



2024

South Lake Avenue Business District

ANNUAL REPORT

A Message From The

BOARD OF DIRECTORS

In 2024, the South Lake Avenue Business District focused on the completion of the remaining and previously unfunded phases of the South Lake Streetscape Improvement Project which entailed pedestrian lighting, two signalized crosswalks and upgrades to the two Del Mar Boulevard Traffic Islands. The project was originally approved by the City of Pasadena Council in 2007 and included other infrastructure and landscape improvements which were completed throughout the years as funding became available. Additional area beautification enhancements included the installation of new waste containers funded directly by the South Lake Business Association.

Marketing avenues included South Lake Avenue's website, social media platforms, monthly newsletter, business recruitment and retention program and promotional campaigns that resulted in increased sales for area businesses. Marketing efforts also included on-going community outreach to property and business owners, implementing a retail strategy, supporting property and business owners with their new development, the successful implementation of the Clean and Safe Initiative and multimillion-dollar infrastructure improvements.

South Lake Avenue generated \$245.3 million in retail sales revenue with leasing transactions totaling 84,999 square feet between office and retail. Our efforts in economic development have assisted brokers and prospective tenants in acquiring the necessary tools and resources needed to generate District interest and consider South Lake Avenue as a business destination.

South Lake welcomed new tenants Breakfast Burritos All Day (bbad), Bricks & Minifigs, Brittini Brenes Atelier, Chingsam Boutique, LA Beauty Skin Center, Le Grand Restaurant, Nosy Neighbors Coffee & Donuts, ONO Hawaiian BBQ, Petite Pebbles Pasadena and Sumi Lashes. Continued collaborative efforts between the South Lake Business Association and the City of Pasadena are necessary to promote the economic vitality of the District.

The South Lake Business Association remains dedicated to improving the South Lake Avenue Business District, nurturing its growth and showcasing why it is Pasadena's premier destination to shop, dine, live and work.



SOUTH
LAKE
AVENUE

MISSION STATEMENT

The South Lake Business Association's mission is to proactively promote and improve the economic interest of the membership of the South Lake Property Based Business Improvement District (PBID).

Purpose

Formed in 2007, the South Lake Avenue PBID is a unique benefit assessment District that enables the South Lake Avenue District property owners, businesses and City of Pasadena to work as a cohesive organization dedicated to the long-term vitality of the District.



South Lake at San Pasqual – 1950

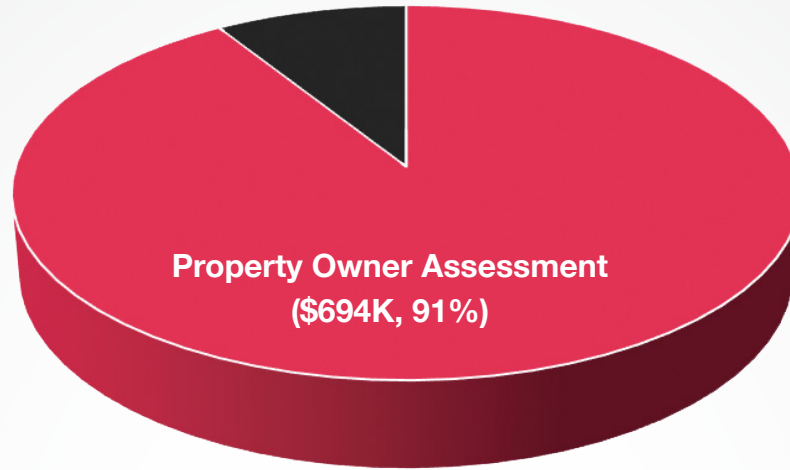
Courtesy of the archives at the Pasadena Museum of History

BUSINESS IMPROVEMENT DISTRICT

Activities and programs of the South Lake Avenue PBID are funded through assessments paid by property owners. The PBID provides funds for supplemental services and improvements above what can be provided by the City of Pasadena including a “clean and safe” program, a professional marketing and business promotion program and a program to enhance the physical environment and amenities throughout the South Lake Avenue District. The South Lake Business Association works closely and in partnership with the City of Pasadena for funding District Capital Improvement programs.

2024 REVENUE COLLECTED

Other Income
(\$70K, 9%)

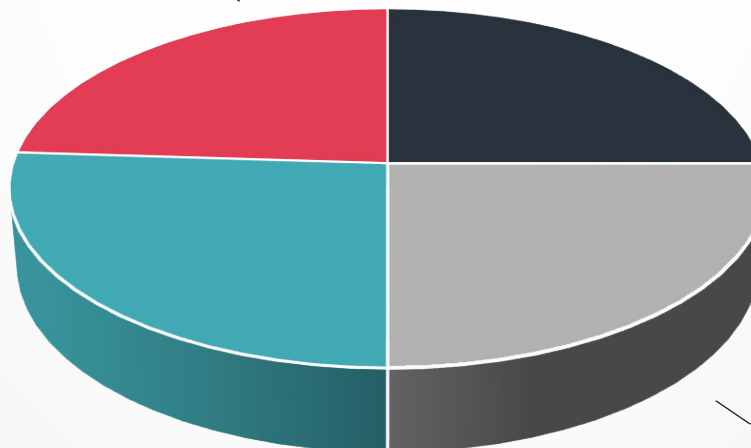


The SLBA receives the majority of its funding from property owners.

2024 EXPENDITURES

Ambassadors / Day Porters
(\$162K, 24%)

Marketing & Promotion
(\$171K, 25%)



Admin
(\$174K, 26%)

Maintenance
(\$173K, 25%)

**Over 74% of the SLBA total budget went directly into
“clean & safe” programs and marketing South Lake Avenue.**

2024 IMPACT

Completed

Completed the remaining and previously unfunded phases of the South Lake Streetscape Improvement Project which entailed pedestrian lighting, two signalized crosswalks and upgrades to the two Del Mar Boulevard Traffic Islands. Additional area beautification enhancements included the installation of new waste containers funded directly by the South Lake Business Association. Implemented Management Plan and managed expenses within budget, expanded South Lake's social media program, implemented South Lake's business recruitment and retention program, enhanced new website, enhanced and maintained District's monthly newsletter and organized promotional campaigns that resulted in increased sales for area businesses. Marketing efforts also included on-going community outreach to property and business owners, implementing a retail strategy, supporting property and business owners with their new development, the successful implementation of the Clean and Safe Initiative and multimillion-dollar infrastructure improvements and enhanced Economic Development efforts in coordination with the City of Pasadena, Old Pasadena, Playhouse Village, Pasadena Convention & Visitors Bureau and Pasadena Convention Center.

Produced and / or Participated In

City of Pasadena online campaigns in partnership with Old Pasadena, Playhouse Village, Pasadena Convention & Visitors Bureau, Pasadena Convention Center, Pasarroyo's Coffee with a Cop, South Lake's Holidayfest - December 7, 2024.

Maintained Consistent Outreach To

Business Improvement Districts outside of Pasadena, Central Districts, City of Pasadena (including Police and Fire Departments), Residential Communities and Schools, South Lake Avenue Brokers, South Lake Avenue Business Owners and South Lake Avenue Property Owners.

Attended

Central District Meetings regarding Marketing and Other Joint Issues/Concerns (Old Pasadena, Playhouse Village, Pasadena Convention & Visitors Bureau, Pasadena Convention Center, Pasadena Chamber of Commerce and South Lake Avenue), City of Pasadena Council Meetings, City of Pasadena Meetings regarding Marketing, Parking, and Business / Tenant Recruitment and South Lake Business Association Committee Meetings.



Holidayfest
December 7, 2024

VISION & GOALS

- » Coordinate with City of Pasadena regarding continued area beautification efforts as needed and as funding becomes available.
- » Continue business recruitment and retention program.
- » Continuously promote available business and leasing opportunities to prospective businesses and tenants interested in South Lake.
- » Encourage increased participation of property and business owners.
- » Continue long-term planning for the District and additional PBID renewals.
- » Coordinate various events throughout the District for the benefit of business owners and their customers.
- » Continue partnership with City of Pasadena and Downtown Pasadena Business Improvement Districts.
- » Continue and improve Maintenance Services and The Ambassador Guide / Day Porter Program as defined in the management plan.
- » Continue Promotions and Marketing programs that address the current economic environment and vacancy of business storefronts.
- » Work with City of Pasadena, the South Lake Parking Place Commission and property owners to address and correct the perception / reality of parking issues in the District.
- » Continue and expand outreach programs to property owners and business owners within the District.
- » Continue to collaborate and share expertise and idea exchange with other PBIDs located in Pasadena.



South Lake at Del Mar – 1950

Courtesy of the archives at the Pasadena Museum of History



South Lake at Del Mar Boulevard

PBID ASSESSMENT FORMULA

PBID assessment formulas typically relate to property street frontage, parcel and building size and location which affect the amount of assessment to be paid. The formula may base assessments on a single factor or a combination of factors. Based on the program activities to be funded, which relate directly to the pedestrian oriented sidewalk areas, parcel size and current improvements, it is determined that the assessments be based equally on three property related elements; the amount of adjacent street/sidewalk frontage, the parcel size and the building area. Within the PBID there are roughly 24,300 linear feet of property frontage, 2.5 million square feet of land and 2.9 million square feet of building area.

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 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.

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

Seven Year Maximum Assessment Rates *(Includes a 5% annual increase)*

	2023 Rate	2024 Rate	2025 Rate	2026 Rate	2027 Rate	2028 Rate	2029 Rate
Building Area Fee	\$0.0715	\$0.0751	\$0.0789	\$0.0828	\$0.0869	\$0.0912	\$0.0958
Land Area Fee	\$0.0848	\$0.0890	\$0.0935	\$0.0982	\$0.1031	\$0.1083	\$0.1137
Lake Ave Street Frontage Fee	\$13.1428	\$13.7999	\$14.4899	\$15.2144	\$15.9751	\$16.7739	\$17.6126
All Other Street Frontage Fee	\$6.5709	\$6.8994	\$7.2444	\$7.6066	\$7.9869	\$8.3862	\$8.8055
Residential (1-4 Units) Fee	\$0.1070	\$0.1124	\$0.1180	\$0.1239	\$0.1301	\$0.1366	\$0.1434

Specific Annual Adjustments

During the term of the PBID, the annual budget and corresponding assessments may be adjusted to reflect annual increases of five percent (5%). In addition, any annual budget surplus or deficit will be incorporated into the subsequent year's PBID budget.



NOAH'S NEW YORK PASTRY
LAKE AVENUE

Statement of Activities for

YEAR ENDED 2024

Receipts

Governmental Contract for Services	\$ 694,325
Investment Income	\$ 45,818
Other Income (Agency Funds / Sponsorships)	\$ 24,673
Total Receipts	\$ 764,816

Expenses

Maintenance and Landscape	\$ 172,690
Ambassadors / Day Porters	\$ 161,602
Promotions / Marketing / Economic Development	\$ 170,606
Administration and Operations	\$ 174,377
Total Disbursements	\$ 679,275

Change in Net Assets	\$ 85,541
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Net Assets at Beginning of Year	\$1,351,533
Prior Period Adjustment	\$ 91,716

Net Assets at End of Year	\$1,437,074
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Note: This Statement of Activities provides a summary of financial activity for the South Lake Business Association. A complete copy of the SLBA's 2024 Financial Statement, including footnote disclosures and the Accountant's Review Report, is available upon request.



South Lake at San Pasqual

2024 BOARD OF DIRECTORS & STAFF

Executive Committee

President

Kevin Duffy, CB Richard Ellis

Vice President

Kristina Moore, PASARROYO

Secretary

Robert De Pietro, 99 S. Lake Avenue

Treasurer

John Howe, The Howe Building

Directors

Kimberly Arroyo, Pasadena Commons
Shant Bogharian, Mediterranean Cafe
Jeff Chen, Logix Federal Credit Union
Patrick Crandall, City of Pasadena
Shannon Giancotta, Macy's
Risa Honda, Pasadena Towers
Chris Page, City of Pasadena
William Stifel, Arbour Realty Capital Advisors

Staff

Executive Director

Gina Tleel

2024 COMMITTEES

The purpose of creating committees is to develop goals and projects for the year. Committees also report, research and provide recommendations.

Budget and Finance Committee

Role: Reviews financial records and recommends annual budgets.

Chair: John Howe

Economic Development & Marketing Advisory Committee

Role: Discusses retail retention and recruitment.

Chair: Risa Honda

Streetscape Advisory Committee

Role: Discusses street improvements, maintenance and beautification.

Chair: Robert De Pietro

Association and Committee meetings are open to the public and posted in accordance to the Ralph M. Brown Act via avenues such as the Association website and monthly newsletter. To learn more about participation please contact the South Lake Business Association at 626.792.1259 or visit www.southlakeavenue.org.



SOUTH LAKE
A V E N U E