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1 protest, decided to continue the Culver City Arts District Business Improvement District;
2 and,

3 WHEREAS, the Act requires the adoption of this resolution in order to levy
4 assessments for the subject calendar year.

5 NOW, THEREFORE, the City Council of the City of Culver City, California,
6 DOES HEREBY RESOLVE as follows:

- 7
- 8 1. The City Council hereby determines there was no majority protest.
- 9 2. The City Council hereby confirms the Culver City Arts District Business
10 Improvement District Advisory Board's annual report as filed by the
11 board or as modified by the City Council during the public hearing of
12 December 9, 2019.
- 13
- 14 3. The City Council hereby establishes that assessments shall be levied
15 on businesses located within the boundaries of the Culver City Arts District Business
16 Improvement District, as set forth in Exhibit "A," which is attached hereto and incorporated
17 herein by reference, and pursuant to the classifications and amounts set forth in Exhibit
18 "B," which is attached hereto and incorporated by reference.
- 19
- 20 4. This resolution shall become effective upon signature.

21 APPROVED and ADOPTED this ____ day of _____ 2019.

22
23
24
25 ATTEST:

26
27 JEREMY GREEN, City Clerk

MEGHAN SAHLI-WELLS, MAYOR
City of Culver City, California

APPROVED AS TO FORM:

28
CAROL A. SCHWAB, City Attorney

- - - - -

Exhibit A

Exhibit A



Exhibit B

Exhibit B

Annual Assessment

The CCAD BID is an annually renewable program. Funding to implement the annual work plan is collected via assessments to businesses. Funds may only be used on the approved programs within the CCAD BID.

The Assessment Schedule has three levels based on both the City's business license activity codes as well as the physical location of the businesses within the district.

Business Activity

Those businesses that have business activity codes that reflect "creative" or artistic enterprise, support artistic or creative enterprise in the arts (art, architecture, marketing, entertainment, production, design services, culinary, etc.) or directly benefit from these enterprises (retail, restaurant, etc.) are identified as primary beneficiaries. Those businesses whose activity may not be directly related to the arts but that support the arts/creative businesses or its employees and/or receive some benefit by being part of an "arts" or organized district are classified as secondary beneficiaries. All other businesses in the CCAD will be classified as tertiary. Tertiary beneficiaries, similar to primary and secondary businesses, will derive benefits from the maintenance, beautification and business promotion services provided by the CCAD.

Location

Most of the businesses within the Arts District are located on the Washington Blvd., National Blvd., La Cienega Blvd., Helms Ave., and Wesley St. commercial corridors.

For businesses along Washington Blvd., La Cienega Blvd., National Blvd., Helms Ave., and Wesley St., the levels are as follows:

Primary - \$300 annually

Secondary - \$200 annually

Tertiary- \$100 annually

For those businesses along Smiley Dr., Blackwelder Street, Adams Street, Fairfax Avenue or Perry Drive, a 25% reduced assessment is proposed for the first few years until/when the district can integrate the Arts District brand more fully throughout these areas via banners, lighting and pedestrian improvements.

Primary - \$225 annually

Secondary - \$150 annually

Tertiary - \$75 annually

2020 Assessment Schedule

A detailed listing of Business Activity Code and Benefit Level is noted below:

Primary Benefit – Annual Fee = \$300 (located on Washington Blvd., National Blvd. or La Cienega Blvd.)/ \$225 (located along Smiley Dr., Blackwelder Street, Adams Street, Hines Avenue, Fairfax Avenue, Perry Drive, Helms Avenue or Wesley Street)

Business Activity

Code	Activity
144	misc. retail
152	graphic arts
157	art galleries
168	interior decoration
186	advertising/promotion
205	talent modeling agency
216	photography/studio
225	public relations
294	architect
390	restaurant no alcohol
396	food retail
399	liquor
410	school
488-490	entertainment industry
540	clothing-retail
666-678, 690	restaurant serving alcohol
828	rentals - back drops/cameras

Secondary Benefit – Annual Fee = \$200 (located on Washington Blvd., National Blvd. or La Cienega Blvd.)/ \$150 (located along Smiley Dr., Blackwelder Street, Adams Street, Hines Avenue, Fairfax Avenue, Perry Drive, Helms Avenue or Wesley Street)

Business Activity

Code	Activity
138	wall paper/paint retail
160	sale of real property
162	tailor/alteration
180	misc. trade/service
198	consultant misc.
216	photographer

222	property management
255	woodworking/cabinetry
276	beauty shop
288	accountant cpa
300	attorney
306	dentist
312	therapist/doctor
314	chiropractic
325	finance/escrow service
339	professional services
336-37	real estate brokers
348	travel agency
384	newspaper/publications
402	pharmacy/drugs
414	apartment rentals
432	commercial property sublease
474	manufacturing/retail/wholesale
551	computer software development
558	telephone service
774	health/spa fitness
822	rentals - motor
894	animal hospital

Tertiary Benefit – Annual Fee = \$100 (located on Washington Blvd., National Blvd. or La Cienega Blvd.)/ \$75 (located along Smiley Dr., Blackwelder Street, Adams Street, Hines Avenue, Fairfax Avenue, Perry Drive, Helms Avenue or Wesley Street)

Business Activity

Code	Activity
102	lumber/building supplies
108	mail order/retail
192	business office service
200	computer services
204	staffing employment
208	insurance
227	coach/teacher
354	contractor in city
420	autos/auto repairs
438	laundry/dry cleaning
444	gasoline
505	computer repair services
510	repair services misc.
528	warehouse < 5,000 sq. ft.
534	warehouse < 10,000 sq. ft.

552	wholesale
784	export/import
786	impound yard
862	used car sales
864	towing
882	used motor vehicle sales

Notes:

1. *Fee for individual business owners with multiple business licenses/operations at the same address will be based on the single highest category reflective of their primary business operation. In the event of a dispute, the CCAD Advisory Board shall review the request and make disposition on the appropriate category.*
2. *Business Owners with multiple business locations within the BID area will be assessed separately at each location.*
3. *Commercial rentals will be assessed for each building location, not each tenant space.*
4. *Multiple independent business owners at the same address will be assessed separately at their respective rates excluding beauty and health service professionals.*

The above codes represent known business activity currently within the district. New businesses that are within the district will be assessed on a pro-rata basis. If a business code is not listed above, beneficiary level will be determined by the advisory board or default to a tertiary level until the work plan can be updated.