



Wilmington Business Improvement District
544 N Avalon Blvd. Suite 104
Wilmington, CA 90744
310.834.8586

December 24, 2015

Miranda Paster, Acting Chief
Office of the City Clerk
Administrative Services Division
200 North Spring Street
Room 224
Los Angeles, CA 90012

Attachment 1

NBID
JAN 19 2016

**RE: 2016 Annual Planning Report for The Wilmington Commercial District
Business Improvement District**

Dear Ms. Paster,

As required under our agreement with the City of Los Angeles, the Wilmington Chamber of Commerce is pleased to submit the following report for the Wilmington Commercial Business Improvement District ("District") for the calendar year of 2016. This report outlines the District's proposed goals, plans, programs and budget.

During the meeting of October 8, 2015, the Wilmington Chamber presented the attached 2015 Annual Planning Report to our Board of Directors. The report was unanimously approved at that meeting.

On behalf of the Board of Directors, I present this 2016 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 call me if you have any questions.

Sincerely,

Dan Hoffman, Executive Director
Wilmington Chamber of Commerce

2016 Annual Planning 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 2016 Fiscal year only.

Total estimate of Cost for 2016: A breakdown of the total estimated 2016 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 2016** section below.

Boundaries: The boundaries of The Wilmington Commercial District Business Improvement District will remain the same for the 2016 fiscal year as in previous fiscal years and as listed in the Management District Plan, which is: 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 2016: 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 2015 will continue in 2016. Five 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. GAP will pressure wash each corner at Avalon and Anaheim monthly and pressure wash one full block each month as agreed. Trees will also be trimmed as needed on a rotating basis. The cost of providing this maintenance for 2016 is estimated at \$36,800. or 61% of the budget.

Marketing: We will contract with Derka Lite Industries for the Banner and Light installation and removal for the Holidays. The cost for putting up and taking down the Holiday Decorations is estimated at \$5,000.00. Estimated cost for the website and other marketing efforts is estimated at \$3,299.22. Total cost for Marketing is \$8,299.22, 14% of the budget.

Administration: The Wilmington Chamber will continue to administer the contracts, calls, accounting, verification of accounts and the production and distribution of the newsletter. The cost of providing administration/accounting for 2016 is estimated at \$5,411.91 or 9% of the 2016 Budget.

Reserve: The reserve for 2016 will be 16% of the budget and is used to cover uncollected assessments and unexpected expenditures. The 16% reserve for 2016 is \$9,621.17.

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 fifty four (154) operating businesses for which the projected total assessment value is \$44,800.00 attached to this report as **Appendix C**. New businesses in the District that begin operation in 2016 shall be exempt for this year.

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 December 31, 2015 and the balance of accounts the District has a surplus from the 2015 fiscal year of \$15,332.30 to be carried over into the 2016 fiscal year. There is no deficit from 2015 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 2016 Advisory Board Members is attached to this report as **Appendix D**.

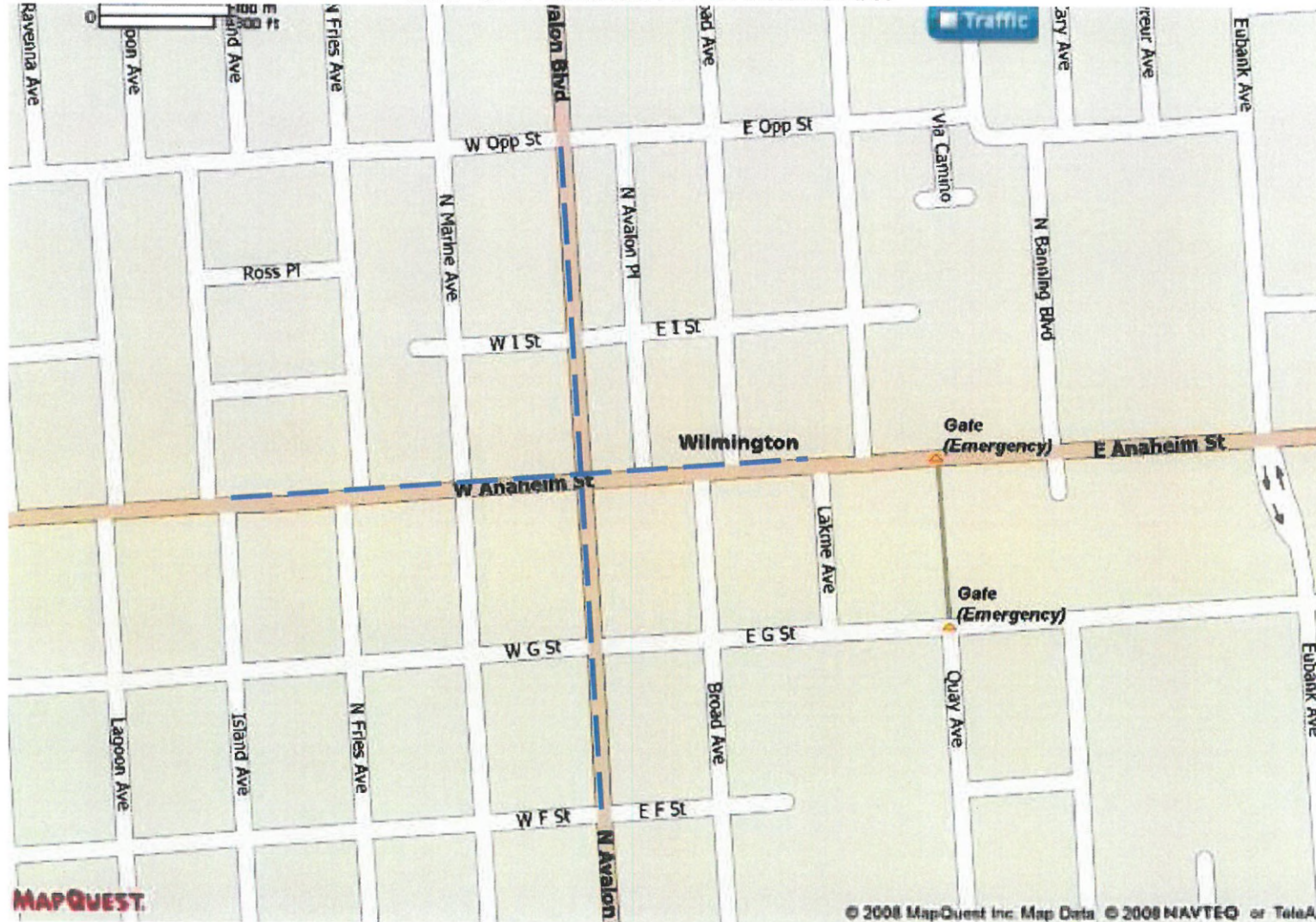
APPENDIX A – TOTAL ESTIMATE COST FOR THE WILMINGTON BID – FY 2016

Revenue and Expense Report for period 01.01.2016 to 12.31.2016

2016 Revenue		
	2016 B.I.D. Assessments	\$44,800.00
	Balance Year END 12.31.15	\$15,332.30
	Total Revenue	\$60,132.30
2016 Expenses		
Administration	Accounting	\$ 1,500.00
	General Administration	\$ 3,911.91
	Total Administration	\$ 5,411.91
Maintenance		
	Cleanup Sidewalks, Gutters	\$16,800.00
	Tree Trimming	\$17,000.00
	Steam Cleaning	\$3,000.00
	Total Maintenance	\$36,800.00
Marketing	Holiday Lights and Banners	\$5,000.00
	Website and Maintenance	\$3,299.22
	Total Marketing	\$8,299.22
Reserve		\$9,621.17
2016 Total Expenses		\$60,132.30

WILMINGTON COMMERCIAL DISTRICT
(BUSINESS IMPROVEMENT DISTRICT)

MAP OF PROJECT AREA BOUNDARY



LEGEND**

Avalon Boulevard: East and West side of street from Opp Street South to F Street

Anaheim Street: North and South side of street from Island Avenue East to Lakme Ave

Retail/Commercial District: Operating businesses along the Avalon/Anaheim corridor included within the Project Area Boundary



THE BROKEN DOTTED BLUE LINE, REPRESENTS THE PROJECT AREA BOUNDARY. BID LIMITED TO BUSINESS ON EAST AND WEST SIDE OF AVALON BLVD., FROM OPP STREET ON THE NORTH TO F STREET ON THE SOUTH. BUSINESSES ON NORTH AND SOUTH SIDE OF ANAHEIM STREET FROM ISLAND AVE., ON THE WEST TO LAKME AVE., ON THE EAST

APPENDIX B

APPENDIX C

Legal Name	DBA	Business Addr	2016 Asmt
Etucuario Novelties	Etucuario Novelties	102 E Anaheim St	\$150
Ace Cash Express Inc	Ace Cash Express	104 W Anaheim St #A	\$150
Nancy Cheng Taing	China Wok Express	104 W Anaheim St #B	\$150
John Cohen DDS Dental Corp	Dental Plus	104 W Anaheim St #C	\$150
Hirn Tieng	Donut House	104 W Anaheim St #D	\$150
Fabian & Luz Castillo	F&M Software Consulting Inc	106 E Anaheim St	\$250
Luz R Rendon Dominguez	Lucy's Fashion	108 E Anaheim St	\$150
Rite Aid Corporation	Rite Aid #5516	108 W Anaheim St	\$3,000
Miguel Gonzalez	Soccer Sports Shop	110 E Anaheim St	\$150
Irina Mazarsky	Aba Pawn Shop	111 E Anaheim St	\$150
Javier G Flores	Flores Pool Hall	114 E Anaheim St	\$150
Wilmington Investment & Financial LLC	Luigi's Tax Firm #2	117 W Anaheim St	\$150
Esther Huizar	Esther's Barber Shop	119 1/2 W Anaheim St	\$250
Gilberto Carrillo	Tax Solutions Plus	119 W Anaheim St #5	\$150
The Power Fitness	The Power Fitness	120 E Anaheim St	\$150
Bodega Latina Corp	El Super	120 W Anaheim St	\$3,000
Abdolmajid H Boushehri	Paramount 99	122 W Anaheim St	\$150
Nicolas G Valdez	Nicks Collectibles	123 W Anaheim St	\$150
Diego Nava Castro	Diego's Barber Shop	124 E Anaheim St	\$150
Furn & Tina Reddix	Water Plus & Metro PCS	124 W Anaheim St	\$150
Banc of California	Banc of California	125 E Anaheim St	\$500
Veronica's Auto Insurance Inc	Adriana Insurance	125 E Anaheim St #B	\$250
Hanieh Amer	Mommy's Nutritional Center	125 E Anaheim St #H	\$250
Lyhong Chinese Cuisine Inc	Louie's Chinese Cuisine	125 E Anaheim St #I&J	\$250
Lyheng Frozen Yogurt Inc	Tutti Frutti	125 E Anaheim St #L	\$250
Kathy Nails And Spa	Kathy Nails And Spa	125 E Anaheim St #M	\$250
Jesus Octavio Serrano Jr	Candyland Party Supply Store	125 W Anaheim St	\$150
Maricela V Zamarripa / Martin Castaneda	Castaneda Income Tax	126 E Anaheim St	\$250
Martin Castaneda	Fresas Hotel	126 E Anaheim St	\$150
Cricket Phone Store	Cricket Phone Store	126 W Anaheim St	\$150
Evangelina Garcia	Star Auto Registration	128 E Anaheim St	\$150
Alfonso Ragus Llacuna MD Inc	El Doctor Bueno	128 W Anaheim St	\$250
Nail Palace	Nail Palace	130 W Anaheim St	\$150
Clinica Medica Mi Pueblo Med Clinic Inc	Clinica Medica Mi Pueblo	131 W Anaheim St	\$500
Nem 579 Inc	Subway #22922	132 W Anaheim St	\$250
Troy Spiropoulos	Tommy's Burgers	137 E Anaheim St	\$250
Payless Shoesource Inc	Payless Shoesource	140 W Anaheim St #A	\$250
Ydk Investment Group LLC	Yoshinoya #4148	140 W Anaheim St #B	\$500

APPENDIX C

JP Morgan Chase Bank	JP Morgan Chase Bank	140 W Anaheim St #C	\$250
The Northeast Community Clinic	The Northeast Community Clinic	200 E Anaheim St	\$250
Jin H Yang DDS	Ace Dental	200 E Anaheim St #254	\$250
Evangelos Karpovzis	Tom's #1	201 W Anaheim St	\$250
Lucky Lavanderia	Lucky Lavanderia	208 W Anaheim St #A	\$150
Maria Luz Soltero	Sol Water & Ice Factory	208 W Anaheim St #B	\$150
Bulmaro Ruiz	Camino De Guanajuato Restaurant	208 W Anaheim St #C	\$250
Elizabeth Medina	Elizabeth Beauty Salon	208 W Anaheim St #E	\$150
Byung Eung Lee	Cleopatra Tobacco & Gifts	208 W Anaheim St #H	\$150
Jesus Plascencia	PM Auto Sales	215 E Anaheim St	\$250
Comfort Family Clinic Inc	Comfort Medical Group	215 W Anaheim St	\$250
Rene Noriega	Cita Tax Services	220 E Anaheim St	\$150
Nora Ramirez	La Mexicanita	220 W Anaheim St #A	\$150
California Check Cashing Stores LLC	California Check Cashing Stores LLC	220 W Anaheim St #B	\$250
Manju Gurung / Nirkaji Gurung	Magic Eyebrow Threading	220 W Anaheim St #C	\$150
Nicolas Transito DDS Inc	Lupita Quality Dental 2	221 W Anaheim St	\$250
Teresa Llamas	Avalon Barber Salon	224 E Anaheim St	\$150
Quantum Investments Inc	Liberty Tax Service	225 W Anaheim St	\$250
Medicine Cabinet	Medicine Cabinet	228 E Anaheim St	\$150
Speedy Cash	Speedy Cash	229 W Anaheim St	\$500
Crescencio Ramirez	Viveca's Auto Registration & Insurance Svs	232 E Anaheim St	\$150
Global Tires Of California Inc	Global Tires Of California Inc	233 E Anaheim St	\$500
Agustin Cantorberi Pool-Pool	Vip Detail Services	233 E Anaheim St	\$150
Votum Staffing Inc	Votum Staffing	236 E Anaheim St	\$500
Apro LLC	United Oil #106	305 W Anaheim St	\$500
Industrial Safety Shoe Co/C	Industrial Safety Shoe Co/C	313 W Anaheim St	\$150
O'Reilly Auto Enterprises LLC	O'Reilly Auto Parts	329 W Anaheim St	\$1,000
Ralphs Grocery Co	Food 4 Less #760	336 W Anaheim St	\$3,000
Wells Fargo Bank	Wells Fargo Bank	339 W Anaheim St	\$1,500
Maria D Aleman Tellez	Hailey's Café Mexican Food	600 N Avalon Blvd #C	\$150
Alborz Real Estate Inc	Avalon Coin Laundry	600 N Avalon Blvd #D	\$150
Avalon Chiropractic	Avalon Chiropractic	601 N Avalon Blvd #A & D	\$150
Golsun Investment LLC	Avalon Square Laundry	601 N Avalon Blvd #C	\$150
Bee Well Holistic Wellness Centers	Bee Wellness Center li	612 N Avalon Blvd	\$250
Refugio Garcia Zarate	Galaxia	613 N Avalon Blvd	\$150
East of the Sun West of the Moon	East of the Sun West of the Moon	616 N Avalon Blvd	\$150
Benjamin D Lee	Benjamin Lee Accounting	617 N Avalon Blvd	\$250
Peraltas Martial Arts	Peraltas Martial Arts	618 N Avalon Blvd	\$150
Rosa Diaz Garica	Moonlight Hall	620 N Avalon Blvd	\$150
Lucio Rios	Jose's Barber Shop	623 N Avalon Blvd	\$150

APPENDIX C

Botanica Francisca	Botanica Francisca	628 N Avalon Blvd	\$150
Toys vs Games	Toys vs Games	629 N Avalon Blvd #A	\$150
Chen Jing & In Soung MD	American AAA Healthcare Center	629 N Avalon Blvd #C	\$150
Marisela Alvidrez	Ramari's Barber Shop	629 N Avalon Blvd #D	\$150
Maria E Guitierrez	Karla Bella	634 N Avalon Blvd	\$150
Hardcore Longshore	Hardcore Longshore	640 N Avalon Blvd	\$250
Santa Fe Seconds	Santa Fe Seconds	645 N Avalon Blvd	\$250
FXS Management	Weedland	646 N Avalon Blvd	\$150
Pollo Lico	Pollo Lico	702 N Avalon Blvd	\$250
Benjamin Rodriguez	Rodriguez Bar/Pool Hall	702 N Avalon Blvd	\$250
Casa Loza Inc	Discoteca Casa Loza	708 N Avalon Blvd	\$150
Millie Rios	Insurance Inc	708 N Avalon Blvd	\$250
Wilmington Urgent Care & Family Clinic Inc	Wilmington Urgent Care & Family Clinic	714 N Avalon Blvd	\$250
Pedram Kahen DPM Inc	Legacy Centers For Foot And Ankle Surgery	714 N Avalon Blvd	\$250
LA Collective Herbal Inc	LA Collective Herbal Inc	728 N Avalon Blvd	\$150
El Nuevo San Miguel Inc	El Nuevo San Miguel	730 N Avalon Blvd	\$250
Yelena Kosinska / George Osepyan	Royal Pawn Shop	734 N Avalon Blvd	\$250
Isidoro Sanchez	Eagles Multy Services	736 N Avalon Blvd	\$150
Elizabeth B Estrada	Pepe's Pants	738 N Avalon Blvd	\$150
Nextyle Inc	Nextyle	801 N Avalon Blvd	\$250
C&S management	C&S management	802 N Avalon Blvd #4	\$150
Linda's Multi Services	Linda's Multi Services	802 N Avalon Blvd #6	\$150
Miguel Castelan	Hip Hop Fashion Edition	805 N Avalon Blvd	\$250
Huae Dong Lee	New Murrays	807 N Avalon Blvd	\$150
Jose A Verdugo	Arturo Jewelery Repair	808 1/2 N Avalon Blvd	\$150
Premium Transport	Premium Transport	810 1/2 N Avalon Blvd #1&2	\$250
La Oficina Hispana	Grupo La Paz	810 1/2 N Avalon Blvd #3	\$150
Rosalia Granados	Salud Natural / Natural Health	810 1/2 N Avalon Blvd #5	\$150
Transportation USA	Transportation USA	810 1/2 N Avalon Blvd #6	\$250
Richard M Peters OD Aoc	Dr Richard Peters	810 N Avalon Blvd	\$250
Dolex Dollar Express Inc	Dolex Dollar Express	811 N Avalon Blvd	\$150
Southbay Craft Inc	Southbay Craft	812 N Avalon Blvd	\$250
Don Robertos Jewelers Inc	Don Roberto's Jewelers	813 N Avalon Blvd	\$500
Unike Beauty	Unike Beauty	814 N Avalon Blvd	\$150
Tres Amigos	Tres Amigos	815 N Avalon Blvd	\$250
Betty's Barber Shop	Betty's Barber Shop	816 N Avalon Blvd	\$150
Zumb Fitness	Zumb Fitness	817 N Avalon Blvd	\$150
Arturo R Rico Jr	Marine Printing	818 N Avalon Blvd	\$150
H. ROPA INC	H Ropa	819 N Avalon Blvd	\$150
Ziad Reda	El Mago	821 N Avalon Blvd	\$250

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Ruby's Alterations	Ruby's Alterations	822 N Avalon Blvd	\$150
Caliz Underwear	Caliz Underwear	822 N Avalón Blvd #A & C	\$150
Avon Company for Women	Avon Company for Women	822 N Avalon Blvd #G	\$150
JiRongo Electronics	JiRongo Electronics	822 N Avalon Blvd. #I	\$150
Dorian Grace Fashion	Dorian Grace Fashion	822 N Avalon Blvd #K	\$150
Shoe Repair Store	Shoe Repair Store	822 N Avalon Blvd #O	\$150
Thrift Store	Thrift Store	823 N Avalon Blvd	\$150
Mariposas Hair Salon	Mariposas Hair Salon	824 N Avalon Blvd #W	\$150
Arturo Rios	Rio's Jewelery	825 N Avalon Blvd	\$150
Kimseng Tan	Sunn Lee	827 N Avalon Blvd	\$150
Avalon Wireless Inc	Boost Mobile	829 N Avalon Blvd	\$150
Wilmington Jewelry & Loan	Wilmington Jewelry & Loan	831 N Avalon Blvd	\$500
Young S Shim	Tokyo Grill	900 N Avalon Blvd	\$250
T-Mobile	T-Mobile	905 N Avalon Blvd	\$150
Maria De Lourdes Cruz Sanabria	Las Tres Oceguedas	907 N Avalon Blvd	\$150
Fallas	Fallas	909 N Avalon Blvd	\$500
MICH Services	MICH Services	920 N Avalon Blvd	\$150
Luis Mercado-Alvarado IV	Simplemente Beatriz Crafts Gifts	922 N Avalon Blvd	\$150
Zumba Studio	Zumba Studio	924 N Avalon Blvd	\$150
Pastor Daniel Nagera	Iglesia Cristiana	926 N Avalon Blvd	\$150
Delia Flores	Delia Flores	927 N Avalon Blvd	\$150
Southern California Gas Co	Southern California Gas Company	929 N Avalon Blvd	\$150
King Lui Shoe Repair	King Lui Shoe Repair	930 N Avalon Blvd	\$150
Blue Lagoon Inc	Carl's Liquor Market	933 N Avalon Blvd	\$250
Lourdes Uysingco	Family Dental	934 N Avalon Blvd	\$250
Uniamerica Insurance	Uniamerica Insurance	935 N Avalon Blvd	\$150
Ca Gas & Mini Market Corporation	Gas & Mini-Mart	950 N Avalon Blvd #101	\$500
Veasna Nguon	Annas Donuts	950 N Avalon Blvd #102	\$150
ATG Enterprise Holistic Health Center	ATG Enterprise Holistic Health Center	950 N Avalon Blvd #103	\$150
Elena Gonzalez	Elena's Bakery	950 N Avalon Blvd #104	\$150
Luv Nails	Luv Nails	950 N Avalon Blvd #108	\$150
Imagine Eyebrow Threading	Imagine Eyebrow Threading	950 N Avalon Blvd #109	\$150
Hyo Chong Lee	Agua-Cel	950 N Avalon Blvd #110	\$150
Marvin Del Carmen Claros	Claudia's Beauty Salon	950 N Avalon Blvd #111	\$150
Bank Of America	Bank Of America	951 N Avalon Blvd	\$3,000

\$44,800

**Wilmington Commercial Business Improvement District
Advisory Board Members**

Name/ Company

Jack Babbitt, California Sulphur Co.

Ken Dami, Tesoro **(V.P. Membership)**

Patrick Wilson, Fast Lane Trans. **(Pres.)**

Jim DeWitt, H.J. Baker & Bro., Inc.

Ingo Werk, Ingo Werk Company

Lucia Moreno, Fam. Fed. Credit Union

Craig Louis, Louis Equipment

Anthony Santich, Vopak

Steve Faichney, Valero

Shirley Atencio, Wilmington C. Council

Robert McKoy, Individual

Amy Grat, ITEP

Nick Gombos, ACX Pacific

Cecilia Moreno, Port of Los Angeles

Michael Sanborn, Banning Residence Museum

Kaj Palsson, International Cargo Equipment **(V.P. Business**

Elinor Lester, SA Recycling **(SEC)**

Linda Frame, Yusen Terminals

Janet Grothe, Phillips66

Tod Diebold, Rio Tinto Minerals

Jesse Moreno, Jesse Moreno CPA **(CFO)**

Dan Domonoske, Potential Industries **(V.P. Special Events)**

