

January 4, 2018

Miranda Paster, Acting Chief  
Office of the City Clerk  
Administrative Services Division  
200 North Spring Street  
Room 395  
Los Angeles, CA 90012

**RE: 2018 Annual Planning Report for The Wilmington Commercial District  
(merchant-based) Business Improvement District**

Dear Ms. Paster,

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 2018. This report outlines the District's proposed goals, plans, programs and budget.

The Wilmington Chamber presented the attached 2018 Annual Planning Report to our Board of Directors was approved on January 3, 2018 by the majority of our Directors.

On behalf of the Board of Directors, I present this 2018 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

# 2018 Annual Planning Report

## The Wilmington Commercial District Business Improvement District

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

**Fiscal Year of Report:** This report applies to the 2018 Fiscal year only.

**Total estimate of Cost for 2018:** A breakdown of the total estimated 2018 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 2018** section below.

**Boundaries:** The boundaries of The Wilmington Commercial District Business Improvement District will remain the same for the 2018 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 2018:** 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 2017 will continue in 2018. 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 (Gang Alternative Programs) will pressure wash sidewalks on Avalon and Anaheim once a year as needed. Trees will also be trimmed as needed on a rotating basis. The cost of providing this maintenance for 2018 is estimated at \$37,369.72 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 additional marketing efforts is estimated at \$3,576.65. The total cost of providing marketing in 2018 is \$8,576.65 or 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 2018 is estimated at \$5,513.56 or 9% of the 2018 Budget.

**Reserve:** The reserve for 2018 will be 16% of the budget and is used to cover uncollected assessments and unexpected expenditures. The 16% reserve for 2018 is \$9,801.89.

**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 (151) operating businesses for which the projected total assessment value is \$44,150.00 attached to this report as **Appendix C**. New start ups for fiscal year 2018 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, 2017 and the balance of accounts the District has a surplus from the 2017 fiscal year of \$17,111.82 to be carried over into the 2018 fiscal year. There is no deficit from 2017 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 2018 Advisory Board Members is attached to this report as **Appendix D**.

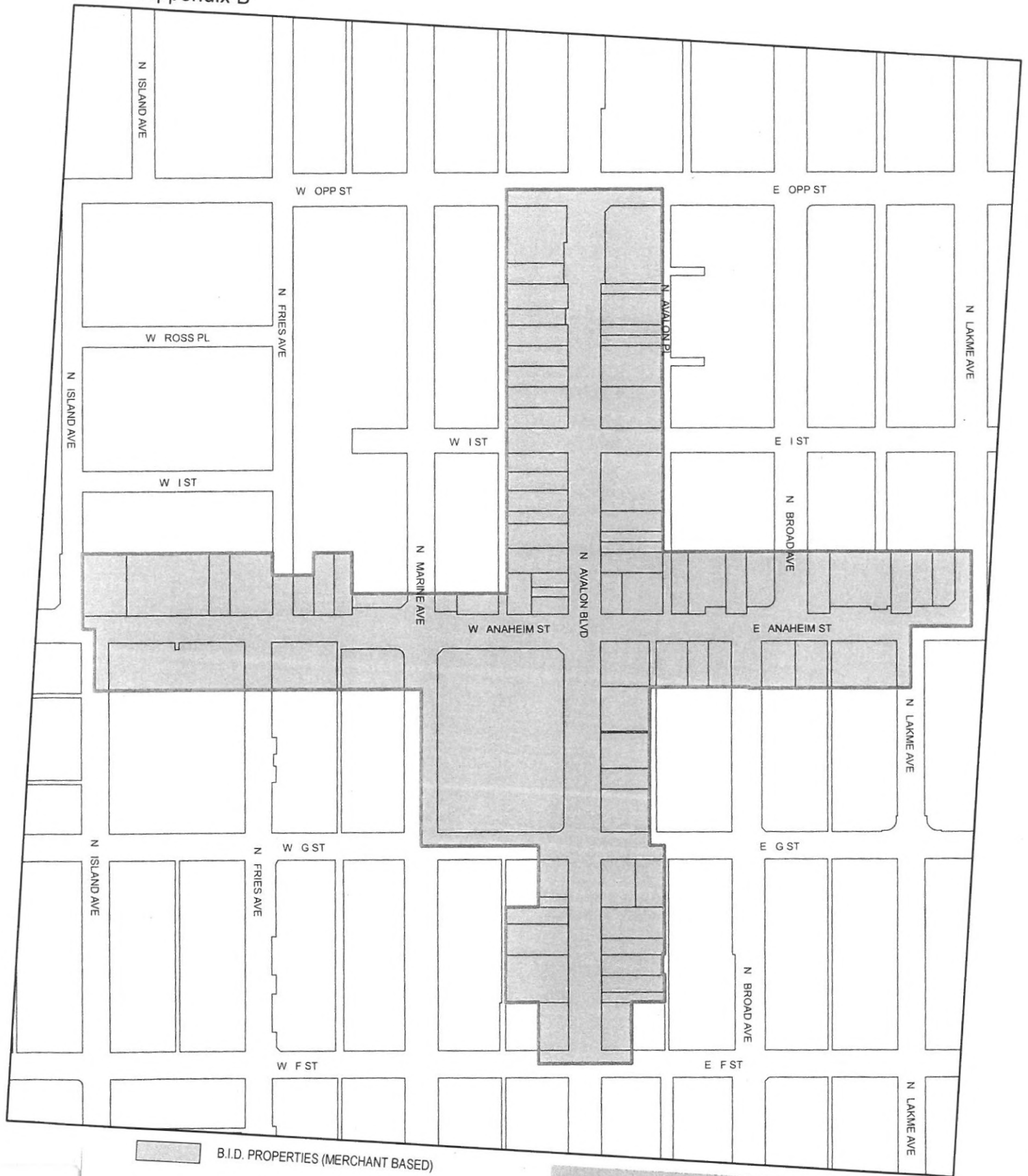
## Appendix A



Revenue and Expense Report for period 01.01.2018 to 12.31.2018

<b>2018 Revenue</b>		
	2018 B.I.D. Assessments	\$44,150.00
	Balance Year END 12.31.17	\$17,111.82
	<b>Total Revenue</b>	<b>\$61,261.82</b>
<b>2018 Expenses</b>		
<b>Administration</b>	Accounting	\$ 1,500.00
	General Administration	\$ 4,013.56
	<b>Total Administration</b>	<b>\$ 5,513.56</b>
<b>Maintenance</b>		
	Cleanup Sidewalks, Gutters	\$16,800.00
	Tree Trimming	\$18,569.72
	Steam Cleaning	\$2,000.00
	<b>Total Maintenance</b>	<b>\$37,369.72</b>
<b>Marketing</b>	Holiday Lights and Banners	\$5,000.00
	Additional Marketing	\$3,576.65
	<b>Total Marketing</b>	<b>\$8,576.65</b>
	<b>Reserve</b>	<b>\$9,801.89</b>
<b>2018 Total Expenses</b>		<b>\$61,261.82</b>



# Appendix B



 B.I.D. PROPERTIES (MERCHANT BASED)  
 B.I.D. BOUNDARY



**WILMINGTON**  
 BUSINESS IMPROVEMENT DISTRICT  
 Not to Scale



	Business Addr	DBA	2018 Asmt
1	101 E Anaheim St	Sprint	500
2	102 E Anaheim St	Etucaro Novelties	150
3	104 W Anaheim St #A	Ace Cash Express	150
4	104 W Anaheim St #B	China Wok Express	150
5	104 W Anaheim St #C	Dental Plus	150
6	104 W Anaheim St #D	Donut House	150
7	106 E Anaheim St	Soccer Sports Shop	150
8	107 E Anaheim St #A	Sunrise Eye Brow Threading	150
9	108 E Anaheim St	Lucy's Fashion	150
10	108 W Anaheim St	Rite Aid #5516	3000
11	109 E Anaheim Street	Oasis de Salud Massage	150
12	110 E Anaheim St	Las 4+1 Minimarket	150
13	111 E Anaheim St	Aba Pawn Shop	150
14	114 E Anaheim St	Flores Pool Hall	150
15	117 W Anaheim St	Luigi's Tax Firm #2	150
16	119 1/2 W Anaheim St	Esther's Barber Shop	150
17	119 W Anaheim St #5	Tax Solutions Plus	150
18	120 W Anaheim St	El Super	3000
19	121 W Anaheim St	Nicks Collectibles	150
20	122 W Anaheim St	Paramount 99	150
21	124 E Anaheim St	Diego's Barber Shop	150
22	124 W Anaheim St	Metro PCS	150
23	125 E Anaheim St #A	Banc of California	500
24	125 E Anaheim St #B	Veronicas Registration Service	250
25	125 E Anaheim St #H	Mommy's Nutritional Center	250
26	125 E Anaheim St #I&J	Louie's Chinese Cuisine	250
27	125 E Anaheim St #L	Tutti Frutti	250
28	125 E Anaheim St #M	Kathy Nails And Spa	250
29	125 E Anaheim St #N	Gift Time By Alexa	150
30	125 W Anaheim St	Candyland Party Supply Store	150
31	126 E Anaheim St	Fresas Hotel	150
32	126 W Anaheim St	Cricket Wireless	150
33	128 W Anaheim St	El Doctor Bueno	250
34	130 W Anaheim St	Nail Palace	150
35	131 W Anaheim St	Clinica Medica Mi Pueblo	500
36	132 W Anaheim St	Subway #22922	250
37	137 E Anaheim St	Tommy's Burgers	250
38	140 W Anaheim St #B	Yoshinoya #4148	500
39	140 W Anaheim St #C	JP Morgan Chase Bank	500
40	200 E Anaheim St	NECC Family Care	250
41	201 W Anaheim St	Tom's #1	250
42	208 W Anaheim St #A	Lucky Lavanderia	150
43	208 W Anaheim St #B	Sol Water And Ice Factory	150
44	208 W Anaheim St #C	Camino De Guanajuato Restaurant	250
45	208 W Anaheim St #E	Elizabeth Beauty Salon	150
46	208 W Anaheim St #H	Cleopatra Tobacco	150

47	208 W Anaheim Street #D	Huasteca Michoacana Restaurant	150
48	215 E Anaheim St	PM Auto Sales	250
49	215 W Anaheim St	Comfort Medical Group	250
50	218 E Anaheim	Harbor Chiropractic	150
51	220 W Anaheim St #A	La Mexicanita	150
52	220 W Anaheim St #B	California Check Cashing Stores LLC	250
53	220 W Anaheim St #C	Magic Eyebrow Threading	150
54	221 W Anaheim St	Lupita Quality Dental 2	250
55	222 E Anaheim St	Cita Tax Services	150
56	223 W Anaheim Street	Smoky Doky Barbecue	150
57	224 E Anaheim St	Avalon Barber Salon	150
58	225 W Anaheim St	Liberty Tax Service	250
59	228 E Anaheim St	Medicine Cabinet	150
60	229 W Anaheim St	Speedy Cash	500
61	232 E Anaheim St	Viveca's Auto Registration & Insurance Sv	150
62	233 E Anaheim St	Vip Detail Services	150
63	233 E Anaheim St	Mexico Tires & Auto Service	500
64	305 W Anaheim St	Regulatory Affairs/ United Oil #106	500
65	313 W Anaheim St	Industrial Safety Shoe Co	150
66	329 W Anaheim St	O'Reilly Auto Parts	1000
67	336 W Anaheim St	Food 4 Less #760	3000
68	339 W Anaheim St	Wells Fargo Bank	1500
69	600 N Avalon Blvd #C	Las Salsas Mexican Grill	150
70	600 N Avalon Blvd #D	Avalon Coin Laundry	150
71	601 N Avalon Blvd #A & D	Avalon Chiropractic Institute	150
72	601 N Avalon Blvd #C	Laundry House	150
73	612 N Avalon Blvd	Harbor Chiropractic	250
74	616 N Avalon Blvd	East of the Sun West of the Moon	150
75	617 N Avalon Blvd	Benjamin Lee Accounting	250
76	618 N Avalon Blvd	Synesthesia	150
77	620 N Avalon Blvd	Moonlight Hall	150
78	621 N Avalon Blvd	Lifted Church	150
79	623 N Avalon Blvd	Jose's Barber Shop	150
80	626 N Avalon Blvd	Nicas Kitchen Design	150
81	628 N Avalon Blvd	Botanica Francisca	150
82	629 N Avalon Blvd #A	Toys vs Games	150
83	629 N Avalon Blvd #C	American AAA Healthcare Center	150
84	629 N Avalon Blvd #D	Ramari'S Barber & Beauty Salon	150
85	634 N Avalon Blvd	Centro Naturista	150
86	636 N Avalon Blvd	Al Cien Mariscos Y Mas	250
87	640 N Avalon Blvd	Waterfront Graphics	250
88	640 N Avalon Blvd	Hardcore Longshore	250
89	642 N Avalon Blvd	Custom Embroidery	150
90	645 N Avalon Blvd	Santa Fe Seconds	250
91	702 N Avalon Blvd	Rodriguez Bar/Pool Hall	250
92	702 N Avalon Blvd	Pollo Lico	250
93	708 N Avalon Blvd	Discoteca Casa Loza	150



94	714 N Avalon Blvd	Legacy Foot And Ankle Center	250
95	714 N Avalon Blvd	Wilmington Urgent Care & Family Clinic	250
96	730 N Avalon Blvd	El Nuevo San Miguel	250
97	734 N Avalon Blvd	Royal Pawn Shop	250
98	736 N Avalon Blvd	Eagles Multi Services	150
99	738 N Avalon Blvd	Pepe's Pants	150
100	801 N Avalon Blvd	Nextyle	250
101	802 N Avalon Blvd #3	Tech & Tax	150
102	802 N Avalon Blvd #9	Fly Like an Eagle Outreach	150
103	804 N Avalon Blvd	Botanica Ramos	150
104	805 N Avalon Blvd	Hip Hop Fashion Edition	250
105	808 1/2 N Avalon Blvd	Arturo Jewellery Repair	150
106	808 N Avalon Blvd	Law Office Of Olivia G Petteno	150
107	809 N Avalon Blvd #A	MM Boutique	150
108	809 N Avalon Blvd #D	Lecciones De Musica	150
109	810 1/2 N Avalon Blvd #1&2	Premium Transport	250
110	810 1/2 N Avalon Blvd #3	Grupo La Paz	150
111	810 N Avalon Blvd	Dr Richard Peters	250
112	811 N Avalon Blvd	Dolex Dollar Express	150
113	813 N Avalon Blvd	Don Roberto's Jewelers	500
114	815 N Avalon Blvd	Tres Amigos	250
115	816 N Avalon Blvd	Betty's Barber & Beauty Salon	150
116	818 N Avalon Blvd	Marine Printing	150
117	819 N Avalon Blvd	H Ropa	150
118	821 N Avalon Blvd	El Mago	250
119	822 N Avalon Blvd #A & C	Variedades Vilma	150
120	822 N Avalon Blvd #E	Ruby's Alterations	150
121	822 N Avalon Blvd #I	JiRongo Electronics	150
122	822 N Avalon Blvd #W	JC Avon Store	150
123	824 N Avalon Blvd #K	Libreria Cristiana	150
124	825 N Avalon Blvd	Rio's Jewellery	150
125	827 N Avalon Blvd	Sunn Lee	150
126	829 N Avalon Blvd	Boost Mobile	150
127	831 N Avalon Blvd	Wilmington Jewelry & Loan	500
128	900 N Avalon Blvd	Tokyo Grill	250
129	905 N Avalon Blvd	T-Mobile	150
130	907 N Avalon Blvd	Las Tres Oceguedas	150
131	909 N Avalon Blvd	Fallas #430	500
132	920 N Avalon Blvd	Mich Services	150
133	922 N Avalon Blvd	Simplemente Beatriz Crafts Gifts	150
134	926 N Avalon Blvd	Iglesia Cristiana	150
135	927 N Avalon Blvd	Delia Flores	150
136	927 N Avalon Blvd	South Bay Coast Realty Inc	150
137	927 N Avalon Blvd	Pg Tax & Travel	150
138	929 N Avalon Blvd	Southern California Gas Company	150
139	933 N Avalon Blvd	Jun's Liquor	250
140	934 N Avalon Blvd	Family Dental	250

141	935 N Avalon Blvd	Uniamerica Insurance	150
142	950 N Avalon Blvd	Annas Donuts #2	150
143	950 N Avalon Blvd #101	Gas & Mini-Mart	500
144	950 N Avalon Blvd #103	ATG Enterprise Holistic Health Center	150
145	950 N Avalon Blvd #104	Elena's Bakery	150
146	950 N Avalon Blvd #105	Lost Harbor Tattoo	150
147	950 N Avalon Blvd #108	Luv Nails	150
148	950 N Avalon Blvd #109	Imagine Eyebrow Threading	150
149	950 N Avalon Blvd #110	Agua - Plus	150
150	950 N Avalon Blvd #111	Claudia's Beauty Salon	150
151	951 N Avalon Blvd	Bank Of America	3000

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## APPENDIX D

### 2018 Wilmington Commercial Business Improvement District Advisory Board Members

#### **Name/ Company**

**Ricardo Sanchez**, The Maya Restaurant

**Ken Dami**, Andeavor

**Patrick Wilson**, Fast Lane Trans.

**Kevin Courtney**, H.J. Baker & Bro., Inc.

**Ingo Werk**, Ingo Werk Company

**Craig Louis**, Louis Equipment

**Anthony Santich**, Vopak

**Brissa Sotelo**, Valero

**Shirley Atencio**, Wilmington C. Council

**Robert McKoy**, Individual

**Amy Grat**, ITEP **(V.P. Membership)**

**Juan Rivas**, ACX Pacific

**Cecilia Moreno**, Port of Los Angeles **(V.P. Special Events)**

**Michael Sanborn**, Banning Residence Museum

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

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

**Janet Grothe**, Phillips66 **(President)**

**Brien Stevenson**, Rio Tinto Minerals

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

**Dan Domonoske**, Potential Industries

