



Duke Dulgarian
President

November 20, 2014

Steve Stone
Vice President

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

Attachment 1

Matt Mullen
Treasurer

Mark Whitman
Secretary

Subject: South Los Angeles Industrial Tract Alpha PBID 2015 Annual
Planning Report

Greg Goodman
Director

Dear Ms. Wolcott:

Raleigh Waller
Director

As required by Division 6, Chapter 9, Sections 6.600 to 6.620 of the
Los Angeles Administrative Code (LAAC), the Board of Directors of
the South Los Angeles Industrial Tract Business Improvement District
has caused this South Los Angeles Industrial Tract Business
Improvement District Annual Planning Report to be prepared at its
meeting of November 20, 2014.

Vahe Kapetian
Director

Executive Director
Susan Levi

This report covers proposed activities of the South Los Angeles
Industrial Tract BID from January 1, 2015 through December 31,
2015.

Sincerely,

Duke Dulgarian
President
South Los Angeles Industrial Tract Business Improvement District

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DIVISION
SERVICES

SLAIT

SOUTH LOS ANGELES INDUSTRIAL TRACT

Business Improvement District

**2015 Annual Planning
Report**

2015 Annual Planning Report

District Name

This report is for the South Los Angeles Industrial Tract Business Improvement District (District). The District is operated by South Los Angeles Industrial Tract Business Improvement District, Inc., a private non-profit organization.

Fiscal Year of Report

This report applies to the 2015 Fiscal year. The District Board of Directors approved the 2015 Annual Planning Report at November 20, 2014 Board of Director's meeting.

Boundaries

There are no changes to the District boundaries for 2015.

Benefit Zones

The District has only one benefit zone. For 2015 there will be no changes to the District's benefit zone.

2015 Improvements, Activities and Services

Security and Safety: \$1,300,000.00 (84.1%)

The South Los Angeles Industrial Tract BID security program mission is to support the parcels and report any illegal activity to the police department, property owners and tenants in overall crime prevention and reduction efforts, while offering a customer service orientation to tenants.

The security team provides services on a 24-hour basis through a combination of bicycle and vehicular patrol, to deter property theft, illegal dumping, illegal street vending, and street code violations. The patrol also deters aggressive panhandling and handles quality of life problems including: drinking in public, indecent exposure, trespassing, prostitution and scavenging.

Security personnel will monitor the District's system of sixty video cameras. Recordings will be made and stored of criminal incidents from all cameras to use in prosecuting criminal behavior when security personnel are aware of an incident.

The camera system is quite old and needs to be replaced. The BID has been reserving funds over the past several years for this purpose. The BID is currently meeting with potential vendors and it is anticipated that the new system will be installed in early 2015.

Maintenance: \$80,000.00 (5.2%)

A minimal budget is provided for maintenance services throughout the District two days per week. The BID has contracted with the Los Angeles Conservation Corps to provide weekly sidewalk sweeping, trash and bulky item removal. The BID has

also partnered with the Coalition for Responsible Community Development to provide graffiti removal at no charge to the BID. These services will be provided only within the District boundaries.

Operating Costs: \$105,000.00 (6.8%)

This budget reflects the use of a contractor to administer and manage the South Los Angeles Industrial Tract Business Improvement District program activities in accordance with the Management District Plan. The BID has contracted with Susan Levi & Associates, Inc. to provide management services. Also included in this category are the costs for newsletters, accounting and legal fees.

Special Projects/Contingency: \$60,437.00 (3.9%)

Fees are budgeted in order to fund the expenses charged by the City and County for collection and distribution of BID revenue.

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

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 square footage.

South Los Angeles Industrial Tract 2015 Assessment rate remains the same as 2014: \$0.09 per square footage of property.

The District's Management District Plan allows for a maximum annual assessment increase of 3%. The Board voted no (0%) increase for 2015.

The District's 2015 Total Assessment is \$785,436.66.

Surplus Revenues

At the end of 2014, the District will have an estimated \$755,000.00 of surplus revenue that will be rolled over into 2015 budget. The District Board of Directors authorized the rollover at the November 20, 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: \$5,000.00

Each year the BID applies for and has been awarded a five thousand (\$5,000.00) dollar grant for services such as banners or tree trimming. It is anticipated that the BID will receive a grant for the 2015 holiday season.

Appendix A

South Los Angeles Industrial Tract Business Improvement District
2015 Annual Report
2015 Fiscal Year Activities Budget

Anticipated Assessment Revenue and Program Expenditures

2015 Revenue Sources

2015 Special Assessment	\$785,437.00	
2014 Carryover	\$755,000.00	
2015 Estimated Contributions/Other Sources	\$5,000.00	
2015 Total Estimated Revenue	\$1,545,437.00	

2015 Budget Expenditures

Security and Safety	\$1,300,000.00	84.12%
Maintenance	\$80,000.00	5.18%
Operating Costs	\$105,000.00	6.79%
Special Projects/Contingency	\$60,437.00	3.91%
2015 Total Estimated Expenditures	\$ 1,545,437.00	100.00%

