

10/21/15

File No. 12-1696

ECONOMIC DEVELOPMENT COMMITTEE REPORT and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to the Wilshire Center Business Improvement District (BID) reconfirmation and assessment increase procedure for Fiscal Year 2016.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that the:

- a. Assessments imposed by the Wilshire Center BID for the Fiscal Year 2016 provide services that directly benefit each of the businesses which pay the assessments.
- b. Services funded by the assessments are provided only to each of the assessed businesses within the boundaries of the district.
- c. Assessment imposed does not exceed the reasonable cost of conferring the benefits.
- d. Proposed improvements and activities are completely separate from the day to day operations of the City of Los Angeles.
- e. 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).
- f. Services to be provided by the Owners' Association, Wilshire Center Business Improvement Corporation, 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.

2. ADOPT the accompanying ORDINANCE OF INTENTION confirming the Wilshire Center BID Annual Report and levying an annual assessment in the amount of \$0.00975 for Zone A1, \$0.01364 for Zone A2 and \$0.02175 for Zone A3 per square foot of gross building or land area, whichever is larger for the Wilshire Center BID's twenty-first operating year, January 1, 2016 to December 31, 2016.

3. INSTRUCT the City Clerk to:

- a. Schedule, prepare, publish, and mail the joint notice of public meeting and public hearing, as required by the provisions of Section 36500 et seq. of the California Streets and Highways Code.
- b. Prepare, subject to approval by the City Attorney as to form and legality, an enabling Ordinance levying the special assessment for the Wilshire Center BID's twenty-first operating period beginning January 1, 2016 to December 31, 2016.

4. APPROVE the Wilshire Center Business Improvement Corporation, a California non-profit mutual benefit corporation, to administer the proposed services of the Wilshire Center Business Improvement District pursuant to Section 36500 et seq. of the California Streets and Highways

Code and City regulations.

5. AUTHORIZE the City Clerk, subject to City Attorney approval, to prepare, execute, and administer a contract between the City and the Wilshire Center Business Improvement Corporation to administer the Wilshire Center BID, if the Ordinance reconfirming the BID is adopted.
6. APPOINT the Advisory Board, referenced in the City Clerk report dated September 24, 2015 and attached to the Council file.

Fiscal Impact Statement: The City Clerk reports that this is a merchant-based BID and there are no assessments for City-owned properties within the BID, therefore there is no impact on the General Fund.

Community Impact Statement: None submitted.

Summary

At the public hearing held on October 13, 2015, the Economic Development Committee considered a report from City Clerk and an Ordinance relative to the Wilshire Center BID. After an opportunity for public comment, the Committee recommended that Council approve the Ordinance and the recommendations contained the City Clerk report. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,



ECONOMIC DEVELOPMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
PRICE:	YES
CEDILLO:	ABSENT
HARRIS-DAWSON:	YES
KREKORIAN:	YES
MARTINEZ:	YES

SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-