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November 17, 2020

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

Council Districts 14

REGARDING:

THE ARTS DISTRICT LA (PROPERTY BASED) BUSINESS IMPROVEMENT
DISTRICT'S 2021 FISCAL YEAR ANNUAL PLANNING REPORT

Honorable Members:

The Office of the City Clerk has received the Annual Planning Report for the Arts District LA Business Improvement District's ("District") 2021 fiscal year (CF 13-1525). The owners' association of the District has caused to be prepared the Annual Planning Report for City Council's consideration. In accordance with the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36650, an Annual Planning Report for the District must be submitted for approval by the City Council. The Arts District LA Business Improvement District's Annual Planning Report for the 2021 fiscal year is presented with this transmittal for City Council's consideration as "Attachment 1."

BACKGROUND

The Arts District LA Business Improvement District was established on January 4, 2019 by and through the City Council's adoption of Ordinance No. 185603 which confirmed the assessments to be levied upon properties within the District, as described in the District's Management District Plan. The 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 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 an 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 November 13, 2020, 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

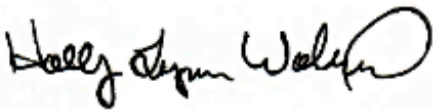
There is no impact to the General Fund associated with this action.

RECOMMENDATIONS

That the City Council:

1. FIND that the attached Annual Planning Report for the Arts District LA Business Improvement District's 2021 fiscal year complies with the requirements of the State Law
2. FIND that the increase in the 2021 budget concurs with the intentions of the Arts District LA Business Improvement District's Management District Plan and does not adversely impact the benefits received by assessed property owners.
3. ADOPT the attached Annual Planning Report for the Arts District LA Business Improvement District's 2021 fiscal year, pursuant to the State Law.

Sincerely,



Holly L. Wolcott

City Clerk

Attachment:

Arts District LA Business Improvement District's 2021 Fiscal Year Annual Planning Report

November 17, 2020

Holly L. Wolcott, City Clerk
Office of the City Clerk
200 North Spring Street, Room 395
Los Angeles, CA. 90012

Subject: Arts District LA PBID 2021 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 Arts District LA Business Improvement District has caused this Arts District LA Business Improvement District Annual Planning Report to be prepared at its meeting on November 13, 2020.

This report covers proposed activities of the Arts District LA BID from January 1, 2021 through December 31, 2021.

Sincerely,

Miguel Vargas

Miguel Vargas

Arts District Los Angeles

Arts District LA
Business Improvement District

2021 Annual Planning Report

District Name

Arts District Los Angeles

Fiscal Year of Report

The report applies to the 2021 Fiscal Year. The District Board of Directors approved the 2021 Annual Planning Report at the November 13, 2020 Board of Director's meeting.

Boundaries

There are no changes to the District boundaries for 2021.

Benefit Zones

There are no changes to the District's benefit zone(s) for 2021.

2021 IMPROVEMENTS, ACTIVITIES AND SERVICES

Clean & Safe: \$1,355,865.11 (79.00%)

The Arts District Los Angeles Business Improvement District Enhanced Safe Program consists of:

- Bicycle Patrol
- Night Vehicle Patrol
- Foot Patrol
- Segway Patrol

The Arts District Los Angeles Business Improvement District Enhanced Clean Program consists of:

- Sidewalk Sweeping
- Sidewalk Pressure Washing
- Graffiti & Handbill Removal
- Trash Removal
- Landscape Programs
- Tree Trimming

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Street maintenance services are provided by Chrysalis Enterprises and will continue in 2020. Clean Team members work 7 days per week from 7 a.m. to 4 p.m. The team is outfitted in blue and black uniforms with the Arts District Los Angeles BID logo prominently displayed. The Clean Team empties trashcans, picks up litter, removes graffiti, pressure washes

sidewalks and performs light landscaping in the district.

Public Safety services are provided by Allied Universal and will continue in 2020. The Safety Team patrols 24 hours a day and 7 days a week. The team patrols on foot, via bicycle and in a vehicle. The team is outfitted with blue and black uniforms with the Arts District Los Angeles BID logo prominently displayed.

Management/Administration/City Fees/Delq Assmts : \$360,419.84 (21.00%)

The Arts District Los Angeles Business Improvement District improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week.

Total Estimate of Cost for 2021

A breakdown of the total estimated 2021 budget is attached to this report as **Appendix A**.

Method and Basis of Levying the Assessment

The basis of levying the Arts District Los Angeles PBID's annual assessment is based on one zone of benefit only and an allocation of program costs as described Management District Plan and are a calculation of assessable footage. Two (2) property assessment variables, parcel square footage and building square footage are used in the calculation.

The assessment rates for 2021 are:
Building Area \$0.0792
Land Area \$0.0694

(There is No CPI increase for 2021)

Surplus Revenues: \$0.00

There are no surplus revenues that will be carried over to 2021.

Anticipated Deficit Revenues

There are no deficit revenues that will be carried over to 2021.

Contribution from Sources other than assessments: \$213,622.24

ADLA has a service contract to provide BID services to a property immediately adjacent and south of the ADLA BID boundary. In addition to that service contract, ADLA anticipates

receiving \$27,778.42 in general benefit funding from the City of Los Angeles.

APPENDIX A- TOTAL ESTIMATED REVENUES/EXPENDITURES FOR THE Arts District LA BID- FY 2021

2021 Assessments	\$1,502,662.71	
Estimated Carryover from 2020	\$0.00	
Other Income	\$213,622.24	
Total Estimated Revenues	\$1,716,284.95	
2021 Estimated Expenditures		Pct.
Clean & Safe	\$1,355,865.11	79.00%
Management/Administration/City Fees/Delq Assmts	\$360,419.84	21.00%
Total Estimated Expenditures	\$1,716,284.95	100%