

OLD GRANADA VILLAGE BID – MANAGEMENT DISTRICT PLAN

**OLD GRANADA VILLAGE  
BUSINESS IMPROVEMENT DISTRICT  
RENEWAL**

**MANAGEMENT DISTRICT PLAN**

*Being Renewed for a 6 Year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

**February 7, 2020**

**FINAL**

# MANAGEMENT DISTRICT PLAN

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### MANAGEMENT DISTRICT PLAN SUMMARY

The Old Granada Village Business Improvement District (OGV BID) is being renewed for a 6-year period by a consortium of business and property owners within the Old Granada Village business district. The OGV BID is a pedestrian friendly retail, restaurant, service and office district centered along Chatsworth Street in Old Granada Village. The purpose of the OGV BID is to continue to provide and manage unique activities for this important business center, including: Streetscape Services, Marketing, Program Management and Operations. The OGV BID will enable the OGV 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 District is the Old Granada Village Business Improvement District

**Location:** The OGV BID is centered along Chatsworth Street roughly between Encino Avenue on the east and Lindley Avenue on the west.

**Zones:** There are three benefit zones within the proposed renewed OGV BID. Zone 1 includes all parcels with Chatsworth Street frontage between Encino Avenue and Zelzah Avenue; Zone 2 includes all parcels east of Zelzah Avenue within the OGV BID without Chatsworth Street frontage; and, Zone 3 includes all parcels within the OGV BID west of Zelzah Avenue.

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

**Finance:** Benefit assessment of 97 parcels of real property. No bonds will be used to fund any portion of the OGV BID work plan.

**Budget:** OGV BID assessment revenue for Year 1-2021 is projected to be \$128,456. It is noted that the Assessment Engineer has determined that general benefits equate to 1.9854% of the total adjusted OGV BID program costs of \$131,058 or \$2,602. General benefits shall be derived from non-assessment revenue sources.

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**Year 1 – 2021 PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT COSTS)**

<b>BENEFIT ZONE</b>	<b>STREETSCAPE SERVICES</b>	<b>MARKETING</b>	<b>PROGRAM MANAGEMENT</b>	<b>OPERATIONS</b>	<b>TOTAL</b>
%	57.4516%	3.1053%	20.0847%	19.3584%	100.00%
1	\$49,938	\$2,699	\$17,458	\$16,826	\$86,921
2	\$9,363	\$506	\$3,273	\$3,155	\$16,297
3	\$14,499	\$784	\$5,069	\$4,886	\$25,238
TOTAL	\$73,800*	\$3,989	\$25,800	\$24,867	\$128,456

\* Note: Up to \$6,500 in assessment revenue (plus general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #1) each year for hanging basket plant material replacement projected to occur every 3 years. In addition, up to \$10,000 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve #2) each year for up to 6 years for implementation of a more extensive single phased thematic streetscape upgrade. Details of Reserve Fund #1 and #2 and the improvements proposed are delineated on pages 10-11 of this Plan.

**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 OGV BID or to the public at large.

**Formula:** The proposed OGV BID assessments are based on one factor: parcel land area. There are three benefit zones in the OGV BID. (A map showing the OGV BID boundaries and benefit zones is shown on Appendix 2 attached to this Plan). The Year 1 property assessment rates per parcel are as follows:

**YEAR 1 –2021 Assessment Rate**

<b>Location</b>	<b>Land Area Rate</b>
Zone 1 (100%)	\$0.159 per sq ft
Zone 2 (50%)	\$0.0795 per sq ft
Zone 3 (10%)	\$0.0159 per sq ft

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

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**Renewal:** OGV BID renewal is a two-step process. First, petitions signed by OGV 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 OGV BID renewal. Returned ballots in support of the OGV BID renewal must outweigh those in opposition based on the amount of assessment to be levied as stated on the ballots.

**Duration:** The renewed OGV BID will have a term of six (6) years. After six years, the petition and balloting process must be repeated in order to renew the OGV BID and continue to levy assessments. Future renewals may extend up to 10 years at a time.

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### **II. OGV BID BOUNDARIES**

#### **Setting**

The OGV BID is located in the central business district of the community of Granada Hills, a suburb in the northwest area of the San Fernando Valley, City of Los Angeles. This business district is historically known as Old Granada Village. The boundaries of the OGV BID have been determined based on the concentrated commercially zoned, retail-related properties in the heart of Old Granada Village. The OGV BID is centered along Chatsworth Street, generally one parcel deep, between Encino Avenue on the east and Lindley Avenue on the west. The OGV BID is generally bounded on all sides by residentially zoned parcels and neighborhoods which, according to State of California Streets and Highways Code Section 36632(c), are conclusively presumed to not benefit from OGV BID funded activities and therefore cannot be assessed. The OGV BID boundaries are set to exclude any whole parcels zoned solely for residential purposes. The OGV BID boundaries are more specifically described as follows:

#### **Boundary Description**

Beginning at the northeast corner of the intersection of Lindley Avenue and Kingsbury Street; thence east along the north side of Kingsbury Street to the northwest corner of the intersection of Kingsbury Street and Zelzah Avenue; thence north along the west side of Zelzah Avenue to the westerly prolongation of the south side of Parcel 2733-003-032; thence east along the south side of Parcel 2733-003-032 and its westerly prolongation to the southeast corner of Parcel 2733-003-032; thence north along the east side of Parcel 2733-003-032 and its northerly prolongation to the north side of Kingsbury Street; thence east along the north side of Kingsbury Street to the southeast corner of Parcel 2733-005-018; thence north along the east side of Parcel 2733-005-018 and its northerly prolongation to the south side of the Parcels fronting the south side of Chatsworth Street; thence east along the south side of the Parcels fronting the south side of Chatsworth Street, across Yarmouth Avenue to the northerly prolongation of the west side of Parcel 2733-005-027; thence south along the west side of Parcel 2733-005-027 and its northerly prolongation to the southwest corner of said Parcel 2733-005-027; thence east along the south side of Parcel 2733-005-027 to the west side of Yarmouth Avenue; thence north along the west side of Yarmouth Avenue to the south side of the Parcels fronting the south side of Chatsworth Street; thence east across Yarmouth Avenue and continuing along the south side of the Parcels fronting the south side of Chatsworth Street to the northerly prolongation of the west side of Parcel 2733-006-012; thence south along the west side of Parcel 2733-006-012 and its northerly prolongation to the north side of Kingsbury Street; thence east along the north side of Kingsbury Street to the southeast corner of Parcel 2733-009-022; thence north along the east side of Parcel 2733-009-022 and its northerly prolongation to the south side of the Parcels fronting the south side of Chatsworth Street; thence east along the south side of the Parcels fronting the south side of Chatsworth Street and its easterly prolongation to the east side of Shoshone Street; thence south along the east side of Shoshone Street to the southwest corner of Parcel 2733-018-031; thence east along the south side of Parcel 2733-018-031 to the southeast corner of said Parcel; thence north along the east side of Parcel 2733-018-031 and its northerly prolongation to the south side of the Parcels fronting the south side of Chatsworth Street; thence east along the south side of the Parcels fronting the south side of Chatsworth Street to the west side of Encino Avenue; thence north along the west side of Encino Avenue to the north side of the Parcels fronting the north side of Chatsworth Street; thence west along the north side of the Parcels fronting the north side of Chatsworth Street to the southerly prolongation of the east side of Parcel 2712-028-026; thence north along the east side of Parcel 2712-028-026 and its southerly prolongation to

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the south side of Los Alimos Street; thence west along the south side of Los Alimos Street to the northwest corner of Parcel 2712-029-025; thence south along the west side of Parcel 2712-029-025 and its southerly prolongation to the north side of the Parcels fronting the north side of Chatsworth Street; thence west along the north side of the Parcels fronting the north side of Chatsworth Street and its westerly prolongation to the west side of Zelzah Avenue; thence north along the west side of Zelzah Avenue to its intersection with the westerly prolongation of the north side of Los Alimos Street; thence east along the north side of Los Alimos Street and its westerly prolongation to the southeast corner of Parcel 2712-021-026; thence north along the east side of Parcel 2712-021-026 to the northeast corner of said Parcel; thence west along the north side of Parcel 2712-021-026 and its westerly prolongation to the west side of Zelzah Avenue; thence north along the west side of Zelzah Avenue to the northeast corner of Parcel 2715-025-055; thence west along the north side of Parcel 2715-025-055 to the east side of Lindley Avenue; thence south along the east side of Lindley Avenue, across Chatsworth Street to the point of beginning.

### **OGV BID Boundary Rationale**

**Northern Boundary:** The northern boundary of the OGV BID was determined by zoning and land uses where properties located to the north of the northern OGV BID boundary are zoned solely residential with residential land uses while those south of the northern boundary are generally zoned commercial with commercial land uses. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through assessments, cannot be assessed and, thus, are not included in the OGV BID. In order to ensure that parcels north of the northern boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided north of the various northern boundary, only south of the northern boundary within the OGV BID boundaries.

**Eastern Boundary:** The properties located to the east of the OGV BID boundaries are a mix of residential zoning, including higher density duplex, quad-plex and larger multi-family buildings, as well as a limited number of non-retail and non-traditional quasi-retail related businesses all of which lack “storefronts” and thus are outside of the purpose and target of the OGV BID, which is to serve commercial zoned parcels and businesses. The parcels west of Encino Avenue within the OGV BID boundaries are 100% zoned commercial whereas, the parcels east of Encino Avenue are mixed residential and commercial zoning which do not share the same needs as the commercial parcels within the OGV BID boundaries. The limited number of commercially zoned properties east of Encino does not cohesively or densely extend commercial zoned parcels more than a partial block, making Encino Avenue a natural and reasonable eastern boundary for the OGV BID. In order to ensure that parcels east of the eastern boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided east of the eastern boundary, only west of the eastern boundary within the OGV BID boundaries.

**Southern Boundary:** The southern boundary of the OGV BID was determined by zoning and land uses where properties located to the south of the southern OGV BID boundary and east of Zelzah Avenue are zoned solely residential with residential land uses while those north of the southern boundary are zoned commercial with commercial land uses. State of California Streets and Highways Code Section 36632(c) conclusively presumes that properties zoned solely residential do not benefit from the improvements and service funded through OGV BID assessments, cannot be assessed and, thus, are not included in the OGV BID.

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The property to the south of the OGV BID boundary and west of Zelzah Avenue is a charter high school, which is surrounded by a security fence and is self-maintained within its parcel boundary and would not benefit from the improvements and services funded through the OGV BID assessments and, thus, is not included in the OGV BID. In order to ensure that parcels south of the southern boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided south of the various southern boundary, only north of the southern boundary within the OGV BID boundaries.

**Western Boundary:** The western boundary of the Old Granada Village Business Improvement District was determined where the commercially zoned parcels generally end along Chatsworth. The majority, if not all, of parcels West of the boundary are zoned either agricultural or solely for residential purposes and as per State of California Streets and Highways Code Section 36632(c) are conclusively presumed not to benefit from the improvements and services funded through these assessments and, thus, are not included in the OGV BID.

It is noted that there are 3 commercially zoned parcels and uses along the west side of Lindley Avenue north of Chatsworth Street. These parcels are separated from the core of the centrally located smaller commercial parcels within the OGV BID by very large Zone 3 retail shopping centers on the north and south sides of Chatsworth Street between Zelzah Avenue and Lindley Avenue. The Zone 3 shopping center parcels require very few OGV BID funded services and programs and, as Zone 3 parcels, are assessed at proportionately lower assessment rates. It is not economically feasible to provide Zone 1 or 2 level services and programs to the 3 commercial parcels on the west side of Lindley Avenue, north of Chatsworth Street. The Zone 3 shopping Center parcels thus provide a logical western boundary of the OGV BID. In order to ensure that parcels west of the western boundary will not specially benefit from OGV BID funded services and improvements, no OGV BID services and improvements will be provided west of the various western boundary, only east of the western boundary within the OGV BID boundaries.

**Benefit Zones:** There are three benefit zones in the OGV BID.

**Zone 1** is the core retail corridor of Old Granada Village and consists of commercially zoned properties fronting Chatsworth Street between Encino Avenue on the east and Zelzah Avenue on the west. Retail activity and pedestrian traffic is highest in this portion of the OGV BID, and thus these parcels require the highest level of programmed and response OGV BID services. (See Table on page 14 of this Plan for proposed OGV BID service levels). As a result, Zone 1 parcels will receive 100% of their proportionate special benefit from Zone 1 OGV BID funded levels of services and will be assessed at the rate of \$0.159 per square foot of parcel land area as delineated in this Plan. This rate and the resulting Zone 1 assessment revenue are reflected in the budget allocation of funds for Zone 1 and the corresponding proportionate special benefits conferred on Zone 1 parcels.

**Zone 2** consists of the remaining commercially zoned parcels within the OGV BID boundaries between Encino Avenue on the east and Zelzah Avenue on the west. It is noted that two parcels within Zone 2 have split commercial and residential zoning designations (APN 2712-028-026 and 2733-009-022). While these entire parcels are included in the OGV BID, only the commercial zoned portions shall be assessed and shall be provided with direct OGV BID funded services and upon which special benefits shall be conferred. The



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residential zoned portions of these parcels shall not be assessed, nor shall they be provided with any direct OGV BID funded services nor shall special benefits be conferred on these portions.

Zone 2 parcels have no Chatsworth Street frontage but have frontage along secondary streets in the OGV BID including Zelzah Avenue, Yarmouth Avenue, White Oak Avenue and Shoshone Avenue. Zone 2 has less retail activity and pedestrian traffic than the Zone 1 parcels fronting Chatsworth Street and require lower levels of programmed and response service from the OGV BID. (See Table on page 14 of this Plan for proposed OGV BID service levels). As a result, Zone 2 parcels will receive 100% of their proportionate special benefit from Zone 2 OGV BID funded levels of services and will be assessed at the rate of \$0.0795 per square foot of parcel land area as delineated in this Plan. This rate and the resulting Zone 2 assessment revenue are reflected in the budget allocation of funds for Zone 2 and the corresponding proportionate special benefits conferred on Zone 2 parcels.

**Zone 3** consists of two major shopping centers located west of Zelzah Avenue. These large shopping centers provide landscape, day porter, sweeping and other services within their parcel boundaries for the benefit of their tenants and require no such services from the OGV BID. The benefits and services that Zone 3 parcels receive from the OGV BID are limited to administrative and marketing efforts, partial image enhancements (sidewalk benches and light poles/decorations) and minimal streetscape services (a few sidewalk trees along Zelzah). (See Table on page 14 of this Plan for proposed OGV BID service levels). As a result, Zone 3 parcels will receive 100% of their proportionate special benefit from Zone 3 OGV BID funded levels of services and will be assessed at the rate of \$0.0159 per square foot of parcel land area as delineated in this Plan. This rate and the resulting Zone 3 assessment revenue are reflected in the budget allocation of funds for Zone 3 and the corresponding proportionate special benefits conferred on Zone 3 parcels.

The OGV BID will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed. No OGV BID programs and services will be provided west of the western OGV BID boundary.

A list of all parcels included in the proposed renewed OGV BID is shown as Appendix 1, attached to this Report identified by their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed OGV BID and benefit zones are shown on the map of the proposed renewed OGV 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. All OGV BID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the OGV BID boundaries and none will be provided outside of the OGV BID. Each assessed parcel within the OGV BID will proportionately specially benefit from the OGV BID funded programs and services (i.e. 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 OGV BID. The OGV BID confers special benefits on each and every individually assessed parcel by reducing litter and debris, improving aesthetics and marketing goods and services available from assessed parcels and the businesses on them within the OGV BID, all considered

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necessary in a competitive properly managed business district. All OGV 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 OGV BID.

The OGV BID includes 97 parcels of which all are identified as assessable within three Benefit Zones and which are listed in the Assessment Roll included as Appendix 1. A Boundary Map showing the OGV BID boundaries and Benefit Zones is included as Appendix 2.

### **III. Proposed 6-Year OGV BID Work Plan and Budget**

#### **Overview**

The Programs and activities to be funded by the OGV BID include Streetscape Services, Marketing, Program Management and Operations. The property uses within the boundaries of the OGV BID that will receive special benefits from OGV BID funded programs, services and improvements are currently a unique mix of retail, restaurant, office, service and general commercial. Services, programs and improvements provided and funded by the OGV BID are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the OGV BID. The varying programmed service levels in each benefit zone, are shown on the Table on pages 14 of this Plan.

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

The very nature of the purpose of the OGV BID is to fund supplemental programs, services and improvements to assessed parcels within the OGV 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 OGV BID are for services, programs and improvements directly benefiting each individual assessed parcel within the OGV BID. No OGV BID funded services, activities or programs will be provided outside of the OGV BID boundaries.

The program special benefit cost allocations of the OGV BID assessment revenues for Year 1 (2021) are shown in the Table on page 14 of this Plan. The projected program special benefit cost allocations of the OGV BID assessment revenues for the 6-year OGV BID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 16 of this Plan.

#### **WORK PLAN DETAILS**

The services to be provided by the OGV BID are all designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the OGV BID. The assessed parcels in the OGV BID will specially benefit from the OGV BID programs in the form of increasing commerce and improving economic success and vitality through meeting the OGV BID Goals: to improve sanitation, beautification,

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landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The following programs, services and improvements are proposed by the OGV BID to specially benefit each and every individually assessed parcel within the OGV BID boundaries. OGV BID services, programs and improvements will not be provided to parcels outside the OGV BID boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

### **Streetscape Services**

\$75,297 (Special + General Benefits)      57.4516%

“Streetscape Services” includes both programmed streetscape related services and streetscape physical amenities.

OGV BID funded streetscape related services are described as follows: with the use of day porters, sidewalks will be kept clean and benches will be wiped down and kept graffiti free. Landscaped medians will be kept clear of trash, debris and weeds on a regular basis. Irrigation systems will be continually checked and serviced. Landscaping will be kept trimmed and shaped to maintain pedestrian clearance. Newly planted trees will be watered on a regular basis until mature enough to be self-sustaining. Hanging baskets (real or artificial flowers) will be maintained/replaced, as needed. Sidewalk and gutter areas will be pressure washed on a regular basis.

Streetscape related service levels will be the highest in Zone 1 and about 50% less in Zone 2. Zone 3 will have nominal service levels at about 10% of Zone 1 levels since similar services are already provided by the individual large shopping center parcels in Zone 3.

OGV BID funded Streetscape physical amenities have included in the past or will include in the proposed renewal term: phased landscaped median lighting; additional street furniture such as benches and trash bins; additional tree planting and decorative tree wells; painting of street light poles; decorative amenities such hanging planter baskets, street light pole medallions/flags/seasonal banners; decorative crosswalk enhancements; freestanding landscape containers; the Village clock and other amenity improvements, as approved by the Owners’ Association.

It is noted that the OGV BID is, within Year-5 of the current 5-year (2016-2020) term, installing high-quality, UV resistant, artificial flower baskets to employ water conservation and labor saving measures. It is anticipated that these artificial flowers will last up to 3 years versus live plants/flowers that have to be changed at least annually if not more often. This action will save considerable water and plant cultivation/care/replacement costs estimated to be \$6,500 to \$8,000 per year. The cost savings realized from this action will be expended on future amenity component expansion and/or replacement, including but not limited to benches, trash receptacles, theme signage, street furniture and other streetscape/landscape amenities.

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In order to fund a complete artificial flower basket replacement projected every 3 years as well as for implementation of a more extensive single phased thematic streetscape upgrade at a later time, it is proposed to set up two concurrent accrued reserve funds – Reserve Fund #1 and Reserve Fund #2.

### Reserve Fund #1

It is projected that, up to \$6,500 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve each year for hanging basket plant material replacement projected to occur every 3 years, or twice, within the proposed 6-year renewal term.

The plan would be to accrue an assessment revenue reserve of up to approximately \$19,500 (in a Year 1 cost basis) in order to continue this amenity replacement involving 76 hanging baskets all at the same time throughout the OGV BID. In order to have sufficient funds available for this expense every 3 years within the 6-year OGV BID term, up to \$6,500 in assessment revenue from the Streetscape Services budget (plus proportional general benefit revenue and any approved annual assessment rate increase) will be placed annually in reserve from the Streetscape Services budget category of the renewed OGV BID.

If, however, it is determined that, at any time, the artificial plants cannot withstand the weather elements (i.e. discoloration, deterioration, etc.), the OGV BID will replace the baskets with live plants/flower and a watering cycle and ongoing care will be implemented. In either case, the basket materials will need to be replaced, added to and/or maintained over the course of six year OGV BID term. If the hanging baskets are converted to live plants/flowers, a portion of the projected reserve monies will be needed for ongoing annual basket care/cultivation/water expenses and will not necessarily be carried over from year to year. Any remaining unexpended monies from Reserve Fund #1 in any given year may be used to fund physical amenities including but not limited to benches, trash receptacles, theme signage, street furniture, entry/mid-block treatments and other streetscape/landscape amenities.

### Reserve Fund #2

In addition to the hanging basket material replacement reserve, it is also proposed that up to \$10,000 in assessment revenue per year from the Streetscape Services budget (plus proportional general benefit revenue and any approved annual assessment rate increase) will be placed annually in reserve from the Streetscape Services budget category for up to 6 years (an accrual of up to \$60,000 in assessment revenue plus proportional general benefit revenue and any approved annual assessment rate increase) in order to fund implementation of a more extensive single phased thematic streetscape upgrade in the OGV BID. This project would include continuation of the Old Granada Village thematic amenities already in place and funded by the OGV BID. Thematic physical elements could include but not be limited to thematic signage, street furniture, entry and/or mid-block design elements, decorative lighting and public art/murals. The precise details of this more extensive single phased thematic streetscape upgrade, projected to occur in Year 6 (2026), will be determined by the Owners' Association Board no later than Year 5 (2025) based on costs, logistics, feedback and other related parameters and limitations at the time of implementation. Any remaining undesignated/unexpended monies from Reserve Fund #2 in Year 6 (2026) may be used to fund individual physical amenities including but not limited to benches, trash receptacles, theme signage, street furniture, entry/mid-block treatments and other streetscape/landscape amenities before the end of the proposed 6 year renewal term.

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It is the opinion of the Assessment Engineer that special benefits for assessment funds placed in both Reserve #1 and Reserve #2 within the Streetscape Services budget category, will be conferred on each and every assessed parcel within the OGV BID at the time these reserve funds are spent, now projected to be in Year-3 and Year-6 of the renewed 6-Year OGV BID term. Detailed annual budgets will be prepared by the Owners' Association Board and included in an Annual Plan for the City Council's review and approval. Updates on the details and timing of the Reserve Fund #1 and #2 improvements and expenditures will be refined each year as part of the Annual Plan. The projected annual accrual and expenditures of the two Reserve Funds are shown in the Table entitled "Projected 6-Year Streetscape Services Reserves" on pages 22-23 of this Plan.

The Streetscape Services component is designed to specially benefit each identified and assessed parcel within the OGV BID by professionally managing the appearance, and improve the aesthetic appeal of, each and every assessed parcel in the OGV BID as an attractive and inviting place to work, transact business, shop and dine. Streetscape Services is designed to attract more commercial customers and clients, employees, tenants and investors which are intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. A poorly maintained or unimproved environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. Streetscape Services will be provided only within the OGV BID boundaries and for the special benefit of identified and assessed parcels within the OGV BID.

### **Marketing**

\$4,070 (Special + General Benefits) 3.1053%

"Marketing" may include, but is not limited to, newsletters, website and social media management, development and distribution of promotional materials (such as event flyers, business coupon books, business directories/maps), seasonal decorations (Zone 1 only), special events, media advertising and other programs that will promote the array of goods and services available within the OGV BID. The Marketing program helps meet the goals of business attraction and retention and increased commerce.

The marketing program is designed with the intent to increase the public's awareness of the OGV BID as a single destination in order to attract consumers to the array of attractions, events, and services which are intended to increase commerce for each assessed parcel in the OGV BID. For example, the OGV BID will publish a newsletter to keep property owners informed of upcoming events and services. Marketing efforts will be designed to improve the commercial core by implementing programs to attract pedestrians, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant patrons for the assessed parcels in the OGV BID. The Owners' Association will continue to use its website to promote the assessed OGV BID parcels in an effort to increase awareness of the OGV BID as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors information about the OGV BID in order to attract these visitors and attract more business from out of the area, to increase commerce and improve the economic vitality of assessed parcels.

For the array of land uses within the OGV BID (i.e. retail, restaurant, office, service and general commercial) this work plan component is specifically designed to attract more customers, employees, tenants and investors. Special benefit will be conferred on each and every assessed parcel in the OGV BID

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as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment viability. The Marketing work plan component will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the OGV BID.

### **Program Management**

\$26,323 (Special + General Benefits)      20.0847%

“Program Management” includes the cost of personnel to oversee implementation of the various programs, services and improvement projects delineated in this Plan during the OGV BID’s 6-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 OGV BID assessment funds and the administration of OGV BID programs and activities that are intended to provide consistent and effective services for the appeal of assessed properties within the OGV BID which may in turn, increase business volumes, commercial occupancies and rental income and return on investments for each parcel and business within the OGV BID. Operations pertain only to the operation of the OGV BID and will only be provided for matters pertaining to each individual assessed parcel within the OGV BID boundaries that will, in turn, specially benefit from this activity.

### **Operations**

\$25,371 (Special + General Benefits)      19.3584%

“Operations” includes the costs associated with operating a successful and professional OGV 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 OGV BID renewal, as well as City and/or County fees associated with their oversight of the OGV BID

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

In summary, all OGV BID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the OGV BID boundaries and none will be provided outside of the OGV BID. Each assessed parcel within the OGV BID will proportionately specially benefit from the Streetscape Services, Marketing, Program Management and Operations. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment

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viability of assessed parcels within the OGV BID by reducing litter and debris, maintaining landscaping and physical improvements and professionally marketing goods, services and spaces available within the OGV BID, all considered necessary in a competitive properly managed contemporary business district. All OGV 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 OGV BID.

### **Service Levels By Zone**

The services provided in each Zone are commensurate with the proportionate special benefit conferred and assessment levied on each parcel within each Zone. Service levels in each Zone are set by a combination of factors such as budgetary constraints, pre-programmed frequencies, variable demands, seasonal needs, pedestrian levels, number of parcels, land uses and development types (i.e. sidewalk storefronts, setback with front parking, shopping centers, etc.). The following Table provides a summary of service levels by Benefit Zone:

#### **PROPOSED OGV BID SERVICE LEVELS BY ZONE**

	<b>ZONE 1</b>	<b>ZONE 2</b>	<b>ZONE 3</b>
Number of Parcels	70	25	4
Assessment Rate	\$0.159/sq ft land area	\$0.0795/sq ft land area	\$0.0159/sq ft land area
Assessment Rate Factor	1.0	0.50	0.10
Development Type	Storefront	Setback	Shopping Center
Pedestrian Level	High	Moderate	Low
Streetscape Services	100% Level	50% Level	10% Level
Marketing	100% Level	50% Level	10% Level
Management/Operations	100% Level	50% Level	10% Level

### **PROGRAM & ACTIVITY BUDGET**

Each identified assessed parcel within the OGV BID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of OGV BID funded services provided within each benefit zone. The projected OGV BID program special benefit (assessments) allocation budget for Year 1 (2021) is shown in the following Table:

#### **OGV BID Year 1 (2021) Special Benefit Assessment Budget By Zone**

<b>BENEFIT ZONE</b>	<b>STREETSCAPE SERVICES</b>	<b>MARKETING</b>	<b>PROGRAM MANAGEMENT</b>	<b>OPERATIONS</b>	<b>TOTAL</b>
	57.4516%	3.1053%	20.0847%	19.3584%	100%
1	\$49,938	\$2,699	\$17,458	\$16,826	\$86,921
2	\$9,363	\$506	\$3,273	\$3,155	\$16,297
3	<u>\$14,499</u>	<u>\$784</u>	<u>\$5,069</u>	<u>\$4,886</u>	<u>\$25,238</u>
TOTAL	\$73,800	\$3,989	\$25,800	\$24,867	\$128,456

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In order to carry out the OGV BID programs outlined in the previous section, a Year 1 assessment budget of \$128,456 is projected. Since the OGV BID is planned for a 6-year term, projected program costs for future years (Years 2-6) are set at the inception of the OGV 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 6-year OGV BID term.

It is noted that the OGV BID is, within Year-5 of the current 5-year (2016-2020) term, installing high-quality, UV resistant, artificial flower baskets to employ water conservation and labor saving measures. It is anticipated that these artificial flowers will last up to 3 years versus live plants/flowers that have to be changed at least annually if not more often. This action will save considerable water and plant cultivation/care/replacement costs estimated to be \$6,500 to \$8,000 per year. The cost savings realized from this action will be expended on future amenity component expansion and/or replacement, including but not limited to benches, trash receptacles, theme signage, street furniture and other streetscape/landscape amenities.

In order to fund a complete artificial flower basket replacement projected every 3 years as well as for implementation of a more extensive single phased thematic streetscape upgrade at a later time, it is proposed to set up two concurrent accrued reserve funds – Reserve Fund #1 and Reserve Fund #2.

### Reserve Fund #1

It is projected that, up to \$6,500 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve each year for hanging basket plant material replacement projected to occur every 3 years, or twice, within the proposed 6-year renewal term.

The plan would be to accrue an assessment revenue reserve of up to approximately \$19,500 (in a Year 1 cost basis) in order to continue this amenity replacement involving 76 hanging baskets all at the same time throughout the OGV BID. In order to have sufficient funds available for this expense every 3 years within the 6-year OGV BID term, up to \$6,500 in assessment revenue from the Streetscape Services budget (plus proportional general benefit revenue and any approved annual assessment rate increase) will be placed annually in reserve from the Streetscape Services budget category of the renewed OGV BID.

If, however, it is determined that, at any time, the artificial plants cannot withstand the weather elements (i.e. discoloration, deterioration, etc.), the OGV BID will replace the baskets with live plants/flower and a watering cycle and ongoing care will be implemented. In either case, the basket materials will need to be replaced, added to and/or maintained over the course of six year OGV BID term. If the hanging baskets are converted to live plants/flowers, a portion of the projected reserve monies will be needed for ongoing annual basket care/cultivation/water expenses and will not necessarily be carried over from year to year. Any remaining unexpended monies from Reserve Fund #1 in any given year may be used to fund physical amenities including but not limited to benches, trash receptacles, theme signage, street furniture, entry/mid-block treatments and other streetscape/landscape amenities.

### Reserve Fund #2



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In addition to the hanging basket material replacement reserve, it is also proposed that up to \$10,000 in assessment revenue per year from the Streetscape Services budget (plus proportional general benefit revenue and any approved annual assessment rate increase) will be placed annually in reserve from the Streetscape Services budget category for up to 6 years (an accrual of up to \$60,000 in assessment revenue plus proportional general benefit revenue and any approved annual assessment rate increase) in order to fund implementation of a more extensive single phased thematic streetscape upgrade in the OGV BID. This project would include continuation of the Old Granada Village thematic amenities already in place and funded by the OGV BID. Thematic physical elements could include but not be limited to thematic signage, street furniture, entry and/or mid-block design elements, decorative lighting and public art/murals. The precise details of this more extensive single phased thematic streetscape upgrade, projected to occur in Year 6 (2026), will be determined by the Owners' Association Board no later than Year 5 (2025) based on costs, logistics, feedback and other related parameters and limitations at the time of implementation. Any remaining undesignated/unexpended monies from Reserve Fund #2 in Year 6 (2026) may be used to fund individual physical amenities including but not limited to benches, trash receptacles, theme signage, street furniture, entry/mid-block treatments and other streetscape/landscape amenities before the end of the proposed 6 year renewal term.

It is the opinion of the Assessment Engineer that special benefits for assessment funds placed in both Reserve #1 and Reserve #2 within the Streetscape Services budget category, will be conferred on each and every assessed parcel within the OGV BID at the time these reserve funds are spent, now projected to be in Year-3 and Year-6 of the renewed 6-Year OGV BID term. Detailed annual budgets will be prepared by the Owners' Association Board and included in an Annual Plan for the City Council's review and approval. Updates on the details and timing of the Reserve Fund #1 and #2 improvements and expenditures will be refined each year as part of the Annual Plan. The projected annual accrual and expenditures of the two Reserve Funds are shown in the Table entitled "Projected 6-Year Streetscape Services Reserves" on pages 22-23 of this Plan.

Other funding carryovers, 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 Owners' 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 6-year term of the proposed renewed OGV 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. 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 6-year projected OGV BID special benefit budget is shown in the following Table:

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**YEAR 1-6 PROJECTED OGV BID ASSESSMENT BUDGET SUMMARY (Special Benefits)**

(Assumes 5% max rate increase per year)

YEAR	BENEFIT ZONE	STREETSCAPE SERVICES	MARKETING	PROGRAM MANAGEMENT	OPERATIONS	TOTAL
	%	57.4516%	3.1053%	20.0847%	19.3584%	100.00%
<b>1</b>	1	\$49,938	\$2,699	\$17,458	\$16,826	\$86,921
	2	\$9,363	\$506	\$3,273	\$3,155	\$16,297
	3	<u>\$14,499</u>	<u>\$784</u>	<u>\$5,069</u>	<u>\$4,886</u>	<u>\$25,238</u>
	TOTAL	\$73,800	\$3,989	\$25,800	\$24,867	\$128,456
<b>2</b>	1	\$52,435	\$2,834	\$18,331	\$17,667	\$91,267
	2	\$9,831	\$531	\$3,437	\$3,313	\$17,112
	3	<u>\$15,224</u>	<u>\$823</u>	<u>\$5,322</u>	<u>\$5,130</u>	<u>\$26,499</u>
	TOTAL	\$77,490	\$4,188	\$27,090	\$26,110	\$134,878
<b>3</b>	1	\$55,057	\$2,976	\$19,248	\$18,550	\$95,831
	2	\$10,323	\$558	\$3,609	\$3,479	\$17,969
	3	<u>\$15,985</u>	<u>\$864</u>	<u>\$5,588</u>	<u>\$5,387</u>	<u>\$27,824</u>
	TOTAL	\$81,365	\$4,398	\$28,445	\$27,416	\$141,624
<b>4</b>	1	\$57,810	\$3,125	\$20,210	\$19,478	\$100,623
	2	\$10,839	\$586	\$3,789	\$3,653	\$18,867
	3	<u>\$16,784</u>	<u>\$907</u>	<u>\$5,867</u>	<u>\$5,656</u>	<u>\$29,214</u>
	TOTAL	\$85,433	\$4,618	\$29,866	\$28,787	\$148,704
<b>5</b>	1	\$60,701	\$3,281	\$21,221	\$20,452	\$105,655
	2	\$11,381	\$615	\$3,978	\$3,836	\$19,810
	3	<u>\$17,623</u>	<u>\$952</u>	<u>\$6,160</u>	<u>\$5,939</u>	<u>\$30,674</u>
	TOTAL	\$89,705	\$4,848	\$31,359	\$30,227	\$156,139
<b>6</b>	1	\$63,736	\$3,445	\$22,282	\$21,475	\$110,938
	2	\$11,950	\$646	\$4,177	\$4,028	\$20,801
	3	<u>\$18,504</u>	<u>\$1,000</u>	<u>\$6,468</u>	<u>\$6,236</u>	<u>\$32,208</u>
	TOTAL	\$94,190	\$5,091	\$32,927	\$31,739	\$163,947

The OGV BID assessments may increase for each individual parcel each year during the 6-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. The Owners’ Association Board of the Directors (“Property Owners’ Association of the OGV BID) shall determine the percentage increase, if any, to the annual assessment, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the OGV 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 OGV BID.

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Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 6th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with City policy. OGV BID assessment funds may be used to pay for costs related to the following OGV BID renewal term. If the OGV BID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with City policy.

### Special/General Benefits

The Assessment Engineer (see attached Engineer’s Report) has found that the general benefits (i.e. general benefits to assessed parcels within the OGV BID, the public at large and surrounding parcels outside the OGV BID) of the proposed programs, services and improvements (i.e. Streetscape Services, Marketing, Program Management and Operations) represent 1.9854% of the total benefits generated and, in turn, 1.9854% (\$2,602) of the total adjusted costs of the OGV BID funded improvements, activities and services provided in Year 1.

Total Year 1 special and general benefit related costs are estimated at \$131,058. General benefits are factored at 1.9854% of the total benefit value (see Finding 2 beginning on page 7 of the attached Engineer’s Report) with special benefits set at 98.0146%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.9854% general benefit value is computed to be \$2,602 with a resultant 98.0146% special benefit limit computed at \$128,456. 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 District.

All program costs associated with general benefits will be derived from sources other than OGV BID assessments.

A breakdown of projected special and general benefits for each year of the 6-year renewal term is shown in the following Table:

### **6 Year Special + General Benefits** (Assumes 5% max rate increase per year)

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2021	1	STREETSCAPE SERVICES	\$49,938	\$1,013	\$50,951	57.4516%
		MARKETING	\$2,699	\$55	\$2,754	3.1053%
		PROGRAM MANAGEMENT	\$17,458	\$354	\$17,812	20.0847%
		OPERATIONS	<u>\$16,826</u>	<u>\$341</u>	<u>\$17,167</u>	<u>19.3584%</u>
		SUBTOTAL	\$86,921	\$1,763	\$88,684	100.00%
	2	STREETSCAPE SERVICES	\$9,363	\$190	\$9,553	57.4516%
		MARKETING	\$506	\$10	\$516	3.1053%
		PROGRAM MANAGEMENT	\$3,273	\$66	\$3,339	20.0847%
		OPERATIONS	<u>\$3,155</u>	<u>\$64</u>	<u>\$3,219</u>	<u>19.3584%</u>
		SUBTOTAL	\$16,297	\$330	\$16,627	100.00%

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	3	STREETSCAPE SERVICES	\$14,499	\$294	\$14,793	57.4516%
		MARKETING	\$784	\$16	\$800	3.1053%
		PROGRAM MANAGEMENT	\$5,069	\$103	\$5,172	20.0847%
		OPERATIONS	<u>\$4,886</u>	<u>\$99</u>	<u>\$4,985</u>	<u>19.3584%</u>
		SUBTOTAL	\$25,238	\$512	\$25,750	100.00%
	1,2,3	STREETSCAPE SERVICES	\$73,800	\$1,497	\$75,297	57.4516%
	1,2,3	MARKETING	\$3,989	\$81	\$4,070	3.1053%
	1,2,3	PROGRAM MANAGEMENT	\$25,800	\$523	\$26,323	20.0847%
	1,2,3	OPERATIONS	<u>\$24,867</u>	<u>\$504</u>	<u>\$25,371</u>	<u>19.3584%</u>
	1,2,3	<b>TOTAL YEAR 1 - 2021</b>	<b>\$128,456</b>	<b>\$2,605</b>	<b>\$131,061</b>	<b>100.00%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 2 - 2022	1	STREETSCAPE SERVICES	\$52,435	\$1,064	\$53,499	57.4516%
		MARKETING	\$2,834	\$58	\$2,892	3.1053%
		PROGRAM MANAGEMENT	\$18,331	\$372	\$18,703	20.0847%
		OPERATIONS	<u>\$17,667</u>	<u>\$358</u>	<u>\$18,025</u>	<u>19.3584%</u>
		SUBTOTAL	\$91,267	\$1,852	\$93,119	100.00%
		STREETSCAPE SERVICES	\$9,831	\$200	\$10,031	57.4516%
	2	MARKETING	\$531	\$11	\$542	3.1053%
		PROGRAM MANAGEMENT	\$3,437	\$69	\$3,506	20.0847%
		OPERATIONS	<u>\$3,313</u>	<u>\$67</u>	<u>\$3,380</u>	<u>19.3584%</u>
		SUBTOTAL	\$17,112	\$347	\$17,459	100.00%
	3	STREETSCAPE SERVICES	\$15,224	\$309	\$15,533	57.4516%
		MARKETING	\$823	\$17	\$840	3.1053%
		PROGRAM MANAGEMENT	\$5,322	\$108	\$5,430	20.0847%
		OPERATIONS	<u>\$5,130</u>	<u>\$104</u>	<u>\$5,234</u>	<u>19.3584%</u>
		SUBTOTAL	\$26,499	\$538	\$27,037	100.00%
	1,2,3	STREETSCAPE SERVICES	\$77,490	\$1,573	\$79,063	57.4516%
	1,2,3	MARKETING	\$4,188	\$86	\$4,274	3.1053%
	1,2,3	PROGRAM MANAGEMENT	\$27,090	\$549	\$27,639	20.0847%
	1,2,3	OPERATIONS	<u>\$26,110</u>	<u>\$529</u>	<u>\$26,639</u>	<u>19.3584%</u>
	1,2,3	<b>TOTAL YEAR 1 - 2021</b>	<b>\$134,878</b>	<b>\$2,737</b>	<b>\$137,615</b>	<b>100.00%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 3 - 2023	1	STREETSCAPE SERVICES	\$55,057	\$1,117	\$56,174	57.4516%
		MARKETING	\$2,976	\$61	\$3,037	3.1053%
		PROGRAM MANAGEMENT	\$19,248	\$391	\$19,639	20.0847%
		OPERATIONS	<u>\$18,550</u>	<u>\$376</u>	<u>\$18,926</u>	<u>19.3584%</u>
		SUBTOTAL	\$95,831	\$1,945	\$97,776	100.00%
	2	STREETSCAPE SERVICES	\$10,323	\$210	\$10,533	57.4516%
		MARKETING	\$558	\$12	\$570	3.1053%
		PROGRAM MANAGEMENT	\$3,609	\$72	\$3,681	20.0847%
		OPERATIONS	<u>\$3,479</u>	<u>\$70</u>	<u>\$3,549</u>	<u>19.3584%</u>

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		SUBTOTAL	\$17,969	\$364	\$18,333	100.00%
	3	STREETSCAPE SERVICES	\$15,985	\$324	\$16,309	57.4516%
		MARKETING	\$864	\$18	\$882	3.1053%
		PROGRAM MANAGEMENT	\$5,588	\$113	\$5,701	20.0847%
		OPERATIONS	<u>\$5,387</u>	<u>\$109</u>	<u>\$5,496</u>	<u>19.3584%</u>
		SUBTOTAL	\$27,824	\$564	\$28,388	100.00%
	1,2,3	STREETSCAPE SERVICES	\$81,365	\$1,651	\$83,016	57.4516%
	1,2,3	MARKETING	\$4,398	\$91	\$4,489	3.1053%
	1,2,3	PROGRAM MANAGEMENT	\$28,445	\$576	\$29,021	20.0847%
	1,2,3	OPERATIONS	<u>\$27,416</u>	<u>\$555</u>	<u>\$27,971</u>	<u>19.3584%</u>
	1,2,3	<b>TOTAL YEAR 3 - 2023</b>	<b>\$141,624</b>	<b>\$2,873</b>	<b>\$144,497</b>	<b>100.00%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 4 - 2024	1	STREETSCAPE SERVICES	\$57,810	\$1,173	\$58,983	57.4516%
		MARKETING	\$3,125	\$64	\$3,189	3.1053%
		PROGRAM MANAGEMENT	\$20,210	\$411	\$20,621	20.0847%
		OPERATIONS	<u>\$19,478</u>	<u>\$395</u>	<u>\$19,873</u>	<u>19.3584%</u>
		SUBTOTAL	\$100,623	\$2,043	\$102,666	100.00%
	2	STREETSCAPE SERVICES	\$10,839	\$221	\$11,060	57.4516%
		MARKETING	\$586	\$13	\$599	3.1053%
		PROGRAM MANAGEMENT	\$3,789	\$76	\$3,865	20.0847%
		OPERATIONS	<u>\$3,653</u>	<u>\$74</u>	<u>\$3,727</u>	<u>19.3584%</u>
		SUBTOTAL	\$18,867	\$384	\$19,251	100.00%
	3	STREETSCAPE SERVICES	\$16,784	\$340	\$17,124	57.4516%
		MARKETING	\$907	\$19	\$926	3.1053%
		PROGRAM MANAGEMENT	\$5,867	\$119	\$5,986	20.0847%
		OPERATIONS	<u>\$5,656</u>	<u>\$114</u>	<u>\$5,770</u>	<u>19.3584%</u>
		SUBTOTAL	\$29,214	\$592	\$29,806	100.00%
	1,2,3	STREETSCAPE SERVICES	\$85,433	\$1,734	\$87,167	57.4516%
	1,2,3	MARKETING	\$4,618	\$96	\$4,714	3.1053%
	1,2,3	PROGRAM MANAGEMENT	\$29,866	\$606	\$30,472	20.0847%
	1,2,3	OPERATIONS	<u>\$28,787</u>	<u>\$583</u>	<u>\$29,370</u>	<u>19.3584%</u>
	1,2,3	<b>TOTAL YEAR 4 - 2024</b>	<b>\$148,704</b>	<b>\$3,019</b>	<b>\$151,723</b>	<b>100.00%</b>
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 5 - 2025	1	STREETSCAPE SERVICES	\$60,701	\$1,232	\$61,933	57.4516%
		MARKETING	\$3,281	\$67	\$3,348	3.1053%
		PROGRAM MANAGEMENT	\$21,221	\$432	\$21,653	20.0847%
		OPERATIONS	<u>\$20,452</u>	<u>\$415</u>	<u>\$20,867</u>	<u>19.3584%</u>
		SUBTOTAL	\$105,655	\$2,146	\$107,801	100.00%
	2	STREETSCAPE SERVICES	\$11,381	\$232	\$11,613	57.4516%
		MARKETING	\$615	\$14	\$629	3.1053%

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		PROGRAM MANAGEMENT	\$3,978	\$80	\$4,058	20.0847%
		OPERATIONS	<u>\$3,836</u>	<u>\$78</u>	<u>\$3,914</u>	<u>19.3584%</u>
		SUBTOTAL	\$19,810	\$404	\$20,214	100.00%
	3	STREETSCAPE SERVICES	\$17,623	\$357	\$17,980	57.4516%
		MARKETING	\$952	\$20	\$972	3.1053%
		PROGRAM MANAGEMENT	\$6,160	\$125	\$6,285	20.0847%
		OPERATIONS	<u>\$5,939</u>	<u>\$120</u>	<u>\$6,059</u>	<u>19.3584%</u>
		SUBTOTAL	\$30,674	\$622	\$31,296	100.00%
	1,2,3	STREETSCAPE SERVICES	\$89,705	\$1,821	\$91,526	57.4516%
	1,2,3	MARKETING	\$4,848	\$101	\$4,949	3.1053%
	1,2,3	PROGRAM MANAGEMENT	\$31,359	\$637	\$31,996	20.0847%
	1,2,3	OPERATIONS	<u>\$30,227</u>	<u>\$613</u>	<u>\$30,840</u>	<u>19.3584%</u>
	1,2,3	<b>TOTAL YEAR 5 - 2025</b>	<b>\$156,139</b>	<b>\$3,172</b>	<b>\$159,311</b>	100.00%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 6 - 2026	1	STREETSCAPE SERVICES	\$63,736	\$1,294	\$65,030	57.4516%
		MARKETING	\$3,445	\$70	\$3,515	3.1053%
		PROGRAM MANAGEMENT	\$22,282	\$454	\$22,736	20.0847%
		OPERATIONS	<u>\$21,475</u>	<u>\$436</u>	<u>\$21,911</u>	<u>19.3584%</u>
		SUBTOTAL	\$110,938	\$2,254	\$113,192	100.00%
	2	STREETSCAPE SERVICES	\$11,950	\$244	\$12,194	57.4516%
		MARKETING	\$646	\$15	\$661	3.1053%
		PROGRAM MANAGEMENT	\$4,177	\$84	\$4,261	20.0847%
		OPERATIONS	<u>\$4,028</u>	<u>\$82</u>	<u>\$4,110</u>	<u>19.3584%</u>
		SUBTOTAL	\$20,801	\$425	\$21,226	100.00%
	3	STREETSCAPE SERVICES	\$18,504	\$375	\$18,879	57.4516%
		MARKETING	\$1,000	\$21	\$1,021	3.1053%
		PROGRAM MANAGEMENT	\$6,468	\$131	\$6,599	20.0847%
		OPERATIONS	<u>\$6,236</u>	<u>\$126</u>	<u>\$6,362</u>	<u>19.3584%</u>
		SUBTOTAL	\$32,208	\$653	\$32,861	100.00%
	1,2,3	STREETSCAPE SERVICES	\$94,190	\$1,913	\$96,103	57.4516%
	1,2,3	MARKETING	\$5,091	\$106	\$5,197	3.1053%
	1,2,3	PROGRAM MANAGEMENT	\$32,927	\$669	\$33,596	20.0847%
	1,2,3	OPERATIONS	<u>\$31,739</u>	<u>\$644</u>	<u>\$32,383</u>	<u>19.3584%</u>
	1,2,3	<b>TOTAL YEAR 6 - 2025</b>	<b>\$163,947</b>	<b>\$3,332</b>	<b>\$167,279</b>	100.00%

As discussed on pages 10-11 and 15-16 of this Plan, up to \$6,500 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve Fund #1) each year for hanging basket plant material replacement projected to occur every 3 years. In addition, up to \$10,000 in assessment revenue (plus proportional general benefit revenue and any approved annual assessment rate increase) of the Streetscape Services budget category will be placed in reserve (Reserve Fund #2) each year for up to 6 years for

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implementation of a more extensive single phased thematic streetscape upgrade also as discussed on pages 10-11 and 15-16 of this Plan.

The accrued Streetscape Services reserve fund shall be capped each year as shown in the Table below entitled: “Projected 6-Year Streetscape Reserves”. These caps are based on the reserve funds being drawn down and expended either in Year 3 or Year 6. If the Reserve #1 funds are not drawn down and expended in full or in part in Year 3, subsequent year reserve fund balances shall be limited to the Year 3 cap shown.

An isolation view of the Streetscape Services budget category delineating projected actual yearly Streetscape Services expenditures and accrued/expended reserve funds for special and general benefits is shown in the following Table:

**Projected 6-Year Streetscape Services Reserves**  
(Assumes 5% Max Annual Rate Increase)

<b>YR</b>		<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF STREETScape SERVICES</b>
1	2021	STREETScape SERVICES EXPENDITURES	\$57,300	\$1,162	\$58,462	77.6423%
		STREETScape SERVICES RESERVE #1	\$6,500	\$132	\$6,632	8.8076%
		STREETScape SERVICES RESERVE #2	<u>\$10,000</u>	<u>\$203</u>	<u>\$10,203</u>	<u>13.5501%</u>
		TOTAL	\$73,800	\$1,497	\$75,297	100.000%
		PROJECTED ACCRUED RESERVES	\$16,500	\$335	\$16,835	
		PROJECTED EXPENDED RESERVES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
		PROJECTED RESERVE BALANCE	\$16,500	\$335	\$16,835	
2	2022	STREETScape SERVICES EXPENDITURES	\$60,165	\$1,221	\$61,386	77.6423%
		STREETScape SERVICES RESERVE #1	\$6,825	\$139	\$6,964	8.8076%
		STREETScape SERVICES RESERVE #2	<u>\$10,500</u>	<u>\$213</u>	<u>\$10,713</u>	<u>13.5501%</u>
		TOTAL	\$77,490	\$1,573	\$79,063	100.0000%
		PROJECTED ACCRUED RESERVES	\$33,825	\$687	\$34,512	
		PROJECTED EXPENDED RESERVES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
		PROJECTED RESERVE BALANCE	\$33,825	\$687	\$34,512	
3	2023	STREETScape SERVICES EXPENDITURES	\$63,174	\$1,281	\$64,455	77.6423%
		STREETScape SERVICES RESERVE #1	\$7,166	\$146	\$7,312	8.8076%
		STREETScape SERVICES RESERVE #2	<u>\$11,025</u>	<u>\$224</u>	<u>\$11,249</u>	<u>13.5501%</u>
		TOTAL	\$81,365	\$1,651	\$83,016	100.0000%
		PROJECTED ACCRUED RESERVES	\$52,016	\$1,057	\$53,073	
		PROJECTED EXPENDED RESERVES	<u>\$20,491</u>	<u>\$418</u>	<u>\$20,909</u>	
		PROJECTED RESERVE BALANCE	\$31,525	\$639	\$32,164	
4	2024	STREETScape SERVICES EXPENDITURES	\$66,333	\$1,346	\$67,679	77.6423%
		STREETScape SERVICES RESERVE #1	\$7,524	\$153	\$7,677	8.8076%
		STREETScape SERVICES RESERVE #2	<u>\$11,576</u>	<u>\$235</u>	<u>\$11,811</u>	<u>13.5501%</u>
		TOTAL	\$85,433	\$1,734	\$87,167	100.0000%
		PROJECTED ACCRUED RESERVES	\$50,625	\$1,027	\$51,652	
		PROJECTED EXPENDED RESERVES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	

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		PROJECTED RESERVE BALANCE	\$50,625	\$1,027	\$51,652	
5	2025	STREETSCAPE SERVICES EXPENDITURES	\$69,650	\$1,413	\$71,063	77.6423%
		STREETSCAPE SERVICES RESERVE #1	\$7,900	\$161	\$8,061	8.8076%
		STREETSCAPE SERVICES RESERVE #2	<u>\$12,155</u>	<u>\$247</u>	<u>\$12,402</u>	<u>13.5501%</u>
		TOTAL	\$89,705	\$1,821	\$91,526	100.0000%
		PROJECTED ACCRUED RESERVES	\$70,680	\$1,435	\$72,115	
		PROJECTED EXPENDED RESERVES	\$0	\$0	\$0	
		PROJECTED RESERVE BALANCE	\$70,680	\$1,435	\$72,115	
6	2026	STREETSCAPE SERVICES EXPENDITURES	\$73,132	\$1,485	\$74,617	77.6431%
		STREETSCAPE SERVICES RESERVE #1	\$8,295	\$169	\$8,464	8.8067%
		STREETSCAPE SERVICES RESERVE #2	<u>\$12,763</u>	<u>\$259</u>	<u>\$13,022</u>	<u>13.5503%</u>
		TOTAL	\$94,190	\$1,913	\$96,103	100.00%
		PROJECTED ACCRUED RESERVES	\$91,738	\$1,863	\$93,601	
		PROJECTED EXPENDED RESERVES	<u>\$91,738</u>	<u>\$1,863</u>	<u>\$93,601</u>	
		PROJECTED RESERVE BALANCE	\$0	\$0	\$0	

It is the opinion of the Assessment Engineer that special benefits for assessment funds placed in both Reserve #1 and Reserve #2 within the Streetscape Services budget category as shown in the Table above, will be conferred on each and every assessed parcel within the OGV BID at the time these reserve funds are spent, now projected to be in Year-3 and Year-6 of the renewed 6-Year OGV BID term. The reason for placing these funds in reserve is to have sufficient accrued funds in order to implement the physical amenity improvements as discussed on pages 10-11 and 15-16 of this Plan.

If the OGV BID is not renewed again at the end of the proposed 6-Year renewal term, any remaining Streetscape Services reserve funds being held at that time will be expended on other physical amenities as described on page 11 of this Plan. As is the case with any unexpended/unencumbered funds remaining at the end of a renewal term, if the OGV BID is not renewed again, such funds would be returned to OGV BID property owners in accordance with City policy and State PBID Law.

### **Duration**

As allowed by State PBID Law, the OGV BID will have a six (6) year operational term from January 1, 2021 to December 31, 2026. The proposed renewed OGV BID operation is expected to begin services on January 1, 2021. If the OGV BID is not renewed again at the end of the proposed 6 year renewal term, services will end on December 31, 2026.

### **Manner of Collection**

Assessments for the Property Tax Year beginning July 1, 2020 and ending June 30, 2026, 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 2021-2026). The OGV 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



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penalties on the County tax rolls as appropriate to implement this Management District Plan.

### **IV PROPOSED ASSESSMENT FORMULA**

The OGV BID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the OGV BID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the OGV BID, the public at large and surrounding parcels outside of the OGV 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 OGV BID.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed OGV BID (i.e. Streetscape Services, Marketing, Program Management and Operations) it is the opinion of the Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of land area of each parcel within three benefit zones.

The “Basic Benefit Units” will be expressed as a function of land square footage (Benefit Unit “A”) within three benefit zones. Based on the shape of the proposed renewed OGV BID, as well as the nature of the OGV 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 land area of each parcel within three benefit zones.

For the array of land uses within the OGV BID and the low profile building patterns, parcel land area quantity is a proven method of fairly and equitably spreading special benefits to these beneficiaries of OGV BID funded services, programs and improvements. This single factor directly relates to the degree of special benefit each assessed parcel will receive from OGV BID funded activities within each benefit zone.

In the opinion of the Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 65% of the total OGV BID revenue (67.66591% when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of the Assessment Engineer, the targeted weight of Zone 2 revenue to match the projected costs of Zone 2 services, should generate approximately 15% of the total OGV BID revenue (12.68725% when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of the Assessment Engineer, the targeted weight of Zone 3 revenue to match the projected costs of Zone 3 services, should generate approximately 20% of the total OGV BID revenue (19.64684% when adjusted for precise parcel measurements and program costs and service levels).

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

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

**Year 1 – 2021 - Assessable Benefit Units**

<b>BENEFIT ZONE</b>	<b>LAND AREA (SF)</b>	<b># OF PARCELS</b>	<b># OF ASSESSABLE PARCELS</b>
1	546,674	70	70
2	205,001	23	23
3	<u>1,587,272</u>	<u>4</u>	<u>4</u>
TOTAL	2,338,947	97	97

**Year 1 – 2021 Projected Assessment Revenue**

<b>BENEFIT ZONE</b>	<b>LAND AREA ASSMT REVENUE</b>	<b>%</b>
1	\$86,921.17	67.66591%
2	\$16,297.58	12.68725%
3	<u>\$25,237.62</u>	<u>19.64684%</u>
TOTAL	\$128,456.37	100.00%

The number of Benefit Units for each identified benefiting parcel within the proposed renewed OGV 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 OGV BID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the OGV BID may confirm the data with the LA County Assessor’s office. If OGV 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 OGV BID assessment may be corrected.

**Assessment Formula**

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

$$\text{Assessment} = \text{Land Area (Unit A) Sq Ft} \times \text{Unit A Zone Rate}$$

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**YEAR 1 –2021 Assessment Rates**

<b>BENEFIT ZONE</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>
1	\$0.1590
2	\$0.0795
3	\$0.0159

***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 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 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 the OGV BID is included in this Plan as Appendix I.

**Assessment Formula Unit Rates**

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 25 of this Plan, the assessment rates and weighted multipliers for each factor and zone are calculated as follows:

ZONE 1

Land Area Rate (Unit 1-A)

$$(\$128,456.37 \times 67.66591\%) / 546,674 \text{ units} = \$0.1590/\text{sq ft land area}$$

ZONE 2

Land Area Rate (Unit 2-A)

$$(\$128,456.37 \times 12.68725\%) / 205,001 \text{ units} = \$0.0795/\text{sq ft land area}$$

ZONE 3

Land Area Rate (Unit 3-A)

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$(\$128,456.37 \times 19.64684\%) / 1,587,272 \text{ units} = \$0.0159/\text{sq ft land area}$

Since the OGV BID is planned for a six-year term, maximum assessment rates for future years (Years 2-6) must be set at the inception of the OGV 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 six year term of the OGV 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 OGV BID budget in accordance with City policy. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward.

**OGV BID – 6 Year Maximum Assessment Rates  
(Includes a 5%/Yr. Max Increase)**

<b>BENEFIT ZONE</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>
<u>YEAR 1</u>	
1	\$0.1590
2	\$0.0795
3	\$0.0159
<u>YEAR 2</u>	
1	\$0.1670
2	\$0.0835
3	\$0.0167
<u>YEAR 3</u>	
1	\$0.1754
2	\$0.0877
3	\$0.0175
<u>YEAR 4</u>	
1	\$0.1842
2	\$0.0921
3	\$0.0184
<u>YEAR 5</u>	
1	\$0.1934
2	\$0.0967
3	\$0.0193

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<u>YEAR 6</u>	
1	\$0.2031
2	\$0.1015
3	\$0.0203

**SAMPLE ASSESSMENT CALCULATIONS:**

**Sample - Zone 1:**

A 15,000 sq ft lot

$$\text{Land} = 15,000 \times 15.9\text{¢/SF} = \$2,385.00$$

$$\text{TOTAL YEAR 1 ASSESSMENT} = \underline{\underline{\$2,385.00}}$$

**Sample - Zone 2:**

A 15,000 sq ft lot

$$\text{Land} = 15,000 \times 7.95\text{¢/SF} = \$1,192.50$$

$$\text{TOTAL YEAR 1 ASSESSMENT} = \underline{\underline{\$1,192.50}}$$

**Sample - Zone 3:**

A 15,000 sq ft lot

$$\text{Land} = 15,000 \times 1.59\text{¢/SF} = \$ 238.50$$

$$\text{TOTAL YEAR 1 ASSESSMENT} = \underline{\underline{\$ 238.50}}$$

The complete Year 1 – 2021 assessment roll of all parcels to be assessed by the OGV BID is included in this Report 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

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fact receive no special benefit.”

There are currently no publicly owned parcels within the OGV BID,

### **VI. OGV BID GOVERNANCE**

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

Meetings of the Owners’ 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 OGV BID**

There are no specific rules or regulations applied to this OGV BID

### **VIII. OTHER ITEMS**

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

### **IX. PLAN AUTHOR**

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

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### X. IMPLEMENTATION TIMETABLE

The renewed OGV 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>
Mid-'19-Jan '20	• Develop/finalize Management District Plan
Early '20	• Initiate petition drive
Early '20	• Collect petitions signed by property owners
Spring '20	• Submit majority support petitions to City
Spring '20	• City Council adopts Ordinance of Intention to renew the OGV BID
Spring '20	• City sends notice of OGV BID public hearing and a ballot to property owners within OGV 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 OGV 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 Owners' Association per contract with City
(6 years)	• Owners' Association carries out renewed OGV BID programs and services

# APPENDIX 1

## YR 1 – 2021 ASSESSMENT ROLL



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APN	SITE ADDRESS	Zone	Assessed Land Area (SF)	2021 Assessment	2021 % Total
2712021026	10820 ZELZAH AVE	2	27,412	\$2,179.25	1.70%
2712027026	17519 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712027027	17525 CHATSWORTH ST	1	8,220	\$1,306.98	1.02%
2712027028	17533 CHATSWORTH ST	1	12,330	\$1,960.47	1.53%
2712027029	17541 CHATSWORTH ST	1	10,271	\$1,633.09	1.27%
2712027030	17547 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712027031	17555 CHATSWORTH ST	1	13,613	\$2,164.47	1.68%
2712027033	17503 CHATSWORTH	1	13,634	\$2,167.81	1.69%
2712027036	17513 CHATSWORTH ST	1	10,271	\$1,633.09	1.27%
2712028001	10734 WHITE OAK AVE	2	10,727	\$852.80	0.66%
2712028013	17603 CHATSWORTH ST	1	8,133	\$1,293.15	1.01%
2712028014	17607 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712028015	17609 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712028016	17613 CHATSWORTH ST	1	13,700	\$2,178.30	1.70%
2712028020	17637 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712028021	17641 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712028022	17645 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712028023	17649 CHATSWORTH ST	1	8,220	\$1,306.98	1.02%
2712028024	17655 CHATSWORTH ST	1	8,150	\$1,295.85	1.01%
2712028025	10722 WHITE OAK AVE	2	7,205	\$572.80	0.45%
2712028026	10718 WHITE OAK AVE	2	7,200	\$572.40	0.45%
2712028027	17629 CHATSWORTH ST	1	17,125	\$2,722.88	2.12%
2712029016	17701 CHATSWORTH ST	1	8,133	\$1,293.15	1.01%
2712029017	17709 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712029018	17715 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712029019	17719 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712029020	17723 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712029021	17727 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712029022	17733 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712029023	17737 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712029024	17745 CHATSWORTH ST	1	11,556	\$1,837.40	1.43%
2712029025	10727 WHITE OAK AVE	2	19,711	\$1,567.02	1.22%
2712029026	10721 WHITE OAK AVE	2	3,297	\$262.11	0.20%
2712030012	17801 CHATSWORTH ST	1	8,133	\$1,293.15	1.01%
2712030013	17809 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712030014	17815 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712030015	17815 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712030016	17819 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712030017	17823 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712030018	17825 CHATSWORTH ST	1	3,424	\$544.42	0.42%
2712030019	17827 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712030020	17833 CHATSWORTH ST	1	6,848	\$1,088.83	0.85%
2712030032	17581 CHATSWORTH ST	1	17,890	\$2,844.51	2.21%
2715025048	18045 CHATSWORTH ST	3	20,970	\$333.42	0.26%
2715025055	17941 CHATSWORTH ST	3	830,682	\$13,207.84	10.28%

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2731008022	17900 CHATSWORTH ST	3	22,107	\$351.50	0.27%
2731008023	18000 CHATSWORTH ST	3	713,513	\$11,344.86	8.83%
2733003032	10636 ZELZAH AVE	2	15,220	\$1,209.99	0.94%
2733005003	17834 CHATSWORTH ST	1	3,010	\$478.59	0.37%
2733005004	17832 CHATSWORTH ST	1	3,058	\$486.22	0.38%
2733005005	17826 CHATSWORTH ST	1	6,277	\$998.04	0.78%
2733005006	17822 CHATSWORTH ST	1	6,447	\$1,025.07	0.80%
2733005010	17810 CHATSWORTH ST	1	9,749	\$1,550.09	1.21%
2733005018	17835 KINGSBURY ST	2	10,498	\$834.59	0.65%
2733005021	10658 ZELZAH AVE	2	3,197	\$254.16	0.20%
2733005024	10666 ZELZAH AVE	2	2,866	\$227.85	0.18%
2733005025	10668 ZELZAH AVE	2	2,696	\$214.33	0.17%
2733005026	17800 CHATSWORTH ST	1	10,964	\$1,743.28	1.36%
2733005027	10663 YARMOUTH AVE	2	10,230	\$813.29	0.63%
2733005031	17820 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733005032	10650 ZELZAH AVE	2	6,316	\$502.12	0.39%
2733005033	17840 CHATSWORTH ST	1	3,782	\$601.34	0.47%
2733005034	10664 ZELZAH AVE	2	6,216	\$494.17	0.38%
2733006006	17728 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733006007	17722 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733006008	17716 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733006009	17714 CHATSWORTH ST	1	3,250	\$516.75	0.40%
2733006010	17710 CHATSWORTH ST	1	9,749	\$1,550.09	1.21%
2733006011	17702 CHATSWORTH ST	1	7,714	\$1,226.53	0.95%
2733006012	10671 WHITE OAK AVE	2	3,297	\$262.11	0.20%
2733006013	10667 WHITE OAK AVE	2	3,297	\$262.11	0.20%
2733006014	10663 WHITE OAK AVE	2	6,599	\$524.62	0.41%
2733006015	10661 WHITE OAK AVE	2	3,297	\$262.11	0.20%
2733006016	WHITE OAK AVE	2	6,512	\$517.70	0.40%
2733006025	17734 CHATSWORTH ST	1	9,749	\$1,550.09	1.21%
2733006026	17744 CHATSWORTH ST	1	10,964	\$1,743.28	1.36%
2733009001	17650 CHATSWORTH ST	1	15,529	\$2,469.11	1.92%
2733009002	17644 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733009003	17636 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733009004	17632 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733009005	17628 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733009006	17622 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733009007	17616 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733009008	17610 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733009009	17604 CHATSWORTH ST	1	3,250	\$516.75	0.40%
2733009010	17602 CHATSWORTH ST	1	10,960	\$1,742.64	1.36%
2733009021	10666 WHITE OAK AVE	2	10,813	\$859.63	0.67%
2733009022	10660 WHITE OAK AVE	2	14,329	\$1,139.16	0.89%
2733018012	17558 CHATSWORTH ST	1	12,911	\$2,052.85	1.60%
2733018013	17548 CHATSWORTH ST	2	9,766	\$776.40	0.60%
2733018014	17542 CHATSWORTH ST	1	3,250	\$516.75	0.40%
2733018015	17536 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733018016	17534 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733018017	17524 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%
2733018018	17520 CHATSWORTH ST	1	6,499	\$1,033.34	0.80%

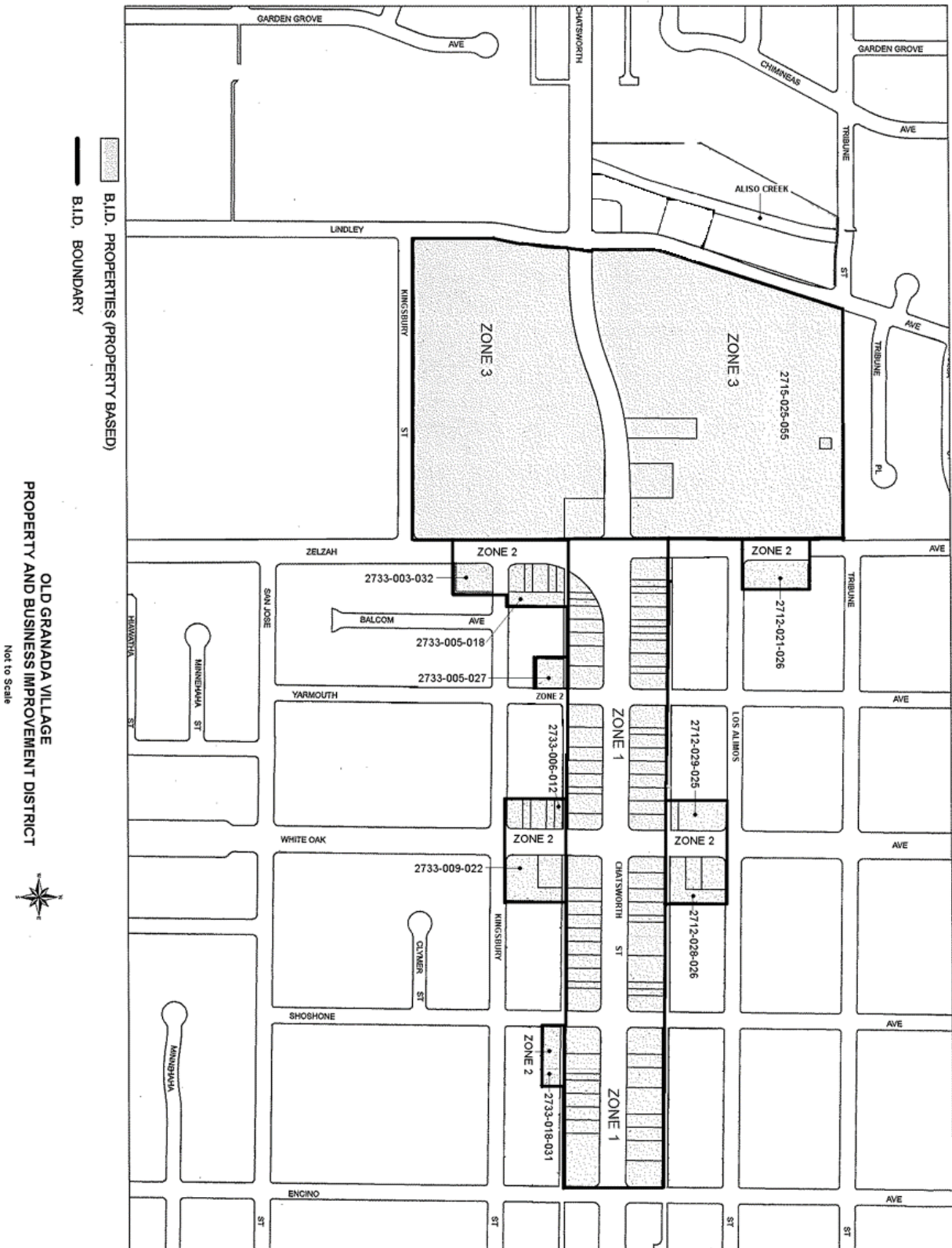
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2733018031	10672 SHOSHONE AVE	2	14,300	\$1,136.85	0.89%
2733018806	10681 ENCINO AVE	1	25,933	\$4,123.35	3.21%
				\$128,456.37	100.00%

# APPENDIX 2

## OGV BID BOUNDARY MAP

OLD GRANADA VILLAGE BID – MANAGEMENT DISTRICT PLAN



# ATTACHMENT 1

## ASSESSMENT ENGINEER'S REPORT