

October 16, 2018

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

**RE: 2019 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 2019. This report outlines the District's proposed goals, plans, programs and budget.

The Wilmington Chamber presented the attached 2019 Annual Planning Report to our Board of Directors which was approved on October 16, 2018 by the majority of our Directors.

On behalf of the Board of Directors, I present this 2019 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

2019 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 2019 Fiscal year only.

Total estimate of Cost for 2019: A breakdown of the total estimated 2019 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 2019** section below.

Boundaries: The boundaries of The Wilmington Commercial District Business Improvement District will remain the same for the 2019 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 2019: 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 2018 will continue in 2019. 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. GAP will pressure wash sidewalks on Avalon and Anaheim once a year if needed. Trees will also be trimmed as needed on a rotating basis. The cost of providing this maintenance for 2019 is estimated at \$30,692.43 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 other marketing efforts is estimated at \$2,044.16, 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 2019 is estimated at \$4,528.39 or 9% of the 2018 Budget.

Reserve: The reserve for 2019 will be 16% of the budget and is used to cover uncollected assessments and unexpected expenditures. The 16% reserve for 2019 is \$7,950.47.

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-three (153) operating businesses for which the projected total assessment value is \$44,550.00 attached to this report as **Appendix C**. New start ups for fiscal year 2019 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, 2018 and the balance of accounts the District has a surplus from the 2018 fiscal year of \$5,665.45 to be carried over into the 2019 fiscal year. There is no deficit from 2018 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 2019 Advisory Board Members is attached to this report as **Appendix D**.

Appendix A

Revenue and Expense Budget Report for period 01.01.2019 to
12.31.2019

2019 Revenue

2019 B.I.D. Assessments	\$44,550.00
Balance Year END 12.31.18	\$ 5,665.45
Total Revenue	\$50,215.45

2019 Expenses

Administration	Accounting	\$ 1,500.00
	General Administration	\$ 3,028.39
	Total Administration	\$ 4,528.39

Maintenance

Cleanup Sidewalks, Gutters	\$16,800.00
Tree Trimming	\$11,892.43
Steam Cleaning	\$2,000.00
Total Maintenance	\$30,692.43

Marketing	Holiday Lights and Banners	\$5,000.00
	Additional Marketing	\$2,044.16
	Total Marketing	\$7,044.16

Reserve	\$7,950.47
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2019 Total Budget	\$50,215.45
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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

	DBA	Business Addr	2019 Asmt
1	Sprint	101 E Anaheim St	\$500
2	Etucuario Novelties	102 E Anaheim St	\$150
3	Botanica Ashe de Omatilegua	103 E Anaheim St	\$150
4	Ace Cash Express	104 W Anaheim St #A	\$150
5	China Wok Express	104 W Anaheim St #B	\$150
6	Dental Plus	104 W Anaheim St #C	\$150
7	Donut House	104 W Anaheim St #D	\$150
8	Soccer Sports Shop	106 E Anaheim St	\$150
9	Sunrise Eye Brow Threading	107 E Anaheim St #A	\$150
10	Lucy's Fashion	108 E Anaheim St	\$150
11	Rite Aid #5516	108 W Anaheim St	\$3,000
12	Oasis de Salud Massage	109 E Anaheim St	\$150
13	Aba Pawn Shop	111 E Anaheim St	\$150
14	Communities for a Better Environment	113 E Anaheim St	\$250
15	Flores Pool Hall	114 E Anaheim St	\$150
16	Luigi's Tax Firm #2	117 W Anaheim St	\$150
17	Tax Solutions Plus	119 W Anaheim St #5	\$150
18	Esther's Barber Shop	119 1/2 W Anaheim St	\$150
19	El Super	120 W Anaheim St	\$3,000
20	Nicks Collectibles	121 W Anaheim St	\$150
21	Paramount 99	122 W Anaheim St	\$150
22	Diego's Barber Shop	124 E Anaheim St	\$150
23	Metro PCS	124 W Anaheim St	\$150
24	Banc of California	125 E Anaheim St #A	\$500
25	Veronicas Registration Service	125 E Anaheim St #B	\$250
26	Mommy's Nutritional Center	125 E Anaheim St #H	\$250
27	Louie's Chinese Cuisine	125 E Anaheim St #I&J	\$250
28	Tutti Frutti	125 E Anaheim St #L	\$250
29	Kathy Nails And Spa	125 E Anaheim St #M	\$250
30	Gift Time By Alexa	125 E Anaheim St #N	\$150
31	Hindsight Optometry	125 E Anaheim St #O	\$250
32	Candyland Party Supply Store	125 W Anaheim St	\$150
33	Cricket Wireless	126 W Anaheim St	\$150

34	El Doctor Bueno	128 W Anaheim St	\$250
35	Nail Palace	130 W Anaheim St	\$150
36	Clinica Medica Mi Pueblo	131 W Anaheim St	\$500
37	Subway #22922	132 W Anaheim St	\$250
38	Tommy's Burgers	137 E Anaheim St	\$250
39	Wingstop	140 W Anaheim St #A	\$500
40	Yoshinoya #4148	140 W Anaheim St #B	\$500
41	Facilities	140 W Anaheim St #C	\$500
42	NECC Family Care	200 E Anaheim St	\$250
43	Tom's #1	201 W Anaheim St	\$250
44	Lucky Lavanderia	208 W Anaheim St #A	\$150
45	Sol Water And Ice Factory	208 W Anaheim St #B	\$150
46	Camino De Guanajuato Restaurant	208 W Anaheim St #C	\$250
47	Huasteca Michoacana Restaurant	208 W Anaheim St #D	\$150
48	Will-Ryu Fitness	208 W Anaheim St #G	\$150
49	Cleopatra Tobacco	208 W Anaheim St #H	\$150
50	PM Auto Sales	215 E Anaheim St	\$250
51	Comfort Medical Group	215 W Anaheim St	\$250
52	Big Al's Auto Body & Paint	216 E Anaheim St	
53	Harbor Chiropractic	218 E Anaheim	\$150
54	La Mexicanita	220 W Anaheim St #A	\$150
55	California Check Cashing Stores LLC	220 W Anaheim St #B	\$250
56	Magic Eyebrow Threading	220 W Anaheim St #C	\$150
57	Lupita Quality Dental 2	221 W Anaheim St	\$250
58	Cita Tax Services	222 E Anaheim St	\$150
59	Smoky Doky Barbecue	223 W Anaheim Street	\$150
60	Avalon Barber Salon	224 E Anaheim St	\$150
61	Liberty Tax Service	225 W Anaheim St	\$250
62	Medicine Cabinet	228 E Anaheim St	\$150
63	Speedy Cash	229 W Anaheim St	\$500
64	Viveca's Auto Registration & Insurance Svs	232 E Anaheim St	\$150
65	Vip Detail Services	233 E Anaheim St	\$150
66	Mexico Tires & Auto Service	233 E Anaheim St	\$500
67	Zitro Fitness	236 E Anaheim St	\$150

68	Regulatory Affairs/ United Oil #106	305 W Anaheim St	\$500
69	Industrial Safety Shoe Co	313 W Anaheim St	\$150
70	O'Reilly Auto Parts	329 W Anaheim St	\$1,000
71	Food 4 Less #760	336 W Anaheim St	\$3,000
72	Wells Fargo Bank	339 W Anaheim St	\$1,500
73	Avalon Coin Laundry	600 N Avalon Blvd #D	\$150
74	Avalon Chiropractic Institute	601 N Avalon Blvd #A & D	\$150
75	Laundry House	601 N Avalon Blvd #C	\$150
76	Harbor Chiropractic	612 N Avalon Blvd	\$150
77	East of the Sun West of the Moon	616 N Avalon Blvd	\$150
78	Benjamin Lee Accounting	617 N Avalon Blvd	\$250
79	Synesthesia	618 N Avalon Blvd	\$150
80	Moonlight Hall	620 N Avalon Blvd	\$150
81	Lifted Church	621 N Avalon Blvd	\$150
82	Jose's Barber Shop	623 N Avalon Blvd	\$150
83	Nicas Kitchen Design	626 N Avalon Blvd	\$150
84	Botanica Francisca	628 N Avalon Blvd	\$150
85	Toys vs Games	629 N Avalon Blvd #A	\$150
86	American AAA Healthcare Center	629 N Avalon Blvd #C	\$150
87	Ramari'S Barber & Beauty Salon	629 N Avalon Blvd #D	\$150
88	Centro Naturista	634 N Avalon Blvd	\$150
89	Al Cien Mariscos Y Mas	636 N Avalon Blvd	\$250
90	Waterfront Graphics	640 N Avalon Blvd	\$250
91	Hardcore Longshore	640 N Avalon Blvd	\$250
92	Custom Embroidery	642 N Avalon Blvd	\$150
93	Santa Fe Seconds	645 N Avalon Blvd	\$250
94	Rodriguez Bar/Pool Hall	702 N Avalon Blvd	\$250
95	Pollo Lico	702 N Avalon Blvd	\$250
96	Discoteca Casa Loza	708 N Avalon Blvd	\$150
97	Legacy Foot And Ankle Center	714 N Avalon Blvd	\$250
98	Wilmington Urgent Care & Family Clinic	714 N Avalon Blvd	\$250
99	El Nuevo San Miguel	730 N Avalon Blvd	\$250
100	Royal Pawn Shop	734 N Avalon Blvd	\$250
101	Eagles Multi Services	736 N Avalon Blvd	\$150

102	Pepe's Pants	738 N Avalon Blvd	\$150
103	Nextyle	801 N Avalon Blvd	\$250
104	Fly Like an Eagle Outreach	802 N Avalon Blvd #9	\$150
105	Tech & Tax	804 N Avalon Blvd	\$150
106	Hip Hop Fashion Edition	805 N Avalon Blvd	\$250
107	Law Office Of Olivia G Petteno	808 N Avalon Blvd	\$150
108	Arturo Jewellery Repair	808 1/2 N Avalon Blvd	\$150
109	MM Boutique	809 N Avalon Blvd #A	\$150
110	Lecciones De Musica	809 N Avalon Blvd #D	\$150
111	Dr Richard Peters	810 N Avalon Blvd	\$250
112	Grupo La Paz	810 1/2 N Avalon Blvd #3	\$150
113	Dolex Dollar Express	811 N Avalon Blvd	\$150
114	Reupholstery	812 N Avalon Blvd	\$150
115	Don Roberto's Jewelers	813 N Avalon Blvd	\$500
116	Tres Amigos	815 N Avalon Blvd	\$150
117	Betty's Barber & Beauty Salon	816 N Avalon Blvd	\$150
118	Marine Printing	818 N Avalon Blvd	\$150
119	El Mago	821 N Avalon Blvd	\$250
120	Ruby's Alterations	822 N Avalon Blvd #E	\$150
121	Ashley Monserrat	822 N Avalon Blvd #G	\$150
122	JiRongo Electronics	822 N Avalon Blvd #I	\$150
123	JC Royal Hair & Beauty Boutique	822 N Avalon Blvd #W	\$150
124	Thrift Store	823 N Avalon Blvd	\$150
125	Libreria Cristiana	824 N Avalon Blvd #K	\$150
126	Rio's Jewellery	825 N Avalon Blvd	\$150
127	Sunn Lee	827 N Avalon Blvd	\$150
128	Boost Mobile	829 N Avalon Blvd	\$150
129	Wilmington Jewelry & Loan	831 N Avalon Blvd	\$500
130	Teriyaki Table	900 N Avalon Blvd	\$250
131	T-Mobile	905 N Avalon Blvd	\$150
132	Las Tres Oceguedas	907 N Avalon Blvd	\$150
133	Fallas #430	909 N Avalon Blvd	\$500
134	Mich Services	920 N Avalon Blvd	\$150
135	Simplemente Beatriz Crafts Gifts	922 N Avalon Blvd	\$150

136	Iglesia Cristiana	926 N Avalon Blvd	\$150
137	Pg Tax & Travel	927 N Avalon Blvd	\$150
138	Delia Flores	927 N Avalon Blvd	\$150
139	South Bay Coast Realty Inc	927 N Avalon Blvd	\$150
140	Southern California Gas Company	929 N Avalon Blvd	\$150
141	Jun's Liquor	933 N Avalon Blvd	\$250
142	Family Dental	934 N Avalon Blvd	\$250
143	Uniamerica Insurance	935 N Avalon Blvd	\$150
144	Annas Donuts #2	950 N Avalon Blvd	\$150
145	Gas & Mini-Mart	950 N Avalon Blvd #101	\$500
146	ATG Enterprise Holistic Health Center	950 N Avalon Blvd #103	\$150
147	Elena's Bakery	950 N Avalon Blvd #104	\$150
148	Lost Harbor Tattoo	950 N Avalon Blvd #105	\$150
149	Luv Nails	950 N Avalon Blvd #108	\$150
150	Imagine Eyebrow Threading	950 N Avalon Blvd #109	\$150
151	Agua - Plus	950 N Avalon Blvd #110	\$150
152	Claudia's Beauty Salon	950 N Avalon Blvd #111	\$150
153	Bank Of America	951 N Avalon Blvd	\$3,000
			\$44,550

APPENDIX D

2019 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 **(V.P. Membership)**

Shirley Atencio, Wilmington C. Council

Robert McKoy, Individual **(SEC)**

Amy Grat, ITEP **(President)**

Juan Rivas, ACX Pacific

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

Sergio Carrillo, Carrillo Strategies

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

Janet Grothe, Phillips66

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