

**SOUTH LOS ANGELES
INDUSTRIAL TRACT
BUSINESS IMPROVEMENT DISTRICT
RENEWAL**

MANAGEMENT DISTRICT PLAN

*Being Renewed for a 4 Year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

DECEMBER 12, 2019

FINAL

MANAGEMENT DISTRICT PLAN

Table of Contents

I. Management District Plan Summary –	page 2
II. SLAIT BID Boundaries –	page 4
III. Proposed 5 Year SLAIT BID Work Plan and Budget –	page 6
IV. Proposed SLAIT BID Assessment Formula –	page 15
V. Publicly Owned Parcels –	page 18
VI. SLAIT BID Governance –	page 18
VII. Proposed Rules and Regulation –	page 18
VIII. Other Items –	page 18
IX. Plan Author –	page 19
X. Implementation Timetable –	page 19
Appendix 1:	Year 1 – 2021 SLAIT BID Assessment Roll
Appendix 2:	Map of SLAIT BID
Attachment 1:	Certified Assessment Engineer’s Report

MANAGEMENT DISTRICT PLAN SUMMARY

The South Los Angeles Industrial Tract (“SLAIT BID”) is a Property and Business Improvement District (PBID) being renewed for a 4-year period by a consortium of property and business owners within the SLAIT BID. The SLAIT BID is an industrial/manufacturing/heavy commercial district bounded roughly by Slauson Avenue on the north, Florence Avenue on the south, Central Avenue and McKinley Avenue on the east and Avalon Boulevard on the west. The purpose of the SLAIT BID is to continue to provide and manage “clean and safe” programs and improvements for this important industrial center, including Security, Streetscape Services, Marketing, Program Management and Operations. The SLAIT BID will enable the SLAIT BID property owners, working as a unit, to continue to fund needed property and business related programs above what is provided by tax supported City of Los Angeles base level services.

Name: The name of the renewed District is the South Los Angeles Industrial Tract Business Improvement District (SLAIT BID)

Location: The renewed SLAIT BID encompasses all parcels bounded roughly by Slauson Avenue on the north, Florence Avenue on the south, Central Avenue on the east and Avalon Boulevard on the west - excluding the US Postal Facility property between Gage Avenue and Florence Avenue from just east of McKinley Avenue to Central Avenue. (A map showing the SLAIT BID boundaries is shown in Appendix 2 attached to this Plan).

Zones: There is one benefit zone within the renewed SLAIT BID.

Services: Security, Streetscape Services, Marketing, Program Management and Operations.

Finance: Benefit assessment of real property (272 parcels). No bonds shall be issued to fund SLAIT BID programs.

Budget: SLAIT BID assessment revenue for Year 1 (2021) is projected to be \$822,104. It is noted that the Assessment Engineer has determined that general benefits equate to 1.8244% of the total benefit value of \$837,381 or \$15,277. (See attached Engineer’s Report for more details on special and general benefits). Program costs associated with general benefits shall be derived from non-assessment revenue sources.

Year 1 – 2021 PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFITS)

SECURITY *	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
77.6633%	10.1569%	0.1338%	9.0256%	3.0204%	100.00%
\$638,473 *	\$83,500	\$1,100	\$74,200	\$24,831	\$822,104

** Note: Up to \$100,000 (plus general benefits and any approved annual assessment rate increase) of the Security Budget category will be placed in reserve in years 1 through 3 for future upgrade/replacement of integrated security components projected to occur in Year 3 or 4.*

Benefits: “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the SLAIT BID or to the public at large.

Formula: The proposed SLAIT BID assessments are based on one factor: parcel land area. The Year 1 – 2021 SLAIT BID assessment rate per parcel is as follows:

FORMULA FACTOR	YR 1 - 2021 RATE
Land Area Sq Ft (Unit B)	\$0.093

Cap: Assessment increases are capped at a maximum of 5% per year, subject to approval by the SLAIT BID Property Owner Association Board of Directors.

Renewal: The SLAIT BID renewal is a two-step process. First, petitions signed by SLAIT BID property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the SLAIT BID renewal. Returned ballots in support of the SLAIT BID renewal must outweigh those in opposition based on the amount of assessment to be levied.

Duration: The renewed SLAIT BID will have a term of four (4) years. After four years, the petition and balloting process must be repeated in order to renew the SLAIT BID and levy assessments again at that time. Future renewals may extend up to 10 years at a time.

II. SLAIT BID BOUNDARIES

Setting and Boundary Description

The South Los Angeles Industrial Tract Business Improvement District (“SLAIT BID”) is approximately 22 blocks consisting of 272 identified assessed parcels. It encompasses all parcels bounded roughly by Slauson Avenue on the north, Florence Avenue on the south, Central Avenue on the east and Avalon Boulevard on the west - excluding the US Postal Facility property between Gage Avenue and Florence Avenue from just east of McKinley Avenue to Central Avenue. The US Post facility parcel is not included in the SLAIT BID and services will not be provided to this because of restricted access and Federal security measures. There are no changes proposed to the existing SLAIT BID boundaries.

This industrial area is clearly and distinctively defined by industrial land uses and building types. The SLAIT BID is bounded by general commercial, retail and residential properties on the east, west, and south and separated by railroad tracks on the north.

Benefit Zones

There is one benefit zone within the SLAIT BID.

Boundary Rationale

Northern Boundary

The northern boundary of the SLAIT BID is defined by the centerline of Slauson Avenue between the centerline of Avalon Boulevard on the west and the centerline of Central Avenue on the east. The northern boundary was chosen because all parcels to the south of Slauson Avenue are industrial land uses and zoning while those north of Slauson Avenue are separated from those south of Slauson Avenue by railroad tracks and represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided north of the centerline of Slauson Avenue.

Eastern Boundary

The eastern boundary of the SLAIT BID is defined by the centerline of Central Avenue between the centerline of Slauson Avenue on the north and Gage Avenue on the south; the centerline of Gage Avenue between the centerline of Central Avenue on the east and the eastern property line of the abandoned railroad right of way on the west which is approximately parallel to and east of McKinley Avenue; and, the eastern property line of said abandoned railroad right of way between the centerline of Gage Avenue on the north and the centerline of Florence Avenue on the south. The eastern boundary was chosen because all parcels to the west of Central Avenue and said abandoned railroad right of way are industrial land uses and zoning while those east of Central Avenue between Slauson Avenue and Gage Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. The US Postal Facility property between Gage Avenue and Florence Avenue from the east property line of said abandoned railroad right of way to Central Avenue is not included in the SLAIT BID because of restricted access and Federal security measures. In addition, the US Attorney General has opined that in accordance with the Supremacy Clause of the US Constitution, federally owned properties are exempt from local property taxes and assessments. No SLAIT BID services will be provided east of the centerline of Central Avenue between Slauson Avenue and Gage Avenue nor will SLAIT BID services be provided to the US Postal facility parcel as described above.

Southern Boundary

The southern boundary of the SLAIT BID is defined by the centerline of Florence Avenue between the eastern property line of the abandoned railroad right of way which lies approximately parallel to and east of McKinley Avenue on the east and the centerline of Avalon Boulevard on the west. The southern boundary was chosen because all parcels to the north of Florence Avenue between said abandoned railroad right of way and Avalon Boulevard are industrial land uses and zoning while those south of Florence Avenue represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided south of the centerline of Florence Avenue.

Western Boundary

The western boundary of the SLAIT BID is defined by the centerline of Avalon Boulevard between the centerline of Florence Avenue on the south and the centerline of Slauson Avenue on the north. The western boundary was chosen because all parcels to the east of Avalon Boulevard between Florence Avenue and Slauson Avenue are industrial land uses and zoning while those west of Avalon Boulevard represent more general commercial, retail and residential land uses and zoning with much different service needs than are provided by the industrial based SLAIT BID. No SLAIT BID services will be provided west of the centerline of Avalon Boulevard.

A list of all parcels included in the proposed renewed SLAIT BID is shown as Appendix 1, attached to this Plan identified by their respective Los Angeles County assessor parcel number and common street address. The boundary of the proposed renewed SLAIT BID is shown on the map of the proposed renewed SLAIT BID attached as Appendix 2 to this Plan.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan and in the Management District Plan. All SLAIT BID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the SLAIT BID boundaries and none will be provided outside of the SLAIT BID. Each assessed parcel within the SLAIT BID will proportionately specially benefit from the SLAIT BID funded programs and services (i.e. security, streetscape services, marketing, program management and operations). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the SLAIT BID. The SLAIT BID confers special benefits on each and every individually assessed parcel by reducing crime, litter, debris, graffiti, all considered detractions if not contained and properly managed. All SLAIT BID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed SLAIT BID.

The SLAIT BID includes 272 parcels, all of which are identified as assessable within one Benefit Zone and which are listed in the Assessment Roll included as Appendix 1. A SLAIT BID Boundary Map is included as Appendix 2.

III. **Proposed 5 Year SLAIT BID Work Plan and Budget**

Overview

The Programs and activities to be funded by the SLAIT BID include security, streetscape services, marketing, program management and operations. The property uses within the boundaries of the SLAIT BID that will receive special benefits from SLAIT BID funded programs, services and improvements are currently a unique mix of industrial, manufacturing and heavy commercial. SLAIT BID funded activities are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the SLAIT BID.

These benefits are particular and distinct to each and every identified assessed parcel within the SLAIT BID and are not provided to non-assessed parcels outside of the SLAIT BID. These programs, services and improvements will only be provided to each individual assessed parcel within the SLAIT BID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the SLAIT BID, the very nature of the purpose of this SLAIT BID is to fund supplemental programs, services and improvements to assessed parcels within the SLAIT BID boundaries above and beyond the base line services provided by the City of Los Angeles. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the SLAIT BID are for services, programs and improvements directly benefiting each individual assessed parcel within the SLAIT BID. No SLAIT BID funded services, activities or programs will be provided outside of the SLAIT BID boundaries.

The program special benefit related cost allocations of the SLAIT BID assessment revenues for Year 1 (2021) are shown in the Table below:

SLAIT BID Year 1 - 2021 Special Benefit Assessment Budget

SECURITY	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
77.6633%	10.1569%	0.1338%	9.0256%	3.0204%	100.00%
\$638,473	\$83,500	\$1,100	\$74,200	\$24,831	\$822,104

The projected program special benefit related cost allocations of the SLAIT BID assessment revenues for the 4-year SLAIT BID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 11 of this Plan.

WORK PLAN DETAILS

The property uses within the boundaries of the SLAIT BID which will receive special benefits from SLAIT BID funded programs and services are currently almost entirely industrial based or heavy commercial. Services, programs and improvements provided by the SLAIT BID (i.e. security, streetscape services, marketing, program management and operations) are designed to provide special benefits as described below to identified assessed parcels and the industrial/commercial land uses within the

boundaries of the SLAIT BID. It is noted that 100% of the SLAIT BID funds are allocated to “clean and safe” programs and related management and operation expenses.

The following programs, services and improvements are proposed by the SLAIT BID to specially benefit each and every individually assessed parcel within the SLAIT BID boundaries. SLAIT BID services, programs and improvements will not be provided to parcels outside the SLAIT BID boundary.

1) SECURITY \$650,337 (Special and General Benefits)

The Security program provides services 24 hours per day, 7 days per week to each and every assessed parcel within the SLAIT BID through a combination of bicycle and vehicular patrols. These services are intended to deter property theft, scavenging, illegal dumping and other related issues. Uniformed safety patrol officers provide a variety of security and safety services by assisting property owners, patrons, visitors and employees through their presence and interaction with and reporting criminal activities and quality of life issues to LAPD.

In addition to the security patrols, security personnel in the SLAIT BID monitor the SLAIT BID’s system of sixty video cameras 24 hours per day, 7 days a week. The video monitoring acts as a dispatcher by observing incidents and dispatching either the bike patrol or vehicle patrol to investigate. This allows the SLAIT BID to contact LAPD to formally assist when needed.

Security also includes operation and maintenance of over a dozen automatic opening security gate arm pairs that serve as a “traffic calming” measure after dark to slightly delay access to interior roadways within the SLAIT BID to deter speeding/racing within the SLAIT BID. The gates serve the same purpose as “speed bumps” in residential neighborhoods but which are impractical in a heavy industrial area such as the SLAIT BID with an abundance of heavy truck traffic and loads in and out of the area all hours of the day and night.

It is noted that, included in the maintenance cost of security features, i.e. cameras, security software, and street crossing gates (arms, cabinets and mechanisms), is a reserve to replace and upgrade these features when they become excessively worn and/or obsolete. The cameras, gate mechanisms and operating software are all integrated and require a universal upgrade of all components at the same time in order to operate properly in a synchronized manner. They cannot be upgraded in a phased or piecemeal fashion over multiple years. It is projected that complete replacement of these components could cost upwards of \$300,000 (in a Year 1 cost basis) and could occur within operating Year 3 or 4. In order to have sufficient funds available for this one-time expense within the 4-year SLAIT BID term, up to \$100,000 (plus general benefit costs and any approved annual assessment rate increase) will be placed in reserve from the Security budget category in Years 1, 2 and 3 of the renewed 4-year SLAIT BID.

The accrued Security reserve fund shall be capped each year as shown in the Table entitled: “Projected Security Reserves” on pages 13-14 of this Plan. If the security reserve funds are not drawn down and expended in full, the remainder will be spent on other security related expenses.

The Assessment Engineer has determined that proportionate special benefits will be conferred on each and every parcel in the SLAIT BID in the operation year that the reserve funds are expended on the security component upgrades. Detailed annual budgets will be prepared by the Owner’s Association

Board and included in an Annual Plan for the City Council’s review and approval as the timing and prioritized needs of these projects is refined each year.

Since the SLAIT BID’s inception, SLAIT BID funded Security program element has been extremely effective in helping to reduce local crime within the SLAIT BID with a strong relationship with LAPD. A significant reduction in criminal related incidents and arrests within the SLAIT BID have resulted due to the SLAIT BID’s interaction with LAPD and the presence of SLAIT BID funded security patrols and monitoring systems within the SLAIT BID.

The SLAIT BID funded Security program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed SLAIT BID. As a result of the SLAIT BID funded Security program element, assessed parcels may attract more commercial and industrial clients, employees, tenants and investors and thereby may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments.

The SLAIT BID funded Security program element is designed to improve industrial commerce, security and safety of assessed parcels for their tenants, patrons, visitors and employees within the SLAIT BID which may reduce criminal activity and criminal elements, both considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed.

2) Streetscape Services \$85,052 (Special and General Benefits)

Streetscape Services includes regular programmed and response oriented sidewalk sweeping and pressure washing, graffiti abatement, removal of trash and discarded bulky items, and other related streetscape related issues that may arise. Streetscape Services are provided directly to and for the special benefit of each and every assessed parcel within the SLAIT BID.

The SLAIT BID funded Streetscape Services program element will confer proportionate special benefits to each and every identified and assessed parcel within the proposed SLAIT BID. As a result of the SLAIT BID funded Streetscape Services program element, assessed parcels may attract more industrial clients, employees, tenants and investors which may increase business volumes, sales transactions, industrial/commercial occupancies, industrial/commercial rental income and return on investments.

The SLAIT BID funded Streetscape Services program element is designed to improve industrial commerce and aesthetics and appearance of assessed parcels within the SLAIT BID for their tenants, patrons, visitors and employees by reducing litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly maintained and managed.

3) Marketing \$1,120 (Special and General Benefits)

“Marketing” includes production of a quarterly newsletter that is distributed to all property owners in the SLAIT BID. Marketing also includes the cost of conducting the annual meeting of property and business owners.

This component is designed to specially benefit and improve the informational needs of property and business owners within the SLAIT BID. This special benefit program is designed to inform owners, employees and tenants of localized issues including safety and security which, in turn, may increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments for each parcel and business within the SLAIT BID. Marketing programs will only be provided for parcels and businesses located within the SLAIT BID boundaries.

4) Program Management \$75,580 (Special and General Benefits)

“Program Management” includes the cost of personnel to oversee implementation of this Management District Plan and the various programs, services and improvement projects delineated in this Plan during the SLAIT BID’s 4-year term. This element also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City. Program Management also includes accounting/bookkeeping fees and Directors & Officers and General Liability insurance.

This component is key to the proper expenditure of SLAIT BID assessment funds and the administration of SLAIT BID programs and activities that are intended to provide consistent and effective “clean and safe” services for the safety and appeal of assessed properties within the SLAIT BID which may in turn, increase business volumes, industrial occupancies and rental income and return on investments for each parcel and business within the SLAIT BID. Operations pertain only to the operation of the SLAIT BID and will only be provided for matters pertaining to each individual assessed parcel within the SLAIT BID boundaries that will, in turn, specially benefit from this activity.

5) Operations \$25,292 (Special and General Benefits)

“Operations” includes the costs associated with operating a successful and professional SLAIT BID such as legal services, printing, postage, supplies, production of the Annual Planning Report and Budget and quarterly reports. It also covers the costs associated with SLAIT BID renewal, as well as City and/or County fees associated with their oversight of the SLAIT BID

This component is key to the proper expenditure of SLAIT BID assessment funds and the administration of SLAIT BID programs and activities that are intended to provide consistent and effective “clean and safe” services for the safety and appeal of assessed properties within the SLAIT BID which may in turn, increase business volumes, industrial occupancies and rental income and return on investments for each parcel and business within the SLAIT BID. Operations pertain only to the operation of the SLAIT BID and will only be provided for matters pertaining to each individual assessed parcel within the SLAIT BID boundaries that will, in turn, specially benefit from this activity.

In summary, all SLAIT BID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the SLAIT BID boundaries and none will be provided outside of the SLAIT BID. Each assessed parcel within the SLAIT BID will proportionately specially benefit from security, streetscape services, marketing, program management and operations. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the SLAIT BID by reducing crime, litter, debris, graffiti and making capital improvements. SLAIT BID Funded programs, services and improvements are

intended to improve industrial commerce and aesthetic appeal for each assessed parcel within the SLAIT BID and its tenants, patrons, visitors and employees by properly managing the reduction of crime, litter, debris and graffiti, all considered detractions to commerce, industrial/commercial occupancy and rental rates and investment return if not contained and properly managed. All SLAIT BID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the SLAIT BID.

WORK PLAN BUDGET

Each identified assessed parcel within the SLAIT BID will be assessed for the proportionate special benefit conferred upon it. The projected SLAIT BID program special benefit (assessment) cost allocation budget for Year 1 (2021) is shown in the following Table:

SLAIT BID Year 1 - 2021 Special Benefit Assessment Budget

SECURITY	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
77.6633%	10.1569%	0.1338%	9.0256%	3.0204%	100.00%
\$638,473	\$83,500	\$1,100	\$74,200	\$24,831	\$822,104

In order to carry out the SLAIT BID programs outlined in the previous section, a Year 1 assessment budget of \$822,104 is projected. Since the SLAIT BID is planned for a 4-year term, projected program costs for future years (Years 2-5) are set at the inception of the SLAIT BID. While future inflationary and other program cost increases are unknown at this point, a built-in maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 4-year SLAIT BID term.

It is noted that, included in the maintenance cost of security features, i.e. cameras, security software, and street crossing gates (arms, cabinets and mechanisms), is a reserve to replace and upgrade these features when they become excessively worn and/or obsolete. The cameras, gate mechanisms and operating software are all integrated and require a universal upgrade of all components at the same time in order to operate properly in a synchronized manner. They cannot be upgraded in a phased or piecemeal fashion over multiple years. It is projected that complete replacement of these components could cost upwards of \$300,000 (in a Year 1 cost basis) and could occur within operating Year 3 or 4. In order to have sufficient funds available for this one-time expense within the 4-year SLAIT BID term, up to \$100,000 (plus general benefit costs and any approved annual assessment rate increase) will be placed in reserve from the Security budget category in Years 1, 2 and 3 of the renewed 4-year SLAIT BID.

The accrued Security reserve fund shall be capped each year as shown in the Table entitled: “Projected Security Reserves” on pages 13-14 of this Plan. If the security reserve funds are not drawn down and expended in full, the remainder will be spent on other security related expenses.

The Assessment Engineer has determined that proportionate special benefits will be conferred on each and every parcel in the SLAIT BID in the operation year that the reserve funds are expended on the security component upgrades. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval as the timing and prioritized needs of these projects is refined each year.

Other unexpended funds, if any, may be reapportioned the following year for related programs, services and improvements in accordance with City policy. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 4-year term of the proposed renewed SLAIT BID. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item, within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and in accordance with City policy. Such reallocation will be included in the Annual Planning Report for the approval by the Los Angeles City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category in accordance with City policy.

A 4-year projected SLAIT BID budget is shown in the following Table:

YEAR 1-5 PROJECED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefits)

(Assumes 5% max rate increase per year)

YEAR		SECURITY	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
		77.6633%	10.1569%	0.1338%	9.0256%	3.0204%	100.00%
1	2021	\$638,473	\$83,500	\$1,100	\$74,200	\$24,831	\$822,104
2	2022	\$670,397	\$87,675	\$1,155	\$77,910	\$26,073	\$863,210
3	2023	\$703,917	\$92,059	\$1,213	\$81,806	\$27,377	\$906,372
4	2024	\$739,113	\$96,662	\$1,274	\$85,896	\$28,746	\$951,691

The SLAIT BID assessments may increase for each individual parcel each year during the 4-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories in accordance with City policy. The Owners’ Association Board of the Directors (“Property Owner’s Association of the SLAIT BID”) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the SLAIT BID operates at a time determined in the

Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed renewed SLAIT BID.

Pursuant to Section 36671 of the Streets and Highways Code, any unexpended funds remaining after the 5th year of operation may be rolled over into the renewal budget or, if not encumbered, returned to stakeholders in accordance with City policy. SLAIT BID assessment funds may be used to pay for costs related to the following SLAIT BID renewal term. If the SLAIT BID is not renewed or terminated for any reason, unexpended/unencumbered funds will be returned to the property owners in accordance with State Law and City policy.

Special/General Benefits

The Assessment Engineer (see attached Engineer’s Report) has determined that the general benefits (i.e. general benefits to assessed parcels within the SLAIT BID, the general public and surrounding parcels outside the SLAIT BID) of the proposed programs, services and improvements (i.e. security, streetscape services, marketing, program management and operations) represent 1.8244% of the total benefits generated and, in turn, 1.8244% (\$15,277) of the total benefits of the SLAIT BID funded improvements, activities and services provided.

Total Year 1 benefits are estimated at \$837,381. General benefits are factored at 1.8244% of the total benefits (see Finding 2 starting on page 5 of the attached Engineer’s Report) with special benefits set at 98.1756%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.8244% general benefit value is computed to be \$15,277 with a resultant 98.1756% special benefit limit computed at \$822,104. Based on current property data and land uses, this is the maximum amount of Year 1 (2021) revenue that can be derived from property assessments from the subject SLAIT BID.

All program costs associated with general benefits will be derived from sources other than SLAIT BID assessments. A breakdown of projected special and general benefits for each year of the 4-year renewal term is shown in the following Table:

4 Year Special + General Benefits (Assumes max of 5% Annual Increase)

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
1	2021	SECURITY	\$638,473	\$11,865	\$650,338	77.6633%
		STREETSCAPE SERVICES	\$83,500	\$1,552	\$85,052	10.1569%
		MARKETING	\$1,100	\$20	\$1,120	0.1338%
		PROGRAM MANAGEMENT	\$74,200	\$1,379	\$75,579	9.0256%
		OPERATIONS	\$24,831	\$461	\$25,292	3.0204%
		TOTAL	\$822,104	\$15,277	\$837,381	100.00%
2	2022	SECURITY	\$670,397	\$12,458	\$682,855	77.6633%
		STREETSCAPE SERVICES	\$87,675	\$1,630	\$89,305	10.1569%
		MARKETING	\$1,155	\$21	\$1,176	0.1338%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – MANAGEMENT DISTRICT PLAN

		PROGRAM MANAGEMENT	\$77,910	\$1,448	\$79,358	9.0256%
		OPERATIONS	<u>\$26,073</u>	<u>\$484</u>	<u>\$26,557</u>	<u>3.0204%</u>
		TOTAL	\$863,210	\$16,041	\$879,251	100.00%
3	2023	SECURITY	\$703,917	\$13,081	\$716,998	77.6633%
		STREETSCAPE SERVICES	\$92,059	\$1,712	\$93,771	10.1569%
		MARKETING	\$1,213	\$22	\$1,235	0.1338%
		PROGRAM MANAGEMENT	\$81,806	\$1,520	\$83,326	9.0256%
		OPERATIONS	<u>\$27,377</u>	<u>\$508</u>	<u>\$27,885</u>	<u>3.0204%</u>
		TOTAL	\$906,372	\$16,843	\$923,215	100.00%
4	2024	SECURITY	\$739,113	\$13,735	\$752,848	77.6633%
		STREETSCAPE SERVICES	\$96,662	\$1,798	\$98,460	10.1569%
		MARKETING	\$1,274	\$23	\$1,297	0.1338%
		PROGRAM MANAGEMENT	\$85,896	\$1,596	\$87,492	9.0256%
		OPERATIONS	<u>\$28,746</u>	<u>\$533</u>	<u>\$29,279</u>	<u>3.0204%</u>
		TOTAL	\$951,691	\$17,685	\$969,376	100.00%

As discussed on pages 7 and 10 of this Plan, up to \$100,000 (plus general benefits and any approved annual assessment rate increase) of the Security budget category will be placed in reserve in Year 1, 2 and 3 for integrated security system components replacement/upgrade projected to occur in Year 3 or 4. An isolation view of the Security budget category delineating projected actual yearly Security expenditures and accrued/expended reserve funds for special and general benefits is shown in the following Table:

Projected Security Reserves

YR		PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF SECURITY	% OF TOTAL
1	2021	SECURITY EXPENDITURES	\$538,473	\$10,007	\$548,480	84.33763%	
		SECURITY RESERVE	<u>\$100,000</u>	<u>\$1,858</u>	<u>\$101,858</u>	<u>15.66237%</u>	
		TOTAL	\$638,473	\$11,865	\$650,338	100.00%	77.6633%
		ACCRUED SECURITY RESERVE	\$100,000	\$1,858	\$101,858		
		EXPENDED SECURITY RESERVE	\$0	\$0	\$0		
2	2022	SECURITY EXPENDITURES	\$565,397	\$10,507	\$575,904	84.33763%	
		SECURITY RESERVE	<u>\$105,000</u>	<u>\$1,951</u>	<u>\$106,951</u>	<u>15.66237%</u>	
		TOTAL	\$670,397	\$12,458	\$682,855	100.00%	77.6633%
		ACCRUED SECURITY RESERVE	\$205,000	\$3,809	\$208,809		
		EXPENDED SECURITY RESERVE	\$0	\$0	\$0		
3	2023	SECURITY EXPENDITURES	\$593,667	\$11,032	\$604,699	84.33763%	
		SECURITY RESERVE	<u>\$110,250</u>	<u>\$2,049</u>	<u>\$112,299</u>	<u>15.66237%</u>	

		TOTAL	\$703,917	\$13,081	\$716,998	100.00%	77.6633%
		ACCRUED SECURITY RESERVE *	\$315,250*	\$5,858*	\$321,108*		
		EXPENDED SECURITY RESERVE	\$315,250	\$5,858	\$321,108		
4	2024	SECURITY EXPENDITURES	\$739,113	\$13,735	\$752,848	100.0000%	
		SECURITY RESERVE	\$0	\$0	\$0	0.0000%	
		TOTAL	\$739,113	\$13,735	\$752,848	100.00%	77.6633%
		ACCRUED SECURITY RESERVE	\$0	\$0	\$0		
		EXPENDED SECURITY RESERVE	\$0	\$0	\$0		

*May be carried over to Year 4 if not expended in Year 3.

It is the opinion of the Assessment Engineer, that special benefits for assessment funds placed in reserve within the Security budget category as shown in the Table above, will be conferred on each and every assessed parcels within the SLAIT BID at the time these reserved funds are spent, now projected to be in Year 3 or 4 of the 4-Year SLAIT BID term. The reason for placing these funds in reserve is to have sufficient accrued funds in order to implement a universal upgrade/replacement of integrated security components, i.e. cameras, security software, and street crossing gates (arms, cabinets and mechanisms) as discussed on pages 12 and 15 of this Report.

The accrued Security reserve fund shall be capped each year as shown in the Table entitled: “Projected Security Reserves” on pages 13-14 of this Plan. If the security reserve funds are not drawn down and expended in full, the remainder will be spent on other security related expenses.

If the SLAIT BID is not renewed again at the end of the proposed 4-Year renewal term, any remaining Security reserve funds being held at that time will be expended on security related expenses. As is the case with any unexpended/unencumbered SLAIT BID funds remaining at the end of a renewal term if the SLAIT BID is not renewed again, such funds would be returned to SLAIT BID property owners in accordance with State PBID Law and City policy.

Duration

As allowed by State PBID Law, the SLAIT BID will have a four (4) year operational term from January 1, 2021 to December 31, 2024. The proposed renewed SLAIT BID operation is expected to begin services on January 1, 2021. If the SLAIT BID is not renewed again at the end of the proposed 4-year renewal term, services will end on December 31, 2024.

Time and Manner of Collecting Assessments

Assessments for the Property Tax Year beginning July 1, 2020 and ending June 30, 2024, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles (Operation Years 2021-2024). The SLAIT BID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to

collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

IV PROPOSED ASSESSMENT FORMULA

The SLAIT BID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the SLAIT BID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the SLAIT BID, the public at large and surrounding parcels outside of the SLAIT BID boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the SLAIT BID.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed SLAIT BID (i.e. security, streetscape services, marketing, program management and operations) it is the opinion of the Assessment Engineer that the assessment factor on which to base assessment rates relate directly to the proportionate amount of parcel land area within one Benefit Zone.

The “Basic Benefit Unit” will be expressed as a function of land square footage (Benefit Unit “A”). Based on the shape of the proposed renewed SLAIT BID, as well as the nature of the SLAIT BID program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of parcel land area within one Benefit Zone.

For the singular land use types (i.e. industrial/manufacturing) within the SLAIT BID and the low profile building patterns, parcel land area quantity is a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of SLAIT BID funded services, programs and improvements. This single factor directly relates to the degree of special benefit each assessed parcel will receive from SLAIT BID funded activities.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on SLAIT BID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, parcel land area, should generate 100% of the total SLAIT BID revenue.

Taking into account all identified specially benefiting parcels within the SLAIT BID and their respective assessable benefit units, rates, quantities and assessment revenues are shown in the following Tables:

Year 1 – 2021 - Assessable Benefit Units

LAND AREA (SF)	# OF PARCELS	# OF ASSESSABLE PARCELS
8,839,827	272	272

Year 1 – 2021 Projected Assessment Revenue

LAND AREA ASSMT REVENUE
\$822,103.91
100.00%

The number of Benefit Units for each identified benefiting parcel within the proposed renewed SLAIT BID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the SLAIT BID for their review. If a property owner believes there is an error on a parcel's assessed footages, the SLAIT BID may confirm the data with the LA County Assessor's office. If SLAIT BID data matches Assessor's data, the property owner may opt to work with the Assessor's office to correct the data so that the SLAIT BID assessment may be corrected.

Assessment Formula

In the opinion of the Assessment Engineer the assessment formula for the proposed renewed SLAIT BID is as follows:

Assessment = Land Area (Unit A) Sq Ft x Unit A Rate,

YEAR 1 –2021 Assessment Rate

LAND AREA ASSMT RATE (\$/SQ FT)
\$0.093

Changes to Parcel Size

Any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Plan and the attached Engineer's Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan and the attached Engineer's Report would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2021 assessment roll of all parcels to be assessed by this SLAIT BID is included in this Plan as Appendix I.

Assessment Formula Unit Rate

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 15 of this Plan, the assessment rate is calculated as follows:

Land Area Rate (Unit A)

$$(\$822,103.91 \times 100\%) / 8,839,827 \text{ units} = \$0.093/\text{sq ft land area}$$

Since the SLAIT BID is planned for a 4-year term, maximum assessment rates for future years (Years 2-4) must be set at the inception of the SLAIT BID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per annum is incorporated into the projected program costs and, in turn, the resultant assessment rates for the 4-year term of the SLAIT BID. These figures are shown in the Table below. Assessment rates may not exceed those indicated below.

In addition, any annual budget surplus or deficit will be incorporated into the subsequent year's SLAIT BID budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward in accordance with City policy.

**SLAIT BID – 5 Year Maximum Assessment Rates
(Includes a 5%/Yr. Max Increase)**

LAND AREA ASSMT RATE (\$/SQ FT)
<u>YR 1 - 2021</u>
\$0.093
<u>YR 2 - 2022</u>
\$0.0977
<u>YR 3 - 2023</u>
\$0.1026
<u>YR 4 - 2024</u>
\$0.1077

SAMPLE ASSESSMENT CALCULATIONS:

A 50,000 sq ft lot

$$\text{Land} = 50,000 \times 9.3¢/\text{SF} = \$ 4,650.00$$

$$\text{TOTAL YEAR 1 ASSESSMENT} = \underline{\underline{\$ 4,650.00}}$$

The complete Year 1 – 2021 assessment roll of all parcels to be assessed by the SLAIT BID is included in this Plan as Appendix I.

V. PUBLICLY OWNED PARCELS

The State Constitution - Article 13D (Proposition 218) states that “parcels within a “District” that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

At this time there is one government owned parcel within the proposed SLAIT BID, APN 6007-001-900 located at 5844 Avalon Boulevard; it is owned by the City of Los Angeles Housing Authority who had entered into a long term land and air rights lease with a private entity, D Delat Partnership, for private use. There is no government agency land use or occupancy on this parcel, only private use and occupancy.

It is the opinion of the Assessment Engineer that this privately used and occupied parcel, even though the underlying land is government owned, will proportionately specially benefit from the SLAIT BID funded security, streetscape services, marketing and administration/operations to the same extent as other privately owned parcels. There is no compelling evidence that this identified assessable government owned parcel described above would not benefit equally to privately owned parcels and, thus, will be assessed in the same manner as privately owned parcels in the SLAIT BID.

The Year 1 - 2021 assessment for this parcel is \$1,464.75 (0.178% of the total SLAIT BID assessment) based on a parcel land area of 15,750 sq ft.

VI. SLAIT BID GOVERNANCE

The governance or management of the SLAIT BID requires an “Owner’s Association” to carry out the SLAIT BID funded services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. For the SLAIT BID this includes preparation of an Annual Report to the City Council on the SLAIT BID activities for the past fiscal year and those proposed for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the SLAIT BID boundaries, benefit zones, assessment formula or SLAIT BID programs and activities, all subject to public notification and, in some cases petition/balloting requirements.

Meetings of the Owner’s Association and its standing Committees shall be subject to the State of California “Brown Act” open meeting law.

VII. PROPOSED RULES AND REGULATION APPLIED TO THE SLAIT BID

There are no specific rules or regulations applied to the SLAIT BID

VIII. OTHER ITEMS

No bonds will be issued for any SLAIT BID projects in conjunction with this renewal.

IX. PLAN AUTHOR

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates

X. IMPLEMENTATION TIMETABLE

The renewed SLAIT BID is expected to begin operation by January 1, 2021. In order to meet this goal, the following procedural timeline is proposed:

<u>Date</u>	<u>Action/Task</u>
Summer/Fall ‘19	• Develop/finalize SLAIT BID Management District Plan
Fall ‘19	• Strategize support campaign/meetings etc.
Late ‘19	• Initiate petition drive
Late ‘19-Spring ’20	• Collect petitions signed by property owners
Spring ‘20	• Submit majority support petitions to City along with final Management Plan
Spring ‘20	• City Council adopts Ordinance of Intention to renew the SLAIT BID
Spring ‘20	• City sends notice of SLAIT BID public hearing and a ballot to property owners within SLAIT BID
Late Spring ‘20	• City Council conducts hearing (ballots due by this date)
Late Spring ‘20	• Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Renewal for the SLAIT BID
Mid ‘20	• Assessment roll submitted to LA County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by LA County with property taxes
1st Qtr ‘21	• Revenues remitted to Owner’s Association per contract with City
(4 yrs)	• Owner’s Association carries out renewed SLAIT BID programs and services

APPENDIX 1

YR 1 – 2021 SLAIT BID ASSESSMENT ROLL

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – MANAGEMENT DISTRICT PLAN

APN	SITUS ADDRESS	Land Area (Sq Ft)	YR 1-2021 Assessment	% of Total
6007001001	5826 AVALON BLVD	16,900	\$1,571.70	0.191%
6007001005	5850 AVALON BLVD	7,500	\$697.50	0.085%
6007001006	5856 AVALON BLVD	14,700	\$1,367.10	0.166%
6007001007	620 E SLAUSON AVE	54,900	\$5,105.70	0.621%
6007001008	640 E SLAUSON AVE	54,900	\$5,105.70	0.621%
6007001009	680 E SLAUSON AVE	36,600	\$3,403.80	0.414%
6007001900	5844 S AVALON AVE	15,750	\$1,464.75	0.178%
6007002001	702 E SLAUSON AVE	36,600	\$3,403.80	0.414%
6007002008	766 E SLAUSON AVE	18,300	\$1,701.90	0.207%
6007002009	N/A	18,300	\$1,701.90	0.207%
6007002017	701 E 59TH ST	16,473	\$1,531.99	0.186%
6007002018	647 E 59TH ST	80,427	\$7,479.71	0.910%
6007002019	611 E 59TH ST	48,450	\$4,505.85	0.548%
6007002020	5862 AVALON BLVD	22,450	\$2,087.85	0.254%
6007002021	5862 AVALON BLVD	3,442	\$320.11	0.039%
6007002022	5884 AVALON BLVD	22,500	\$2,092.50	0.255%
6007002023	711 E 59TH ST	49,920	\$4,642.56	0.565%
6007002024	725 E 59TH ST	35,168	\$3,270.62	0.398%
6007002026	725 E 59TH ST	11,812	\$1,098.52	0.134%
6007002027	762 E SLAUSON AVE	17,850	\$1,660.05	0.202%
6007002028	741 E 59TH ST	132,792	\$12,349.66	1.502%
6007002031	752 E SLAUSON AVE	36,100	\$3,357.30	0.408%
6007002032	712 E SLAUSON AVE	139,389	\$12,963.18	1.577%
6007003001	N/A	18,300	\$1,701.90	0.207%
6007003004	910 E SLAUSON AVE	35,763	\$3,325.96	0.405%
6007003005	916 E SLAUSON AVE	36,685	\$3,411.71	0.415%
6007003006	926 E SLAUSON AVE	36,705	\$3,413.57	0.415%
6007003007	936 E SLAUSON AVE	31,907	\$2,967.35	0.361%
6007003008	940 E SLAUSON AVE	15,430	\$1,434.99	0.175%
6007003011	935 E 59TH ST	111,221	\$10,343.55	1.258%
6007003012	931 E 59TH ST	17,633	\$1,639.87	0.199%
6007003013	911 E 59TH ST	58,140	\$5,407.02	0.658%
6007003014	909 E 59TH ST	32,300	\$3,003.90	0.365%
6007003015	905 E 59TH ST	32,300	\$3,003.90	0.365%
6007003016	841 E 59TH ST	32,300	\$3,003.90	0.365%
6007003022	900 E SLAUSON AVE	72,354	\$6,728.92	0.819%
6007003028	1040 E SLAUSON AVE	134,414	\$12,500.50	1.521%
6007003029	1010 E SLAUSON AVE	51,614	\$4,800.10	0.584%
6007003030	1000 E SLAUSON AVE	70,592	\$6,565.06	0.799%
6007003031	944 E SLAUSON AVE	31,522	\$2,931.55	0.357%
6007003032	817 E 59TH ST	40,375	\$3,754.88	0.457%
6007004001	830 E 59TH ST	54,600	\$5,077.80	0.618%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – MANAGEMENT DISTRICT PLAN

6007004002	850 E 59TH ST	27,300	\$2,538.90	0.309%
6007004003	890 E 59TH ST	27,300	\$2,538.90	0.309%
6007004004	902 E 59TH ST	54,600	\$5,077.80	0.618%
6007004005	912 E 59TH ST	13,650	\$1,269.45	0.154%
6007004006	914 E 59TH ST	13,650	\$1,269.45	0.154%
6007004007	1016 E 59TH ST	27,300	\$2,538.90	0.309%
6007004008	1020 E 59TH ST	102,047	\$9,490.37	1.154%
6007004009	5901 S CENTRAL AVE	75,913	\$7,059.91	0.859%
6007004010	917 E 60TH ST	102,400	\$9,523.20	1.158%
6007004012	851 E 60TH ST	22,300	\$2,073.90	0.252%
6007004013	845 E 60TH ST	22,300	\$2,073.90	0.252%
6007004014	823 E 60TH ST	22,300	\$2,073.90	0.252%
6007004015	859 E 60TH ST	22,300	\$2,073.90	0.252%
6007004016	909 E 60TH ST	22,300	\$2,073.90	0.252%
6007005001	608 E 59TH ST	49,178	\$4,573.55	0.556%
6007005004	620 E 59TH ST	16,653	\$1,548.73	0.188%
6007005007	730 E 59TH ST	13,650	\$1,269.45	0.154%
6007005008	738 E 59TH ST	13,650	\$1,269.45	0.154%
6007005009	750 E 59TH ST	14,868	\$1,382.72	0.168%
6007005013	645 E 60TH ST	26,760	\$2,488.68	0.303%
6007005014	5950 AVALON BLVD	96,926	\$9,014.12	1.096%
6007005015	5944 AVALON BLVD	19,065	\$1,773.05	0.216%
6007005016	747 E 60TH ST	89,200	\$8,295.60	1.009%
6007005018	620 E 59TH ST	53,781	\$5,001.63	0.608%
6007005019	610 E 59TH ST	55,146	\$5,128.58	0.624%
6007005020	812 E 59TH ST	51,870	\$4,823.91	0.587%
6007005025	720 E 59TH ST	54,600	\$5,077.80	0.618%
6007005026	728 E 59TH ST	27,300	\$2,538.90	0.309%
6007005027	733 E 60TH ST	44,600	\$4,147.80	0.505%
6007005028	701 E 60TH ST	22,300	\$2,073.90	0.252%
6007006002	650 E 60TH ST	40,758	\$3,790.49	0.461%
6007006005	716 E 60TH ST	13,380	\$1,244.34	0.151%
6007006006	718 E 60TH ST	13,380	\$1,244.34	0.151%
6007006007	724 E 60TH ST	18,701	\$1,739.19	0.212%
6007006008	736 E 60TH ST	22,300	\$2,073.90	0.252%
6007006009	740 E 60TH ST	33,450	\$3,110.85	0.378%
6007006010	806 E 60TH ST	33,450	\$3,110.85	0.378%
6007006011	820 E 60TH ST	22,300	\$2,073.90	0.252%
6007006012	805 E 61ST ST	17,300	\$1,608.90	0.196%
6007006013	801 E 61ST ST	20,760	\$1,930.68	0.235%
6007006016	713 E 61ST ST	13,840	\$1,287.12	0.157%
6007006017	709 E 61ST ST	8,650	\$804.45	0.098%
6007006018	701 E 61ST ST	8,650	\$804.45	0.098%
6007006019	651 E 61ST ST	17,300	\$1,608.90	0.196%
6007006020	637 E 61ST ST	21,798	\$2,027.21	0.247%
6007006021	633 E 61ST ST	12,802	\$1,190.59	0.145%
6007006024	615 E 61ST ST	51,900	\$4,826.70	0.587%
6007006025	6000 AVALON BLVD	76,083	\$7,075.72	0.861%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – MANAGEMENT DISTRICT PLAN

6007006026	654 E 60TH ST	13,260	\$1,233.18	0.150%
6007006027	664 E 60TH ST	8,840	\$822.12	0.100%
6007006029	721 E 61ST ST	34,600	\$3,217.80	0.391%
6007006030	717 E 61ST ST	20,760	\$1,930.68	0.235%
6007007001	832 E 60TH ST	22,300	\$2,073.90	0.252%
6007007002	840 E 60TH ST	16,725	\$1,555.43	0.189%
6007007003	846 E 60TH ST	28,990	\$2,696.07	0.328%
6007007004	906 E 60TH ST	26,760	\$2,488.68	0.303%
6007007005	918 E 60TH ST	27,875	\$2,592.38	0.315%
6007007006	936 E 60TH ST	17,840	\$1,659.12	0.202%
6007007007	938 E 60TH ST	26,760	\$2,488.68	0.303%
6007007008	950 E 60TH ST	15,572	\$1,448.20	0.176%
6007007009	1000 E 60TH ST	76,868	\$7,148.72	0.870%
6007007015	925 E 61ST ST	51,940	\$4,830.42	0.588%
6007007016	921 E 61ST ST	17,300	\$1,608.90	0.196%
6007007017	901 E 61ST ST	33,735	\$3,137.36	0.382%
6007007018	845 E 61ST ST	9,515	\$884.90	0.108%
6007007019	831 E 61ST ST	8,650	\$804.45	0.098%
6007007020	831 E 61ST ST	34,600	\$3,217.80	0.391%
6007007021	1011 E 61ST ST	9,583	\$891.22	0.108%
6007007022	6005 S CENTRAL AVE	60,608	\$5,636.54	0.686%
6007008001	830 E 61ST ST	30,275	\$2,815.58	0.342%
6007008002	830 E 61ST ST	17,300	\$1,608.90	0.196%
6007008003	900 E 61ST ST	23,355	\$2,172.02	0.264%
6007008004	910 E 61ST ST	30,275	\$2,815.58	0.342%
6007008005	918 E 61ST ST	6,920	\$643.56	0.078%
6007008006	938 E 61ST ST	35,151	\$3,269.04	0.398%
6007008007	940 E 61ST ST	54,028	\$5,024.60	0.611%
6007008008	6101 S CENTRAL AVE	26,784	\$2,490.91	0.303%
6007008009	6135 S CENTRAL AVE	29,998	\$2,789.81	0.339%
6007008010	1001 E 62ND ST	26,967	\$2,507.93	0.305%
6007008011	945 E 62ND ST	29,576	\$2,750.57	0.335%
6007008012	931 E 62ND ST	15,840	\$1,473.12	0.179%
6007008013	923 E 62ND ST	17,820	\$1,657.26	0.202%
6007008014	901 E 62ND ST	30,690	\$2,854.17	0.347%
6007008015	901 E 62ND ST	19,800	\$1,841.40	0.224%
6007008016	901 E 62ND ST	22,770	\$2,117.61	0.258%
6007008017	825 E 62ND ST	19,800	\$1,841.40	0.224%
6007009001	6100 AVALON BLVD	6,160	\$572.88	0.070%
6007009002	6106 AVALON BLVD	19,790	\$1,840.47	0.224%
6007009003	620 E 61ST ST	15,570	\$1,448.01	0.176%
6007009004	624 E 61ST ST	27,680	\$2,574.24	0.313%
6007009005	640 E 61ST ST	17,300	\$1,608.90	0.196%
6007009006	652 E 61ST ST	13,840	\$1,287.12	0.157%
6007009007	658 E 61ST ST	8,650	\$804.45	0.098%
6007009008	718 E 61ST ST	34,600	\$3,217.80	0.391%
6007009009	724 E 61ST ST	17,300	\$1,608.90	0.196%
6007009010	738 E 61ST ST	8,650	\$804.45	0.098%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – MANAGEMENT DISTRICT PLAN

6007009011	742 E 61ST ST	8,650	\$804.45	0.098%
6007009012	746 E 61ST ST	17,300	\$1,608.90	0.196%
6007009013	800 E 61ST ST	8,650	\$804.45	0.098%
6007009014	806 E 61ST ST	8,650	\$804.45	0.098%
6007009015	810 E 61ST ST	21,625	\$2,011.13	0.245%
6007009018	811 E 62ND ST	15,840	\$1,473.12	0.179%
6007009019	801 E 62ND ST	29,898	\$2,780.51	0.338%
6007009020	739 E 62ND ST	27,720	\$2,577.96	0.314%
6007009021	725 E 62ND ST	7,920	\$736.56	0.090%
6007009022	721 E 62ND ST	13,745	\$1,278.29	0.155%
6007009023	707 E 62ND ST	39,517	\$3,675.08	0.447%
6007009024	661 E 62ND ST	19,800	\$1,841.40	0.224%
6007009025	6130 AVALON BLVD	99,000	\$9,207.00	1.120%
6007009026	817 E 62ND ST	15,840	\$1,473.12	0.179%
6007010001	6200 AVALON BLVD	99,000	\$9,207.00	1.120%
6007010002	642 E 62ND ST	17,820	\$1,657.26	0.202%
6007010003	704 E 62ND ST	21,780	\$2,025.54	0.246%
6007010007	800 E 62ND ST	39,600	\$3,682.80	0.448%
6007010008	808 E 62ND ST	19,800	\$1,841.40	0.224%
6007010009	817 E GAGE AVE	17,110	\$1,591.23	0.194%
6007010010	807 E GAGE AVE	14,751	\$1,371.84	0.167%
6007010011	777 E GAGE AVE	18,375	\$1,708.88	0.208%
6007010012	735 E GAGE AVE	14,619	\$1,359.57	0.165%
6007010013	719 E GAGE AVE	14,560	\$1,354.08	0.165%
6007010014	701 E GAGE AVE	18,063	\$1,679.86	0.204%
6007010015	647 E GAGE AVE	28,774	\$2,675.98	0.326%
6007010016	645 E GAGE AVE	10,744	\$999.19	0.122%
6007010017	617 E GAGE AVE	17,850	\$1,660.05	0.202%
6007010018	619 E GAGE AVE	53,123	\$4,940.44	0.601%
6007010019	711 S GAGE AVE	14,525	\$1,350.83	0.164%
6007010020	725 E GAGE AVE	14,603	\$1,358.08	0.165%
6007010021	710 E 62ND ST	59,400	\$5,524.20	0.672%
6007011001	826 E 62ND ST	39,762	\$3,697.87	0.450%
6007011002	841 E GAGE AVE	73,616	\$6,846.29	0.833%
6007011003	850 E 62ND ST	39,640	\$3,686.52	0.448%
6007011004	860 E 62ND ST	30,492	\$2,835.76	0.345%
6007011005	890 E 62ND ST	45,302	\$4,213.09	0.512%
6007011009	900 E 62ND ST	71,003	\$6,603.28	0.803%
6007011010	1010 E 62ND ST	77,972	\$7,251.40	0.882%
6007011011	6309 S CENTRAL AVE	103,237	\$9,601.04	1.168%
6007015002	6424 MCKINLEY AVE	19,750	\$1,836.75	0.223%
6007015003	6430 MCKINLEY AVE	5,450	\$506.85	0.062%
6007015004	6504 MCKINLEY AVE	7,480	\$695.64	0.085%
6007015005	6508 MCKINLEY AVE	17,760	\$1,651.68	0.201%
6007015006	6600 MCKINLEY AVE	42,620	\$3,963.66	0.482%
6007015007	6614 MCKINLEY AVE	15,200	\$1,413.60	0.172%
6007015008	6626 MCKINLEY AVE	7,630	\$709.59	0.086%
6007015009	6630 MCKINLEY AVE	7,630	\$709.59	0.086%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – MANAGEMENT DISTRICT PLAN

6007015010	6714 MCKINLEY AVE	8,940	\$831.42	0.101%
6007015011	6718 MCKINLEY AVE	17,950	\$1,669.35	0.203%
6007015012	6728 MCKINLEY AVE	8,970	\$834.21	0.101%
6007015017	6900 MCKINLEY AVE	22,000	\$2,046.00	0.249%
6007015018	6920 MCKINLEY AVE	22,080	\$2,053.44	0.250%
6007015020	7002 MCKINLEY AVE	7,380	\$686.34	0.083%
6007015021	7012 MCKINLEY AVE	22,190	\$2,063.67	0.251%
6007015022	7100 MCKINLEY AVE	36,950	\$3,436.35	0.418%
6007015023	6800 MCKINLEY AVE	21,260	\$1,977.18	0.241%
6007015024	6820 MCKINLEY AVE	22,550	\$2,097.15	0.255%
6007015025	6828 MCKINLEY AVE	13,020	\$1,210.86	0.147%
6007015026	6830 MCKINLEY AVE	10,100	\$939.30	0.114%
6007015027	802 E GAGE AVE	40,280	\$3,746.04	0.456%
6007016001	737 E FLORENCE AVE	13,320	\$1,238.76	0.151%
6007016002	725 E FLORENCE AVE	9,960	\$926.28	0.113%
6007016003	7111 MCKINLEY AVE	19,414	\$1,805.50	0.220%
6007016004	7101 MCKINLEY AVE	39,504	\$3,673.87	0.447%
6007016009	6807 MCKINLEY AVE	19,400	\$1,804.20	0.219%
6007016012	6700 STANFORD AVE	26,775	\$2,490.08	0.303%
6007016013	6800 STANFORD AVE	23,175	\$2,155.28	0.262%
6007016014	6900 STANFORD AVE	97,369	\$9,055.32	1.101%
6007016015	6920 STANFORD AVE	22,500	\$2,092.50	0.255%
6007016016	6924 STANFORD AVE	11,250	\$1,046.25	0.127%
6007016017	7006 STANFORD AVE	22,500	\$2,092.50	0.255%
6007016018	7020 STANFORD AVE	45,000	\$4,185.00	0.509%
6007016019	7100 STANFORD AVE	16,875	\$1,569.38	0.191%
6007016023	7001 MCKINLEY AVE	49,763	\$4,627.96	0.563%
6007016025	6715 MCKINLEY AVE	10,670	\$992.31	0.121%
6007016026	701 E FLORENCE AVE	27,757	\$2,581.40	0.314%
6007016028	N/A	19,400	\$1,804.20	0.219%
6007016029	6901 MCKINLEY AVE	47,530	\$4,420.29	0.538%
6007016030	6715 MCKINLEY AVE	58,200	\$5,412.60	0.658%
6007017001	750 E GAGE AVE	18,270	\$1,699.11	0.207%
6007017002	730 E GAGE AVE	11,977	\$1,113.86	0.135%
6007017003	720 E GAGE AVE	20,300	\$1,887.90	0.230%
6007017004	702 E GAGE AVE	34,510	\$3,209.43	0.390%
6007017005	6500 STANFORD AVE	50,864	\$4,730.35	0.575%
6007017006	6506 STANFORD AVE	24,240	\$2,254.32	0.274%
6007017007	6510 STANFORD AVE	46,789	\$4,351.38	0.529%
6007017008	6600 STANFORD AVE	30,481	\$2,834.73	0.345%
6007017009	6600 STANFORD AVE	22,500	\$2,092.50	0.255%
6007017013	6633 MCKINLEY AVE	9,700	\$902.10	0.110%
6007017014	6627 MCKINLEY AVE	9,700	\$902.10	0.110%
6007017015	6609 MCKINLEY AVE	40,740	\$3,788.82	0.461%
6007017016	6527 MCKINLEY AVE	9,700	\$902.10	0.110%
6007017017	6515 MCKINLEY AVE	33,950	\$3,157.35	0.384%
6007017018	6505 MCKINLEY AVE	17,340	\$1,612.62	0.196%
6007017019	6501 MCKINLEY AVE	9,750	\$906.75	0.110%

SOUTH LOS ANGELES INDUSTRIAL TRACT BID – MANAGEMENT DISTRICT PLAN

6007017020	6425 MCKINLEY AVE	11,100	\$1,032.30	0.126%
6007017021	6624 STANFORD AVE	67,500	\$6,277.50	0.764%
6007018002	644 E GAGE AVE	7,500	\$697.50	0.085%
6007018003	644 E GAGE AVE	25,670	\$2,387.31	0.290%
6007018004	N/A	15,109	\$1,405.14	0.171%
6007018006	6430 AVALON BLVD	55,545	\$5,165.69	0.628%
6007018007	6500 AVALON BLVD	69,340	\$6,448.62	0.784%
6007018008	6518 AVALON BLVD	17,250	\$1,604.25	0.195%
6007018009	6550 AVALON BLVD	17,250	\$1,604.25	0.195%
6007018010	6600 AVALON BLVD	34,000	\$3,162.00	0.385%
6007018011	6604 AVALON BLVD	25,500	\$2,371.50	0.288%
6007018012	6700 AVALON BLVD	103,500	\$9,625.50	1.171%
6007018013	6710 AVALON BLVD	34,500	\$3,208.50	0.390%
6007018014	6625 STANFORD AVE	73,500	\$6,835.50	0.831%
6007018015	6623 STANFORD AVE	24,500	\$2,278.50	0.277%
6007018021	6493 STANFORD AVE	153,155	\$14,243.42	1.733%
6007018026	638 E GAGE AVE	18,229	\$1,695.30	0.206%
6007018027	6400 AVALON BLVD	66,734	\$6,206.26	0.755%
6007018028	654 E GAGE AVE	5,000	\$465.00	0.057%
6007018029	NO SITE ADDRESS	9,260	\$861.18	0.105%
6007019001	6809 STANFORD AVE	67,620	\$6,288.66	0.765%
6007019002	6833 STANFORD AVE	28,175	\$2,620.28	0.319%
6007019003	6901 STANFORD AVE	12,250	\$1,139.25	0.139%
6007019004	6907 STANFORD AVE	12,250	\$1,139.25	0.139%
6007019005	6931 STANFORD AVE	30,625	\$2,848.13	0.346%
6007019006	7005 STANFORD AVE	30,625	\$2,848.13	0.346%
6007019007	655 E FLORENCE AVE	115,324	\$10,725.13	1.305%
6007019008	631 E FLORENCE AVE	13,485	\$1,254.11	0.153%
6007019011	7104 AVALON BLVD	21,495	\$1,999.04	0.243%
6007019012	7100 AVALON BLVD	34,500	\$3,208.50	0.390%
6007019013	7016 AVALON BLVD	31,050	\$2,887.65	0.351%
6007019014	7010 AVALON BLVD	20,920	\$1,945.56	0.237%
6007019015	7006 AVALON BLVD	29,600	\$2,752.80	0.335%
6007019016	6930 AVALON BLVD	39,500	\$3,673.50	0.447%
6007019017	6900 AVALON BLVD	34,500	\$3,208.50	0.390%
6007019018	6828 AVALON BLVD	69,000	\$6,417.00	0.781%
6007019019	6800 AVALON BLVD	96,111	\$8,938.32	1.087%
6007019020	605 E FLORENCE AVE	33,259	\$3,093.09	0.376%
		8,839,827	\$822,103.91	100%

APPENDIX 2

SLAIT BID BOUNDARY MAP



ATTACHMENT 1

ASSESSMENT ENGINEER'S REPORT