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CITY CLERK

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EXECUTIVE OFFICER

City of Los Angeles  
CALIFORNIA



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MIRANDA PASTER  
DIVISION MANAGER

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December 3, 2014

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

Council District 10

REGARDING: THE GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR  
(PROPERTY-BASED) BUSINESS IMPROVEMENT DISTRICT'S 2015  
FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's ("District") 2015 fiscal year (CF 13-0603). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with Section 36600 et seq. of the California Streets and Highways Code ("State Law"), an Annual Planning Report for the District must be submitted for approval by the City Council. The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's Annual Planning Report for the 2015 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

### BACKGROUND

The Greater Leimert Park Village/Crenshaw Corridor Business Improvement District was established on July 30, 2014 by and through the City Council's adoption of Ordinance No. 183157 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The City Council established the District pursuant to State Law.

### ANNUAL PLANNING REPORT REQUIREMENTS

The State Law requires that the District's owners' association shall cause to be prepared, for City Council's consideration, an Annual Planning Report for each fiscal year for which assessments are to be levied and collected to pay for the costs of the

planned District improvements and activities. The Annual Planning Report shall be filed with the City Clerk and shall refer to the district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following: any proposed changes in the boundaries of the district or in any benefit zones within the district; the improvements and activities to be provided for that fiscal year; an estimate of the cost of providing the improvements and the activities for that fiscal year; the method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year; the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and the amount of any contributions to be made from sources other than assessments levied.

The attached Annual Planning Report, which was approved by the District's Board at their meeting on October 29, 2014, complies with the requirements of the State Law and reports that programs will continue, as outlined in the Management District Plan adopted by the District property owners. The City Council may approve the Annual Planning Report as filed by the District's owners' association or may modify any particulars contained in the Annual Planning Report, in accordance with State Law, and approve it as modified.

#### FISCAL IMPACT

There is no impact to the General Fund associated with this action.

#### RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2015 fiscal year complies with the requirements of the State Law.
2. ADOPT the attached Annual Planning Report for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2015 fiscal year, pursuant to the State Law.

Sincerely,



Holly L. Wolcott  
City Clerk

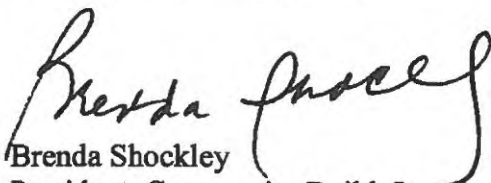
HLW:GRA:MCP:RMH:ev

Attachment: Greater Leimert Park Village/Crenshaw Corridor Business Improvement District's 2015 Fiscal Year Annual Planning Report

Greater Leimert Park Village/  
Crenshaw Corridor  
Business Improvement District

2015 Annual Planning Report

Revised November 5, 2015

A handwritten signature in black ink that reads "Brenda Shockley". The signature is written in a cursive style with a large, looping "S" at the end.

Brenda Shockley  
President, Community Build, Inc.  
Manager,  
Greater Leimert Park Village/Crenshaw Corridor BID



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Los Angeles, California 90008  
(323) 290-6560 Fax (323) 596-9036
- Youth and Community Center  
8730 South Vermont Avenue  
Los Angeles, California 90044  
(323) 789-9950 Fax (323) 759-2412
- Youth Development Center  
Baldwin Hills Crenshaw Plaza, Suite 193  
3650 W. Martin Luther King, Jr. Boulevard  
Los Angeles, California 90008  
(323) 596-2277 Fax (323) 596-2270

November 1, 2014

Holly L. Wolcott, City Clerk  
Office of the City Clerk  
200 North Spring Street, Room 224  
Los Angeles, CA 90012

Subject: Greater Leimert Park Village/Crenshaw Corridor BID  
2015 Annual Planning Report

Dear Ms. Wolcott:

As required by the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, the Board of Directors of the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District has caused this Greater Leimert Park Village/Crenshaw Corridor Business Improvement District Annual Planning Report to be prepared at its meeting of October 29, 2014.

This report covers proposed activities of the Greater Leimert Park Village/Crenshaw Corridor BID from January 1, 2015 through December 31, 2015.

Sincerely,

  
Brenda Shockley  
President, Community Build, Inc.  
Manager  
Greater Leimert Park Village/Crenshaw Corridor BID

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COMMUNITY BUILD  
SERVICES DIVISION

**District Name**

This report is for the Greater Leimert Village/Crenshaw Corridor Business Improvement District (District). The District is operated by Community Build, Inc., a California non-profit corporation.

**Fiscal Year of Report**

This report applies to the 2015 Fiscal year. The District Board of Directors approved the 2015 Annual Planning Report at the October 29, 2014 Board of Director's meeting.

**Boundaries**

There are no changes to the District boundaries for 2015.

**Benefit Zones**

The District has three benefit zones. For 2015 there will be no changes to the District's benefit zones.

**2015 IMPROVEMENTS, ACTIVITIES AND SERVICES**

**Clean, Safe & Beautiful Programs: \$156,080 (67%)**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works: sidewalk cleaning; graffiti removal; trash removal; tree trimming; landscape maintenance.

**Marketing: \$39,516 (17%)**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

**Administration/Reserve/City Fees: \$37,499 (16%)**

Management staff expenses are allocated according to generally accepted accounting job costing procedures and are allocated to the specific areas in which staff works.

**Total Estimate of Cost for 2015:** A breakdown of the total estimated 2015 budget is attached to this report as **Appendix A**.

**Method and Basis of Levying the Assessment**

The Method and Basis for levying the 2015 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and a calculation of assessable footage for four (4) Benefit Zones. Assessments are determined by lot square footage, building square footage and linear frontage. The assessment rates for 2015 are as follows:

**Zone 1**

**Non-Government**

Lot & Building: \$0.0717 per square foot

Frontage: \$13.3770 per linear foot

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2015 Annual Planning Report  
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**Government**

Lot & Building: \$0.0351 per square foot  
Frontage: \$6.5540 per linear foot

**Zone 2**

**Non-Government**

Lot & Building: \$0.0329 per square foot  
Frontage: \$7.2915 per linear foot

**Government**

Lot & Building: \$0.0273 per square foot  
Frontage: \$6.1314 per linear foot

**Zone 3**

**Non-Government**

Lot & Building: \$0.0053 per square foot  
Frontage: \$2.0537 per linear foot

**(There is No CPI increase for 2015)**

**Surplus Revenues**

At the end of 2014, the District will have an estimated \$9,000.00 of surplus revenue that will be rolled over into 2015 budget. The District Board of Directors authorized the rollover at the October 29, 2014 Board of Director's meeting.

**Anticipated Deficit Revenues**

There are no deficit revenues that will be carried over to 2015

**Contributions from Sources other than assessments: \$10,061.88**

Other sources include Department of Water and Power economic development grant of \$5,000, and revenue from film production.

**APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR  
THE GREATER LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR BID - FY 2015**

	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zone 3</b>	<b>Total</b>	
<b>2015 Assessments</b>	\$ 56,361.00	\$ 137,770.00	\$ 19,902.00	\$ 214,033.00	
<b>Estimated Carryover from 2014</b>	\$ 2,160.00	\$ 5,850.00	\$ 990.00	\$ 9,000.00	
<b>Other Income</b>	\$ 2,415.00	\$ 6,540.00	\$ 1,107.00	\$ 10,062.00	
<b>TOTAL ESTIMATED REVENUES</b>	\$ 60,936.00	\$ 150,160.00	\$ 21,999.00	\$ 233,095.00	
<b>2015 Estimated Expenditures</b>					<b>Pct.</b>
Clean, Safe & Beautiful	\$ 26,760.00	\$ 111,674.00	\$ 17,647.00	\$ 156,080.00	66.00%
Marketing	\$ 26,991.00	\$ 12,417.00	\$ 108.00	\$ 39,516.00	18.00%
Administration/Reserve/City Fees	\$ 7,185.00	\$ 26,069.00	\$ 4,244.00	\$ 37,499.00	16.00%
<b>TOTAL ESTIMATED EXPENDITURES</b>	\$ 60,936.00	\$ 150,160.00	\$ 21,999.00	\$ 233,095.00	100.00%