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City of Los Angeles CALIFORNIA



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NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
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MIRANDA PASTER
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February 23, 2015

Honorable Members of the City Council
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Council District 15

REGARDING: WILMINGTON COMMERCIAL DISTRICT MERCHANT-BASED BUSINESS
IMPROVEMENT DISTRICT RECONFIRMATION PROCEDURE

Honorable Members:

On August 8, 2000, the City Council adopted Ordinance 173472, which established the Wilmington Commercial District Business Improvement District (District), located in Council District 15 (CF 14-0880). The City is required to conduct reconfirmation proceedings in order to levy a special assessment, which supports each year of District operations. The District has completed its fourteenth operating year on December 31, 2014. The District Advisory Board has approved and submitted an Annual Report and is ready to proceed with the reconfirmation of the District. The Annual Report for the District's fifteenth operating year, beginning January 1, 2015 through December 31, 2015, is presented with this Report for Council consideration as "Attachment 1."

RECONFIRMATION PROCESS

The reconfirmation process consists of the adoption of an Ordinance of Intention, the approval of the Annual Report from the District's management entity and a public hearing prior to the adoption of an Ordinance, which would authorize the special assessment to fund operations for the next year of the program. We have received and reviewed the Annual Report as submitted by the Wilmington Commercial District BID Advisory Board and as required by law (Section 36533, California Streets and Highways Code). The report includes the various programs and activities, which would be supported by assessment revenue and interest earnings.

PROPOSED BUDGET

The proposed budget for the Wilmington Commercial District BID's 2015 operating year is \$84,536.55. A copy of the budget is included in the Annual Report in (Attachment 1).

PROPOSED DISTRICT BOUNDARIES

The Wilmington Commercial District BID's boundaries for its 2015 operating year remain unchanged from the District's 2014 operating year and are generally described as along both sides of Avalon Boulevard, from Opp Street on the north and F Street on the south; and along both sides of Anaheim Street, from Island Avenue on the west and Lakme Avenue on the east. A map illustrating the District's boundaries for its 2015 operating year is included in the Annual Report (Attachment 1).

PROPOSED IMPROVEMENTS AND PROGRAMS

The Wilmington Commercial District BID's activities and programs for the 2015 operating year include, but are not limited to: maintenance, marketing, and administrative activities, which would be supported by assessment revenue and are described in its Annual Report (Attachment 1).

ASSESSMENT METHODOLOGY

The assessment methodology for the Wilmington Commercial District BID is based on the number of employees for each business located within the boundaries of the District. The assessment rate is calculated as follows: Businesses operating as a sole proprietorship with no employees are assessed \$150; businesses with 1-3 employees are assessed \$250; businesses with 4-6 employees are assessed \$500; businesses with 7-9 employees are assessed \$1,000; businesses with 10-19 employees are assessed \$1,500; and businesses with 20 or more employees are assessed \$3,000. The assessment rates determined by this assessment methodology reflect the specific benefits to the payors from the services provided.

A full description of the assessment methodology with the classification of businesses and assessment schedule is included in the Annual Report (Attachment 1).

DISTRICT ADVISORY BOARD

The District will be governed by an advisory board consisting of business owners. The advisory board provides general oversight of District operations, prepares annual reports and makes recommendations to the City Council on District budget and other issues. The Advisory Board is required to be appointed by the City Council pursuant to Section 36530 of the Streets and Highways Code. 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. A list of the proposed District's current advisory board members is attached to the Annual Report.

EXEMPTION UNDER PROPOSITION 26

On November 2, 2010, voters in the State of California passed Proposition 26, which broadened the definition of taxes and which require approval by two-thirds of each house of the Legislature or by local voter approval. However, Proposition 26 provides for exemptions.

Under Proposition 26, assessments for specific benefits are not defined as taxes and are exempt under Article XIII C §1(e)(1) which states "A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege". For the City Council to find that the Wilmington Commercial District BID is exempt from Proposition 26, it must find that 1) the assessment dollars are used in a manner that creates a clear and direct link between the services provided and the benefit to the assessed business; 2) no business other than the assessed businesses will benefit from the assessment and services; and 3) the assessment imposed does not exceed the reasonable cost to the local government of conferring the benefit.

The assessments for the Wilmington Commercial District Business Improvement District are used to provide specific benefits directly to the payor. The specific benefit to the payor are the maintenance services, marketing services and administrative services which will be provided directly to assessed businesses within the Wilmington Commercial District Business Improvement District. These services will in turn, provide specific benefits to the payors in the form of overall improved area aesthetics which will result in an increase in customers and visitors to the district. This will in turn, result in the increase of retail and commercial business to payors located within the District boundaries. The services are funded solely by the assessments collected and are provided only to the businesses which pay the assessments. No services are provided to businesses which do not pay the assessments or to businesses located outside of the District boundaries. Such services cannot be provided without charging the assessment. Furthermore, the assessments are calculated based on the reasonable cost of providing the services to the payor and thus, do not exceed the reasonable cost to the local government in conferring the benefit.

Government Code section 53758 was recently enacted to, among other things, clarify the definition of specific benefit. The discussion provided herein regarding the specific benefit to payors is consistent with Government Code section 53758.

CONTRACTING WITH NON-PROFIT SERVICE PROVIDER

Upon the establishment of the District, State law requires that the City enter into an agreement with an Owners' Association for the administration of the District. City policy dictates that competitive bidding requirements are to be met when contracting. However, Charter sections 371(e)(2) and 371(e)(10) provide exceptions to the competitive bidding requirements, and states, in relevant part, that the competitive bidding process does not apply to contracts "for the performance of professional, scientific, expert, technical, or other special services of a temporary and occasional character" and "where the contracting authority finds that the use of competitive bidding would be undesirable, impractical or impossible or where the common law otherwise excuses compliance with competitive bidding requirements."

For the past five years, the Wilmington Chamber of Commerce has overseen expenditures and managed and implemented improvements and activities related to the District. Through its longstanding presence in the Wilmington community, the Wilmington Chamber of Commerce, a California non-profit mutual benefit corporation, possesses unique knowledge and expertise of the District area and has a vested interest in its success. Due to the unique knowledge and expertise

of the Wilmington Chamber of Commerce, the City Clerk finds that it would be undesirable and impractical to comply with the competitive bidding requirements or to select another entity to administer the District.

ASSESSABLE CITY PROPERTY

There is one (1) City-owned property located within the Wilmington Commercial District Business Improvement District boundaries. Because the Wilmington Commercial District Business Improvement District is a merchant-based BID, there are no assessments to be paid for this City-owned property.

FISCAL IMPACT

This is a merchant-based business improvement district and there are no assessments for City-owned properties within the District, therefore there is no impact on the General Fund.

RECOMMENDATIONS:

1. FIND that the assessments imposed by the Wilmington Commercial District Business Improvement District for the 2015 fiscal year provide services that directly benefit each of the businesses which pay the assessments.
2. FIND that the services funded by the assessments are provided only to each of the assessed businesses within the boundaries of the District.
3. FIND that the assessment imposed does not exceed the reasonable cost of conferring the benefits.
4. FIND that the proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
5. FIND that the assessments for the proposed business based District are not taxes and that the District qualifies for exemption from Proposition 26 under exemption 1 of Article XIII C §1(e)(1).
6. FIND that the services to be provided by the Owners' Association, Wilmington Chamber of Commerce, are in the nature of professional, expert, technical or other special services, that the services are of a temporary and occasional character, and that the use of competitive bidding would be impractical, not advantageous, undesirable or where the common law otherwise excuses compliance with competitive bidding requirements.
7. ADOPT an Ordinance of Intention confirming the Wilmington Commercial District BID Annual Report and levying an annual assessment for the Wilmington Commercial District BID's fifteenth operating year, January 1, 2015 to December 31, 2015.

8. DIRECT the City Clerk to schedule, prepare, publish, and mail the public hearing notice, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
9. INSTRUCT the City Clerk, subject to approval by the City Attorney as to form and legality, to prepare an enabling Ordinance levying the special assessment for the Wilmington Commercial District Business Improvement District's fifteenth operating period beginning January 1, 2015 to December 31, 2015.
10. APPROVE the Wilmington Chamber of Commerce, a California non-profit mutual benefit corporation, to administer the proposed services of the Wilmington Commercial District Business Improvement District pursuant to Section 36500 et seq. of the California Streets and Highways Code and City regulations.
11. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Wilmington Chamber of Commerce to administer the Wilmington Commercial District BID, if the Ordinance reconfirming the BID is adopted.
12. APPOINT the attached Advisory Board.

Sincerely,



Holly L. Wolcott
City Clerk

HLW:GRA:MCP:RMH:rhs

Attachments: Wilmington Commercial District Business Improvement District 2015 Annual Report;
Ordinance of Intention



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

February 5, 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

RE: 2015 Annual Planning Report for The Wilmington Commercial District Business Improvement District (revised)

Dear Ms. Paster,

On May 5, 2009, the Wilmington Chamber of Commerce, a California Non-Profit organization contracted through agreement No. C-125623 with the City of Los Angeles to manage services provided to The Wilmington Commercial District Business Improvement District.

During the meeting of November 13, 2014, 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 2015 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

2015 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 2015 Fiscal year only.

Total estimate of Cost for 2015: A breakdown of the total estimated 2015 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 2015** section below.

Boundaries: The boundaries of The Wilmington Commercial District Business Improvement District will remain the same for the 2015 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 2015: 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 2014 will continue in 2015. 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 the maintenance for 2015 is estimated at \$43,266.64 or 51% 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. Other marketing efforts include maintain a website and streetscape beautification with decorative planters to create a more inviting streetscape for customers. Estimated cost for the website and other marketing efforts is estimated at \$15,360.77. Total cost for Marketing is estimated at \$20,360.77, 24% 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 2015 is estimated at \$7,640.40 or 9% of the 2015 Budget.

Reserve: The reserve for 2015 will be 16% of the budget and is used to cover uncollected assessments and unexpected expenditures. The 16% reserve for 2015 is \$13,268.74.

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 forty one (141) operating businesses for which the projected total assessment value is \$44,450.00 attached to this report as **Appendix C**. New start ups for fiscal year 2015 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, 2014 and the balance of accounts the District has a surplus from the 2014 fiscal year of \$40,086.55 to be carried over into the 2015 fiscal year. There is no deficit from 2014 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 2015 Advisory Board Members is attached to this report as **Appendix D**.

APPENDIX A – TOTAL ESTIMATE COST FOR THE WILMINGTON BID – FY 2015

Revenue and Expense Report for period 01.01.2015 to 12.31.2015

2015 Revenue

2015 B.I.D. Assessments	\$44,450.00
Balance Year END 12.31.14	\$40,086.55
Total Revenue	\$84,536.55

2015 Expenses

Administration	Accounting	\$ 1,500.00
	General Administration	\$ 6,140.40
	Total Administration	\$ 7,640.40

Maintenance

Cleanup Sidewalks, Gutters	\$25,094.65
Tree Trimming	\$13,845.32
Steam Cleaning	\$4,326.67
Total Maintenance	\$43,266.64

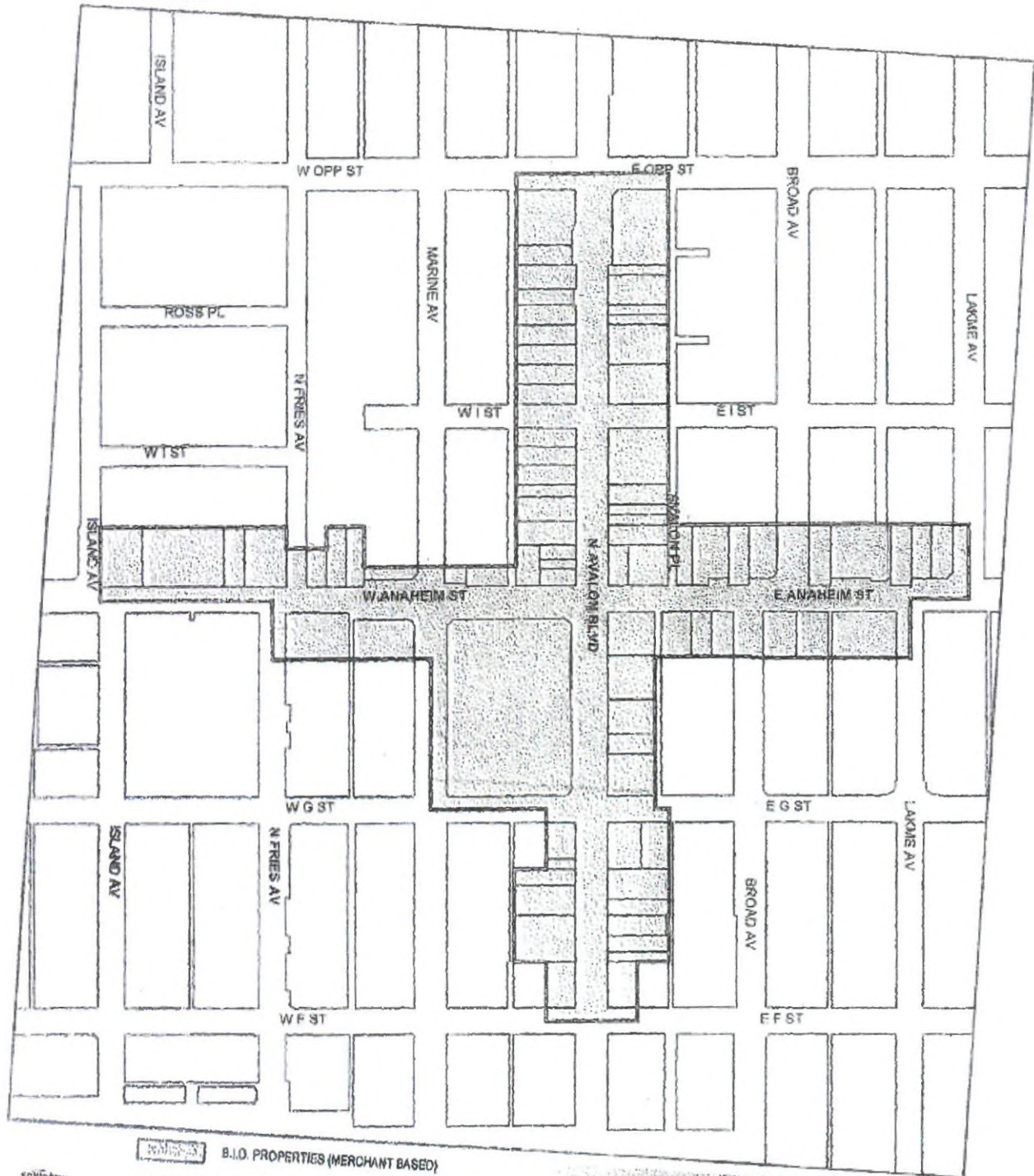
Marketing	Holiday Lights and Banners	\$5,000.00
	Sidewalk Improvements and Maintenance	\$15,360.77
	Total Marketing	\$20,360.77



Reserve	\$13,268.74
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2015 Total Expenses	\$84,536.55
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Net Revenue	\$0.00
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APPENDIX B



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



Maped By: DEPARTMENT OF CITY PLANNING - GIS DIVISION

WILMINGTON
 BUSINESS IMPROVEMENT DISTRICT
 Not to Scale



2015 Assessment Amounts (Wilmington MBID 2015 BID)

APN	LEGAL OWNER	SITE	Total Assess
	Abdolmajid H Boushehri	122 W Anaheim St	\$150.00
	Ace Cash Express Inc	104 W Anaheim St #A	\$500.00
	Agustin Cantorberi Pool-Pool	233 E Anaheim St	\$250.00
	Alborz Real Estate Inc	600 N Avalon Blvd #D	\$150.00
	Alfonso Ragus Llacuna MD Inc	128 W Anaheim St	\$250.00
	Altima Insurance	950 N Avalon Blvd #105	\$150.00
	Anthony Carranza Castillo	817 N Avalon Blvd	\$150.00
	Apro LLC	305 W Anaheim St	\$500.00
	Arturo R Rico Jr	818 N Avalon Blvd	\$150.00
	Arturo Rios	825 N Avalon Blvd	\$150.00
	ATG Enterprise Holistic Health Center	950 N Avalon Blvd #103	\$150.00
	Avalon Wireless Inc	829 N Avalon Blvd	\$150.00
	Banco Popular	125 E Anaheim St #A	\$500.00
	Bank Of America	951 N Avalon Blvd	\$3,000.00
	Bee Well Holistic Wellness Centers	612 N Avalon Blvd	\$250.00
	Benjamin D Lee	617 N Avalon Blvd	\$250.00
	Benjamin Rodriguez	702 N Avalon Blvd	\$250.00
	Blue Lagoon Inc	933 N Avalon Blvd	\$250.00
	Bodega Latina Corp	120 W Anaheim St	\$3,000.00
	Botanica Francisca	628 N Avalon Blvd	\$150.00
	Bulmaro Ruiz	208 W Anaheim St #C	\$250.00
	Byung Eung Lee	208 W Anaheim St #H	\$150.00
	Ca Gas & Mini Market Corporation	950 N Avalon Blvd #101	\$500.00
	California Check Cashing Stores LLC	220 W Anaheim St #B	\$250.00
	Casa Loza Inc	708 N Avalon Blvd	\$150.00
	Chen Jing & In Soung MD	629 N Avalon Blvd #C	\$150.00
	Clinica Medica Mi Pueblo Med Clinic Inc	131 W Anaheim St	\$500.00
	Comfort Family Clinic Inc	215 W Anaheim St	\$250.00
	Crescencio Ramirez	232 E Anaheim St	\$150.00
	Cricket Phone Store	126 W Anaheim St	\$250.00
	Custom Embroidery	642 N Avalon Blvd	\$150.00
	Delia Flores	927 N Avalon Blvd	\$150.00
	Diego Nava Castro	124 E Anaheim St	\$150.00
	Dolex Dollar Express Inc	811 N Avalon Blvd	\$150.00
	Don Robertos Jewelers Inc	813 N Avalon Blvd	\$500.00
	East of the Sun West of the Moon	616 N Avalon Blvd	\$150.00
	El Nuevo San Miguel Inc	730 N Avalon Blvd	\$250.00
	Elena Gonzalez	950 N Avalon Blvd #104	\$150.00
	Elizabeth B Estrada	738 N Avalon Blvd	\$150.00
	Elizabeth Medina	208 W Anaheim St #E	\$150.00
	Esther Huizar	119 1/2 W Anaheim St	\$150.00
	Etucuario Novelties	102 E Anaheim St	\$150.00

APN	LEGAL OWNER	SITE	Total Assess
	Evangelina Garcia	128 E Anaheim St	\$150.00
	Evangelos Karpovzis	201 W Anaheim St	\$250.00
	Fabian & Luz Castillo	106 E Anaheim St	\$150.00
	Furn & Tina Reddix	124 W Anaheim St	\$150.00
	FXS Management	646 N Avalon Blvd	\$150.00
	Gilberto Carrillo	119 W Anaheim St #5	\$150.00
	Global Tires Of California Inc	233 E Anaheim St	\$500.00
	Golsun Investment LLC	601 N Avalon Blvd #C	\$150.00
	Hanieh Amer	125 E Anaheim St #H	\$250.00
	Hirn Tieng	104 W Anaheim St #D	\$150.00
	Huae Dong Lee	807 N Avalon Blvd	\$150.00
	Hyo Chong Lee	950 N Avalon Blvd #110	\$150.00
	Imagine Eyebrow Threading	950 N Avalon Blvd #109	\$150.00
	Industrial Shoe Co	313 W Anaheim St	\$150.00
	Irina Mazarsky	111 E Anaheim St	\$150.00
	Isabel Acevedo	223 W Anaheim St	\$200.00
	Isidoro Sanchez	736 N Avalon Blvd	\$150.00
	Javier G Flores	114 E Anaheim St	\$150.00
	Jesus Octavio Serrano Jr	125 W Anaheim St	\$150.00
	Jesus Plascencia	215 E Anaheim St	\$250.00
	Jin H Yang DDS	200 E Anaheim St #254	\$250.00
	John Cohen DDS Dental Corp	104 W Anaheim St #C	\$250.00
	Jose A Verdugo	808 1/2 N Avalon Blvd	\$150.00
	JP Morgan Chase Bank	140 W Anaheim St #C	\$500.00
	Kimseng Tan	827 N Avalon Blvd	\$150.00
	King Lui Shoe Repair	930 N Avalon Blvd	\$150.00
	LA Collective Herbal Inc	728 N Avalon Blvd	\$150.00
	LA Green Connection Center	618 N Avalon Blvd	\$150.00
	La Oficina Hispana	810 1/2 N Avalon Blvd #3	\$150.00
	Lourdes Uysingco	934 N Avalon Blvd	\$250.00
	Lucio Rios	623 N Avalon Blvd	\$150.00
	Lucky Lavanderia	208 W Anaheim St #A	\$150.00
	Luis Mercado-Alvarado IV	922 N Avalon Blvd	\$150.00
	Luv Nails	950 N Avalon Blvd #108	\$150.00
	Luz R Rendon Dominguez	108 E Anaheim St	\$150.00
	Lyheng Frozen Yogurt Inc	125 E Anaheim St #L	\$150.00
	Lyhong Chinese Cuisine Inc	125 E Anaheim St #I&J	\$250.00
	Manju Gurung / Nirkaji Gurung	220 W Anaheim St #C	\$150.00
	Maria D Aleman Tellez	600 N Avalon Blvd #C	\$150.00
	Maria De Lourdes Cruz Sanabria	907 N Avalon Blvd	\$150.00
	Maria Luz Soltero	208 W Anaheim St #B	\$150.00
	Maricela V Zamarripa / Martin Castaneda	126 E Anaheim St	\$250.00
	Mariposas Hair Salon	824 N Avalon Blvd #W	\$150.00
	Marisela Alvidrez	629 N Avalon Blvd #D	\$150.00
	Marvin Del Carmen Claros	950 N Avalon Blvd #111	\$150.00
	Medicine Cabinet	228 E Anaheim St	\$500.00

APN	LEGAL OWNER	SITE	Total Assess
	MICH Services	920 N Avalon Blvd	\$150.00
	Miguel Castelan	805 N Avalon Blvd	\$250.00
	Miguel Gonzalez	110 E Anaheim St	\$150.00
	Millie Rios	708 N Avalon Blvd	\$250.00
	Nail Palace	130 W Anaheim St	\$150.00
	Nancy Cheng Taing	104 W Anaheim St #B	\$150.00
	Nem 579 Inc	132 W Anaheim St	\$250.00
	Nextyle Inc	801 N Avalon Blvd	\$250.00
	Nicolas G Valdez	123 W Anaheim St	\$150.00
	Nicolas Transito DDS Inc	221 W Anaheim St	\$250.00
	Nora Ramirez	220 W Anaheim St #A	\$150.00
	O'Reilly Auto Enterprises LLC	329 W Anaheim St	\$1,500.00
	Pastor Daniel Nagera	926 N Avalon Blvd	\$150.00
	Payless Shoesource Inc	140 W Anaheim St #A	\$500.00
	Pedram Kahen DPM Inc	714 N Avalon Blvd	\$250.00
	Phuc Nang Nguyen	125 E Anaheim St #M	\$250.00
	Pollo Lico	702 N Avalon Blvd	\$250.00
	Quantum Investments Inc	225 W Anaheim St	\$250.00
	Ralphs Grocery Co	336 W Anaheim St	\$3,000.00
	Refugio Garcia Zarate	613 N Avalon Blvd	\$150.00
	Rene Noriega	220 E Anaheim St	\$150.00
	Richard M Peters OD Aoc	810 N Avalon Blvd	\$250.00
	Rite Aid Corporation	108 W Anaheim St	\$3,000.00
	Rosa Diaz Garica	620 N Avalon Blvd	\$150.00
	Rosalia Granados	810 1/2 N Avalon Blvd #5	\$150.00
	Santa Fe Seconds	645 N Avalon Blvd	\$250.00
	Sebastian Altamirano	601 N Avalon Blvd #A&D	\$150.00
	South Bay Center For Counseling	626 N Avalon Blvd #A	\$150.00
	Southbay Craft Inc	812 N Avalon Blvd	\$250.00
	Southern California Gas Co	929 N Avalon Blvd	\$250.00
	Speedy Cash	229 W Anaheim St	\$500.00
	T-Mobile	905 N Avalon Blvd	\$150.00
	Teresa Llamas	224 E Anaheim St	\$150.00
	The Northeast Community Clinic	200 E Anaheim St	\$250.00
	The Power Fitness	120 E Anaheim St	\$150.00
	Total Fashion Q	950 N Avalon Blvd #107	\$150.00
	Tres Amigos	815 N Avalon Blvd	\$250.00
	Troy Spiropoulos	137 E Anaheim St	\$250.00
	Uniamerica Insurance	935 N Avalon Blvd	\$150.00
	Vasil Ogannisyan	814 N Avalon Blvd	\$500.00
	Veasna Nguon	950 N Avalon Blvd #102	\$150.00
	Veronica's Auto Insurance Inc	125 E Anaheim St #B	\$150.00
	Votum Staffing Inc	236 E Anaheim St	\$500.00
	WB Medical Marijuana Clinic	712 N Avalon Blvd	\$150.00
	Wells Fargo Bank	339 W Anaheim St	\$1,500.00
	Wilmington Investment & Financial LLC	117 W Anaheim St	\$150.00

APN	LEGAL OWNER	SITE	Total Assess
	Wilmington Jewelry & Loan	831 N Avalon Blvd	\$500.00
	Wilmington Urgent Care & Family Clinic Inc	714 N Avalon Blvd	\$250.00
	Ydk Investment Group LLC	140 W Anaheim St #B	\$500.00
	Yelena Kosinska / George Osepyan	734 N Avalon Blvd	\$250.00
	Young S Shim	900 N Avalon Blvd	\$250.00
	Ziad Reda	821 N Avalon Blvd	\$250.00
	Zumba Studio	924 N Avalon Blvd	\$150.00

Total APN: 141

Total Assess: \$44,450.00

Wilmington Commercial Business Improvement District

Advisory Board Members

**Jack Babbitt
Robert F. Millar
Patrick Wilson
Jim DeWitt
Ingo Werk
Lucia Moreno
Manuel Louis
Mary Gutierrez
Shirley Atencio
Robert McKoy
Amy Grat
Cecilia Moreno
Trini M. Jimenez
Michael Sanborn
Irene Mendoza
Kaj Palsson
Elinor Lester
Janet Esposito
Betsy Brien
Linda Frame
Thomas G. Dahlgren
Olga Chavez**