report as **Appendix A** and described in the **Improvement and Activities for 2024** section below.

Boundaries: The boundaries of The Wilmington Commercial District Business Improvement District will remain the same for the 2024 fiscal year as in previous fiscal years and are as follows: N Avalon Blvd. Bounded by Opp Street on the north and "F" Street on the south and Anaheim Street which is bounded by Lakme Avenue on the east and Island Avenue on the west. A map of the boundaries is attached to this report as **Appendix B**.

Benefit Zones: The Wilmington Commercial District Business Improvement District has one benefit zone.

Improvements and Activities for 2024: The following are the improvements and activities planned for the Wilmington Commercial District Business Improvement District in order by category as listed in the Management District Plan:

Maintenance: The maintenance supplied in 2023 will continue in 2024. Three times per week, 'Clean Wilmington' will pick up debris and trash on sidewalk, curbs, and easements; maintain tree wells; wipe off benches; remove advertisement/posters and tape off poles. The cost of providing this maintenance for 2024 is estimated at \$18,286.00, 40.9% of the budget.

Marketing: We will contract with Dekra Lite Industries for the Banner and Light installation and removal for the Holidays. The cost of lights, installation, and tear down of holiday decorations is

estimated at \$11,042.00 Cost for production and distribution of newsletters and other marketing efforts is estimated at \$1000.00 (includes production and distribution of newsletter), for \$12,042.00, 26.9% of the budget.

Administration: The Wilmington Chamber will continue to administer the contracts, calls, accounting, audits and verification of accounts. The cost of providing administration/accounting for 2024 is estimated at \$2,363.80, 5.3% of the budget.

Security: The security for 2024 will be 24.8% of the budget and is used to provide an inviting safe environment for two weeks during the holiday season. The 24.8% estimate for 2024 is \$11,105.40

Reserve: For the 2024 assessments, 1.8% will be allocated to cover uncollected assessments and unexpected expenditures for a total of \$802.80.

Surplus: The 2023 surplus of \$127.90 will be 0.3% of the budget.

Method and Basis of Assessment: The assessment formula is based upon the number of workers employed by each of the businesses within the project area boundaries. There are one hundred and sixty-six (166) operating businesses for which the projected total assessment value is \$44,600.00 attached to this report as **Appendix C**. New start-ups for the fiscal year 2024 shall be exempt from the levy of assessment, pursuant to Section 36531.

The rate is to be assessed based upon the number of full-time employees as follows:

Sole Proprietor with No Employees	\$150.00
1-3 Employees	\$250.00
4-6 Employees	\$500.00
7-9 Employees	\$1,000.00
10-19 Employees	\$1,500.00
20+ Employees	\$3,000.00

Amount of Surplus/Deficit from previous Fiscal Year: Based on expenditures for 2023, and the balance of accounts, the District has a surplus from the 2023 fiscal year of \$127.90 from Marketing to be carried over into the 2024 fiscal year as 0.3% of the 2024 Budget. There is no deficit from 2023 to be carried over. The BID did not receive any other contributions other than the assessments levied.

Advisory Board Members for the Wilmington Commercial District Business Improvement District: A list of the 2023/2024 Advisory Board Members is attached to this report as **Appendix D.**

Appendix A

Revenue and Expense Report for period 01.01.2024 to 12.31.2024

2024 Revenue

2024 B.I.D. Assessments	\$44,600.00
Projected Marketing Balance Year END	\$127.90
<u>12.31.2023 Total Revenue</u>	<u>\$44,727.90</u>

2024 Expenses

Maintenance

Cleanup Sidewalks, Gutters	\$18,286.00
<u>Total Maintenance - 40.9%</u>	<u>\$18,286.00</u>

Marketing

Holiday Lights and Banners	\$11,042.00
Printing and Mailing	\$1,000.00
<u>Total Marketing - 26.9%</u>	<u>\$12,042.00</u>

Administration

Annual Audit	\$2000.00
Accounting	\$438.00
<u>Total Administration - 5.3%</u>	<u>\$2,363.80</u>

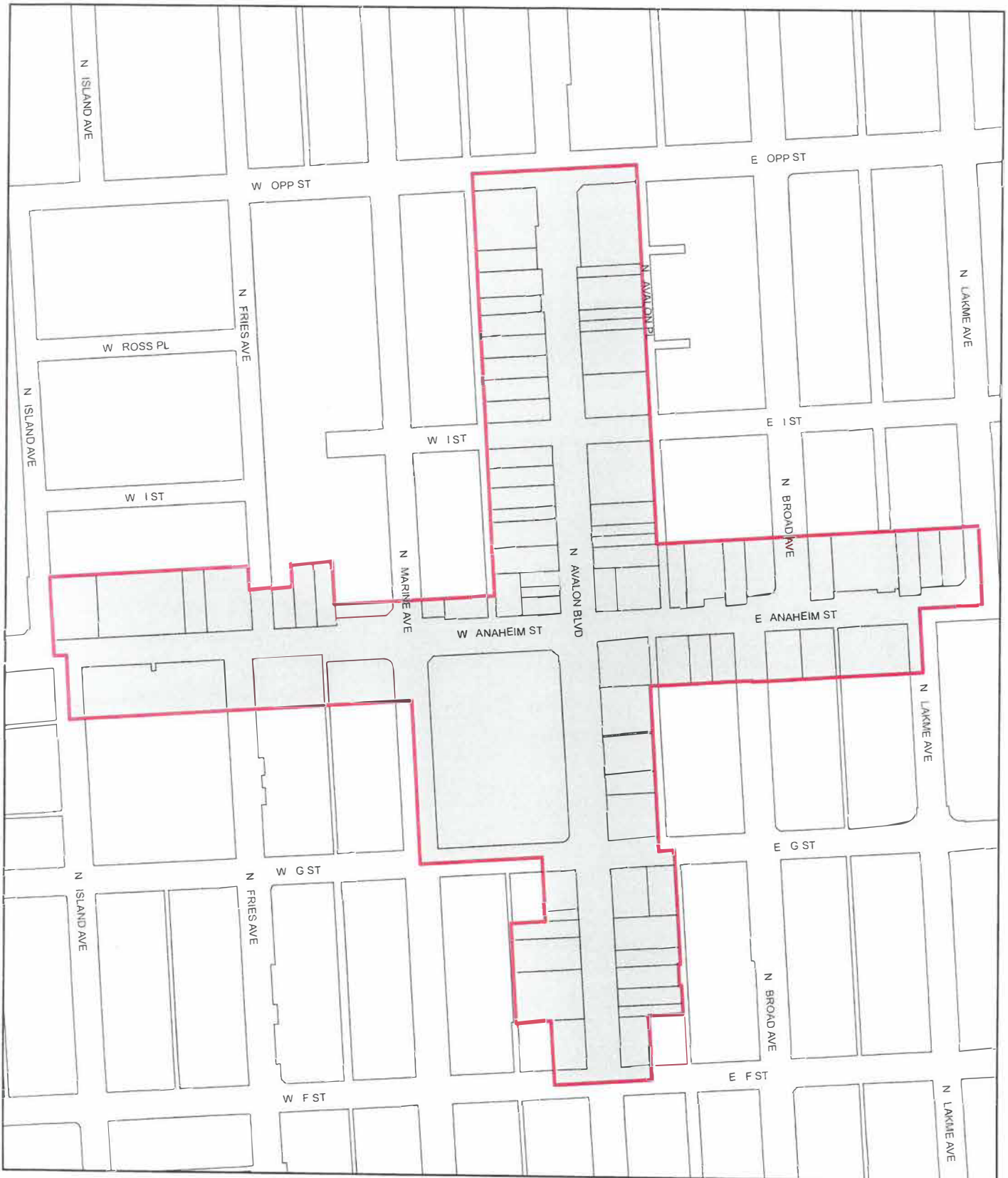
Security

Thanksgiving to Christmas Holidays	\$11,105.40
<u>Total Security - 24.8%</u>	<u>\$11,105.40</u>

2024 Reserve - 1.8%	\$802.80
2023 Surplus - 0.3%	\$127.90

2024 Total Budget	\$44,727.90
--------------------------	--------------------

Appendix B



 B.I.D. PROPERTIES (MERCHANT BASED)

 B.I.D. BOUNDARY

WILMINGTON

BUSINESS IMPROVEMENT DISTRICT

Not to Scale



Council File 10-0084
Ordinance 182463

Mapped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION

Appendix C

Wilmington Commercial Business District Data	
STREET ADDRESS	2024 Assessment
102 E Anaheim St #104	\$150.00
104 W Anaheim St #A	\$150.00
104 W Anaheim St #B	\$150.00
104 W Anaheim St #C	\$150.00
104 W Anaheim St #D	\$150.00
105 E Anaheim St	\$150.00
106 E Anaheim St	\$150.00
107 E Anaheim St #A	\$150.00
108 E Anaheim St	\$150.00
108 W Anaheim St	\$150.00
108 W Anaheim St	\$3,000.00
109 E Anaheim St	\$150.00
110 E Anaheim St	\$150.00
111 E Anaheim St	\$150.00
113 E Anaheim St	\$250.00
114 E Anaheim St	\$150.00
117 W Anaheim St	\$150.00
119 1/2 W Anaheim St	\$150.00
120 E Anaheim	\$150.00
120 E Anaheim	\$150.00
120 W Anaheim St	\$3,000.00
120 W Anaheim St	\$150.00
122 W Anaheim St	\$150.00
124 E Anaheim St	\$150.00
124 W Anaheim St	\$150.00
125 E Anaheim	\$150.00
125 E Anaheim St #B	\$250.00
125 E Anaheim St #C/D/E	\$250.00
125 E Anaheim St #H	\$250.00
125 E Anaheim St #I&J	\$250.00
125 E Anaheim St #L	\$250.00
125 E Anaheim St #M	\$250.00
125 E Anaheim St #O	\$150.00
125 E Anaheim St Suite A	\$500.00
125 W Anaheim St #119-125	\$250.00
126 E Anaheim St	
126 W Anaheim St	\$150.00
128 E Anaheim St	\$150.00
128 W Anaheim St	\$150.00
130 W Anaheim St	\$150.00
131 W Anaheim St	\$500.00
132 W Anaheim St	\$250.00
137 E Anaheim	\$250.00

Wilmington Commercial Business District Data	
STREET ADDRESS	2024 Assessment
140 W Anaheim St #A	\$500.00
140 W Anaheim St #A1	\$250.00
140 W Anaheim St #B	\$500.00
140 W Anaheim St #C	\$500.00
200 E Anaheim St	\$150.00
201 W Anaheim St	\$250.00
208 W Anaheim St #A	\$150.00
208 W Anaheim St #B	\$150.00
208 W Anaheim St #C	\$250.00
208 W Anaheim St #D	\$150.00
208 W Anaheim St #F	\$150.00
208 W Anaheim St #G	\$150.00
208 W Anaheim St #H	\$150.00
215 E Anaheim St	\$250.00
216 E Anaheim St	\$150.00
218 E Anaheim St	\$150.00
220 W Anaheim #C	\$250.00
220 W Anaheim St #736	\$250.00
220 W Anaheim St #748	\$150.00
220 W Anaheim St #A	\$150.00
221 W Anaheim St	\$250.00
222 E Anaheim St	\$150.00
223 W Anaheim St	\$150.00
224 E Anaheim St	\$150.00
225 W Anaheim St	\$250.00
225 W Anaheim St	\$250.00
228 E Anaheim St	\$150.00
229 W Anaheim St	\$500.00
232 E Anaheim St	\$150.00
233 E Anaheim St	\$150.00
233 E Anaheim	\$250.00
233 E Anaheim St	\$150.00
236 E Anaheim St	\$150.00
236 E Anaheim St	\$150.00
305 W Anaheim St	\$500.00
313 W Anaheim St	\$150.00
325 E Anaheim St	\$250.00
329 W Anaheim St	\$1,000.00
336 W Anaheim St	\$150.00
336 W Anaheim St	\$150.00
336 W Anaheim St	\$3,000.00
336 W Anaheim St	\$150.00

Wilmington Commercial Business District Data	
STREET ADDRESS	2024 Assessment
336 W Anaheim St	\$150.00
339 W Anaheim St	\$150.00
339 W Anaheim St	\$1,500.00
600 N Avalon Blvd #A	\$150.00
600 N Avalon Blvd #C	\$250.00
600 N Avalon Blvd #D-#E	\$250.00
601 N Avalon Blvd #A	\$250.00
601 N Avalon Blvd #C	\$150.00
601 N Avalon Blvd #D	\$150.00
618 N Avalon	\$150.00
620 N Avalon Blvd	\$150.00
621 N Avalon Blvd #613-621	\$150.00
623 N Avalon Blvd	\$150.00
626 N Avalon Blvd	\$150.00
629 N Avalon Blvd #A	\$150.00
629 N Avalon Blvd #B-C	\$150.00
629 N Avalon Blvd #D	\$150.00
629 N Avalon Blvd #E	\$150.00
636 N Avalon Blvd	\$250.00
640 N Avalon Blvd	\$150.00
640 N Avalon Blvd	\$250.00
702 N Avalon Blvd	\$250.00
702 N Avalon Blvd	\$250.00
714 N Avalon Blvd	\$250.00
730 N Avalon Blvd	\$250.00
734 N Avalon Blvd	\$250.00
736 N Avalon Blvd	\$150.00
738 N Avalon Blvd	\$150.00
801 N Avalon Blvd	\$250.00
802 N Avalon #9	\$150.00
802 N Avalon Blvd #10	\$150.00
802 N Avalon Blvd #11	\$150.00
804 N Avalon Blvd	\$150.00
805 N Avalon Blvd	\$250.00
807 N Avalon Blvd	\$150.00
808 N Avalon Blvd	\$1,500.00
808 1/2 N Avalon Blvd	\$250.00
809 N Avalon Blvd #A	\$150.00
809 N Avalon Blvd #A	\$150.00
810 1/2 N Avalon Blvd #3	\$150.00
810 1/2 N Avalon Blvd #5	\$150.00
810 N Avalon Blvd	\$150.00

Wilmington Commercial Business District Data	
STREET ADDRESS	2024 Assessment
811 N Avalon Blvd	\$150.00
812 N Avalon Blvd	\$150.00
813 N Avalon Blvd	\$250.00
814-816 N Avalon Blvd	\$150.00
815 N Avalon Blvd	\$150.00
818 N Avalon Blvd	\$500.00
821 N Avalon Blvd	\$150.00
824 N Avalon Blvd #G	\$150.00
825 N Avalon Blvd	\$150.00
827 N Avalon Blvd	\$150.00
829 N Avalon Blvd	\$150.00
831 N Avalon Blvd	\$150.00
900 N Avalon Blvd	\$150.00
905 N Avalon Blvd	\$150.00
911 N Avalon Blvd	\$500.00
920 N Avalon Blvd	\$250.00
922 N Avalon Blvd	\$250.00
926 N Avalon Blvd	\$500.00
927 N Avalon Blvd	\$150.00
927 N Avalon Blvd	\$150.00
927 N Avalon Blvd	\$150.00
927 N Avalon Place	\$150.00
928 N Avalon Blvd	\$150.00
929 N Avalon Blvd	\$150.00
933 N Avalon Blvd	\$150.00
934 N Avalon Blvd	\$150.00
935 N Avalon Blvd	\$250.00
950 N Avalon Blvd #101	\$250.00
950 N Avalon Blvd #101	\$150.00
950 N Avalon Blvd #102	\$150.00
950 N Avalon Blvd #103	\$500.00
950 N Avalon Blvd #103	\$150.00
950 N Avalon Blvd #104	\$150.00
950 N Avalon Blvd #105	\$150.00
950 N Avalon Blvd #108	\$150.00
950 N Avalon Blvd #110	\$150.00
950 N Avalon Blvd #111	\$150.00
951 N Avalon Blvd	\$150.00
951 N Avalon Blvd	\$150.00
2024 BID Assessment	\$44,600.00

Appendix D

2024 Wilmington Commercial Business Improvement District Advisory Board Members

Name, Company

Ricardo Sanchez, The Maya Restaurant

Patrick Wilson, Fast Lane Transportation

Craig Louis, Louis Equipment Family Holdings

Elizabeth Machuca, Synesthesia Boutique (VP Membership)

Brissa Sotelo-Vargas, Valero

Robert McKoy, Wilmington Youth Sailing Center (Past President)

Jessica Urena, EXP

Juan Rivas, ACX Global

Cecilia Moreno, Port of Los Angeles (VP Special Events)

Sergio Carrillo, Carrillo Strategies

Kaj Palsson, International Cargo Equipment

Moises Figueroa, SA Recycling (President)

Jesse Moreno, Jesse Moreno CPA (CFO)

Damaris Zuluaga, Self Help Credit Union

George Kivett, Kivett Realty

Thomas Jelenic, PMSA (President-Elect)

Denish Mandalia, Anchor Pointe Inn

Ted Smith, Potential Industries

Scott Jones, Air Products