The Greater Downtown Glendale Community Benefit District 2018 Management District Plan

Final Plan – May 24th, 2018

Formed Under Ordinance # 5771 of the Glendale Municipal Code and Resolution No. 12-117

Prepared by:

New City America, Inc.
and
The Downtown Glendale Association Renewal and Expansion Committee

Corporate Office ▪710 W. Ivy Street ▪ San Diego, CA 92101 ▪ 619-233-5009 ▪ Fax 619-239-7105
San Francisco Bay Area Office ▪ 954 Lee Avenue, ▪ San Leandro, CA 94577 ▪ 888-356-2726
New England Office: 42 Pearl Street, ▪ New Bedford, MA ▪ 02740
mail@newcityamerica.com ▪ www.newcityamerica.com ▪ Facebook: New City America, Inc.

Greater Downtown Glendale
Community Benefit District (CBD)
Management District Plan

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Attachment:

A. Engineer's Report

Section 1
Management District Plan Summary

In 2012, Downtown Glendale property owners decided that they wanted greater services than what the City could offer, particularly with all of the new growth that had occurred since the last great recession of 2008. They knew that market rate residential would be happening in and around Brand Blvd., that the southern tier of the Downtown just north of Colorado was one of the most dynamic shopping areas in the region, and that office workers Brand Blvd. needed a more attractive, inviting environment to attract new tenants.

On April 13, 2012, the City adopted Ordinance No. 5771, which added Section 4.46 to the Glendale Municipal Code which authorized the establishment of Business Improvement Districts within the City of Glendale. In July 2012, property owners overwhelmingly voted to place an assessment on their property taxes to fund almost $900,000 in special benefit services –services over and above what the City of Glendale was providing in the business district. On July 31, 2012, the City Council adopted Resolution No. 12-117, which approved the creation of the Downtown Glendale Community Benefit District of 2012 (the "District"). The Downtown Glendale Association ("DGA") has managed the District since 2012. The DGA is a California Non-Profit Public Benefit Corporation that was incorporated in October 2012, which is governed by a Board of Directors and operates pursuant to Bylaws of executed on October 24, 2012 by the Incorporator. On December 28, 2012, the City of Glendale and the DGA entered into a Management and Disbursement Agreement pursuant to which the DGA is responsible for implementing the District Plan, developing budgets, and preparing and filing reports.

The District began services in January 2013 and since then the community has grown dramatically. Downtown Glendale is now considered to be one of the most dynamic, growing business districts in all the greater LA region. The area is filled with new spaces, the sidewalks are cleaned daily, the area is marketed and promoted regularly, the Alex Theatre has been refurbished and has excellent programs which bring customers from throughout the region and the DGA maintenance workers can be seen throughout the district on a daily basis managing this mutual asset.

The Downtown Glendale CBD D was initially established for seven (7) years, expiring at the end of 2019. However, due to the request by property owners to the west and north to have similar services, the Downtown CBD Board decided last Fall to renew the district one year early and to expand the District. This Management District Plan (Plan) describes the renewal of the existing District and expansion of the Downtown CBD. This Plan envisions one new district called "The Greater Downtown Glendale Community Benefit District" and anticipates that all of the new special benefit services will be delivered on an equal frequency throughout the new district.

The Plan will seek support from property owners through a petition process in May and then property owners will vote through a mail ballot procedure to endorse and adopt the expanded District later in July. Once approved, the current Downtown Glendale CBD will continue to

provide services, and the expansion area will begin to receive the special benefit services in December 2018 after the first installment of property assessments have been paid with the 2018-19 property tax bills.

How can a new CBD benefit property owners in Greater Downtown Glendale?

The Greater Downtown Glendale CBD is a Special CBD where property owners will pay for and through the DGA Board will manage the assessments they generate through the CBD. The CBD will not replace current City services, but it can fund solutions to supplement City services in the areas including:

- Safety and homeless/vacancy problems
- Sidewalk cleanliness
- Increase the trimming and replacement of damaging trees and landscaping
- Install/improve decorative amenities such as street furniture/fixtures/equipment/lighting
- Promote and enhance the brand/image of Greater Downtown Glendale
- Create a strong social media presence, and facilitate public relations for Greater Downtown Glendale businesses
- Provide parking directional services and other mobility related activities
- Provide a safe, Securityly passage between the hundreds of new residential units around Downtown and the hundreds of hotel guests, and they walk to and from the Downtown shopping district;
- Provide a much more exciting and dynamic work environment for office workers Brand Blvd.

THE PROPERTY ASSESSMENT FUNDS COLLECTED CANNOT REPLACE EXISTING CITY SERVICES IN GREATER DOWNTOWN GLENDALE AND THE PROPERTY ASSESSMENT FUNDS WOULD BE MANAGED BY THE NON-PROFIT CORPORATION OF PROPERTY AND BUSINESS OWNERS, AFTER THE DISTRICT EXPANSION IS APPROVED BY A MAJORITY VOTEOF THE PROPERTY OWNERS.

Special Benefit Budget Category Analysis

The CBD Plan gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Greater Downtown Glendale evolves, services that are needed one year may not be needed the next. Therefore, “bundles” or categories of special benefit funding are created and have been divided into four broad categories.

Each category will give the property owner management corporation the percentages per services for the life of the district, but the flexibility to prioritize or minimize a service found within that category during the life of the CBD. The five categories of services include: Sidewalk Operations, District Identity, Parking and Mobility related, Administration, and Contingency.

The categories of services and their percentages represent the service plan the Greater Downtown Glendale property owners will be voting on when the CBD comes up for a mail ballot later this Summer.

Estimated First Year Annual Budget: Approximately $ 1,461,630.00 from assessments, (percentage numbers rounded off)

Category of Special Benefit Services	Percentage of Budget	Annual Amount or Cost of Services (rounded off)
Sidewalk Operations, Beautification and Security	60%	$ 875,000
District Identity and Streetscape Improvements	20%	$ 290,000
Administration	16%	$ 230,000
Contingency	4%	$ 66,630
Total First Year Budget	100%	**$ 1,461,630**

The proposed "bundles" of special benefit services are listed below.

SIDEWALK OPERATIONS, BEAUTIFICATION AND SECURITY:

Examples of this category of special benefit services and costs may include, but is not limited to:

- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification programs throughout the District
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 24 hours as necessary
- Tree and vegetation maintenance (over and above city services)
- Maintenance of existing and public spaces
- Installation of and maintenance of hanging plants, and planting flowers throughout the district
- Private security or case workers to respond to homeless issues, aggressive panhandling and individuals behaving poorly in the public rights of way and/or, with City approval, implementation of a district wide camera system

DISTRICT IDENTITY AND STREETSCAPE IMPROVEMENTS:

Examples of this category of special benefit services and costs may include, but is not limited to:

- Mobile App development
- Manage and coordinate special events
- Fund social media and a public relations firm
- Install holiday and seasonal decorations
- Develop "branding "Greater Downtown CBD properties so a positive image is promoted to the public and demand is created to bring in new tenants and visitors
- Create a unique and innovative banner program
- Implement public art displays
- Create and activate public spaces, design and improvements

ADMINISTRATION/PROGRAM MANAGEMENT

Examples of this category of special benefit services and costs may include, but are not limited to:

- Staff and administrative services
- General liability as well as Directors and Officers Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

Examples of this category of special benefit services and costs include, but are not limited to:

- Delinquencies, City/County fees, reserves and special projects

METHOD OF FINANCING:

The financing of the Greater Downtown Glendale CBD is based upon the levy of special assessments upon real property that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Proposition 218. There will be four factors used in the determination of proportional benefit to the parcels in the CBD. Those four factors are:

- Linear frontage
- Lot size or the footprint of the parcel
- Building square footage, and
- Future residential condos that will be constructed within the District

Data in the proposed renewed and expanded district:

Building Sq. Ft.	Lot Sq. Ft.	Linear Frontage	Residential Condo Bldg. Sq. Ft.
14,406,336 sq. ft.	7,283,282 sq. ft.	58,852 linear ft.	0

Costs:

First Year Greater Downtown Glendale CBD Property Assessment Annual Costs

District	Cost/Building Square Footage	Lot Size Square Footage Cost	Linear Frontage Costs
	$0.04	$0.065	$ 7.00

- Annual assessments are based upon an allocation of program costs by assessable linear frontage, (assessable on all sides of the parcels that receive benefit); PLUS lot or parcel

square footage; PLUS assessable building square footage, and in the case of residential condos, by actual building/unit square footage.

- Current and future residential condo owners will be assessed differently since they are, in essence, purchasing building square footage not tied to ground level area with the purchase of their residential condos and linear frontage and lot size will not be relevant to their above ground parcels. This alternate assessment methodology is created to respond to their special needs as homeowners within this growing Greater Downtown Glendale district.

Cap:

The Greater Downtown Glendale CBD budget and assessments may be subject to annual increases not to exceed 5% (five percent) per year. Increases will be determined by the Owners' Association/Downtown Glendale Association and will vary between 0% and 5% annually. Changes in land use, development of empty parcels, conversion of tax exempt to profitable land uses, demolition of existing buildings, and creation of new parcels through new building or residential condo development may alter the assessments per parcel and budget from year to year based upon the changes in the building square footage of individual parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes realized in the CBD will be normally be through the building square footage. In addition, changes in the budget may occur due to the conversion of single parcels to multiple parcels due to the construction of residential or commercial condos.

The cap of a *potential maximum annual increase* of assessments of 5% through a vote by the Owners Association Board of Directors is based upon annual rising costs which include, but are not limited to:

- Increased wages and workers comp rates;
- Increase charges in benefits;
- Increases in charges by sub-contractors and vendors
- Increased costs for gas, water and other utilities the CBD will depend upon;
- Increased costs in rent;
- Increased insurance costs;

Bonds:

The District will not issue any bonds related to any program.

District Formation:

Under the local enabling ordinance the District formation and modification requires a submission of petitions from property owners representing more than 30% of the total assessments.

Once the City verifies the petitions totaling a minimum of 30% of $ 1,461,630.00 (or $ 438,489) in assessment contribution to the District, the Glendale City Council may adopt a **Resolution of Intention** to mail out ballots to all affected property owners. The City will then hold a public

hearing. At that hearing, the City will tabulate the ballots received. The Greater Downtown Glendale CBD will be formed if the weighted majority of all mail ballots received support the District formation, and if the City Council adopts a **Resolution of Formation** to levy the assessments on the benefiting parcels. The date for a public hearing has not been set but is expected to occur in late July of this year.

Term

Under the local Glendale CBD enabling ordinance, the CBD may be established for up to twenty (20) years. The Downtown Glendale Association is proposing that the new Greater Downtown Glendale CBD be formed for ten (10) years commencing on January 1st, 2019.

Time and Manner for Collecting Assessments:

The Greater Downtown Glendale CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. The assessments will be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments will provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. For purposes of the assessment, 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.

Government Assessments:

The Greater Downtown Glendale CBD Management Plan assumes that the City of Glendale and the Successor Agency to the former Glendale Redevelopment Agency ("Successor Agency") will pay assessments for the public property they own within the boundaries of the District. Article XIII D, Section 4 of the California Constitution was added in November of 1996 to provide that public agencies such as the City and Successor Agency shall not be exempt from the assessments.

Parcels owned by the City of Glendale and the County of Los Angeles identified in Section 7 shall receive benefits, commensurate with the assessments paid into the Greater Downtown Glendale CBD. These publicly owned parcels are presumed to benefit equally to the privately owned parcels for all of the special benefit services outlined in this Management District Plan.

Governance:

Pursuant to the City of Glendale Community Benefit District Ordinance and Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The current Management Corporation, the Downtown Glendale Association, will expand to include property owners from the expansion area, will file Annual Reports with the City of Glendale (City), and will oversee the day-to-day implementation of services as defined in the Management District Plan. California Streets & Highways Code Section 36612 states:

Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code), for all documents relating to activities of the district.

Disestablishment

Under the local enabling ordinance and state law, Greater Downtown Glendale CBD participants will have an annual period in which to petition the City Council to disestablish the CBD. If the property owners vote, by weighted majority to disestablish the District, the District assessments will be removed from the parcels the following fiscal year. Unexpended surplus funds will be returned to property owners based upon each parcel's percentage contribution to the previous fiscal year's assessments if the District is not renewed.

Section 2
Greater Downtown Glendale Community Benefit District Boundaries

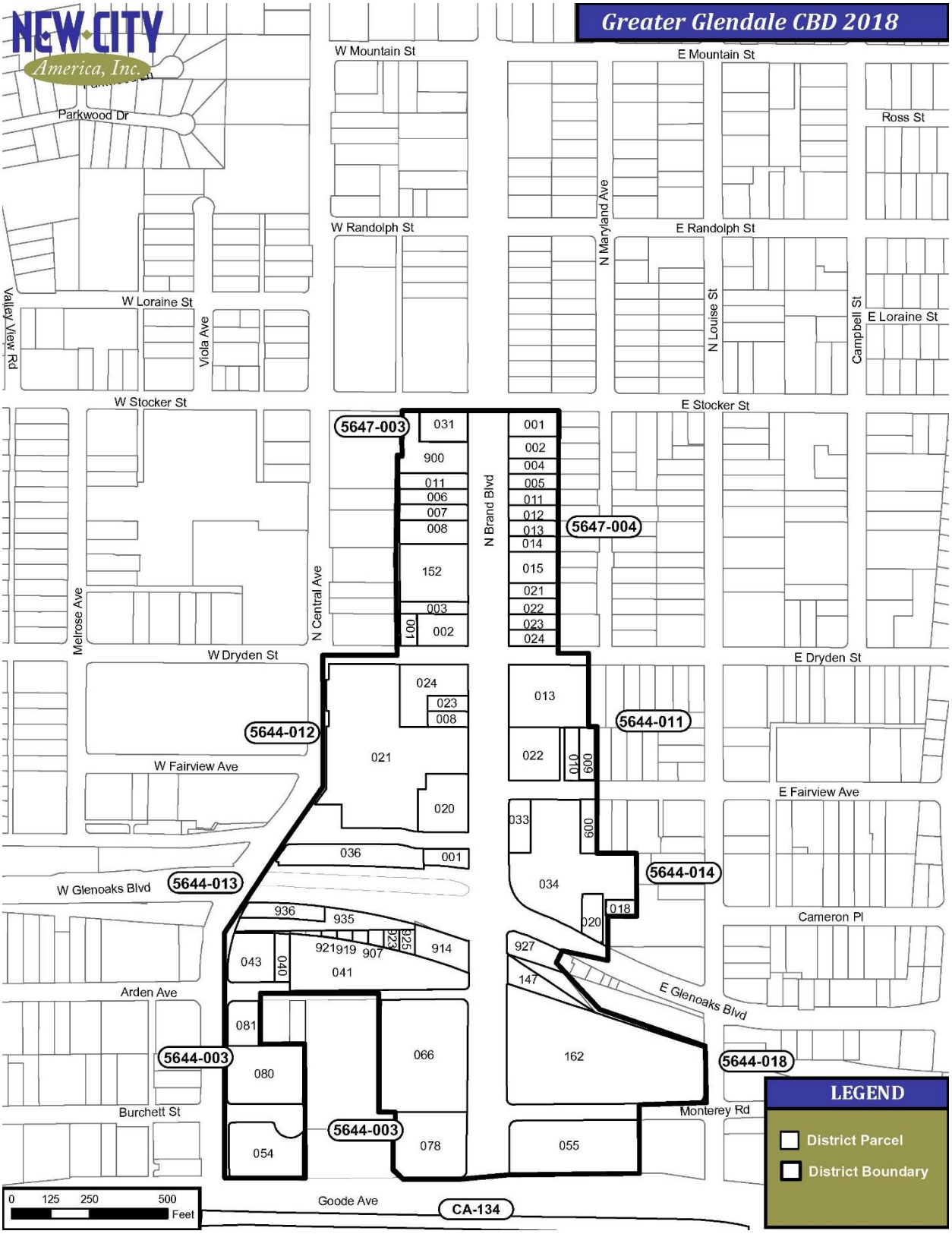
DESCRIPTION:

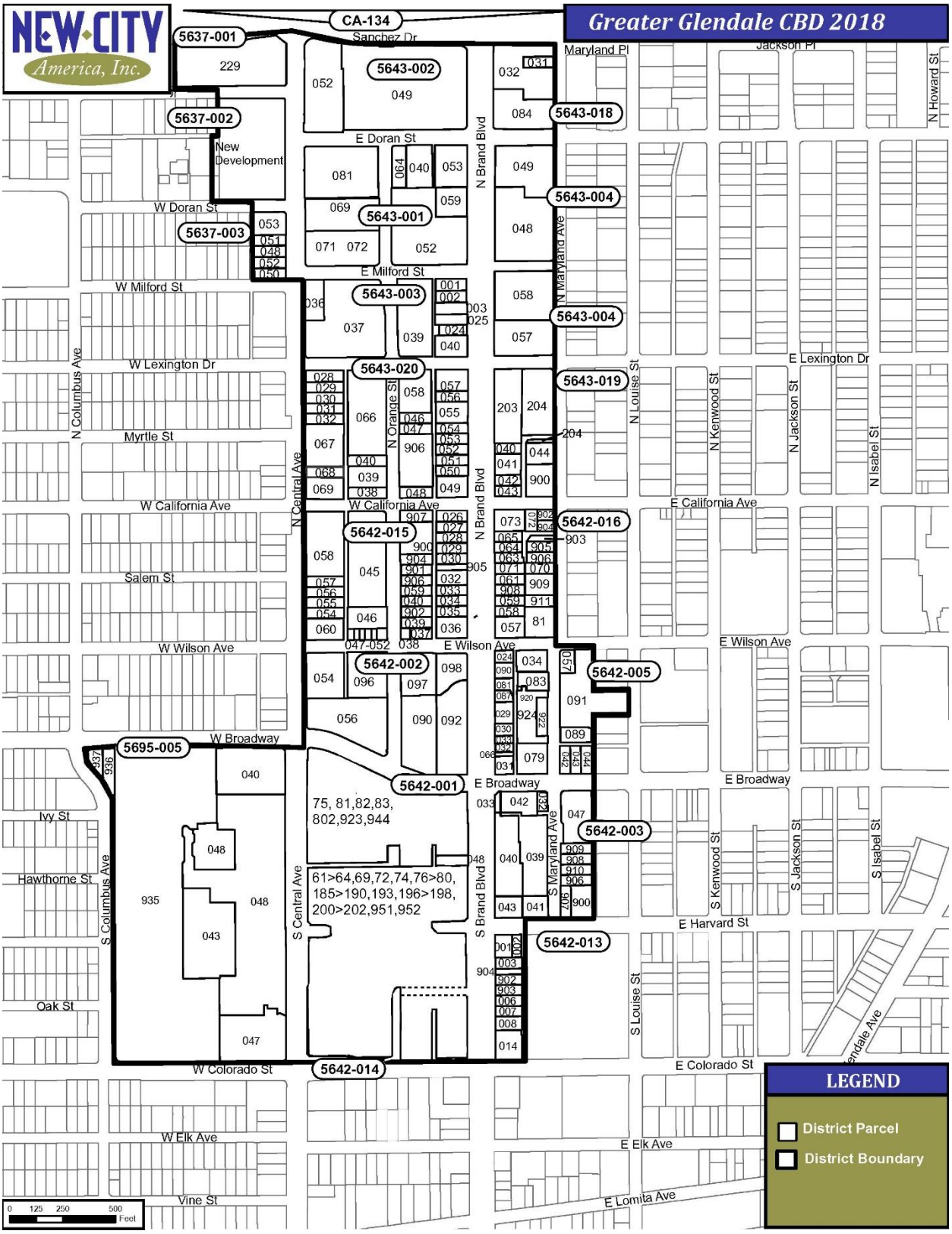
Boundaries:
The proposed Greater Downtown Glendale CBD consists of approximately 35 square blocks consisting of 281 parcels owned by 166 property owners including the City of Glendale. See the Greater Downtown Glendale proposed CBD map in Section 2, pages 11 and 12. The District is generally bounded by:

- *On the west:* Beginning at the northwest corner of the Greater Downtown Glendale CBD; At the intersection of the westerly property line of the parcel fronting N. Brand Boulevard at the southwest corner of N. Brand Blvd. and W. Stocker Street with the southerly right-of-way line of W. Stocker Street, thence southerly along the westerly property lines of the parcels fronting on N. Brand Blvd., from Stocker to the Centerline of W. Dryden Street, 60 feet wide, thence westerly along the centerline of E. Dryden Street to the northerly extension of the easterly right-of-way line of N. Central Avenue to Goode Avenue and the 134 Freeway. Then continuing across the 134 Freeway to Sanchez Drive. Thence continuing south of Sanchez Drive along the westerly property lines of the parcels fronting along N Brand Boulevard, to W. Milford Street. Thence continuing southerly along the easterly right-of-way line of N. Central Avene From W. Milford Street to W. Broadway. Then westerly along the southerly right-of-way line of W. Broadway to S. Columbus Avenue. Thence southerly from W. Broadway along the easterly right-ow-way line of S. Columbus Avenue. to the Northerly right-of-way line of Colorado Street.;
- *On the south*: Thence continuing easterly along the northerly right-of-way line of Colorado Street To the First Alley easterly of Brand Boulevard;
- *On the east*: Thence continuing northerly from Colorado Street along the westerly right-of-way line of the First Alley easterly of Brand Boulevard to the northerly right-of-way line of E. Harvard Street, thence continuing easterly along the northerly right-of-way line of E. Harvard Street to easterly property lines of the parcels fronting along S. Maryland Avenue, thence continue northerly along the easterly property lines of the parcels fronting along S. Maryland Avenue. Thence continuing northerly across E Broadway along the easterly property lines of the parcels fronting along N. Maryland Avenue to the southerly right-of-way line of E. Wilson Avenue. Thence continuing westerly along the southerly right-of-way line of E. Wilson Avenue to the southerly extension of the westerly right-of-way line of N. Maryland Avenue. Thence northerly along the westerly right-of-way line of N. Maryland Avenue to the southerly right-of-way line of the 134 Freeway. Then continuing across the 134

Freeway to the easterly property line of the parcel fronting along N. Brand Boulevard, thence northerly along the easterly property line of the parcel fronting N. Brand Boulevard to the southerly right-of-way line of Monterey Road, thence easterly along southerly right-of-way line of Monterey Road to the westerly right-of-way line of N. Louise Street. Thence northerly along the westerly right-of-way line of N. Louise Street to the southerly line of Parcel 5644-018-908 (Verdugo Wash). Thence westerly along the southerly line of Parcel 5644-018-908 to the southwesterly corner of the parcel, thence northwesterly along the westerly property line of Parcel 5644-018-908 to easterly property line of the parcel fronting on N. Brand Boulevard at E. Glenoaks Boulevard. Thence northerly along the easterly property line of the parcel fronting on N. Brand Boulevard at E. Glenoaks Boulevard. Thence continue due east to the southerly extension of the easterly property line of the parcel fronting along N. Brand Boulevard. Thence northerly along the easterly property line of the parcel fronting along N. Brand Boulevard to the southerly property line of Parcel 5644-014-018, thence easterly and northerly along the southerly and easterly property lines of Parcel 5644-014-018. Thence continuing northerly and westerly along the easterly and northerly property lines of the parcel fronting along N. Brand Boulevard to the easterly property line of Parcel 5644-014-009. Thence northerly along the easterly property lines of Parcels 5644-014-009 and 5644-011-009. Thence continuing westerly along the northerly property line of Parcel 5644-011-009 to the easterly property line of the parcel fronting along N. Brand Boulevard at E. Dryden Street. Thence northerly along the easterly property line of the parcel fronting along N. Brand Boulevard at E. Dryden Street to the Centerline of E. Dryden Street, 60 feet wide, thence westerly along the centerline of E. Dryden Street to the southerly extension of the easterly property lines of the parcels fronting N. Brand Boulevard, thence continuing northerly along the easterly property lines of the parcels fronting along N. Brand Boulevard to the southerly right-of-way line of E. Stocker Street. Thence continuing westerly along the southerly right-of-way line of E. Stocker Street across N. Brand Boulevard to the easterly property line of the parcel fronting N. Brand Boulevard at E. Stocker Street, and the point of beginning.

- *And excluding Parcels 5644-003-072, 5644-003-073, 5644-003-079, and 5644-003-33.*


NEW CITY
America, Inc.
Greater Glendale CBD 2018
Parkwood Dr
W Mountain St
E Mountain St
Ross St
W Randolph St
E Randolph St
N Maryland Ave
N Louise St
Campbell St
E Loraine St
W Loraine St
Valley View Rd
Viola Ave
W Stocker St
E Stocker St
5647-003
5647-004
N Brand Blvd
N Central Ave
Melrose Ave
W Dryden St
E Dryden St
5644-012
5644-011
W Fairview Ave
E Fairview Ave
5644-013
5644-014
W Glenoaks Blvd
Cameron Pl
E Glenoaks Blvd
Arden Ave
5644-003
5644-018
Burchett St
Monterey Rd
Goode Ave
CA-134
0 125 250 500 Feet
LEGEND
District Parcel
District Boundary


NEW CITY America, Inc.
Greater Glendale CBD 2018
CA-134
Sanchez Dr
5637-001
5637-002
5637-003
5643-001
5643-002
5643-003
5643-004
5643-018
5643-019
5643-020
5642-001
5642-002
5642-003
5642-004
5642-005
5642-013
5642-014
5642-015
5642-016
5695-005
New Development
E Doran St
W Doran St
W Milford St
E Milford St
W Lexington Dr
E Lexington Dr
Myrtle St
W California Ave
E California Ave
Salem St
W Wilson Ave
E Wilson Ave
W Broadway
E Broadway
Ivy St
Hawthorne St
Oak St
W Colorado St
E Colorado St
E Harvard St
W Elk Ave
E Elk Ave
Vine St
E Lomita Ave
N Brand Blvd
N Central Ave
N Orange St
N Maryland Ave
N Louise St
N Kenwood St
N Jackson St
N Isabel St
N Howard St
N Columbus Ave
S Brand Blvd
S Central Ave
S Maryland Ave
S Louise St
S Kenwood St
S Jackson St
S Isabel St
S Columbus Ave
Maryland Pl
Jackson Pl
75, 81,82,83, 802,923,944
61>64,69,72,74,76>80, 185>190,193,196>198, 200>202,951,952
0 125 250 500 Feet
LEGEND
District Parcel
District Boundary

Section 3
District Improvement and Activity Plan

Process to Renew and Expand the Greater Downtown Glendale CBD:

In November of 2017, a Downtown Glendale Board of Directors elected to seek renewal of the current CBD and begin the renewal period in the sixth year of the current district's term. The Board also elected to have its current Administrator, New City America, oversee and conduct the renewal and expansion of the CBD. This potential expansion was motivated by requests of larger property owners to the north of the 134 Freeway to have the special benefits received by property owners in the existing District, as well as to capture the intensive residential development that has occurred to the west of Brand Blvd. since the creation of the current CBD in 2012.

Under the state constitution, Proposition 218 defines the purpose of property assessments, and unlike special and general taxes, there must be a relationship between how much a property owner pays into a property assessment district and what type of benefit they receive. All parcels within the boundaries of the Greater Downtown Glendale CBD will be required to pay into the assessment district (no properties will be exempt). Costs are determined by the type and frequency of services.

Explanation of Special Benefit Services:

All of the improvements and activities detailed below are provided only to properties defined as being within the boundaries of the Greater Downtown Glendale CBD, as the improvements and activities will provide special benefit to the owners of those properties. No improvements or activities will be provided to properties outside the Greater Downtown Glendale CBD boundaries.

The City will continue to provide *general benefit services* from the general fund to the Greater Downtown Glendale which will include public safety, periodic street tree trimming, street sweeping, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from the Greater Downtown Glendale CBD unless they are withdrawn by an equal amount City wide. ***The CBD funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of Glendale.***

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the properties within this area to support increased commerce, business attraction and retention, retain and increase commercial property rentals, enhance and maintain the desirability of existing and new residential developments, attract visitors to the four hotels in the district, enhance safety and cleanliness in the CBD, improve district identity,

and eventually fund specialized beautification and enhanced services for the future residential condominium parcels within the District.

Special Benefit Budget Category Analysis

The CBD Plan gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As the Greater Downtown Glendale evolves, services that are needed one year may not be priorities in the next year. Therefore, "bundles" or categories of special benefit funding are created and have been divided into four broad categories.

Each bundle of special benefit will give the property owners throughout the Downtown Glendale Association the percentages of the types of services for the life of the district, but the flexibility to prioritize or minimize a service found within that category during the life of the CBD. The four categories of services include Sidewalk Operations, District Identity, Administration, and Contingency.

The categories of services and their percentages represent the service plan that the Greater Downtown Glendale property owners will be voting on when the CBD comes up for a vote by mail ballot later this Spring.

Estimated First Year Annual Budget: Approximately $ 1,461,630.00 from assessments, (percentage numbers rounded off)

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Administration	16%	$ 230,000
Contingency	4%	$ 66,630
Total First Year Budget	100	**$ 1,461,630**

The proposed "bundles" of special benefit services are listed below.

SIDEWALK OPERATIONS BEAUTIFICATION AND SECURITY

Examples of this category of special benefit services and costs may include, but is not limited to:

- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification programs throughout the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 24 hours as necessary
- Tree and vegetation maintenance (over and above city services)
- Maintenance of existing and new public spaces
- Installation of and maintenance of hanging plants, planting flowers throughout the district

- In cooperation with the City and specifically the Glendale Police Department, provide private security or case workers to respond to homeless issues, aggressive panhandling and individuals behaving poorly in the public rights of way, and explore implementation of a district wide camera system if approved by the City

DISTRICT IDENTITY AND STREETSCAPE IMPROVEMENTS:

Examples of this category of special benefit services and costs may include, but is not limited to:

- App development
- Management and coordination of special events
- Funding social media and a public relations firm
- Install holiday and seasonal decorations
- Branding of the Greater Downtown CBD properties so a positive image is promoted to the public and demand is created to bring in new tenants and visitors
- Create a unique and innovative banner program
- Implementing public art displays in cooperation with the City and property owners
- Create and activate public spaces, design and improvements

ADMINISTRATION/PROGRAM MANAGEMENT

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs
- General liability as well as Directors and Officers Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees, reserves and special projects

RESIDENTIAL CONDOMINIUM UNIT IMPROVEMENTS: (currently don't exist within the boundaries of the Greater Downtown Glendale CBD)

Future residential condominium development built within the boundaries of the Greater Downtown Glendale CBD will be assessed separately due to their unique parcel status and special benefit needs in the district. Residential condos buildings or town homes will have the following special benefit services conferred on the frontage their parcels. These services in the future may include, but will not be limited to:

- Installation, stocking and upkeep of pet waste distribution stations on the frontages adjacent to the high concentrations of residential condo individually assessed parcels;

- Enhancement and beautification of sidewalks on the frontages adjacent to the high concentrations of residential individually assessed parcels;

- Installation of hanging plants, and enhanced upkeep in the sidewalks surrounding these frontages adjacent to these residential condos;
- Other services requested by the residents that confer special benefit to the areas directly adjacent to the parcels with high concentrations of residential condos;
- Proportional share of the Administrative and Contingency costs to cover the oversight of the Enhanced beautification special benefit services.

Operating Budget:

A projected operating budget, based upon the local enabling ordinance, is set for ten years. A ten year budget projection is shown below for the Greater Downtown Glendale CBD. The projections are based upon the following assumptions:

- Assessments will be subject to possible annual increase, not to exceed 5% per year.
- Changes in land use, demolition of existing buildings, and new development may modify both the amount of the maximum assessment and the CBD's budget projections.

The budget for specific programs may be reallocated within the categories by up to 10% of each budget category. The Downtown Glendale Association Board of Directors, as the Management Corporation, may alter the budget based upon service needs and such changes shall be included in the Annual report and submitted to the Glendale City Council for review and approval.

Table 3 – B

Ten-Year Projection of Maximum Assessment for the Greater Downtown Glendale CBD

Projected Budget	FY 1	FY 2	FY 3	FY 4	FY 5
Sidewalk Operations	$875,000.00	$918,750.00	$964,687.50	$1,012,921.88	$1,063,567.97
District Identity	$290,000.00	$304,500.00	$319,725.00	$335,711.25	$352,496.81
Administration	$230,000.00	$241,500.00	$253,575.00	$266,253.75	$279,566.44
Contingency	$66,630.00	$69,961.50	$73,459.58	$77,132.55	$80,989.18
Total	**$1,461,630.00**	**$1,534,711.50**	**$1,611,447.08**	**$1,692,019.43**	**$1,776,620.40**

Projected Budget	FY 6	FY 7	FY 8	FY9	FY 10
Sidewalk Operations	$1,116,746.37	$1,172,583.69	$1,231,212.87	$1,292,773.51	$1,357,412.19
District Identity	$370,121.65	$388,627.74	$408,059.12	$428,462.08	$449,885.18
Administration	$293,544.76	$308,222.00	$323,633.10	$339,814.75	$356,805.49
Contingency	$85,038.64	$89,290.57	$93,755.10	$98,442.86	$103,365.00
Total	**$1,865,451.42**	**$1,958,723.99**	**$2,056,660.19**	**$2,159,493.20**	**$2,267,467.86**

Notes:

- Assumes a 5% possible maximum yearly increase on all budget items.
- Any accrued interest or delinquent payments will be expended in the above categories.

- Residential condo assessments are zero for the first year, and will be included when the first residential condos are actually built within the boundaries of the Greater Downtown Glendale CBD

Section 4
Assessment Methodology

The Greater Downtown Glendale CBD is a property-based special benefit assessment district is being established pursuant to the Glendale Community Benefit District enabling ordinance adopted in April 2012 by the Glendale City Council. Due to the special benefit nature of assessments levied within a CBD, program costs are to be distributed amongst all identified specially benefited properties based on the proportional amount of special program benefit each property is expected to derive from the assessments collected.

The state constitution, the Streets and Highway Code and the local enabling ordinance refer to the requirement that relative "benefit" received from CBD funded programs and activities be used to determine the amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

General vs. Special Benefits:
As provided by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. "Special Benefit" as defined by the California State Constitution means "*a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large."* For the purposes of this analysis, "General Benefits" are benefits the City provided within Greater Downtown Glendale that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other city parcels receive.

General benefits are not restricted to benefits conferred only on persons and property outside the assessment district, but can include benefits both conferred on real property located in the district or to the public at large. "At large" means not limited to any particular person – and means all members of the public - including those who live, work, and shop within the district - and not simply transient visitors.

The property uses within the boundaries of the proposed Greater Downtown Glendale CBD which will receive special benefits from CBD funded programs and services are currently a mix of retail, service, office, religious, residential and parking. Services, programs and improvements provided by the Greater Downtown Glendale CBD are primarily designed to provide special benefits to identified parcels within the boundaries of the District.

Parcels that receive the special benefit programs, services and improvements outlined in this Management District Plan will attract more customers, employees, tenants, visitors and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, occupancies, and rental income, and for future residents, make this Greater Downtown Glendale more walkable, attractive and livable. These benefits are particular and distinct in that they are not provided to non-assessed parcels within or outside of the District. Because these programs, services and improvements will only be provided to each individual assessed parcel within the Greater Downtown Glendale CBD boundaries, these programs, services and improvements will constitute "special benefits."

Existing City of Glendale services will not be replaced or duplicated by Greater Downtown Glendale CBD funded services. The very nature of the purpose of this District is to fund supplemental programs, improvements and services within the Greater Downtown Glendale boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on parcels within the Greater Downtown Glendale CBD are for services, programs and improvements directly benefiting each individual parcel within this area and support increased cleanliness, commerce, business attraction and retention, increased commercial property rental income and improved District identity. No CBD funded services, activities or programs will be provided beyond the CBD boundaries.

While every attempt is made to provide CBD services and programs to confer benefits only to those identified assessed parcels within the district, the California State Constitution was amended via Proposition 218 to provide that general benefits exist, either by design or unintentionally, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business or residing within the District or interest in the District itself. Empirical assessment engineering analysis throughout California has found that general benefits within a given similar special benefit district tend to range from 1-5% of the total costs.

There are three methods that have been used by the Greater Downtown Glendale CBD Assessment Engineer for determining general and special benefit values within assessment districts:

(1) The parcel by parcel allocation method
(2) The program/activity line item allocation method, and
(3) The composite district overlay determinant method.

A majority of CBDs in California for which the Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218 have used Method #3, the composite district overlay determinant method which will be used for this CBD. This method of

computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the District, general benefit to the public at large within the District and general benefit to parcels outside the District.

Greater Downtown Glendale CBD Programs and Improvements:

The total special and general benefit program activities and budget allocations that will be provided to each individual parcel assessed in the proposed Greater Downtown Glendale CBD are shown in the chart below:

Table 4-A

Total Year 1 – 2018 -19 Special + General Benefit Costs

Service Category	YR 1 – 2019 Assessment Costs	YR 1 – 2019 Non-Assessment Costs	YR 1 – 2019 Total Adjusted Costs	% of Total
Sidewalk Operations	$875,000	$17,857	$892,857	60%
District Identity	$290,000	$5,918	$295,918	20%
Administration	$230,000	$4,694	$234,694	16%
Contingency	$66,630	$1,360	$67,990	4%
Total	**$1,461,630**	**$29,829**	**$1,491,459**	**100%**

All program costs associated with general benefits will be derived from sources or credits other than CBD assessments. Sample "other" revenue sources can be derived from special events, grants, volunteer hours and must simply equal a total of $29,829 per year which would equal the general benefit cost of 2% of the computed total CBD cost of $1,461,630.00 from the Table above. Here, program costs are spread among property variables that are common to each parcel include linear frontage, lot or parcel size and building square footage, and residential condo parcels. Assessed valuation cannot be used as the basis for revenue generation in the state of California since Proposition 13 sets the assessed valuation at the time of purchase of the parcel, therefore adjacent parcels may be similar in size, but have different assessed valuations. We must therefore spread the assessments among the consistent factors of each parcel, based upon 2018 data.

Table 4-B

Assessable Data in the Greater Downtown Glendale CBD:

Building Sq. Ft	Lot Sq. Ft.	Linear Frontage	Residential Condo Bldg. Sq. Ft.
14,406,336 sq. ft	7,283,282 sq. ft.	58,852 linear ft.	0

***Assessment District Revenue Generation in Fiscal Year 2018-19 from each assessable property variable*:**

Table 4 - C

Property Variable	Total Revenue Generated	Percentage of budget
Building Sq. Ft.	$ 576,253.00	39%

Lot Sq. Ft.	$ 473,413.00	32%
Linear Frontage	$ 411,964.00	29%
Total	**$ 1,461,630.00**	**100%**

This breakdown of property variables funding specific services has proven to be the most proportional manner in which to fund services to the benefitting parcel owners.

Table 4 - D

First Year Greater Downtown Glendale CBD Property Assessment Annual Costs

District	Cost/Building Square Footage	Lot Size Square Footage Cost	Linear Frontage Costs
	$0.04	$0.065	$ 7.00

Annual Costs per property variable and Benefit Zone, first year, FY 2018-19

EXPLANATION OF COSTS

Linear Frontage Defined:

Individual parcels will be assessed for all sides of each parcel fronting on a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive Sidewalk Operations special benefit services based upon the frequency of services articulated in this plan, linear front footage data was obtained from the County Assessor's parcel maps.

Building Square Footage Defined:

Building square footage is defined as gross building square footage throughout the Greater Downtown Glendale CBD. The percentage of building square footage that is dedicated to private or internal tenant parking needs *may be deducted from the gross building square footage*. Only parking structures' building square footage that are open to the public and charge fees to the general public on a regular basis will have their building square footage assessed as any other commercial building. Apartment buildings within the boundaries of the Greater Downtown Glendale CBD will be assessed as commercial buildings since there is a landlord/tenant relationship in that property.

Lot Square Footage Defined:

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor's parcel maps.

Commercial Condominium Parcels Defined:

Ground floor commercial condominiums will be treated as independent "mini" commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condo, and the amount of direct primary street frontage on the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment, based upon which benefit zone they are within.

Future Residential Condo Unit Parcels Defined:

Future residential condo units building square footage is defined as the livable building square footage within the walls of the condo residential unit parcel. They are included in a special category to designate their unique special benefits relative to the other commercial parcels within the Greater Downtown Glendale CBD. Unlike the other commercial parcels in the district, including commercially operated apartment buildings, residential condo parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Future residential condo individually assessed parcels are assessed as a separate category. These future residential condo individual parcels will be assessed *for their building square footage only at the rate of* $0.20 per square foot per year, commencing the first year of their completion. The rationale for assessing future residential condos only for the building square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, for-rent apartment buildings, due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condo buildings where individual property owners own separate "air space parcels" on a single floor. Future residential apartment buildings can be bought or sold just as like commercial buildings whereas residential condo individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condo owners based upon "separate interests" (i.e. ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condo unit owners demonstrate greater care for their property and concerns about quality of life issues due to their investment in real estate.*
3. *Residential owners and have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condo owners are required to contribute to a legally established Homeowners Associations to oversee building maintenance, tenants are not.*
5. *Residential tenants may have their dwelling unit sold or have their rent adjusted by the building owner.*

The assessment methodology has been written to confer special benefits to future residential condo individual assessed parcels since future residential condo owners have unique investment backed expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest. The future residential condos' special assessment methodology ensures

that a fund will be established to maintain high levels of special benefit services that apply directly and proportional to the blocks that demand virtually seven days per week, 365 days per year special benefits.

Exemptions:
Under this Management plan and consistent with Proposition 218 and Article XIII (d) of the State Constitution, no parcel receiving special benefit for the establishment of a property assessment district shall be exempted from payment.

Calculation of Assessments:
The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitutional Amendment Article XIII D, Section 2(i), "Special Benefit," means a particular and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable and these benefits must be separated from any general benefits. Properties are assessed as defined on the County Assessor's most current parcel maps. The preceding methodology is applied to the database of parcels within the District. The process for compiling the property database includes the following steps:

- A report was generated from data obtained from the Los Angeles County Tax Assessors office.
- A list of properties to be included within the CBD is provided in Section 7.

Parcel Assessment Calculation
The annual assessment method to calculate all parcels and ground floor commercial condominiums will be:

Total Street Frontage X $ 7.00 per foot
+
Total Lot Square Footage X $0.065 per square foot
+
Total Building Square footage X $0.04 per square foot
=
TOTAL PARCEL ASSESSMENT

Residential Condo Assessment:
The annual assessment method for a residential condo once they are built, will be:

Total Residential Unit Actual Building Square footage X $0.20 per Square Foot =

TOTAL RESIDENTIAL CONDO UNIT ASSESSMENT

Future Development:

As a result of continued new development, the Greater Downtown Glendale CBD will experience the addition or subtraction of assessable commercial buildings or the conversion of empty parcels into new commercial and residential or buildings and units. The Management District Plan assessment methodology will reflect any and all land use changes within the term of the District with annual adjustments being submitted to the City, as these assessment calculation and property variable alterations occur.

Maximum Assessment:

Assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the CBD District Management Corporation and will vary between 0% and 5% in any given year. The maximum the assessments can be increased is 5% over the previous fiscal year's base assessments. Not implementing the increase for one year does not give the District Management Corporation the authority to accumulate increases above 5% within any given fiscal year. The following projections illustrate a potential 5% annual increase.

The cap of a *potential maximum annual increase* of assessments of 5% through a vote by the Owners Association Board of Directors is based upon annual rising costs which include, but are not limited to:

- Increased wages and workers comp rates;
- Increase charges in benefits;
- Increases in charges by sub-contractors and vendors
- Increased costs for gas, water and other utilities the CBD will depend upon;
- Increased costs in rent;
- Increased insurance costs;

Table 4 - E
Maximum Assessments by Property Variable

Projected Assessment Benefit Zone 1	FY 1	FY 2	FY 3	FY 4	FY 5
Linear Frontage	$7.00000	$7.35000	$7.71750	$8.10338	$8.50854
Building Sq. Ft.	$0.04000	$0.04200	$0.04410	$0.04631	$0.04862
Lot Square Footage	$0.06500	$0.06825	$0.07166	$0.07525	$0.07901

Projected Assessment Benefit Zone 1	FY 6	FY 7	FY 8	FY9	FY 10
Linear Frontage	$8.9340	$9.3807	$9.8497	$10.3422	$10.8593
Building Sq. Ft.	$0.05105	$0.05360	$0.05628	$0.05910	$0.06205
Lot Square Footage	$0.08296	$0.08711	$0.09146	$0.09603	$0.10084

Budget Adjustments:

Annual budget surpluses, if any, will be rolled into the following year's budget. Assessments will be set annually, within the constraints of the Management District Plan's allowed increase or through land use changes. Revenues from the delinquent accounts may be expended in the year they are received. If the District is not renewed, any remaining funds will be returned to property owners in the proportion by what each property owner paid.

Time and Manner for Collecting Assessments:

If approved, the Greater Downtown Glendale CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles in September 2018. The assessments will be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Los Angeles. These assessments will provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

Disestablishment:

California Streets and Highways Code Section 36670 provides for the disestablishment of a District. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the CBD, in the same method in which they petitioned the City Council to establish the District.

Section 36670 (b) states:

> *The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.*

Unexpended surplus funds will be returned to property owners based upon each parcels percentage contribution to the previous fiscal year's assessments if the District is not renewed.

Term

Under the local Glendale CBD enabling ordinance, the CBD may be established for up to twenty (20) years. The Downtown Glendale Association is proposing that the Greater Downtown Glendale CBD be formed for ten (10) years commencing on January 1st, 2019.

Government Assessments:

The Greater Downtown Glendale CBD Management Plan assumes that the City of Glendale will pay assessments for the public property they own within the boundaries of the District as per the methodology within this plan. Article XIII D, Section 4 of the California Constitution was added in November of 1996 to provide that the City is not exempt from such assessments.

Parcels owned by the City of Glendale and Glendale Successor Agency shall receive benefits, commensurate with the sidewalk operations/civil sidewalks, district identity, administration and contingency assessments paid into the Greater Downtown Glendale CBD. These publicly owned parcels are presumed to benefit equally to the privately owned parcels for the special benefits provided.

Table 4 - F

Government Owned Parcels in the Greater Downtown Glendale CBD

APN	Legal Owner	Site #	Site Street		Assessment	Percent
5642 004 900	GLENDALE CITY	205	W HARVARD		$ 1,667.98	0.11%
5642 004 906	GLENDALE CITY				$ 837.50	0.06%
5642 004 907	GLENDALE CITY	136	S MARYLAND AVE		$ 1,876.99	0.13%
5642 004 908	GLENDALE CITY	124	S MARYLAND AVE		$ 837.50	0.06%
5642 004 909	GLENDALE CITY	120	S MARYLAND AVE		$ 921.50	0.06%
5642 004 910	GLENDALE CITY	128	S MARYLAND AVE		$ 837.50	0.06%
5642 005 920	GLENDALE CITY				$ 30.29	0.00%
5642 005 922	GLENDALE CITY	117	N MARYLAND		$ 2,215.26	0.15%
5642 005 924	GLENDALE CITY	115	N MARYLAND		$ 11,715.18	0.80%
5642 013 902	GLENDALE CITY	216	S BRAND BLVD		$ 1,006.25	0.07%
5642 013 903	GLENDALE CITY	218	S BRAND BLVD		$ 1,006.25	0.07%
5642 013 904	GLENDALE CITY	212	S BRAND BLVD		$ 428.13	0.03%
5642 014 951	GLENDALE CITY				$ 1,588.15	0.11%
5642 014 952	GLENDALE CITY				$ 6,482.63	0.44%
5642 015 900	GLENDALE CITY	232	N ORANGE AVE		$ 2,561.25	0.18%
5642 015 901	GLENDALE CITY				$ 853.75	0.06%
5642 015 902	GLENDALE CITY	210	N ORANGE AVE		$ 853.75	0.06%
5642 015 904	GLENDALE CITY	222	N ORANGE AVE		$ 9,320.55	0.64%
5642 015 905	GLENDALE CITY	227	N BRAND BLVD		$ 502.50	0.03%
5642 015 906	GLENDALE CITY				$ 788.75	0.05%
5642 015 907	GLENDALE CITY	246	N ORANGE AVE		$ 2,661.28	0.18%
5642 016 902	GLENDALE CITY				$ 1,226.26	0.08%
5642 016 903	GLENDALE CITY				$ 448.88	0.03%
5642 016 904	GLENDALE CITY				$ 615.40	0.04%
5642 016 905	GLENDALE CITY				$ 780.63	0.05%
5642 016 906	GLENDALE CITY				$ 780.63	0.05%
5642 016 908	GLENDALE CITY	216	N BRAND BLVD		$ 2,268.25	0.16%
5642 016 909	GLENDALE CITY	216	N BRAND BLVD		$ 2,268.25	0.16%
5642 016 911	GLENDALE CITY	216	N BRAND BLVD		$ 1,093.64	0.07%
5643 019 900	GLENDALE CITY	303	N MARYLAND AVE		$ 3,333.44	0.23%
5643 020 906	GLENDALE CITY				$ 4,268.75	0.29%
5644-018-927	GLENDALE CITY	100	E GLENOAKS BLVD		$ 2,596.54	0.18%
5647-003-900	GLENDALE CITY				$ 2,753.46	0.19%
5695 005 936	GLENDALE CITY				$ 1,665.50	0.11%
5695 005 937	GLENDALE CITY				$ 1,680.05	0.11%
				TOTAL	$ 74,772.56	5.12%
5644-013-907	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 161.07	0.01%
5644-013-914	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 3,218.09	0.22%
5644-013-919	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 97.05	0.01%
5644-013-921	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 71.37	0.00%
5644-013-923	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 199.62	0.01%
5644-013-925	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 242.84	0.02%
5644-013-935	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 3,968.03	0.27%
5644-013-936	REDEVELOPMENT AGENCY OF GLENDALE CITY				$ 2,884.72	0.20%
				TOTAL	$ 10,842.77	0.74%

Section 5
District Rules and Regulations and Governance

There are no specific rules and regulations prescribed for the proposed Greater Downtown Glendale Community Benefit District Management Corporation except that it will adhere to the open meeting and open records provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the CBD and the public at large as is reasonably possible.

Pursuant to the City of Glendale Community Benefit District Ordinance and Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of Glendale and will oversee the day-to-day implementation of services as defined in the Management District Plan. Section 36612 states:

> *The "Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose.*

Bonds:
The District will not issue any bonds related to any program.

Section 6
Implementation Timetable

The Greater Downtown Glendale CBD is expected to be established and begin assessing benefiting parcels as of fiscal year 2018-19. Due to the timing of revenue collection and need to establish the owners' association or District Management Corporation, implementation of the Management District Plan and the delivery of services is scheduled to commence in or around the fall of 2018. Consistent with the local enabling ordinance, the Greater Downtown Glendale CBD will have a ten (10) year term commencing January 1st, 2019.

Section 7
Assessment Roll of Properties Included

APN	Annual Assessment
5637-001-229	$48,823.32
5637-002-146	$878.52
5637-002-147	$878.52
5637-002-148	$878.52
5637-002-149	$2,731.95
5637-002-153	$4,518.15
5637-002-154	$878.52
5637-003-048	$1,291.95
5637-003-050	$2,033.65
5637-003-051	$1,103.79
5637-003-052	$1,332.11
5637-003-053	$3,057.35
5642-001-075	$1,715.90
5642-001-081	$11,429.70
5642-001-082	$28,171.02
5642-001-083	$8,325.60
5642-001-802	$2,120.44
5642-001-923	$3,474.63
5642-001-944	$7,304.83
5642-002-054	$6,169.68
5642-002-056	$15,481.35
5642-002-090	$7,802.89
5642-002-092	$24,096.66
5642-002-096	$5,145.15
5642-002-097	$15,142.37
5642-002-098	$3,332.05
5642-003-032	$1,871.90
5642-003-033	$962.04
5642-003-039	$12,671.97
5642-003-040	$12,550.51
5642-003-041	$2,980.81
5642-003-042	$4,029.69
5642-003-043	$3,966.86
5642-004-047	$11,889.70
5642-004-900	$1,667.98
5642-004-906	$837.50
5642-004-907	$1,876.99
5642-004-908	$837.50
5642-004-909	$921.50
5642-004-910	$837.50
5642-005-024	$1,737.88
5642-005-029	$1,790.56
5642-005-030	$1,202.04
5642-005-031	$3,868.33
5642-005-032	$727.19
5642-005-033	$574.35
5642-005-034	$3,196.50
5642-005-042	$2,469.25
5642-005-043	$985.29
5642-005-044	$902.81
5642-005-057	$3,036.20
5642-005-066	$254.08
5642-005-079	$5,133.98
5642-005-081	$1,937.26
5642-005-083	$2,312.05
5642-005-087	$703.85
5642-005-089	$2,316.29
5642-005-090	$1,669.22
5642-005-091	$9,943.82
5642-005-920	$30.29
5642-005-922	$2,215.26
5642-005-924	$11,715.18
5642-013-001	$2,405.83
5642-013-002	$632.07
5642-013-003	$1,109.83
5642-013-006	$1,048.25
5642-013-007	$986.25
5642-013-008	$968.00
5642-013-014	$5,181.50
5642-013-902	$1,006.25
5642-013-903	$1,006.25
5642-013-904	$428.13
5642-014-061	$98.40
5642-014-062	$1,462.76
5642-014-063	$1,600.60
5642-014-064	$1,829.52
5642-014-069	$12,414.08
5642-014-072	$1,838.97
5642-014-074	$2,959.60
5642-014-076	$1,937.60
5642-014-078	$6,900.33
5642-014-079	$4,882.65
5642-014-080	$1,786.76
5642-014-185	$1,298.37
5642-014-186	$6,350.80
5642-014-187	$9,392.82
5642-014-189	$1,365.68
5642-014-190	$8,520.23
5642-014-193	$5,952.50
5642-014-196	$1,552.55

5642-014-197	$7,058.42
5642-014-198	$3,840.90
5642-014-200	$5,856.02
5642-014-201	$1,365.68
5642-014-202	$20,874.46
5642-014-951	$1,588.15
5642-014-952	$6,482.63
5642-015-026	$2,348.95
5642-015-027	$1,067.50
5642-015-028	$1,117.50
5642-015-029	$1,146.10
5642-015-030	$987.50
5642-015-032	$1,592.50
5642-015-033	$1,410.50
5642-015-034	$1,137.50
5642-015-035	$1,277.50
5642-015-036	$4,048.31
5642-015-037	$1,298.49
5642-015-038	$987.39
5642-015-039	$840.75
5642-015-040	$1,028.75
5642-015-045	$9,635.33
5642-015-046	$2,286.13
5642-015-047	$1,000.39
5642-015-048	$312.43
5642-015-049	$389.83
5642-015-050	$343.41
5642-015-051	$307.69
5642-015-052	$340.67
5642-015-054	$1,200.70
5642-015-055	$1,094.44
5642-015-056	$916.61
5642-015-057	$1,105.97
5642-015-058	$13,829.59
5642-015-059	$982.25
5642-015-060	$7,637.80
5642-015-900	$2,561.25
5642-015-901	$853.75
5642-015-902	$853.75
5642-015-904	$9,320.55
5642-015-905	$502.50
5642-015-906	$788.75
5642-015-907	$2,661.28
5642-016-057	$3,057.48
5642-016-058	$970.28
5642-016-059	$1,112.44
5642-016-061	$1,183.88
5642-016-063	$1,013.80
5642-016-064	$933.80
5642-016-065	$1,013.80
5642-016-070	$1,051.13
5642-016-071	$1,099.70
5642-016-072	$1,576.02
5642-016-073	$4,355.98
5642-016-078	$768.80
5642-016-079	$6,265.71
5642-016-902	$1,226.26
5642-016-903	$448.88
5642-016-904	$615.40
5642-016-905	$780.63
5642-016-906	$780.63
5642-016-908	$2,268.25
5642-016-909	$2,268.25
5642-016-911	$1,093.64
5643-001-040	$4,386.72
5643-001-052	$36,872.13
5643-001-053	$9,212.77
5643-001-059	$4,325.14
5643-001-064	$2,765.27
5643-001-069	$12,889.12
5643-001-071	$7,389.26
5643-001-072	$6,340.74
5643-001-081	$19,783.29
5643-002-049	$54,316.88
5643-002-052	$10,120.44
5643-003-001	$3,022.32
5643-003-002	$1,213.53
5643-003-003	$1,251.25
5643-003-024	$1,008.75
5643-003-025	$1,067.50
5643-003-036	$3,444.52
5643-003-037	$16,153.86
5643-003-039	$13,761.29
5643-003-040	$7,693.00
5643-004-048	$41,385.76
5643-004-049	$19,667.22
5643-004-057	$13,395.81
5643-004-058	$17,140.56
5643-018-031	$1,018.12
5643-018-032	$12,038.00
5643-018-084	$11,851.65
5643-019-040	$965.89
5643-019-041	$2,028.59
5643-019-042	$1,024.86
5643-019-043	$2,008.45
5643-019-044	$2,047.41
5643-019-203	$19,398.71
5643-019-204	$16,925.80
5643-019-900	$3,333.44
5643-020-028	$2,476.15
5643-020-029	$934.03
5643-020-030	$1,171.43
5643-020-031	$1,119.63
5643-020-032	$1,065.81
5643-020-038	$2,812.60
5643-020-039	$2,241.39
5643-020-040	$951.97
5643-020-046	$983.75

5643-020-047	$1,385.75
5643-020-048	$2,071.58
5643-020-049	$3,229.30
5643-020-050	$1,107.50
5643-020-051	$1,654.78
5643-020-052	$1,063.50
5643-020-053	$1,046.46
5643-020-054	$1,128.86
5643-020-055	$2,495.80
5643-020-056	$1,637.50
5643-020-057	$4,435.82
5643-020-058	$5,635.41
5643-020-066	$8,704.43
5643-020-067	$8,234.43
5643-020-068	$935.00
5643-020-069	$3,119.70
5643-020-906	$4,268.75
5644-003-054	$12,588.34
5644-003-066	$21,900.30
5644-003-078	$8,239.36
5644-003-080	$13,287.64
5644-003-081	$1,652.00
5644-011-009	$1,039.47
5644-011-010	$1,010.53
5644-011-013	$7,039.97
5644-011-022	$4,484.06
5644-012-008	$888.58
5644-012-020	$4,741.42
5644-012-021	$15,317.51
5644-012-023	$841.74
5644-012-024	$5,545.24
5644-013-001	$3,245.96
5644-013-036	$11,031.71
5644-013-040	$851.22
5644-013-041	$20,822.76
5644-013-043	$4,029.74
5644-013-907	$161.07
5644-013-914	$3,218.09
5644-013-919	$97.05
5644-013-921	$71.37
5644-013-923	$199.62
5644-013-925	$242.84
5644-013-935	$3,968.03
5644-013-936	$2,884.72
5644-014-009	$913.10
5644-014-018	$309.27
5644-014-020	$1,523.49
5644-014-033	$2,946.00
5644-014-034	$10,875.26
5644-018-055	$17,204.74
5644-018-147	$1,513.81
5644-018-162	$57,035.39
5644-018-927	$2,596.54
5647-003-001	$868.20
5647-003-002	$3,694.69
5647-003-003	$954.02
5647-003-006	$1,242.53
5647-003-007	$1,073.71
5647-003-008	$1,906.70
5647-003-011	$1,928.40
5647-003-031	$225.32
5647-003-152	$6,313.93
5647-003-900	$2,753.46
5647-004-001	$2,751.31
5647-004-002	$1,357.62
5647-004-004	$946.88
5647-004-005	$937.57
5647-004-011	$979.13
5647-004-012	$932.72
5647-004-013	$954.85
5647-004-014	$1,060.85
5647-004-015	$1,965.18
5647-004-021	$1,381.70
5647-004-022	$1,278.99
5647-004-023	$955.19
5647-004-024	$1,994.33
5695-005-040	$15,885.87
5695-005-043	$14,753.96
5695-005-047	$15,005.01
5695-005-048	$54,333.16
5695-005-935	$56,548.46
5695-005-936	$1,665.50
5695-005-937	$1,680.05