

**Historic Waterfront District
(San Pedro)
Property Business Improvement District
Management District Plan**

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ATTACHMENT 1: PBID Property Information & 2008 Assessments

ATTACHMENT 2: Proposition 218 Engineer's Report

I. INTRODUCTION TO THIS MANAGEMENT DISTRICT PLAN

The Property and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 *et seq*) (the “Law”) authorizes the City of Los Angeles to establish property and business improvement districts (“PBIDs”).

This document is the Management District Plan required by Section 36622 of the Law with respect to the proposed Historic Waterfront District (San Pedro) Property Business Improvement District in the City of Los Angeles.

II. OVERVIEW OF THE HISTORIC WATERFRONT DISTRICT (SAN PEDRO) PROPERTY BUSINESS IMPROVEMENT DISTRICT

A growing coalition of property and business owners and members of the community, have proposed the formation of the Historic Waterfront District (San Pedro) Property Business Improvement District, a new district, in order to provide improvements and services that revitalize and enhance the historic downtown San Pedro area, an essential commercial core of the City of Los Angeles.

Name: “Historic Waterfront District (San Pedro) Property Business Improvement District” (hereinafter “PBID” or “District”).

Location: The proposed District is located in the Historic Waterfront District and downtown area of San Pedro, a community of the City of Los Angeles. The central part of the District is bordered on the North by 3rd Street, and on the South, generally, by 9th Street. It is bordered on the East by the Los Angeles Harbor, and on the West by the alley West of Pacific Avenue. Additionally, towards the waterfront, the District extends to the South of this central area. This Southern portion of the District extends generally to 14th Street from Beacon Street to the waterfront. The District includes Port of Los Angeles parcels East of Harbor Drive extending from roughly 3rd Street to the North to roughly 15th Street to the South. This description of the District constitutes a general summary of the comprehensive map presented in Section III. “Business Improvement District Boundaries” of this document. Please refer to that map for an exact depiction of the District’s boundaries.

Services: The proposed District will fund improvements and activities authorized under the Law. Specifically, the District will provide services in the following categories: (a). visitor & tourist ambassador service; (b). maintenance, sanitation, & beautification; (c). marketing, promotions, and waterfront special events; (d). new business attraction for downtown & waterfront; (e). homeless services coordination; and, (f). policy development, district management, and administration.

Please see Section IV. “Proposed PBID Service Plan” of this document for a more detailed description of the services, improvements and activities planned for the District.

Method of Financing: The services will be funded through an assessment placed on real property benefiting from the services. Generally, each parcel will be assessed \$0.0770 per square foot of residential improvement size and \$0.1539 per square foot of non-residential improvement size located West of Harbor Boulevard, and \$0.0770 per square foot of non-residential improvement size located East of Harbor Boulevard. In addition, each parcel will be assessed \$0.1061 per square foot of lot size located West of Harbor Boulevard and \$0.0531 per square foot of lot size located East of Harbor

Boulevard. The assessment may be adjusted annually to reflect changes in the Consumer Price Index (CPI) for Los Angeles-Orange-Riverside for All Urban Consumers at a rate not to exceed three percent (3%). In conjunction with required annual proceedings, the Owners' Association will notify the City of Los Angeles of any proposed CPI adjustment.

The Office of the City Clerk will bill assessments for the Fiscal Year beginning January 1, 2008 and ending December 31, 2008. Uncollected assessments for that period and assessments for subsequent fiscal years, ending December 31, 2012 will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles.

Please see Section V. "Proposed PBID Assessment Formula" of this document for additional details.

Budget: The proposed District budget for the first year of operation is approximately \$975,000 and is included in Section IV. "Proposed PBID Service Plan" of this document.

Bonds: No bonds will be issued in connection with the District.

City Services: The City of Los Angeles will continue its practice of providing municipal services within the proposed District at their present levels, or at such modified levels as may be established in the future, irrespective of District formation. Existing City services will not be replaced or duplicated by new District services.

Duration: As required by the Law, the District will have a set term of five (5) years. The District's term will begin on January 1, 2008 through and including December 31, 2012. At the end of this period, the District may be renewed as permitted by law.

III. BUSINESS IMPROVEMENT DISTRICT BOUNDARIES

The Historic Waterfront District (San Pedro) Property Business Improvement District is the traditional downtown area of San Pedro. The central part of the District is bordered on the North by 3rd Street, and on the South, generally, by 9th Street. It is bordered on the East by the Los Angeles Harbor, and on the West by the alley West of Pacific Avenue.

Additionally, towards the waterfront, the District extends to the South of this central area. This Southern extension is generally to 14th Street from Beacon Street to the waterfront. The District includes Port of Los Angeles parcels East of Harbor Drive extending from roughly 3rd Street to the North to roughly 15th Street to the South. The exact boundaries of the District are shown on the following map. Additional information regarding these boundaries, and a list of each included parcel, is provided in the Engineer's Report for the District, which is incorporated herein by reference, and included as Attachment 2 of this document.

As a supplement to the referenced District map, the boundaries of the proposed District can be described as follows:

- **Northern Boundary**
Beginning at the intersection of the alley West of Pacific Avenue and 3rd Street, East along 3rd Street to its intersection with Harbor Boulevard, then East along the border Northern boundary of Parcel #7440-026-906, to the Los Angeles Harbor.
- **Eastern Boundary**
Beginning near at the Northeast corner of Parcel #7440-030-906, South along the Los Angeles Harbor shoreline to the Southern boundary of Parcel # 7440-031-904.
- **Southern Boundary**
Beginning at the Southeast corner of Parcel #7440-031-904, West along the Southern Boundaries of Parcels #7440-031-904 and # 7440-031-806 and along the Northern Boundary of Parcel #7440-031-905 (a recreational complex that is not a part of the District) to the intersection of Harbor Boulevard and 14th Street. Then West along the extension of 14th Street to Beacon Street. Then North along S. Beacon Street to 10th Street, then West along 10th to its intersection with S. Palos Verdes Street, then North along S. Palos Verdes Street to its intersection with 9th Street, then West along 9th Street to its intersection with the alley West of parcels # 7455-023-021 through -025, then North along that alley to 8th Street, then West along 8th Street to the Eastern boundary of parcel #7455-010-902, then South along the Eastern Boundary of that parcel and the Eastern Boundary of parcel #7455-010-903 to its intersection with 9th Street, then West along 9th Street to its intersection with the alley West of S. Pacific Avenue.
- **Western Boundary**
Beginning at the intersection of the alley West of Pacific Avenue and 9th Street, North along that alley to its intersection with 3rd Street.

Insert Map of District Boundaries

IV. PROPOSED PBID SERVICE PLAN – 2008 THROUGH 2012

The District will provide the following services to the extent consistent with the provisions of the Law: (a). visitor & tourist ambassador service; (b). maintenance, sanitation, & beautification; (c). marketing, promotions, & waterfront special events; (d). new business attraction for downtown & waterfront; (e). homeless services coordination; and, (f). policy development, district management, and administration. These services and a multi-year budget for them are described in greater detail below.

The Urban Land Institute (ULI) Advisory Services Panel sowed seeds for the proposed PBID Service Plan in 2002 that was cosponsored by the City of Los Angeles Harbor Department, the City of Los Angeles Community Redevelopment Agency, and the San Pedro Peninsula Chamber of Commerce. Consequently, while each of the services to be provided by the PBID is designed to provide a special benefit to District property owners, each service is also imbued with the Panel’s recommendations and core mission “of reconnecting the community with its waterfront.” The Panel Report recommended, “reviving the BID with an urgent need to expand its scope and to include all stakeholders at the table.” The scope of the BID should be expanded “to include the waterfront development area and a marketing program to handle the branding of San Pedro. The BID should also perform traditional tasks – street cleaning, trash removal, lighting, enhanced public safety, signage, and physical maintenance.”

The District will operate on a fiscal year that begins on January 1 and ends on December 31 of each calendar year. In years in which annual District assessments do not fully fund all of its costs, funds from its contingency and cash flow reserves may be budgeted to close the gap. The contingency and cash flow reserve is a fund maintained to smooth the timing lag between the time that the District incurs costs and the time that it receives funds. Also, the District may carry forward uncompleted projects or unexpended assessment revenues within established line item categories from prior fiscal years in order to most effectively and efficiently manage its operations. Carryover funds may also be re-budgeted for subsequent fiscal years for any approved District improvements and activities.

The Owners’ Association may reallocate up to ten percent (10%) of the total budget amount established for each budget category subject to the review and approval of the City of Los Angeles. Accumulated interest or delinquent assessment payments may be expended for any District purpose.

The following are the key expenditure areas of the service plan and budget:

A. VISITOR & TOURIST AMBASSADOR SERVICE

The ambassador service will assist, customers, visitors, tourists, tenants, and residents by answering questions, providing directions and referrals, and distributing maps and information about the downtown San Pedro and waterfront area. The ambassadors’ service will promote commercial and recreational opportunities that are provided on public agency and privately owned properties throughout the District boundaries. The ambassadors’ presence is intended to create and enhance visitor perceptions of comfort and safety. This role, which is

not currently being performed, is intended to serve as a catalyst for establishing new vehicle and pedestrian traffic patterns / linkages that form the essence of the long sought after goal of realizing a true downtown San Pedro / waterfront connection, as recommended in the 2002 ULI Report. These new transportation linkages will connect the waterfront and the traditional downtown San Pedro. The PBID intends to establish a shuttle transit service between, the Maritime Museum, Ports O'Call Village, and locations within Downtown San Pedro that operates more frequently or on a schedule not served by the existing Red Car, which operates only four (4) days per week. Lastly, the uniformed ambassadors will also augment the "eyes and ears" of the Los Angeles Police Department and the Port Police Department; their presence will prevent, deter, and report illegal activities and be in concert with those law enforcement agencies.

Visitor ambassadors / guides may staff prominently located kiosks to be established in the future, or rove throughout the District on foot, bicycle, or, possibly, by vehicle. Actual shift scheduling and/or demand response availability of ambassador personnel will be varied in order to meet the demands of the District and to achieve cost-effectiveness. This practice will allow for cost savings when service needs were not present.

For the purpose of establishing a budget estimate for this service, two (2), two (2) person, un-armed contract employee teams (similar to those employed in the downtown City of Long Beach BID area) were programmed on a 16 hour / 7 day per week shift schedule. Any equivalent alternative schedule could also be established within the budget level. For example, a four (4)-person team could be programmed on an 8 hour / 7 day per week shift schedule if that were determined to be preferable.

This activity will only be provided within the District boundaries and will create a special benefit to the assessed parcels by virtue of increasing pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, thus increasing commerce, and attracting and retaining new businesses within the area.

B. MAINTENANCE, SANITATION, & BEAUTIFICATION

Maintenance services may be managed and/or provided by either staff working for the PBID's management organization, or by a contractor(s) to the PBID, or a combination of both. These programs will seek to establish a uniform standard of operation, maintenance, cleanliness, and beauty throughout the entire Historic Waterfront District (San Pedro) PBID area thereby unifying the waterfront and downtown San Pedro. Maintenance activities may include, but not necessarily be limited to, the following: sidewalk sweeping; sidewalk pressure washing; street sweeping, porter service, graffiti removal; street litter and bulky item pick-up; maintenance of bus shelters and bus stops; irrigation, operation, and maintenance of landscaping, trees, art, lighting, and other streetscape improvements; and, utility services. These maintenance services will be provided on rights of way, parkways, and medians surrounding the Maritime Museum, and the Ports O'Call

Village; and, rights of way, parkways, medians, easements, and parking lots within the downtown San Pedro commercial area. (Additional maintenance along the rights of way for North Harbor Drive, a gateway into the Waterfront District for, customers, visitors, tourists, tenants, and residents, is needed and will be provided.) Subject to an agreement between the PBID and Port of Los Angeles, maintenance services could also be provided along the Bridge to Breakwater Promenade and within Port parking lots either on an on-going or special event basis. Neither the City of Los Angeles nor the Port of Los Angeles is currently conducting any of the described maintenance services. District maintenance activities will also enable the conduct of special Waterfront District events, which can characterize a real downtown / waterfront connection (i.e. possible tall ship or lobster festival festivities, for example) through support of the maintenance burden of conducting such events. For the purpose of establishing budget estimates, a proposal for some costs and comparable cost experience of other business improvement districts has been applied to the Historic Waterfront District (San Pedro) PBID area.

The District will endeavor to leverage public agency and private funds, as well as using its own budget, to install landscaping and beautification improvements throughout the District. The District may provide funding for urban design planning, grant preparation, matching funds, or other efforts to accomplish streetscape and/or landscape improvements and/or beautification.

The described maintenance activities will only be provided within the District boundaries and will create a special benefit to the assessed parcels by virtue of increased pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, which will increase commerce, and attract and retain new businesses within the PBID area.

C. MARKETING, PROMOTIONS, & WATERFRONT SPECIAL EVENTS

Marketing, promotions events, signing, and public relations initiatives will develop a Historic Waterfront District (San Pedro) PBID area brand identity that joins the historic downtown and the waterfront, similar, perhaps, to the manner of Pike's Place Market in Seattle. Particular activities would focus on waterfront attractions, tourism, weekend and holiday special events, and expanded recreational pursuits. Events and activities would be planned and conducted along the waterfront, adjacent parking lots, and streets, and throughout the downtown San Pedro area. Other initiatives may include, but are not limited to, street tree "twinkle lighting," holiday decorations, street lights and banners, website development and operation, a newsletter, graphics program development, branding and marketing program development, printing and advertising, public relations activities, special events / activities, advertisements, placement of promotional materials in various media, etc. None of the described marketing and promotions activities are currently being provided in any kind of a centrally orchestrated, synergistic program designed to convey a positive image of a fully unified downtown waterfront to potential visitors, consumers, tenants and investors. PBID programs will not duplicate any marketing or promotions

currently provided by either the City of Los Angeles or the Port of Los Angeles.

New PBID marketing and promotions efforts will only be provided for assessed properties located within the District's boundaries and will provide a special benefit to those parcels by increasing pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, which, in turn will increase commerce, and attract and retain new businesses within the PBID area.

D. NEW BUSINESS ATTRACTION FOR DOWNTOWN & WATERFRONT

The District will undertake efforts to attract and recruit new businesses to the Historic Waterfront District (San Pedro) PBID commercial core and waterfront that will provide new growth for all existing stakeholders and fulfill PBID service needs. The activities of this work program will include, but not be limited to, the preparation of public relations and promotional materials; marketing programs and activities; market and economic analysis, forecasts, and plans; and, targeted outreach. None of the described new business attraction activities are currently being provided in any kind of a centrally orchestrated, synergistic program designed to convey a positive image to consumers and investors of a totally unified downtown waterfront.

New PBID new business attraction efforts will only be provided for assessed properties located within the District's boundaries and will provide a special benefit to those parcels by increasing pedestrian and automobile traffic within the Historic Waterfront District (San Pedro) PBID area, which, in turn will increase commerce, and attract and retain new businesses within the PBID area.

E. HOMELESS SERVICES COORDINATION

To effectively address issues that arise from the large transient and homeless population in the Downtown and waterfront area, the PBID will allocate a portion of its budget to funding homeless services coordination services. Coordination and referral of services that are provided by various social services organizations will improve their effectiveness. The PBID will facilitate the presence of these social services agencies dedicated to assisting the homeless such as those currently populating the various Port of Los Angeles, public agency, and private properties located within the PBID area. The PBID may provide the needed coordination by hiring a coordinator position, or using a contractor, or working through an independent social service agency.

New PBID homeless services coordination efforts will only be provided within the District's boundaries and will provide a special benefit to those parcels by increasing the attractiveness of the Historic Waterfront District (San Pedro) PBID area to customers, visitors, tourists, tenants, and residents, which, in turn will increase commerce, and attract and retain new commerce within the PBID area.

F. POLICY DEVELOPMENT, DISTRICT MANAGEMENT, & ADMINISTRATION

District activities will be managed by a professional manager assisted by centralized administrative support. Management and other positions that may be hired in connection with the District, include, but are not limited to, an executive director, administrative assistant, and/or clerical assistance. These positions may be either District employees or contract service providers at the discretion of the District Board of Directors.

The identified staff support will provide for professional policy development serving District interests on a broad scale. Such efforts to create “co-partnerships” with governmental, non-profit, and private sector organizations will be one of the District’s biggest assets. Knowledgeable and effective participation in the elaborate, rigorous, and political competition for limited resources will produce special benefits for the Historic Waterfront District (San Pedro) PBID area. It will also help propose and develop solutions to PBID area parking, signage, code enforcement, and other issues. None of the described policy development, District management, and administration activities are currently being provided as part of a centrally orchestrated, synergistic program designed to convey a positive image to consumers and investors of a totally unified downtown waterfront.

These professional policy development, District management, and administration activities only exist for PBID purposes and will only address matters within its boundaries. Thus, these efforts will create a special benefit for those parcels within the PBID area.

G. OFFICE, INSURANCE, ACCOUNTING & OTHER

Various District office supply, material, insurance, service, and other necessary expenses are included in this budget category. All of these expense items support the attraction of additional pedestrian and automobile traffic to the PBID area, and constitute a special benefit for the parcels located within its boundaries. None of the described office activities are currently being provided in any kind of a centrally orchestrated, synergistic program designed to convey a positive image to consumers and investors of a totally unified downtown waterfront.

H. UNCOLLECTED ASSESSMENT RESERVE AND CONTINGENCY & CASH FLOW RESERVES

Other expense projected for the PBID include: Uncollected Assessment Reserves estimated at five percent (5%) of the total budget; and, Contingency and Cash Flow Reserves estimated at three percent (3%) of the total budget. Funds in this category will only be expended for purposes occurring within the PBID boundaries and therefore constitute a “special benefit” to the assessed parcels within the PBID.

INSERT BUDGET SERVICE PLAN

V. PROPOSED PBID ASSESSMENT FORMULA

Revenues to fund the PBID Service Plan costs will be generated by an annual assessment placed on each parcel in the District. The amount of the assessment placed on each parcel reflects the relative special benefit that parcel will derive from District services.

The annual rate of the assessment upon each parcel in the District, for the assessment's initial fiscal year, will be \$0.0770 per square foot of residential improvement size, plus \$0.1539 per square foot of non-residential improvement size, plus \$0.1061 per square foot of lot size located West of Harbor Boulevard; plus \$0.0771 per square foot of non-residential improvement size, plus \$0.0531 per square foot of lot size located East of Harbor Boulevard. Assessment rates will be adjusted annually to reflect changes in the Consumer Price Index for Los Angeles-Orange-Riverside for All Urban Consumers, but this adjustment will not exceed three percent (3%) per fiscal year.

Residential treatment facilities shall be considered to be residential improvements for purposes of District assessment.

No assessment will be levied on any rail right of way parcel in the District that is fenced on both sides, used only for railway and transportation purposes, and not otherwise accessible.

A list of the proposed assessments for each parcel in the District is included in Attachment 1 of this Management District Plan.

For a more complete description of the methodology used to determine these rates, please refer to the Engineer's Report for the District, which is incorporated herein by reference, and included in Attachment 2 of this document.

During the five-year effectiveness of the District, it is likely that some parcels within the District will be developed with additional commercial improvements or will see the demolition of existing improvements. The assessment against such parcels shall be recalculated beginning with the assessment for the first year following the construction or demolition of improvements. The new assessment against such a parcel shall be calculated pursuant to the formula set forth in Step 5 on Page ER-13. Pursuant to Government Code Section 53750(h)(3), such recalculation does not constitute an "increase" of assessment that requires the conduct of a new Proposition 218 ballot proceeding. Such a proceeding will be required if the assessment formula is itself changed.

VI. TIME AND MANNER OF COLLECTING ASSESSMENTS

As provided by State Law, the PBID assessment will appear as a separate line item on the annual property tax bills prepared by the County of Los Angeles. Property tax bills are generally distributed to property owners in the fall and payment is expected by lump sum or two (2) installments. The County of Los Angeles will distribute the collected assessments to the City of Los Angeles, which in turn will forward them to the Owners' Association.

The assessments will be collected at the same time and in the same manner as any ad valorem tax paid the County of Los Angeles. These assessments will have the same lien priority and penalties for delinquent payments as applicable to ad valorem tax. However, assessments for the first fiscal year's PBID operations may be directly billed by the City of Los Angeles and by the County of Los Angeles for subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year. The "property owner" means any person shown as the owner / taxpayer on the last equalized assessment roll or otherwise known to be the owner / taxpayer by the City of Los Angeles.

Laws governing the enforcement of property taxes apply to the PBID assessments.

VII. CONTINUATION OF CITY SERVICES / CITYWIDE BASE LEVELS of SERVICE

Throughout the process of establishing the Historic Waterfront District (San Pedro) PBID, business and property owners have voiced concerns that the City of Los Angeles maintains existing services at "baseline" service levels. The City practice has been to maintain existing municipal services at their present levels, or at such modified levels as may be established in the future, irrespective of PBID formation. Existing City services will be enhanced, not replaced, by new PBID services.

VIII. PUBLICLY OWNED PARCELS

The Law requires that all publicly owned parcels within the District area be assessed as any other parcel similarly situated unless the affected public agency demonstrates by clear and convincing evidence that those publicly owned parcels, in fact, receive no special benefit. The publicly owned parcels and their respective annualized assessment amounts for 2008 are shown below:

PORT OF LOS ANGELES PARCELS
(CITY OF LOS ANGELES)
24.27% of total assessments

	APN #	Owner	Total PBID Assessment
1	7440-030-906	L.A. City Harbor Dep't.	\$40,488.21
2	7440-030-908	L.A. City Harbor Dep't.	\$3,557.48
3	7440-031-904	L.A. City Harbor Dep't.	\$87,350.36
4	7455-019-916	L.A. City Harbor Dep't.	\$26,687.53
5	7455-019-919	L.A. City Harbor Dep't.	\$20,458.79
6	7455-019-920	L.A. City Harbor Dep't.	\$41,101.97
7	7455-027-932	L.A. City Harbor Dep't.	\$6,699.19
8	7455-027-933	L.A. City Harbor Dep't.	\$10,283.35
		Sub Total	\$236,626.88

CITY OF LOS ANGELES
6.69% of total assessments

	APN #	Owner	Total PBID Assessment
9	7440-030-910	L.A. City	\$2,679.70
10	7440-030-911	L.A. City	\$609.87
11	7440-030-917	L.A. City	\$666.34
12	7440-030-918	L.A. City	\$0.00*
13	7440-031-910	L.A. City	\$0.00*
14	7456-011-900	L.A. City	\$6,285.22
15	7451-037-901	L.A. City	\$1,483.78
16	7455-004-900	L.A. City	\$609.87
17	7455-004-901	L.A. City	\$609.87
18	7455-004-902	L.A. City	\$198.66
19	7455-004-903	L.A. City	\$4,658.26
20	7455-005-900	L.A. City	\$509.11
21	7455-005-901	L.A. City	\$1,018.32
22	7455-005-902	L.A. City	\$254.55
23	7455-005-903	L.A. City	\$508.68
24	7455-005-904	L.A. City	\$508.68
25	7455-005-905	L.A. City	\$508.68
26	7455-006-900	L.A. City	\$1,591.17
27	7455-007-900	L.A. City	\$1,718.23
28	7455-007-902	L.A. City	\$1,718.23
29	7455-007-903	L.A. City	\$708.72
30	7455-010-902	L.A. City	\$4,463.05
31	7455-010-903	L.A. City	\$5,774.37
32	7455-013-902	L.A. City	\$724.41
33	7455-013-903	L.A. City	\$410.25
34	7455-013-904	L.A. City	\$1,231.29
35	7455-025-900	L.A. City	\$8,103.26
36	7455-025-903	L.A. City	\$3,663.33
37	7455-026-939	L.A. City	\$1,062.65
38	7455-026-900	L.A. City	\$12,986.81
		Sub Total	\$65,265.36

Parcels marked with an asterix (“*”) are rail right of way parcels that (as described in more detail in the Engineer’s Report) have been determined to receive no special benefit from the project.

COMMUNITY REDEVELOPEMNT AGENCY
(CITY OF LOS ANGELES)
0.03% of total assessments

	APN #	Owner	Total PBID Assessment
39	7455-020-912	CRA/LA	\$277.67
		Sub Total	\$277.67

LOS ANGELES COUNTY
1.97% of total assessments

	APN #	Owner	Total PBID Assessment
40	7455-013-901	LA Co Capital Asset	\$13,876.55
41	7455-025-904	L.A. County	\$5,366.54
		Sub Total	\$19,243.09

U. S. GOVERNMENT
1.77% of total assessments

	APN #	Owner	Total PBID Assessment
42	7455-025-901	U. S. Gov't	\$14,683.71
43	7455-025-905	U. S. Postal Service	\$429.66
44	7455-025-906	U. S. Postal Service	\$429.66
45	7455-025-907	U. S. Postal Service	\$429.66
46	7455-025-908	U. S. Postal Service	\$429.66
47	7455-025-909	U. S. Postal Service	\$217.11
48	7455-025-910	U. S. Postal Service	\$212.55
49	7455-025-911	U. S. Postal Service	\$429.66
		Sub Total	\$17,261.67

TOTAL PUBLIC AGENCY ASSESSMENTS = \$338,674.67
34.74% of total assessments

IX. PROPOSED IMPLEMENTATION TIMETABLE

The following timetable is proposed for the District:

<u>DATE</u>	<u>ACTIVITY</u>
August 2007	Initiate Petition Drive.
August / September	Collect petitions signed by property owners.
October	City Council adopts Resolution of Intention. Notice of Public Hearing and ballot is mailed.
November	Public Hearing and ballot tabulation. Los Angeles City Council adopts Ordinance establishing the PBID.
December	PBID assessments are submitted to Los Angeles City Clerk for collection.
January 2008	Historic Waterfront District PBID begins operations. Owners' Association Board of Directors prepares final implementation plans.

As required by State Law, the new Historic Waterfront District (San Pedro) PBID will have a set term of five (5) years. The District's term will be January 1, 2008 through December 31, 2012. At the end of this period, the District may be renewed as permitted by law. If the District is not renewed or is otherwise terminated for any reason, all unexpended assessment funds will be returned to the City and returned to property owners as required by State Law.

X. DISTRICT GOVERNANCE

State Law establishes a framework for District governance with City Council oversight and local, private sector management as described below:

A. Owners' Association

The City will enter into a contract with a private, non-profit entity designated as an "Owners' Association" to administer and implement services improvements and activities described in the Management District Plan. The Owners' Association may be an existing or newly formed nonprofit entity. The Owners' Association will be a private entity, governed by a Board of Directors and created pursuant to its adopted By-Laws. Notwithstanding this, the Owners' Association will observe the requirements of the Ralph M. Brown Act that establishes standards for public meetings and with the California Public Records Act that establishes standards for maintaining public records concerning District operations. Among its other responsibilities, the Owners' Association will prepare an annual report with respect to the District as required by Section 36650 of the Law.

B. Professional Staff

The Board of Directors of the Owners' Association will employ an Executive Director whose duty it is to implement all of the improvements, activities, and programs; and, to supervise all subordinate District staff on a day-to-day basis. The Executive Director is responsible to the Board of Directors through their policy direction and budgets.

C. Staff Neutrality

The professional staff is charged by the Board of Directors with a mission of performing administrative functions in the most efficient and effective manner possible. At times, District assessment payers may have conflicting needs or desires that may be dependent upon a staff choice or decision. In such circumstances, if the Board of Directors has not clearly provided direction, staff should refer such choices to the Board of Directors for decision.

D. Rules and Regulations

The Owners' Association will establish such rules and regulations, as it deems appropriate for the operation of the PBID. No particular rules and regulations are applied to the PBID by virtue of this Management District Plan.