

SOUTH LAKE AVENUE PBID – MANAGEMENT DISTRICT PLAN

**SOUTH LAKE AVENUE  
PROPERTY & BUSINESS IMPROVEMENT DISTRICT  
RENEWAL**

**MANAGEMENT DISTRICT PLAN**

*Formed in 2007- Renewed for 5 Years in 2012 and 2017- Being Renewed for 7 Years Pursuant to California Streets and Highways Code Section 36600 et seq. - Property Business Improvement District Act of 1994, as amended*

**August 10, 2021**

**FINAL**

# MANAGEMENT DISTRICT PLAN

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# SOUTH LAKE AVENUE PBID – MANAGEMENT DISTRICT PLAN

## MANAGEMENT DISTRICT PLAN SUMMARY

The South Lake Avenue PBID is a Property and Business Improvement District (SLA PBID) being renewed for a 7 year period by a consortium of property and business owners within the PBID. The SLA PBID was originally formed in 2007 for a 5 year period and was renewed in 2012 and 2017 for 5 year terms and is now being renewed again for a 7 year term. The purpose of this renewed PBID is to continue to provide and manage supplemental services and improvements for this important business center, including a “clean and safe” program, a professional marketing and business promotion program, a program to enhance the physical environment and amenities and professional management of these programs and services throughout the South Lake Avenue Business District. The SLA PBID is a unique benefit assessment district that will enable the South Lake Avenue property owners, businesses and residents working as a unit, to continue to fund needed property and business related improvement programs, services and programs above what can be provided by the City of Pasadena.

**Name:** The name of the PBID is the South Lake Avenue Property & Business Improvement District (SLA PBID).

**Location:** The SLA PBID is located in the center of Pasadena and is bounded roughly by Colorado Boulevard, Mentor Avenue, California Boulevard and Hudson Avenue.

**Zones:** There is one benefit zone within the renewed PBID.

**Services:** Maintenance, ambassadors, marketing & promotions, and related management and operation services in order to maintain a clean, safe, competitive and high-quality business and residential environment.

**Finance:** Benefit assessment of real property (445 parcels). No bonds shall be issued to fund SLA PBID programs.

**Budget:** PBID assessment revenue for Year 1 (2023) is projected to be \$665,079. It is noted that the Assessment Engineer has determined that general benefits equate to 4.5% of the total adjusted PBID program costs of \$696,418 or \$31,339. General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, volunteer credits and other sources.

### Year 1 – 2023 PROPOSED BUDGET SUMMARY (ASSESSMENT REVENUES)

MAINTENANCE	AMBASSADORS	MARKETING & PROMOTIONS	ADMINISTRATION & OPERATIONS	TOTAL
24.2077%	26.7186%	26.1022%	22.9716%	100.00%
\$161,000	\$177,700	\$173,600	\$152,779	\$665,079

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- 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 PBID or to the public at large.
- Formula:** There is one benefit zone in the SLA PBID. (A map showing the PBID boundaries is shown on Appendix 2 attached to this Plan). Year 1 property assessment rates per parcel are \$0.07154 per square foot of building, plus \$0.08481 per square foot of land, plus \$13.14281 per linear foot of Lake Avenue street frontage, plus \$6.57087 per linear foot for all other frontages. Parcels with residential uses of 1 to 5 units (including residential condominiums) shall be assessed at the Year 1 rate of \$0.107 per square foot of interior building area. Parcels with residential uses of 6 or more units shall be assessed at 50% of the regular rates. Mixed use development building area assessments shall be pro-rated based on the ratios of each respective use.
- Cap:** Assessment increases are capped at a maximum of 5% per year, subject to approval by the PBID Property Owner Association (SLBA) Board of Directors.
- Renewal:** PBID renewal is a two-step process. First, petitions signed by PBID 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 PBID renewal. Returned ballots in support of the PBID renewal must outweigh those in opposition based on the amount of assessment to be levied.
- Duration:** The renewed PBID will have a term of seven (7) years. After seven years, the petition and balloting process must be repeated in order to renew the PBID and levy assessments again at that time

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### **II. SLA PBID BOUNDARIES**

#### **General Setting**

The SLA PBID is located in the center of historic “Downtown” Pasadena. The SLA PBID encompasses properties bounded by Colorado Boulevard on the north, Mentor Avenue on the east, 260 feet south of California Boulevard on the south, and Hudson Avenue on the west. This area is a vibrant center of commerce, dining, employment and livability. The SLA PBID is generally surrounded by residential neighborhoods on the east, west and the south and other business districts on the north, northeast and northwest. Based on information provided by the Los Angeles County Assessor’s Office, the City of Pasadena and field reviews, there are 448 parcels within the renewed PBID, of which 445 are identified as assessable within the meaning of State Law and the assessment methodology herein developed and applied. The boundaries of the proposed renewed SLA PBID are shown on the map of the proposed renewed SLA PBID included as Appendix 2 at the end of this Plan.

#### **District Boundary Description**

More specifically, the SLA PBID boundaries are described as follows:

Beginning at a point where the center line of Colorado Boulevard intersects with the center line of Mentor Avenue, thence southerly along the centerline of Mentor Avenue to the southerly right-of-way line of San Pasqual Street, thence easterly along the right-of-way line to the northeasterly corner of Lot 12, San Pasqual Tract (Book 5327, Page 1), thence southerly along the easterly line of said Lot 12 to the northerly line of Lot 8, Oak Villa Tract (Book 5327, Page 2), thence easterly along the northerly line of said Lot 8 to the northeasterly corner of said Lot 8, thence southerly along the easterly lot line of said Lot 8 extending to the centerline of California Boulevard, thence westerly along the centerline of California Boulevard to a point where the centerline of California Boulevard intersects with the centerline of Mentor Avenue, thence southerly along the centerline of Mentor Avenue to a point in line with an extension of the southerly line of Lot 8 (Book 5327, Page 20), thence westerly along the southerly line of said Lot 8 to the southwesterly corner of said Lot 8, thence southerly to the southeasterly corner of Lot 2, (Book 5327, Page 20), thence westerly along the southerly lot line of said Lot 2 extending to the centerline of Lake Avenue, thence southerly to a point extending from the southeasterly corner of Lot 22, Oakwood Tract (Book 5721, Page 27), thence westerly along the southerly line of said Lot 22 to the southwesterly corner of said Lot 22, thence northerly along the westerly line of said Lot 22 to the northwesterly corner of said Lot 22, thence westerly along the northerly line of Lot 17, Oakwood Tract (Book 5721, Page 27), fifty-five feet (55’) thence northerly sixty-five feet (65’) thence westerly extending to a point of intersection with the centerline of Hudson Avenue, thence northerly along the centerline of Hudson Avenue to a point where the centerline of Hudson Avenue intersects with the centerline of Colorado Boulevard, thence easterly along the centerline of Colorado Boulevard to point of Beginning.

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**Benefit Zones:** There is one benefit zone in the SLA PBID.

### **PBID Boundary Rationale**

**Northern Boundary:** The northern boundary of the SLA PBID abuts the southern boundary of the existing Playhouse Village PBID (centerline of Colorado Boulevard). State Law precludes two PBIDs from overlapping and, thus the northerly boundary was determined by this PBID law provision and set along this line with parcels north of the line not included in the SLA PBID.

**Southern Boundary:** The southern boundary of the SLA PBID was determined by zoning and land uses where parcels located to the south of the southern PBID boundary are zoned and developed solely with residential land uses while those north of the southern boundary are zoned commercial.\* 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 PBID assessments, cannot be assessed and, thus, these single use neighborhoods are not included in the SLA PBID.

\*It is noted that two parcels on the west side of Lake Ave at the southern boundary are zoned R-1 but are used as commercial parking lots ancillary to commercial zoned and used parcels within the SLA PBID. These two R-1 zoned parcels are included in the SLA PBID boundaries but pursuant to State Law are not assessed.

**Eastern Boundary:** The parcels located to the northeast of the SLA PBID boundary primarily along Green Street are zoned and developed with commercial land uses but do not share the same marketing needs as the parcels within the SLA PBID boundaries and thus, are not included in the SLA PBID. The parcels located due east of the eastern boundary of the SLA PBID have residential zoning and land uses, and for the reason stated above, are not included within the SLA PBID.

**Western Boundary:** The northwest boundary of the SLA PBID boundary abuts the boundary of the existing Playhouse Village PBID (centerline of Colorado Boulevard). Again, State Law precludes two PBIDs from overlapping and, thus the northwesterly boundary was determined by this PBID law provision and set along this line with parcels west of the line not included in the SLA PBID. The parcels located due west of the western boundary of the SLA PBID are zoned and generally developed with residential land uses, and for the reason stated above, are not included within the SLA PBID.

All identified parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan. All PBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the PBID boundaries and none will be provided outside of the PBID. Each assessed parcel within the SLA PBID will proportionately specially benefit from the PBID funded maintenance, ambassadors, marketing & promotions and administration & operations. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates within the SLA PBID by reducing crime, litter and debris and professionally marketing goods and services available within the PBID, all considered necessary in a competitive properly managed mixed-use business district. All PBID funded services programs and improvements are considered supplemental, above normal base level

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services provided by the City of Pasadena and are only provided for the special benefit of assessed parcels within the boundaries of the SLA PBID and are described in more detail under “Work Plan”, beginning on page 10 of this Plan.

A list of all parcels included in the proposed SLA PBID is shown as Appendix 1, attached to this Plan with their respective Los Angeles County assessor parcel number. The boundary of the proposed SLA PBID and parcels within it are shown on the map of the District attached as Appendix 2 to this Plan.

### **III. Proposed 7 -Year SLA PBID Work Plan and Budget**

#### **Overview**

The Programs and activities to be funded by the SLA PBID include maintenance, ambassadors, marketing & promotions and administration & operations. The property uses within the boundaries of the SLA PBID that will receive special benefits from SLA PBID funded programs, services and improvements are currently a unique mix of commercial, non-profit and residential. Services, programs and improvements provided and funded by the SLA PBID are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the SLA PBID. The varying programmed service levels are delineated within each work plan element description.

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

The very nature of the purpose of the SLA PBID is to fund supplemental programs, services and improvements to assessed parcels within the SLA PBID boundaries above and beyond the base line services provided by the City of Pasadena. The City of Pasadena does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the SLA PBID are for services, programs and improvements directly benefiting each individual assessed parcel within the SLA PBID. No SLA PBID funded services, activities or programs will be provided outside of the SLA PBID boundaries.

The program special benefit cost allocations of the SLA PBID assessment revenues for Year 1 (2023) are shown in the Table on page 9 of this Plan. The projected program special benefit cost allocations of the SLA PBID assessment revenues for the 7-year SLA PBID term, assuming a 5% maximum annual assessment rate increase, are shown in the Table on page 10 of this Plan.

#### **WORK PLAN DETAILS**

The services to be provided by the SLA PBID (i.e. maintenance, ambassadors, marketing & promotions and administration & operations) are all designed to contribute to the cohesive commercial, & residential fabric to ensure economic success and vitality of the SLA PBID. The assessed parcels in the SLA PBID will specially benefit from the SLA PBID programs in the form of increasing commerce and improving economic success and vitality through meeting the SLA PBID Goals: to improve security, cleanliness,

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beautification, landscaping, livability and to attract and retain businesses and services, generate more pedestrian and visitor traffic and to increase commerce and improve the economic viability of each individual assessed parcel.

Assessed commercial parcels as well as commercial portions of mixed-use parcels are conferred proportionate special benefits from all PBID funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. For these parcels, PBID programs, services and improvements are designed to increase business volumes, sales transactions, commercial occupancies and commercial rental income. These programs, services and improvements are designed to improve commerce, security and aesthetic appeal for patrons, visitors and employees of these parcels within the SLA PBID by reducing crime, litter and debris and professionally marketing the array of goods and services available within the PBID, all considered necessary in a competitive properly managed business district.

For residential parcels and residential portions of mixed use parcels within the SLA PBID (all located on commercial zoned parcels), it is the opinion of the Assessment Engineer that each of these parcels and uses specially benefit, but differently than commercial type parcels, from SLA PBID funded programs and services from the clean and safe programs designed to improve the cleanliness, security, marketability and livability of these parcels and residential units on them. The proportionate special benefits conferred on all residential parcels and units shall be considered in proportion to those conferred on commercial parcels within the SLA PBID. For these parcels, PBID programs, services and improvements are designed to increase residential owned and rental occupancies and rental income. These programs, services and improvements are designed to improve security and aesthetic appeal for resident owners, tenants, visitors and landlords of these parcels within the SLA PBID by reducing crime, litter and debris and professionally marketing the availability of residential units within the SLA PBID and the nearby array of goods, services and activities, all considered necessary in a competitive properly managed contemporary mixed-use business district.

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

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

### **Maintenance**

The Maintenance category includes regular maintenance of areas adjacent to each assessed parcel and placement/upkeep of physical amenities for the special benefit of each identified and assessed parcel and land use (i.e. retail, service, restaurant, office and residential) within the SLA PBID. Maintenance includes manual cleaning and power washing of sidewalks/bus stop areas/trash bins, trash, debris and litter pickup and removal of posters, signs and stickers on street furniture and poles. Maintenance service levels and



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proportionate costs will be higher along Lake Avenue street frontages than other street frontages and thus, assessment frontage rates are higher along Lake Avenue than other streets within the SLA PBID. Types of physical amenities could include: additional street furniture such as benches and trash bins; seasonal banners; and other improvements, as approved by the SLA Board of Directors. This element also includes related management and operation costs.

This component is designed to specially benefit and improve the aesthetic appeal of each identified and assessed parcel within the SLA PBID and attract more commercial customers and clients, employees, tenants, residents and investors which potentially would increase business volumes, sales transactions, occupancies and rental income. Maintenance will only be provided for identified and assessed parcels and their businesses and occupants located within the SLA PBID boundaries.

### **Ambassadors**

The Ambassadors component includes deploying ambassadors throughout the SLA PBID. Ambassadors provide directions; handout business directories, maps, promotional material, respond to SLA PBID related questions of business and property owners and employees, assist the SLBA with dissemination of newsletters, alerts, promotions and patrol for graffiti, crime, code violations, suspicious activities. This component also includes related management and operation costs.

The Ambassadors component is designed to specially benefit each identified and assessed parcel and land use within the SLA PBID. This element is designed to professionally manage the safety, well-being and information dissemination for each assessed parcel within the SLA PBID as a safe place to work, live, transact business, shop or dine. The Ambassadors component is designed to attract more customers, clients, employees, residents, tenants and investors which potentially would increase business volumes, sales transactions, occupancies and rental income. The Ambassador component will be provided only within the SLA PBID boundaries and for the special benefit of identified and assessed parcels and the array of land uses within the SLA PBID.

### **Marketing & Promotions**

The Marketing & Promotions component includes newsletters, website and social media management, development and distribution of promotional materials, seasonal decorations, special events, media advertising and other programs that will promote the array of goods and services available within the SLA PBID. This component includes business development, recruitment and retention. This component also includes related management and operation costs.

The Marketing & Promotions component will include newsletters, website and social media management, development and distribution of promotional materials, seasonal decorations, special events, media advertising and other programs that will promote the array of goods and services available within the SLA PBID. This component also includes related management and operation costs.

This component is designed to specially benefit and improve the marketability of assessed parcels within the SLA PBID. This element is designed to attract more customers and clients, employees, tenants, residents and investors which potentially would increase business volumes, sales transactions, occupancies and rental income. Marketing programs will only be provided for identified and assessed parcels located within the PBID boundaries.

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### **Administration & Operations**

Included in the Administration & Operations component are the costs for internal staffing, overhead, accounting, legal, bank charges, annual report and Directors and Officers and General Liability insurance and other office and operation expenses. This component also includes County collection fees, allowance for delinquent assessment payments and other variable expenses related to each program element. A portion of SLA PBID assessment funds remaining in the last two years of the proposed SLA PBID renewal term may be used to develop this Management District Plan, the Engineer’s Report and related renewal costs for the following renewal term.

This component is key to the proper expenditure of SLA PBID assessment funds and the administration of SLA PBID programs and activities. This component exists only for the purposes of the SLA PBID and will only be provided for matters specially benefitting each individual assessed parcel and land use (i.e. commercial, non-profit and residential) within the SLA PBID.

In summary, all SLA PBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the SLA PBID boundaries and none will be provided outside of the SLA PBID. Each assessed parcel within the SLA PBID will proportionately specially benefit from maintenance, ambassadors, marketing & promotions and administration & operations. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of assessed parcels within the SLA PBID by deterring crime, reducing litter, installing physical improvements and professionally marketing goods, services and spaces available within the SLA PBID, all necessary in a competitive properly managed contemporary business district. All SLA PBID funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Pasadena and are only provided for the special benefit of each and every assessed parcel within the boundaries of the SLA PBID.

### **WORK PLAN BUDGET**

Each identified assessed parcel within the SLA PBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of SLA PBID funded services provided within each benefit zone. The projected SLA PBID program special benefit (assessments) allocation budget for Year 1 (2023) is shown in the following Table:

**SLA PBID Year 1 (2023) Special Benefit Assessment Budget**

<b>MAINTENANCE</b>	<b>AMBASSADORS</b>	<b>MARKETING &amp; PROMOTIONS</b>	<b>ADMINISTRATION &amp; OPERATIONS</b>	<b>TOTAL</b>
24.2077%	26.7186%	26.1022%	22.9716%	100.00%
\$161,000	\$177,700	\$173,600	\$152,779	\$665,079

In order to carry out the SLA PBID programs outlined in the previous section, a Year 1-2023 assessment budget of \$665,079 is projected. Since the SLA PBID is planned for a 7-year term, projected program costs for future years (Years 2-7) are set at the inception of the SLA PBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per year,

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commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the 7-year SLA PBID term.

Funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements in accordance with this Plan. Detailed annual budgets will be prepared by the Owners’ Association Board and included in the Annual Report 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 7-year term of the proposed renewed SLA PBID. Accordingly, the Owners’ Association shall have the ability to reallocate 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 Report for the approval by the Pasadena 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 this Plan.

A 7-year projected SLA PBID special benefit budget is shown in the following Table:

**YEAR 1-7 PROJECTED SLA PBID ASSESSMENT BUDGET SUMMARY (Special Benefits)**  
(Assumes 5% max rate increase per year)

YEAR		MAINTENANCE	AMBASSADORS	MARKETING & PROMOTIONS	ADMINISTRATION & OPERATIONS	TOTAL
		24.2077%	26.7186%	26.1022%	22.9716%	100.00%
<b>1</b>	<b>2023</b>	\$161,000	\$177,700	\$173,600	\$152,779	\$665,079
<b>2</b>	<b>2024</b>	\$169,050	\$186,585	\$182,280	\$160,418	\$698,333
<b>3</b>	<b>2025</b>	\$177,503	\$195,914	\$191,394	\$168,439	\$733,250
<b>4</b>	<b>2026</b>	\$186,378	\$205,710	\$200,964	\$176,861	\$769,913
<b>5</b>	<b>2027</b>	\$195,697	\$215,996	\$211,012	\$185,704	\$808,409
<b>6</b>	<b>2028</b>	\$205,482	\$226,796	\$221,563	\$194,989	\$848,830
<b>7</b>	<b>2029</b>	\$215,756	\$238,136	\$232,641	\$204,738	\$891,271

The SLA PBID assessments may increase for each individual parcel each year during the 7-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 Report and adopted by the City of Pasadena 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 SLA PBID) shall determine the percentage increase, if any, to the annual assessment, not to exceed 5% per year. The Owners’ Association Executive Director shall communicate

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the annual increase to the City each year in which the SLA PBID operates at a time determined in the Administration Contract held between the Owners' Association and the City of Pasadena. No bonds are to be issued in conjunction with the proposed renewed SLA PBID.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 7th year of operation will be rolled over into the renewal budget or returned to stakeholders in accordance with State Law. SLA PBID assessment funds may be used to pay for costs related to the following SLA PBID renewal term. If the SLA PBID is not renewed or terminated for any reason, unencumbered/unexpended funds will be returned to the property owners in accordance with State Law.

PBID assessment revenue for Year 1 (2023) is projected to be \$665,079. Additional Year 1 revenues from grants, event proceeds, sponsorships etc. are estimated to be a minimum of \$32,000.

### Special/General Benefits

Total Year 1 special and districtwide general benefit related costs are estimated at \$696,418. Districtwide general benefits are factored at 4.5% of the total benefit value (see Finding 2 of the attached Engineer's Report) with special benefits set at 95.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 4.5% general benefit value is computed to be \$31,339 with a resultant 95.5% special benefit limit computed at \$665,079. Based on current property data and land uses, this is the maximum amount of Year 1 (2023) 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 SLA PBID assessments. A breakdown of projected special and districtwide general benefits for each year of the 7-year renewal term is shown beginning on page 9 of the attached Engineer's Report.

If the SLA PBID is not renewed again at the end of the proposed 7-Year renewal term, any unexpended/unencumbered funds remaining at the end of a renewal term will be returned to SLA PBID property owners in accordance with City policy and State PBID Law.

### Duration

As allowed by State PBID Law, the SLA PBID will have a seven (7) year operational term from January 1, 2023 to December 31, 2029. The proposed renewed SLA PBID operation is expected to begin services on January 1, 2023. If the SLA PBID is not renewed again at the end of the proposed 7-year renewal term, services will end on December 31, 2029.

### Manner of Collection

Assessments 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 2023-2029). The SLA PBID assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Pasadena is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management

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District Plan.

### **IV PROPOSED ASSESSMENT FORMULA**

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

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed SLA PBID (i.e. maintenance, ambassadors, marketing & promotions and administration & 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 building area, land area and street frontage of each parcel within one benefit zone, except as noted herein.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “B-1” for commercial building area and “B-2” for residential building area of 1-5 units), land square footage (Benefit Unit “L”), street frontage (Benefit Unit “F-1” for Lake Avenue frontage and “F-2” for all other street frontage). Based on the shape of the proposed SLA PBID, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within one benefit zone, except as noted herein.

Parcel building area, land area and street frontage quantities are a common method of fairly and equitably spreading special benefit costs to the beneficiaries of SLA PBID funded services, programs and improvements. These factors directly relate to the degree of special benefit each assessed parcel will receive from SLA PBID funded activities within the SLA PBID.

Building area (Benefit Units A & D) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 40% of the total PBID revenue [31.203887% for commercial building area and 5.918719% for residential building area (1-5 units, including condominiums) when adjusted for current precise building area measurements and program costs and service levels].

Land area (Benefit Unit B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on SLA PBID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 30% of the total PBID revenue (31.518581% when adjusted for precise parcel measurements and program costs and service levels).

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Street frontage (Benefit Unit C) is a direct measure of each parcel’s corresponding impact or draw on SLA PBID funded activities. Street frontage includes all public street frontages of a parcel. In the opinion of the Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 30% of the total PBID revenue (14.6273% for Lake Avenue frontage and 16.731513% for all other frontage when adjusted for precise parcel measurements and program costs and service levels)

### **Special Assessment Circumstances**

#### 1. Residential Uses (1-5 units)

There are 293 parcels within the SLA PBID that have residential uses on them in the range of 1-5 units. The vast majority of these parcels and units are newer “in town” residential condominiums. It is the opinion of the Assessment Engineer that these residential parcels with 1-5 units will proportionately specially benefit from PBID funded programs and activities, but differently than commercial parcels and other residential parcels with 6 or more units on them. As such, based on the development configuration of such units which are generally multi floor buildings with no direct land or street frontage, the assessments for residential use parcels with 1-5 units, including residential condominiums shall be assessed based solely on interior building area.

#### 2. Residential Uses (6+ units)

In the opinion of this Engineer, parcels with multi-unit residential uses (6+ units) within the proposed renewed SLA PBID, will proportionately specially benefit from PBID funded programs, services and improvements but different than commercial parcels and uses. The reason for this finding is rooted in the fact that commercial parcels and buildings provide the double benefit of directly generating income for the parcel in the form of market driven rents and, in turn, generate income to business owners as a function of retail sales areas, food and other service business space and office space to house revenue generating employees. This double benefit does not hold true for multi-unit residential use parcels. In the opinion of this Engineer, the level of special benefit for the proposed PBID funded programs, services and improvements for multi-unit residential use parcels is set at 50% of the respective rates of commercial parcels and uses.

#### 3. Mixed-Use Properties

Mixed-use properties will be assessed in accordance with the following special criteria:

##### Commercial/Office Condos

- a. Building area assessed at full building area rate
- b. Land area assessed at full land area fee rate but pro-rated for each unit based on ratio of unit building area to total building area
- c. Frontage assessed at full frontage rate but pro-rated for each unit based on ratio of unit building area to total building area

##### Mixed –Use Rental - Ground Floor Commercial and Upper Floor Residential

- a. Building area assessed at full rate for commercial area and 50% rate for residential area

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- b. Land area assessed at full land area rate for commercial portions and 50% rate for residential portions
- c. Frontage assessed at full frontage rate for commercial portions and 50% rate for residential portions

Mixed-Use Commercial Condos and Residential Condos

- a. Building area assessed at full rate for commercial area and 10.7 cents per sq ft of residential building area
- b. Land area assessed at full land area rate (assessed on ground floor owners)
- c. Frontage assessed at full frontage rate (assessed on ground floor owners)

Other Special Criteria

- 4. Properties zoned solely for residential use shall not be assessed.
- 5. Street frontage along Lake Avenue shall be assessed at the full, 100% street frontage rate. All other street frontages, including frontage along Shoppers Lane, shall be assessed at 50% of the full rate.
- 6. Parcels upon which a parking structure is located shall be assessed using land area and street frontage only. Parking structure building area serving primarily as tenant parking, shall not be assessed.

Future Development

Other than future maximum rates and the assessment methodology delineated in this Plan and the Engineer’s Report, per State Law (Government Code Section 53750), future assessments may change for any given parcel if such a change 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 assessment rates higher than as stipulated in this Plan and the Engineer’s Report would require a new ballot procedure (Section 4(b) of Article XIID of the California Constitution - Proposition 218) in order to approve any such changes.

Considering all identified specially benefiting parcels within the SLA PBID and their respective assessable benefit units, the cumulative quantities by factor and zone are shown in the following Table:

:

**Year 1 – 2023 - Assessable Benefit Units**

<b>BLDG AREA (SF)</b>	<b>LAND AREA (SF)</b>	<b>LAKE AVE FRONTAGE (LF)</b>	<b>OTHER STREET FRONTAGE (LF)</b>	<b>RES (1-5 UNITS) BLDG AREA (SF)</b>	<b># OF PARCELS</b>	<b># OF ASSESSABLE PARCELS</b>
2,900,899	2,471,681	7,402	16,935	367,889	448	445

The number of Benefit Units for each identified benefiting parcel within the proposed renewed SLA PBID was computed from data extracted from County Assessor records and maps. These data sources delineate

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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 SLA PBID for their review. If a property owner believes there is an error on a parcel’s assessed footages, the SLA PBID may confirm the data with the LA County Assessor’s office. If SLA PBID data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the SLA PBID assessment may be corrected.

**Assessment Formula**

In the opinion of the Assessment Engineer the assessment formula for the proposed renewed SLA PBID is as follows:

$$\begin{aligned}
 \text{Assessment} &= \text{Building Area (Unit B) Sq Ft x Unit B-1 Rate, plus} \\
 &\quad \text{Land Area (Unit L) Sq Ft x Unit L Rate, plus} \\
 &\quad \text{Street Frontage (Unit F-1) Lin Ft x Unit F-1 Rate, plus} \\
 &\quad \text{Street Frontage (Unit F-2) Lin Ft x Unit F-2 Rate} \\
 &\qquad\qquad\qquad \text{or} \\
 &= \text{Residential 1-5 units Building Area (Unit B-2) Sq Ft x Unit B-2 Rate}
 \end{aligned}$$

Assessment Formula Unit Rates

Based on figures from the Assessable Benefit Units Table on page 14 of this Plan, the assessment rates for each factor and zone are shown as calculated in the Table below:

**YEAR 1 –2023 Assessment Rates**

<b>BLDG AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAND AREA ASSMT RATE (\$/SQ FT)</b>	<b>LAKE AVE FRONTAGE ASSMT RATE (\$/LF)</b>	<b>OTHER STREET FRONTAGE ASSMT RATE (\$/LF)</b>	<b>RES (1-5 UNITS) BLDG AREA ASSMT RATE (\$/LF)</b>
\$0.07154	\$0.08481	\$13.14280	\$6.57087	\$0.10700



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**SAMPLE ASSESSMENT CALCULATIONS:**

12,000 sq ft building on 15,000 sq ft lot with 100 LF of Lake Ave street frontage and 50 LF of other street frontage

Building	= 12,000 x 7.154¢/SF	= \$ 858.48
Land	= 15,000 x 8.481¢/SF	= \$1,272.15
Lake Ave Frontage	= 100 LF x \$13.14281/LF	= \$1,314.28
Other frontage	= 50 LF x \$6.57087/LF	= \$ 328.54
<b>TOTAL YEAR 1 ASSESSMENT</b>		= <b><u>\$3,773.45</u></b>
PER MONTH		= \$ 314/Month
PER SF BLDG PER MONTH		= 2.6¢/SF/Month

The complete Year 1 – 2023 assessment roll of all parcels to be assessed by the SLA PBID is included in this Plan as Appendix I.

Since the SLA PBID is planned for a 7-year term, maximum assessment rates for future years (Years 2-7) must be set at the inception of the SLA PBID. 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 SLA PBID. These figures are shown in the table below. Assessment rates may not exceed those indicated below.

**SLA PBID – 7 Year Maximum Assessment Rates  
(Includes a 5%/Yr. Max Increase)**

BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	LAKE AVE FRONTAGE ASSMT RATE (\$/LF)	OTHER STREET FRONTAGE ASSMT RATE (\$/LF)	RES (1-5 UNITS) BLDG AREA ASSMT RATE (\$/LF)
<u>YR 1 - 2023</u>				
\$0.0715	\$0.0848	\$13.1428	\$6.5709	\$0.1070
<u>YR 2 - 2024</u>				
\$0.0751	\$0.0890	\$13.7999	\$6.8994	\$0.1124
<u>YR 3 - 2025</u>				
\$0.0789	\$0.0935	\$14.4899	\$7.2444	\$0.1180
<u>YR 4 - 2026</u>				
\$0.0828	\$0.0982	\$15.2144	\$7.6066	\$0.1239

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<u>YR 5 - 2027</u>				
\$0.0869	\$0.1031	\$15.9751	\$7.9869	\$0.1301
<u>YR 6 - 2028</u>				
\$0.0912	\$0.1083	\$16.7739	\$8.3862	\$0.1366
<u>YR 7 - 2029</u>				
\$0.0958	\$0.1137	\$17.6126	\$8.8055	\$0.1434

**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 fact receive no special benefit.”

There are nine (9) public commercial parking lot parcels located along Shoppers Lane and Mentor Avenue owned by the City of Pasadena. There is no clear and convincing evidence that these publicly owned commercial parking parcels would not proportionately specially benefit from SLA PBID funded programs, services and improvements any different than private owned commercial parking lots and, thus, in the opinion of the Assessment Engineer, will be assessed in a similar manner and at the same rates as privately owned commercial parcels within the SLA PBID.

**VI. SLA PBID GOVERNANCE**

The governance or management of the SLA PBID requires an “Owners’ Association” to carry out the SLA PBID 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 SLA PBID 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 SLA PBID boundaries, benefit zones, assessment formula or SLA PBID 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.

It is proposed that the South Lake Business Association (SLBA), under contract with the City of Pasadena, continue to serve as the “Property Owner’s Association” and be responsible for the ongoing day-to-day management and administration of the South Lake Avenue PBID (SLA PBID). The SLBA is a non-profit corporation formed by business and professional firms and property owners located within the South Lake business district. Upon renewal of the SLA PBID, it is proposed that the City Council and the SLBA will execute a contract for the continued performance and delivery of the stipulated SLA PBID programs and services authorized by this Management Plan.

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**VII. PROPOSED RULES AND REGULATION APPLIED TO THE SLA PBID**

There are no specific rules or regulations applied to this SLA PBID

**VIII. OTHER ITEMS**

No bonds will be issued for any SLA PBID projects in conjunction with this renewal.

**IX. PLAN AUTHOR**

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

**X. IMPLEMENTATION TIMETABLE**

The renewed SLA PBID is expected to begin operation by January 1, 2023. In order to meet this goal, the following procedural timeline is proposed:

<u>Date</u>	<u>Action/Task</u>
Summer 2021	• Develop/finalize Management District Plan
Fall 2021	• Initiate petition drive
Fall 2021	• Collect petitions signed by property owners
Early 2022	• Submit majority support petitions to City
Early 2022	• City Council adopts Resolution of Intention to renew the SLA PBID
Early 2022	• City sends notice of SLA PBID public hearing and a ballot to property owners within SLA PBID
Spring 2022	• City Council conducts hearing (ballots due by this date)
Spring 2022	• Providing no majority ballot protest is filed at the hearing, Council approves Resolution of Renewal for the SLA PBID
Mid 2022	• Assessment roll submitted to LA County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by LA County with property taxes
Early 2023	• Revenues remitted to Owners' Association per contract with City
(7 years)	• Owners' Association carries out renewed SLA PBID programs and services

# APPENDIX 1

## YR 1 – 2023 ASSESSMENT ROLL

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APN	YR 1 2022-23 PBID ASSMT
5327001001	\$1,260.61
5327001002	\$920.72
5327001003	\$3,525.63
5327001004	\$774.43
5327001005	\$929.74
5327001006	\$1,418.77
5327001009	\$799.24
5327001010	\$824.14
5327001011	\$646.43
5327001012	\$724.77
5327001014	\$1,580.91
5327001015	\$724.82
5327001029	\$1,897.63
5327001030	\$1,886.93
5327001160	\$0.00
5327001161	\$8,360.18
5327001162	\$199.02
5327001163	\$204.37
5327001164	\$199.02
5327001165	\$165.85
5327001166	\$204.37
5327001167	\$203.30
5327001168	\$241.82
5327001169	\$271.78
5327001170	\$254.66
5327001171	\$217.21
5327001172	\$224.70
5327001173	\$221.49
5327001174	\$212.93
5327001175	\$165.85
5327001176	\$264.29
5327001177	\$224.70
5327001178	\$151.94
5327001179	\$199.02

5327001180	\$199.02
5327001181	\$204.37
5327001182	\$199.02
5327001183	\$165.85
5327001184	\$199.02
5327001185	\$217.21
5327001186	\$224.70
5327001187	\$221.49
5327001188	\$212.93
5327001189	\$165.85
5327001190	\$264.29
5327001191	\$224.70
5327001192	\$75.97
5327001193	\$199.02
5327001194	\$199.02
5327001195	\$204.37
5327001196	\$199.02
5327001197	\$165.85
5327001198	\$120.91
5327001199	\$135.89
5327001200	\$199.02
5327001201	\$217.21
5327001202	\$224.70
5327001203	\$221.49
5327001204	\$212.93
5327001205	\$165.85
5327001206	\$264.29
5327001207	\$224.70
5327001208	\$75.97
5327001209	\$234.33
5327001210	\$199.02
5327001211	\$204.37
5327001212	\$199.02
5327001213	\$250.38
5327001214	\$240.75
5327001215	\$234.33
5327001216	\$249.31
5327001217	\$296.39

5327001218	\$221.49
5327001219	\$307.09
5327001220	\$221.49
5327001221	\$234.33
5327001222	\$232.19
5327001223	\$197.95
5327001224	\$204.37
5327001225	\$199.02
5327001226	\$248.24
5327001227	\$248.24
5327001228	\$296.39
5327001229	\$297.46
5327001230	\$302.81
5327001231	\$220.42
5327001232	\$234.33
5327002001	\$1,680.67
5327002004	\$1,746.71
5327002005	\$3,019.04
5327002006	\$1,303.29
5327002007	\$858.85
5327002008	\$1,502.85
5327002009	\$1,005.86
5327002023	\$2,008.01
5327002088	\$1,354.81
5327020011	\$1,840.32
5327020012	\$1,458.22
5327020013	\$1,541.75
5327020039	\$12,580.14
5721027003	\$944.38
5721027018	\$2,678.24
5721027019	\$0.00
5721027020	\$0.00
5721027027	\$3,473.79
5721027032	\$5,369.12
5721027053	\$155.15
5721027054	\$107.00
5721027055	\$98.44
5721027056	\$98.44

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5721027057	\$110.21
5721027058	\$111.28
5734013025	\$23,802.68
5734013026	\$7,028.27
5734013027	\$28,065.92
5734013028	\$9,585.30
5734030001	\$751.92
5734030002	\$2,914.70
5734030008	\$852.65
5734030031	\$75.74
5734030033	\$7,213.83
5734030034	\$8,349.41
5734030035	\$6,543.46
5734030036	\$10,184.86
5734031004	\$6,129.97
5734031009	\$41,161.20
5734031010	\$23,043.80
5734032004	\$22,476.38
5734033013	\$10,107.07
5734033014	\$8,906.98
5734034008	\$1,729.54
5734034019	\$19,568.54
5734034021	\$17,906.22
5734034023	\$23,954.89
5734034025	\$1,837.25
5734035005	\$2,111.08
5734035008	\$2,158.78
5734035009	\$1,729.54
5734035018	\$1,780.51
5734035019	\$1,386.19
5734035020	\$1,386.19
5734035025	\$6,061.18
5734035031	\$6,066.34
5734035040	\$4,388.44
5734035042	\$77.15
5734035043	\$120.48
5734035044	\$85.07
5734035045	\$126.05
5734035046	\$59.06
5734035047	\$59.28

5734035048	\$59.28
5734035049	\$59.28
5734035050	\$58.96
5734035051	\$151.30
5734035052	\$56.50
5734035053	\$58.10
5734035054	\$58.10
5734035055	\$73.94
5734035056	\$58.32
5734035057	\$126.69
5734035058	\$83.67
5734035059	\$73.83
5734035060	\$72.87
5734035061	\$77.15
5734035062	\$120.48
5734035063	\$85.07
5734035064	\$126.05
5734035065	\$59.28
5734035066	\$58.53
5734035067	\$59.28
5734035068	\$58.85
5734035069	\$57.57
5734035070	\$149.59
5734035071	\$54.68
5734035072	\$56.39
5734035073	\$56.28
5734035074	\$72.23
5734035075	\$56.50
5734035076	\$122.09
5734035077	\$83.67
5734035078	\$73.83
5734035079	\$73.94
5734035080	\$60.24
5734035081	\$98.01
5734035082	\$97.69
5734035083	\$97.80
5734035084	\$78.86
5734035085	\$72.44
5734035086	\$70.19
5734035087	\$73.62

5734035088	\$73.62
5734035089	\$73.62
5734035090	\$73.30
5734035091	\$73.19
5734035092	\$75.11
5734035093	\$120.27
5734035094	\$453.66
5734035095	\$60.24
5734035096	\$98.01
5734035097	\$97.69
5734035098	\$97.80
5734035099	\$78.86
5734035100	\$97.91
5734035101	\$124.87
5734035102	\$73.62
5734035103	\$73.62
5734035104	\$73.62
5734035105	\$73.62
5734035106	\$73.19
5734035107	\$75.11
5734035108	\$105.50
5734035109	\$98.12
5734035110	\$98.23
5734035111	\$97.80
5734035112	\$94.05
5734035113	\$60.24
5734035114	\$98.01
5734035115	\$97.69
5734035116	\$97.80
5734035117	\$78.86
5734035118	\$97.91
5734035119	\$76.08
5734035120	\$76.08
5734035121	\$124.87
5734035122	\$73.62
5734035123	\$73.62
5734035124	\$73.62
5734035126	\$73.19
5734035127	\$75.11
5734035128	\$105.50

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5734035129	\$98.12
5734035130	\$98.23
5734035131	\$97.80
5734035132	\$94.05
5734035133	\$60.24
5734035134	\$98.01
5734035135	\$97.69
5734035136	\$97.80
5734035137	\$78.86
5734035138	\$97.91
5734035139	\$76.08
5734035140	\$76.08
5734035141	\$124.87
5734035142	\$73.62
5734035143	\$73.62
5734035144	\$73.62
5734035145	\$73.62
5734035146	\$73.19
5734035147	\$75.11
5734035148	\$105.50
5734035149	\$98.12
5734035150	\$98.23
5734035151	\$97.80
5734035152	\$94.05
5734035153	\$292.97
5734035154	\$1,376.11
5734035155	\$732.08
5734035156	\$292.82
5734035157	\$499.50
5734035158	\$562.81
5734035160	\$73.62
5734038001	\$100.26
5734038002	\$133.00
5734038003	\$139.42
5734038004	\$129.04
5734038005	\$144.13
5734038006	\$102.19
5734038007	\$144.13
5734038008	\$137.28
5734038009	\$162.21

5734038010	\$97.80
5734038011	\$105.61
5734038012	\$97.80
5734038013	\$105.61
5734038014	\$80.57
5734038015	\$97.80
5734038016	\$104.75
5734038017	\$105.61
5734038018	\$93.20
5734038019	\$111.07
5734038020	\$100.90
5734038021	\$153.01
5734038022	\$139.42
5734038023	\$172.59
5734038024	\$130.11
5734038025	\$158.90
5734038026	\$144.13
5734038027	\$102.19
5734038028	\$158.90
5734038029	\$137.28
5734038030	\$162.21
5734038031	\$97.80
5734038032	\$105.61
5734038033	\$97.80
5734038034	\$105.61
5734038035	\$80.57
5734038036	\$97.80
5734038037	\$104.75
5734038038	\$105.61
5734038039	\$93.20
5734038040	\$111.07
5734038041	\$229.09
5734038042	\$234.65
5734038043	\$234.65
5734038044	\$237.86
5734038045	\$205.12
5734038046	\$191.85
5734038047	\$112.46
5734038048	\$89.56
5734038049	\$100.90

5734038050	\$95.12
5734038051	\$153.01
5734038052	\$116.84
5734038053	\$139.42
5734038054	\$114.81
5734038055	\$127.12
5734038056	\$130.11
5734038057	\$158.90
5734038058	\$144.13
5734038059	\$102.19
5734038060	\$158.90
5734038061	\$137.28
5734038062	\$162.21
5734038063	\$97.80
5734038064	\$105.61
5734038065	\$97.80
5734038066	\$105.61
5734038067	\$80.57
5734038068	\$97.80
5734038069	\$104.75
5734038070	\$105.61
5734038071	\$93.20
5734038072	\$111.07
5734038073	\$112.46
5734038074	\$100.90
5734038075	\$185.00
5734038076	\$153.01
5734038077	\$116.84
5734038078	\$139.42
5734038079	\$114.81
5734038080	\$127.12
5734038081	\$130.11
5734038082	\$144.13
5734038083	\$144.13
5734038084	\$102.19
5734038085	\$144.13
5734038086	\$137.28
5734038087	\$162.21
5734038088	\$97.80
5734038089	\$105.61

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5734038090	\$97.80
5734038091	\$105.61
5734038092	\$80.57
5734038093	\$97.80
5734038094	\$104.75
5734038095	\$105.61
5734038096	\$93.20
5734038097	\$111.07
5734038098	\$204.37
5734038099	\$229.19
5734038100	\$229.19
5734038101	\$232.40
5734038102	\$201.80
5734038103	\$180.94
5734038104	\$8,373.84
5735006026	\$2,064.81
5735006027	\$433.89
5735006028	\$1,654.78
5735006033	\$1,882.48
5735006034	\$14,420.28
5735006036	\$4,378.92
5735006038	\$8,024.25
5735006039	\$1,440.17
5735006040	\$8,977.24
5735031001	\$2,527.92
5735031002	\$3,030.71
5735031003	\$2,742.54
5735031004	\$2,335.18
5735031005	\$2,106.25
5735031006	\$2,461.80
5735031010	\$1,996.32
5735031022	\$7,780.70
5735031024	\$2,671.13

5735031025	\$3,205.11
5735031026	\$2,685.13
5735031027	\$4,287.95
5735031028	\$1,509.66
5735031029	\$5,142.32
5735031900	\$1,335.74
5735031901	\$1,335.74
5735032003	\$740.05
5735032004	\$966.85
5735032005	\$1,511.25
5735032006	\$7,375.26
5735032007	\$2,645.36
5735032008	\$1,437.06
5735032009	\$1,215.88
5735032010	\$2,560.57
5735032011	\$6,319.83
5735032014	\$1,830.16
5735032015	\$1,830.16
5735032017	\$1,830.16
5735032018	\$3,657.34
5735032900	\$2,018.82
5735032901	\$1,183.38
5735032902	\$1,830.50
5735033025	\$1,469.24
5735033028	\$2,708.94
5735033037	\$1,468.70
5735033038	\$1,468.70
5735033040	\$1,468.70
5735033041	\$1,335.40
5735033043	\$2,622.78
5735033044	\$2,613.77
5735033045	\$2,277.74
5735033046	\$2,395.78

5735033047	\$1,437.03
5735033048	\$964.71
5735033053	\$1,366.20
5735033056	\$2,717.63
5735033057	\$4,467.13
5735033058	\$1,820.52
5735033059	\$870.78
5735033060	\$667.70
5735033061	\$533.63
5735033062	\$959.25
5735033063	\$321.14
5735033900	\$587.65
5735033901	\$1,469.04
5735033902	\$881.39
5735033903	\$2,985.41
5735034022	\$6,461.08
5735034035	\$2,029.31
5735034038	\$2,229.10
5735034042	\$1,602.00
5735034047	\$1,762.86
5735034048	\$1,602.00
5735034051	\$2,124.21
5735034052	\$2,081.21
5735034053	\$2,312.97
5735034057	\$1,629.15
5735034058	\$9,893.02
5735034060	\$1,788.56
5735034061	\$3,197.95
5735034062	\$3,520.51
5735034065	\$5,691.47
5735034066	\$1,786.22
5735034067	\$13,079.97
	<b>\$665,078.68</b>



# APPENDIX 2

## SLA PBID BOUNDARY MAP



*South Lake Avenue*  
**PBID Map**



# ATTACHMENT 1

## ASSESSMENT ENGINEER'S REPORT