



CITY OF LONG BEACH

R-8

ECONOMIC AND PROPERTY DEVELOPMENT DEPARTMENT

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December 22, 2015

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Approve the Uptown Property and Business Improvement District Annual Report and Assessment for the period of January 1, 2016 through December 31, 2016, automatically extending the current agreement with the Uptown Property and Community Association for a one-year period; and authorize payment of \$54,561 in City property assessments. (Districts 8, 9)

DISCUSSION

Pursuant to the Property and Business Improvement Law of 1994 (Law), the Uptown Property and Business Improvement District (UPBID) was established by the City Council in 2013 for a five-year period. Under the Law, Uptown Property and Community Association (UPCA) property owners assess themselves an additional fee to pay for various services beyond those provided by the City, including enhanced maintenance, public safety, beautification, marketing, and economic development programs.

The 1994 Law requires that the UPCA Advisory Board approve and file an Annual Report describing their projected budget and expenditures. The Fiscal Year (FY 16) Annual Report is attached for City Council approval. The levy of assessment will cover the period of January 1, 2016 through December 31, 2016.

The Board-approved UPBID rate of assessment is based on parcel size and use, as shown on Page 4 of the attached Annual Report. The UPBID Management Plan allows up to a 4 percent per year cost-of-living increase in the assessment rate. For FY 16 the UPBID Board voted to maintain the assessment at the same rate as FY15.

The UPBID assessment area contains properties owned by private commercial owners and the City of Long Beach. In FY 16, properties over 20,000 square feet up to 100,000 square feet are assessed an annual amount of \$0.09 per square foot. Properties less than 20,000 square feet will be assessed at a rate no greater than \$0.08 per square foot. Properties larger than 100,000 square feet will be assessed an annual amount of \$0.10 for each square foot. The total property assessment to be collected by the City and paid to the UPBID for the period of January 1, 2016 through December 31, 2016 is estimated at \$180,722. A portion of the proposed assessment is attributable to City-owned parcels and will be paid from the City's General Fund. The total proposed FY 16 assessment for the parcels owned by the City is \$54,561.

The Successor Agency will pay its assessment as a Parcel Owner until such time as the Successor Agency's parcels located within the UPBID boundaries are transferred. The total proposed FY 16 assessment for parcels owned by the Successor Agency is \$3,668.

The Law also allows the City to contract with service providers to carry out the UPBID Program. Since 2013, the City of Long Beach has contracted with UPCA to carry out the UPBID programs. The current agreement provides that the term be automatically extended on a year-to-year basis upon City Council approval of the Assessment Report (included in the Annual Report) and related levy of assessments.

This matter was reviewed by Deputy City Attorney Amy R. Webber on November 5, 2015 and by Budget Operations Administrator Grace Yoon on December 9, 2015.

TIMING CONSIDERATIONS

The UPBID's 2015 contract ends on December 31, 2015. City Council approval of the Annual Report and Assessment is requested on December 22, 2015, to continue the assessment and extend the contract for another year.

FISCAL IMPACT

It is estimated that the UPBID will generate \$180,722 in FY 16 through the proposed assessment. Sufficient funds are included in the FY 16 Budget in the Parking and Business Area Improvement Fund (SR 132) in the Economic and Property Development Department (EP), for City pass-through payments to UPBID.

The estimated UPBID revenue includes a FY 16 assessment of \$54,561 for City-owned parcels to be paid from the General Fund (GF). Of that amount, \$22,956 will be absorbed by the Economic and Property Development Department (EP), \$22,782 is budgeted with the Parks, Recreation and Marine Department (PR), \$4,807 will be absorbed by the Fire Department (FD), \$4,017 will be absorbed by the Library Services Department (LS), and \$3,668 from the Successor Agency Fund (SA 270).

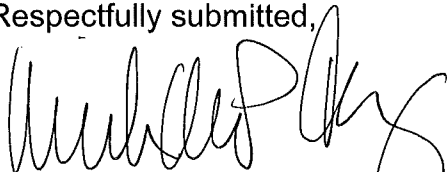
HONORABLE MAYOR AND CITY COUNCIL
December 22, 2015
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Approval of this recommendation will provide continued support to the local economy.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY, DIRECTOR
ECONOMIC AND PROPERTY DEVELOPMENT DEPARTMENT

APPROVED:


PATRICK H. WEST
CITY MANAGER

MPC:JLR:jsf
UPBID FY 16 Renewal ccl 12.22.15 v1.doc

Attachments – UPBID FY 2015-16 Annual Report
UPBID Levy List FY 2015/16
UPBID Direct Billing Summary FY 2015/16



City of Long Beach

**Uptown Long Beach
Property & Business Improvement District**

Annual Report

November 2015

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**UPTOWN LONG BEACH
PROPERTY & BUSINESS IMPROVEMENT DISTRICT**

UPTOWN PROPERTY & COMMUNITY ASSOCIATION
5643 Atlantic Avenue
Long Beach, CA 90805

MAYOR

Dr. Robert Garcia

CITY COUNCIL

Lena Gonzalez, First District

Vice Mayor, Dr. Suja Lowenthal, Second District

Suzie Price, Third District

Daryl Supernaw, Fourth District

Stacy Mungo, Fifth District

Dee Andrews, Sixth District

Roberto Uranga, Seventh District

Al Austin, Eighth District

Rex Richardson, Ninth District

CITY STAFF

Patrick H. West, City Manager

David Nakamoto, City Treasurer

Jim Fisk, Business Improvement Districts Manager

UPTOWN PROPERTY & COMMUNITY ASSOCIATION

Yanki Greenspan, President

Sean Duren, Executive Director

NBS

Pablo Perez, Client Services Director

Trevor Speer, Associate Director



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1. BACKGROUND

In early 2012, property owners, the City, and the North Long Beach Business Alliance began the process of creating a special financing district with the goal of improving services in the uptown area including cleanliness, landscape maintenance, and economic development among other things.

In 2013 the City Council of the City of Long Beach (the "City Council") established the Uptown Long Beach Property and Business Improvement District (the "PBID"), pursuant to the provisions of the *Property and Business Improvement District Law of 1994* (the "Law") *Division 18 of the Streets and Highways Code, commencing with Section 36600*.

The PBID may levy assessments for a period of five years. The first levy was Fiscal Year 2013/14 and the final levy will be Fiscal Year 2017/18. Following the initial five-year term, the PBID may be renewed following a public hearing and property owner assessment ballot protest proceeding similar to the original formation.

Pursuant to Section 36614.5 of the Law, the City Council contracts with an Advisory Board ("Advisory Board"), the Uptown Property and Community Association ("UPCA"), to make recommendations to the City Council on the expenditure of revenues received from the levy of assessments, the classification of properties, the method and basis of levying the assessments, and PBID budgets and policies. This Annual Report is prepared pursuant to Section 36650(a) of the Law.



2. *PROPOSED CHANGES*

There are no proposed changes to the boundaries, the benefit zones, or the assessment methodology of the PBID.

3. IMPROVEMENTS AND ACTIVITIES

Below are the improvements and activities planned for 2016. The ideas presented below are subject to change during the course of the year depending on circumstances and availability of funds.

3.1. Security Program

Security Patrols

For 2015, the security program will include private security patrols. During 2014, CSI Security was contracted to perform this service for the UPCA. It is anticipated that they will continue this service in 2015. CSI Security and the UPCA will coordinate its efforts with the Long Beach Police Department. These services will be provided directly to the assessed properties. The goal of these services is to create a visible deterrent to criminal activity, preventing crime which would discourage shoppers, residents, and tenants from visiting the area. The security program will help increase commerce on assessed parcels, and improve tenant retention and attraction to increase occupancy rates on assessed parcels.

Business Community Watch Program

During 2014, the UPCA established a Business Community Watch Program. The program is comprised of both business and community members. One of their goals is to identify issues in the District and will work together and with LBPd to resolve these issues. They will also learn about community resources, crime prevention and crime trends. This program will continue in 2015.

Pedestrian Lighting Plan

The UPCA has conducted a survey and identified locations in the District to add pedestrian lighting in the District. In 2015, this Pedestrian Lighting Plan will be used to request funding to install pedestrian lighting throughout the District.

Security Camera Plan

In addition to security personnel, UPCA personnel is currently gathering data on existing security cameras in the District and encouraging businesses who have cameras to register them with the Long Beach Police Department. Furthermore, the UPCA conducted a survey of possible locations where new security cameras could be placed in the District. In 2015, it is our intention to create a Security Camera plan and seek out a funding source to implement that plan.

3.2. Maintenance Program

Maintenance services will be provided to public areas surrounding assessed parcels within the District. For 2015, services will include tree watering, litter and graffiti removal, and similar services which will maintain a well-kept, clean environment. The maintenance program will help attract and retain tenants and shoppers, increasing commerce and occupancy rates at assessed parcels. Currently, there are several components to the maintenance program:

Clean Team

During the past year, the UPCA implemented a Clean Team, a group of 18 Youth who worked over the summer to clean up the Uptown Business District. This program was funded by Pacific Gateway. Beginning October 1, 2014, the UPCA assumed the payroll responsibility for six youth on a part-time basis, which is expected to last through January 2015. Beginning February 2015, Pacific Gateway will provide the UPCA with five (5) youth to continue the Clean Team activities. During the summer months, Pacific Gateway will provide approximately 20 youth to work during the summer months. In

September 2015, the UPCA will once again resume the financial liability for the youth through the end of the year.

Tree Watering (Water Team)

A few members of the Clean Team are also part of the UPCA's Water Team. The water team is responsible for watering over 100 trees that were planted in the District during July 2014. The Water Team accomplishes this through a special water cart constructed by the UPCA. For 2015, the Clean Team will continue to water the trees approximately three times a week, depending on the weather. The UPCA will continue to water the trees through 2017, until the trees become mature and no longer need water.

Community Service Workers (CSW)

The UPCA staff currently supervises CSW's twice per month as they clean the District. Although it is unpredictable how many workers may participate on any day, crews have been averaging from 15 to 30 workers and work four hour shifts.

Professional Maintenance

In addition to the Clean Team (youth workers) and the CSW's, the UPCA also contract with Spectrum Facilities Maintenance for a professional day porter. Currently, the day porter works on Monday, Thursday, Friday and Saturday. In 2015, we anticipate that we will continue to contract with Spectrum and not make any changes to the schedule.

3.3. Marketing Program

A marketing program has been established in order to increase awareness of the Uptown Property and Business District (UPBD) and all of its programs. Initial marketing efforts have included the establishment of a logo, branding, community involvement, event involvement and social media. In 2014, the UPCA will participate in special events by setting up booths and/or assisting in marketing the events (i.e. Uptown Renaissance Festival, Veteran's Day Parade and Festivities, Taste of Uptown, etc.). The UPDC has also attended many community meetings to educate the community about the UPBD. On-going marketing efforts will introduce the UPBD as the "Uptown Business District" that will be more easily understood in the community.

For 2015, the UPCA will continue to reach out to the community and participate in events located within the UPBD boundaries. We also expect to participate in the upcoming event "Beach Streets" (CicLAvia) in the spring of 2015. This will be done in conjunction with the City of Long Beach.

3.4. Economic Development

Economic development activities will include working with potential business tenants, developers, banks, and government agencies to attract new businesses to Uptown. The District will create a unified voice to advocate on behalf of property owners at various government agencies. This program will benefit property owners by increasing occupancy rates and commerce on assessed parcels. We highly anticipate working with Long Beach City officials in 2015 to assist in any way we can to improve the economic vitality of the District.

Façade Improvement Program

The UPCA implemented a Façade Improvement Program designed to assist businesses and property owners in the District to apply for City's existing \$2,000 rebate program. The UPCA's program is designed to assist businesses/owners to participate in the program without having to put up the money in advance. The UPCA has negotiated with several contractors to make this possible.

Furthermore, Councilmember Rex Richardson requested and the City Council approved in July of 2014 to grant the UPCA a one-time \$100,000 grant, of which \$40,000 was set aside to supplement the Façade Improvement Program. The UPCA Board of Directors will determine how the applicants will qualify for a portion of the \$40,000 on a case-by-case basis.

4. BUDGET

The total budget for Fiscal Year 2015/16 is \$186,749.75. The assessment funding will be supplemented by non-assessment funds of \$6,027.75. This represents the general benefit accruing to the public at large and to surrounding parcels. The formation engineer estimated the general benefit to be approximately 3.2%.

The proportional allocation of revenues will remain consistent among budget categories, except that funds may be reallocated between services by up to fifteen percent (15%) of the total budget each year.

4.1. District Budget

The table below shows the 2015/16 budget for the PBID:

Description	Assessment Funds	Non-Assessment Funds	Total Budget
Security	\$63,270.20	\$2,109.71	\$65,379.91
Maintenance	54,231.60	1,808.33	56,039.93
Marketing	25,308.08	843.89	26,151.97
Administration	31,635.10	1,054.86	32,689.96
Contingency	6,327.02	210.97	6,537.99
Total Costs	\$180,722.00	\$6,027.75	\$186,749.75

(1) Figure is 3.5% of Total Costs which represents the general benefit percentage computed in the Formation Engineer's Report.

4.2. Surplus or Deficit Carryover

The UPCA will have approximately \$50,970 in surplus funds at the end of 2015. A major portion of this surplus is related to the \$40,000 set aside for façade improvements as noted earlier. Furthermore, the UPCA will seek to maintain a budget surplus at the end of each year to ensure adequate cash flow for the following year.

4.3. Administration Costs

The administrative portion of the budget accounts for the costs associated with implementing District services. Administrative costs may include personnel, office space, legal and accounting fees, telephone and postage charges, insurance, meeting space, and similar administrative expenses.

4.4. Contingency

The budget includes a prudent fiscal reserve. Changes in data and other issues may change the revenue and expenses. In order to buffer the organization for unexpected changes in revenue, and/or allow the UPBID to fund other overhead or renewal costs, the reserve is included as a budget item.

4.5. Contributions from Other Sources

As noted earlier, in 2014 Councilmember Rex Richardson requested and the Long Beach City Council approved a one-time \$100,000 grant to the UPCA. Of the funds granted, \$40,000 was set aside to supplement the Façade Improvement Program and \$60,000 was designated to offset the cost of administration and to fund the general benefit portion of the budget for the PBID's initial five-year term.

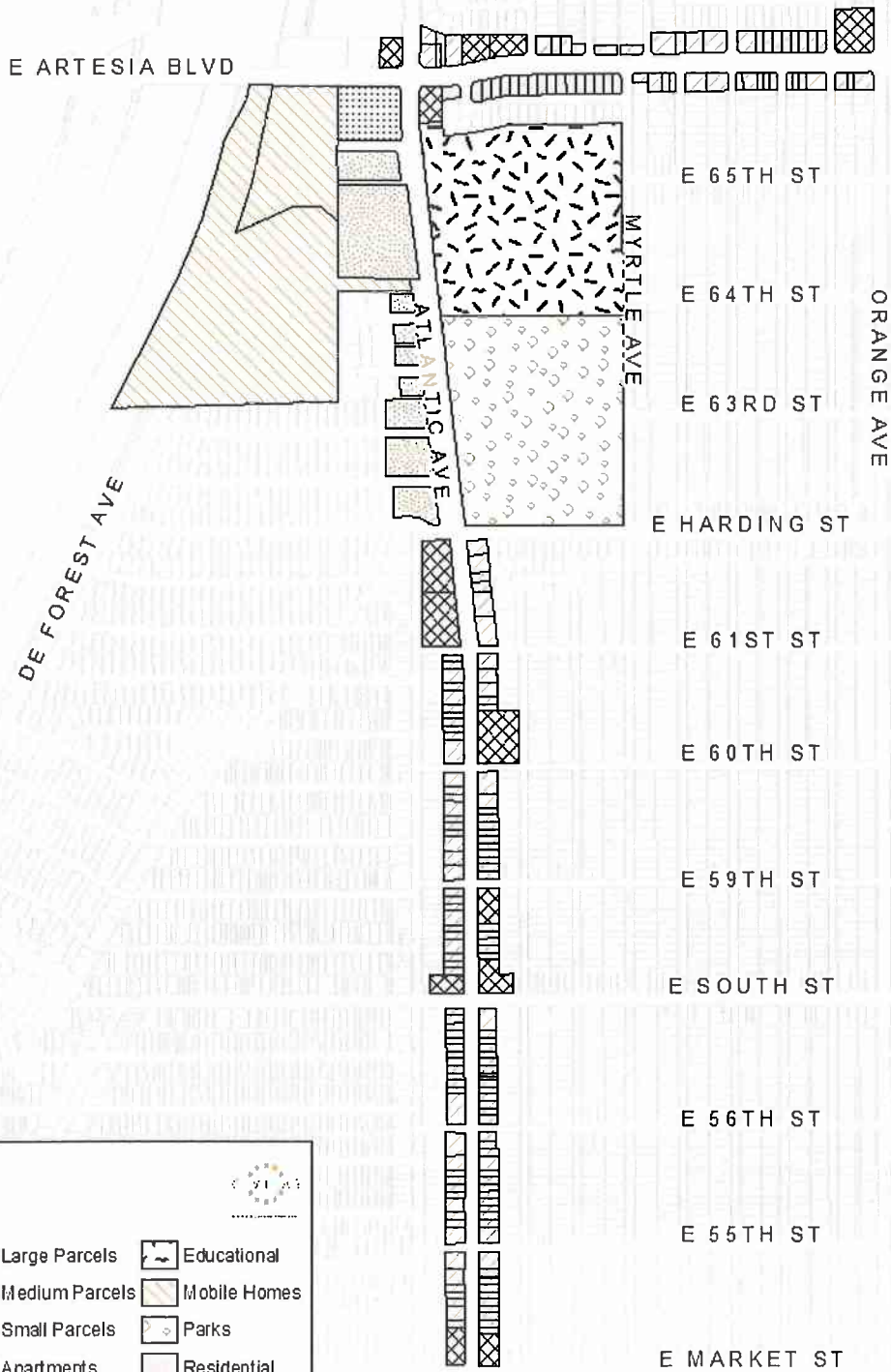
5. BOUNDARIES

The District boundary encompasses approximately 21 blocks long and begins at the intersection of Artesia Boulevard and Atlantic Avenue, running south on Atlantic Avenue until the intersection of East Market Street and Atlantic Avenue. At the intersection of Artesia Boulevard and Atlantic Avenue the boundary turns west, stopping at APN 7115-027-017. The boundary also runs from the intersection of Artesia Boulevard and Atlantic Avenue, where the boundary turns east and runs until the intersection of Artesia Boulevard and Orange Avenue.

The following page shows the boundaries of the PBID and the land use type of each parcel at the time of district formation.

Uptown Business Improvement District

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6. ASSESSMENT METHODOLOGY

During the formation of the PBID, property owners emphasized that the assessment formula be fair, balanced, and commensurate with benefits received. The variables used for the annual assessment formula are parcel size (square feet) and parcel use.

6.1. Original Assessment Rates

The table below shows the assessment rates originally approved during the formation of the PBID:

Parcel Land Use Type	Assessment Rate per Lot Sq Ft
Large Parcels with Commercial uses >100,000 square feet	\$0.1000
Medium Parcels with Commercial uses 20,000 to 100,000 square feet	0.0900
Small Parcels with Commercial uses <20,000 square feet	0.0800
Parcels with Apartments	0.0350
Parcels with Parks	0.0200
Parcels occupied by Educational Institutions	0.0050
Parcels with Mobile Homes	0.0010
Parcels with Residential uses	Not Assessed

6.2. 2015/16 Assessment Rates

The table below shows the assessment rates effective for Fiscal Year 2015/16. The rates have not changed since the formation of the PBID.

Parcel Land Use Type	Assessment Rate per Lot Sq Ft
Large Parcels with Commercial uses >100,000 square feet	\$0.1000
Medium Parcels with Commercial uses 20,000 to 100,000 square feet	0.0900
Small Parcels with Commercial uses <20,000 square feet	0.0800
Parcels with Apartments	0.0350
Parcels with Parks	0.0200
Parcels occupied by Educational Institutions	0.0050
Parcels with Mobile Homes	0.0010
Parcels with Residential uses	Not Assessed

6.3. Assessment Rate Increases

To account for increasing costs in providing services, assessment rates are subject to an increase of no more than four percent (4%) per year. The annual maximum total assessment for each year of the District's five-year term shall not exceed the following:

2013/14	2014/15	2015/16	2016/17	2017/18
\$182,339.56	\$189,633.14	\$197,218.47	\$205,107.21	\$213,311.50

There was no increase to the assessment rates for Fiscal Year 2015/16.



7. ASSESSMENT ROLL

The following pages contain the 2015/16 assessment roll for the PBID.

City of Long Beach
Uptown PBID
Fiscal Year 2015/16 Assessment Roll

APN	Land Use Type	Lot Square Foot	Levy 2015/16
7115-002-008	ME - Medium Comm	20,425	\$1,838.24
7115-003-901	S - Small Commercial	5,859	468.72
7115-003-902	S - Small Commercial	16,973	1,357.84
7115-003-903	ME - Medium Comm	22,359	2,012.30
7115-003-904	S - Small Commercial	8,403	672.24
7115-003-905	ME - Medium Comm	24,302	2,187.18
7115-003-906	S - Small Commercial	11,566	925.28
7115-003-907	S - Small Commercial	3,119	249.52
7115-004-001	S - Small Commercial	8,951	716.08
7115-004-002	S - Small Commercial	5,052	404.16
7115-004-003	S - Small Commercial	5,853	468.24
7115-004-004	S - Small Commercial	4,694	375.52
7115-005-012	S - Small Commercial	6,503	520.24
7115-005-024	R - Residential		0.00
7115-006-020	S - Small Commercial	16,486	1,318.88
7115-006-031	S - Small Commercial	6,215	497.20
7115-006-032	S - Small Commercial	12,170	973.60
7115-006-039	S - Small Commercial	16,285	1,302.80
7115-007-031	S - Small Commercial	12,338	987.04
7115-007-032	S - Small Commercial	6,060	484.80
7115-007-033	S - Small Commercial	5,959	476.72
7115-007-034	S - Small Commercial	6,054	484.32
7115-007-035	S - Small Commercial	6,212	496.96
7115-007-036	S - Small Commercial	6,015	481.20
7115-007-037	S - Small Commercial	6,207	496.56
7115-007-038	S - Small Commercial	6,229	498.32
7115-007-039	S - Small Commercial	5,876	470.08
7115-008-908	ME - Medium Comm	53,411	4,806.98
7115-009-001	S - Small Commercial	4,572	365.76
7115-009-011	S - Small Commercial	8,006	640.48
7115-009-012	R - Residential		0.00
7115-009-013	S - Small Commercial	3,877	310.16
7115-010-001	S - Small Commercial	11,913	953.04
7115-010-002	S - Small Commercial	11,723	937.84
7115-011-003	S - Small Commercial	3,903	312.24
7115-011-004	S - Small Commercial	3,457	276.56
7115-011-005	S - Small Commercial	3,870	309.60
7115-011-030	S - Small Commercial	3,576	286.08
7115-011-031	S - Small Commercial	7,891	631.28
7115-012-001	S - Small Commercial	3,927	314.16
7115-012-002	S - Small Commercial	3,400	272.00
7115-012-003	S - Small Commercial	4,086	326.88
7115-012-004	S - Small Commercial	11,262	900.96
7115-013-001	S - Small Commercial	7,364	589.12
7115-013-002	S - Small Commercial	3,724	297.92
7115-013-025	S - Small Commercial	10,766	861.28
7115-025-900	I - Institutional	1,164,744	5,823.72
7115-025-901	P - Park	1,139,085	22,781.70
7115-026-001	R - Residential		0.00
7115-026-002	R - Residential		0.00
7115-026-003	R - Residential		0.00
7115-026-004	R - Residential		0.00

City of Long Beach
Uptown PBID
Fiscal Year 2015/16 Assessment Roll

APN	Land Use Type	Lot Square Foot	Levy 2015/16
7115-026-005	R - Residential		0.00
7115-026-006	R - Residential		0.00
7115-026-007	R - Residential		0.00
7115-026-008	R - Residential		0.00
7115-026-009	R - Residential		0.00
7115-026-010	R - Residential		0.00
7115-026-011	R - Residential		0.00
7115-026-012	R - Residential		0.00
7115-026-013	R - Residential		0.00
7115-026-014	R - Residential		0.00
7115-026-015	R - Residential		0.00
7115-026-016	R - Residential		0.00
7115-026-017	R - Residential		0.00
7115-026-038	ME - Medium Comm	26,298	2,366.82
7115-027-004	MO - Mobile Home	319,337	319.34
7115-027-006	A - Apartment	56,185	1,966.48
7115-027-008	A - Apartment	226,351	7,922.28
7115-027-012	L - Large Commercial	109,860	10,986.00
7115-027-017	MO - Mobile Home	434,713	434.70
7115-028-001	A - Apartment	13,986	489.50
7115-028-006	A - Apartment	14,551	509.28
7115-028-008	A - Apartment	13,681	478.84
7115-028-013	A - Apartment	14,889	521.12
7115-028-014	A - Apartment	110	3.84
7115-028-016	A - Apartment	36,993	1,294.76
7115-029-027	A - Apartment	55,923	1,957.30
7115-030-028	A - Apartment	45,871	1,605.48
7124-001-020	S - Small Commercial	6,203	496.24
7124-001-021	S - Small Commercial	5,426	434.08
7124-001-022	S - Small Commercial	10,935	874.80
7124-001-023	S - Small Commercial	9,285	742.80
7124-001-024	S - Small Commercial	15,043	1,203.44
7124-001-025	S - Small Commercial	17,252	1,380.16
7124-016-005	S - Small Commercial	9,180	734.40
7124-016-030	S - Small Commercial	8,833	706.64
7124-016-035	ME - Medium Comm	68,959	6,206.30
7124-016-038	S - Small Commercial	4,600	368.00
7124-016-041	S - Small Commercial	9,340	747.20
7124-016-044	S - Small Commercial	4,526	362.08
7124-017-006	R - Residential		0.00
7124-017-008	S - Small Commercial	4,501	360.08
7124-017-010	S - Small Commercial	4,741	379.28
7124-017-011	S - Small Commercial	4,605	368.40
7124-017-012	S - Small Commercial	4,620	369.60
7124-017-013	S - Small Commercial	4,727	378.16
7124-017-014	S - Small Commercial	5,353	428.24
7124-017-031	S - Small Commercial	9,127	730.16
7124-017-032	S - Small Commercial	14,104	1,128.32
7124-017-900	S - Small Commercial	4,576	366.08
7124-017-901	S - Small Commercial	4,627	370.16
7124-017-902	S - Small Commercial	4,711	376.88
7124-032-029	ME - Medium Comm	31,057	2,795.12

City of Long Beach
Uptown PBID
Fiscal Year 2015/16 Assessment Roll

APN	Land Use Type	Lot Square Foot	Levy 2015/16
7124-032-900	ME - Medium Comm	23,706	2,133.54
7124-032-901	S - Small Commercial	4,621	369.68
7124-032-902	S - Small Commercial	4,731	378.48
7124-032-903	S - Small Commercial	4,571	365.68
7124-032-904	S - Small Commercial	4,814	385.12
7124-032-905	S - Small Commercial	4,800	384.00
7125-033-900	S - Small Commercial	5,072	405.76
7125-033-901	S - Small Commercial	4,704	376.32
7125-033-902	S - Small Commercial	4,765	381.20
7125-033-903	S - Small Commercial	9,397	751.76
7125-033-904	S - Small Commercial	4,695	375.60
7125-033-908	ME - Medium Comm	21,112	1,900.08
7125-033-909	S - Small Commercial	9,420	753.60
7125-033-910	S - Small Commercial	4,648	371.84
7125-033-921	S - Small Commercial	4,545	363.60
7125-033-922	S - Small Commercial	4,705	376.40
7125-033-923	S - Small Commercial	4,696	375.68
7125-034-016	S - Small Commercial	9,612	768.96
7125-034-017	S - Small Commercial	4,641	371.28
7125-034-018	S - Small Commercial	4,728	378.24
7125-034-021	S - Small Commercial	4,570	365.60
7125-034-022	S - Small Commercial	4,720	377.60
7125-034-029	S - Small Commercial	9,318	745.44
7125-034-031	S - Small Commercial	9,211	736.88
7125-034-900	S - Small Commercial	9,953	796.24
7125-034-901	S - Small Commercial	4,574	365.92
7125-034-902	S - Small Commercial	9,338	747.04
7125-035-016	S - Small Commercial	4,258	340.64
7125-035-019	S - Small Commercial	4,705	376.40
7125-035-022	S - Small Commercial	4,705	376.40
7125-035-023	S - Small Commercial	4,590	367.20
7125-035-024	S - Small Commercial	4,681	374.48
7125-035-025	S - Small Commercial	4,607	368.56
7125-035-026	S - Small Commercial	4,617	369.36
7125-035-030	S - Small Commercial	4,324	345.92
7125-035-031	S - Small Commercial	9,391	751.28
7125-035-032	S - Small Commercial	15,160	1,212.80
7125-035-035	S - Small Commercial	9,270	741.60
7125-036-002	ME - Medium Comm	50,611	4,554.98
7125-036-900	ME - Medium Comm	62,540	5,628.60
7127-006-004	S - Small Commercial	4,142	331.36
7127-006-006	S - Small Commercial	4,067	325.36
7127-006-007	S - Small Commercial	4,151	332.08
7127-006-008	S - Small Commercial	3,990	319.20
7127-006-012	S - Small Commercial	3,990	319.20
7127-006-014	S - Small Commercial	4,086	326.88
7127-006-015	S - Small Commercial	4,212	336.96
7127-006-033	S - Small Commercial	4,336	346.88
7127-006-035	S - Small Commercial	4,749	379.92
7127-006-036	S - Small Commercial	12,768	1,021.44
7127-006-901	S - Small Commercial	4,166	333.28
7127-006-904	S - Small Commercial	1,844	147.52

City of Long Beach
Uptown PBID
Fiscal Year 2015/16 Assessment Roll

APN	Land Use Type	Lot Square Foot	Levy 2015/16
7127-006-908	S - Small Commercial	4,044	323.52
7127-006-909	S - Small Commercial	2,182	174.56
7127-006-910	S - Small Commercial	4,100	328.00
7127-007-014	S - Small Commercial	4,270	341.60
7127-007-015	S - Small Commercial	4,630	370.40
7127-007-016	S - Small Commercial	4,270	341.60
7127-007-017	S - Small Commercial	4,088	327.04
7127-007-018	S - Small Commercial	4,177	334.16
7127-007-021	S - Small Commercial	4,203	336.24
7127-007-025	S - Small Commercial	4,099	327.92
7127-007-026	S - Small Commercial	17,285	1,382.80
7127-007-902	S - Small Commercial	4,095	327.60
7127-007-904	S - Small Commercial	4,083	326.64
7127-007-905	S - Small Commercial	4,120	329.60
7127-007-906	S - Small Commercial	4,073	325.84
7127-007-907	S - Small Commercial	4,151	332.08
7127-008-015	S - Small Commercial	14,298	1,143.84
7127-008-016	S - Small Commercial	8,850	708.00
7127-008-017	S - Small Commercial	4,461	356.88
7127-008-018	S - Small Commercial	4,397	351.76
7127-008-019	S - Small Commercial	4,495	359.60
7127-008-020	S - Small Commercial	4,369	349.52
7127-008-023	S - Small Commercial	4,400	352.00
7127-008-024	S - Small Commercial	4,951	396.08
7127-008-025	S - Small Commercial	9,902	792.16
7127-008-027	S - Small Commercial	7,894	631.52
7127-009-001	S - Small Commercial	4,414	353.12
7127-009-004	S - Small Commercial	4,521	361.68
7127-009-005	S - Small Commercial	8,828	706.24
7127-009-008	R - Residential		0.00
7127-009-009	S - Small Commercial	4,422	353.76
7127-009-010	S - Small Commercial	4,514	361.12
7127-009-011	S - Small Commercial	4,428	354.24
7127-009-012	S - Small Commercial	4,475	358.00
7127-009-013	S - Small Commercial	5,035	402.80
7127-009-032	S - Small Commercial	10,166	813.28
7127-009-034	S - Small Commercial	4,564	365.12
7127-009-900	S - Small Commercial	4,457	356.56
7127-009-901	S - Small Commercial	4,539	363.12
7127-020-001	S - Small Commercial	10,185	814.80
7127-020-002	S - Small Commercial	4,870	389.60
7127-020-003	S - Small Commercial	1,547	123.76
7127-020-004	S - Small Commercial	3,602	288.16
7127-020-005	S - Small Commercial	4,378	350.24
7127-020-006	S - Small Commercial	4,586	366.88
7127-020-007	S - Small Commercial	4,329	346.32
7127-020-008	S - Small Commercial	4,320	345.60
7127-020-009	S - Small Commercial	4,711	376.88
7127-020-010	S - Small Commercial	4,366	349.28
7127-020-011	S - Small Commercial	4,446	355.68
7127-020-012	ME - Medium Comm	19,940	1,794.60
7127-021-021	S - Small Commercial	4,414	353.12

City of Long Beach
Uptown PBID
Fiscal Year 2015/16 Assessment Roll

APN	Land Use Type	Lot Square Foot	Levy 2015/16
7127-021-022	S - Small Commercial	4,410	352.80
7127-021-023	S - Small Commercial	4,476	358.08
7127-021-024	S - Small Commercial	8,775	702.00
7127-021-025	S - Small Commercial	4,334	346.72
7127-021-030	A - Apartment	9,911	346.88
7127-021-033	ME - Medium Comm	23,498	2,114.82
7127-021-034	S - Small Commercial	9,021	721.68
			\$180,771.90

City of Long Beach
Uptown Long Beach PBID
Final Billing Detail Report for the 2015/16 Billing

APN	DB ⁽¹⁾	Assessment	Other ⁽²⁾	Total
7115-002-008		\$1,838.25	(\$0.01)	\$1,838.24
7115-003-901	Y	468.72	0.00	468.72
7115-003-902	Y	1,357.84	0.00	1,357.84
7115-003-903	Y	2,012.31	(0.01)	2,012.30
7115-003-904	Y	672.24	0.00	672.24
7115-003-905	Y	2,187.18	0.00	2,187.18
7115-003-906	Y	925.28	0.00	925.28
7115-003-907	Y	249.52	0.00	249.52
7115-004-001		716.08	0.00	716.08
7115-004-002		404.16	0.00	404.16
7115-004-003		468.24	0.00	468.24
7115-004-004		375.52	0.00	375.52
7115-005-012		520.24	0.00	520.24
7115-006-020		1,318.88	0.00	1,318.88
7115-006-031		497.20	0.00	497.20
7115-006-032		973.60	0.00	973.60
7115-006-039		1,302.80	0.00	1,302.80
7115-007-031		987.04	0.00	987.04
7115-007-032		484.80	0.00	484.80
7115-007-033		476.72	0.00	476.72
7115-007-034		484.32	0.00	484.32
7115-007-035		496.96	0.00	496.96
7115-007-036		481.20	0.00	481.20
7115-007-037		496.56	0.00	496.56
7115-007-038		498.32	0.00	498.32
7115-007-039		470.08	0.00	470.08
7115-008-908	Y	4,806.99	(0.01)	4,806.98
7115-009-001		365.76	0.00	365.76
7115-009-011		640.48	0.00	640.48
7115-009-013		310.16	0.00	310.16
7115-010-001		953.04	0.00	953.04
7115-010-002		937.84	0.00	937.84
7115-011-003		312.24	0.00	312.24
7115-011-004		276.56	0.00	276.56
7115-011-005		309.60	0.00	309.60
7115-011-030		286.08	0.00	286.08
7115-011-031		631.28	0.00	631.28
7115-012-001		314.16	0.00	314.16

City of Long Beach
Uptown Long Beach PBID
Final Billing Detail Report for the 2015/16 Billing

APN	DB ⁽¹⁾	Assessment	Other ⁽²⁾	Total
7115-012-002		272.00	0.00	272.00
7115-012-003		326.88	0.00	326.88
7115-012-004		900.96	0.00	900.96
7115-013-001		589.12	0.00	589.12
7115-013-002		297.92	0.00	297.92
7115-013-025		861.28	0.00	861.28
7115-025-900	Y	5,823.72	0.00	5,823.72
7115-025-901	Y	22,781.70	0.00	22,781.70
7115-026-038		2,366.82	0.00	2,366.82
7115-027-004		319.34	0.00	319.34
7115-027-006		1,966.48	0.00	1,966.48
7115-027-008		7,922.29	(0.01)	7,922.28
7115-027-012		10,986.00	0.00	10,986.00
7115-027-017		434.71	(0.01)	434.70
7115-028-001		489.51	(0.01)	489.50
7115-028-006		509.29	(0.01)	509.28
7115-028-008		478.84	0.00	478.84
7115-028-013		521.12	0.00	521.12
7115-028-014		3.85	(0.01)	3.84
7115-028-016		1,294.76	0.00	1,294.76
7115-029-027		1,957.31	(0.01)	1,957.30
7115-030-028		1,605.49	(0.01)	1,605.48
7124-001-020		496.24	0.00	496.24
7124-001-021		434.08	0.00	434.08
7124-001-022		874.80	0.00	874.80
7124-001-023		742.80	0.00	742.80
7124-001-024		1,203.44	0.00	1,203.44
7124-001-025		1,380.16	0.00	1,380.16
7124-016-005		734.40	0.00	734.40
7124-016-030		706.64	0.00	706.64
7124-016-035		6,206.31	(0.01)	6,206.30
7124-016-038		368.00	0.00	368.00
7124-016-041		747.20	0.00	747.20
7124-016-044		362.08	0.00	362.08
7124-017-008		360.08	0.00	360.08
7124-017-010		379.28	0.00	379.28
7124-017-011		368.40	0.00	368.40

City of Long Beach
Uptown Long Beach PBID
Final Billing Detail Report for the 2015/16 Billing

APN	DB ⁽¹⁾	Assessment	Other ⁽²⁾	Total
7124-017-012		369.60	0.00	369.60
7124-017-013		378.16	0.00	378.16
7124-017-014		428.24	0.00	428.24
7124-017-031		730.16	0.00	730.16
7124-017-032		1,128.32	0.00	1,128.32
7124-017-900	Y	366.08	0.00	366.08
7124-017-901	Y	370.16	0.00	370.16
7124-017-902	Y	376.88	0.00	376.88
7124-032-029		2,795.13	(0.01)	2,795.12
7124-032-900	Y	2,133.54	0.00	2,133.54
7124-032-901	Y	369.68	0.00	369.68
7124-032-902	Y	378.48	0.00	378.48
7124-032-903	Y	365.68	0.00	365.68
7124-032-904	Y	385.12	0.00	385.12
7124-032-905	Y	384.00	0.00	384.00
7125-033-900	Y	405.76	0.00	405.76
7125-033-901	Y	376.32	0.00	376.32
7125-033-902	Y	381.20	0.00	381.20
7125-033-903	Y	751.76	0.00	751.76
7125-033-904	Y	375.60	0.00	375.60
7125-033-908	Y	1,900.08	0.00	1,900.08
7125-033-909	Y	753.60	0.00	753.60
7125-033-910	Y	371.84	0.00	371.84
7125-033-921	Y	363.60	0.00	363.60
7125-033-922	Y	376.40	0.00	376.40
7125-033-923	Y	375.68	0.00	375.68
7125-034-016		768.96	0.00	768.96
7125-034-017		371.28	0.00	371.28
7125-034-018		378.24	0.00	378.24
7125-034-021		365.60	0.00	365.60
7125-034-022		377.60	0.00	377.60
7125-034-029		745.44	0.00	745.44
7125-034-031		736.88	0.00	736.88
7125-034-900	Y	796.24	0.00	796.24
7125-034-901	Y	365.92	0.00	365.92
7125-034-902	Y	747.04	0.00	747.04
7125-035-016		340.64	0.00	340.64

City of Long Beach
Uptown Long Beach PBID
Final Billing Detail Report for the 2015/16 Billing

APN	DB ⁽¹⁾	Assessment	Other ⁽²⁾	Total
7125-035-019		376.40	0.00	376.40
7125-035-022		376.40	0.00	376.40
7125-035-023		367.20	0.00	367.20
7125-035-024		374.48	0.00	374.48
7125-035-025		368.56	0.00	368.56
7125-035-026		369.36	0.00	369.36
7125-035-030		345.92	0.00	345.92
7125-035-031		751.28	0.00	751.28
7125-035-032		1,212.80	0.00	1,212.80
7125-035-035		741.60	0.00	741.60
7125-036-002		4,554.99	(0.01)	4,554.98
7125-036-900	Y	5,628.60	0.00	5,628.60
7127-006-004		331.36	0.00	331.36
7127-006-006		325.36	0.00	325.36
7127-006-007		332.08	0.00	332.08
7127-006-008		319.20	0.00	319.20
7127-006-012		319.20	0.00	319.20
7127-006-014		326.88	0.00	326.88
7127-006-015		336.96	0.00	336.96
7127-006-033		346.88	0.00	346.88
7127-006-035		379.92	0.00	379.92
7127-006-036		1,021.44	0.00	1,021.44
7127-006-901	Y	333.28	0.00	333.28
7127-006-904	Y	147.52	0.00	147.52
7127-006-908	Y	323.52	0.00	323.52
7127-006-909	Y	174.56	0.00	174.56
7127-006-910	Y	328.00	0.00	328.00
7127-007-014		341.60	0.00	341.60
7127-007-015		370.40	0.00	370.40
7127-007-016		341.60	0.00	341.60
7127-007-017		327.04	0.00	327.04
7127-007-018		334.16	0.00	334.16
7127-007-021		336.24	0.00	336.24
7127-007-025		327.92	0.00	327.92
7127-007-026		1,382.80	0.00	1,382.80
7127-007-902	Y	327.60	0.00	327.60
7127-007-904	Y	326.64	0.00	326.64

City of Long Beach
Uptown Long Beach PBID
Final Billing Detail Report for the 2015/16 Billing

APN	DB ⁽¹⁾	Assessment	Other ⁽²⁾	Total
7127-007-905	Y	329.60	0.00	329.60
7127-007-906	Y	325.84	0.00	325.84
7127-007-907	Y	332.08	0.00	332.08
7127-008-015		1,143.84	0.00	1,143.84
7127-008-016		708.00	0.00	708.00
7127-008-017		356.88	0.00	356.88
7127-008-018		351.76	0.00	351.76
7127-008-019		359.60	0.00	359.60
7127-008-020		349.52	0.00	349.52
7127-008-023		352.00	0.00	352.00
7127-008-024		396.08	0.00	396.08
7127-008-025		792.16	0.00	792.16
7127-008-027		631.52	0.00	631.52
7127-009-001		353.12	0.00	353.12
7127-009-004		361.68	0.00	361.68
7127-009-005		706.24	0.00	706.24
7127-009-009		353.76	0.00	353.76
7127-009-010		361.12	0.00	361.12
7127-009-011		354.24	0.00	354.24
7127-009-012		358.00	0.00	358.00
7127-009-013		402.80	0.00	402.80
7127-009-032		813.28	0.00	813.28
7127-009-034		365.12	0.00	365.12
7127-009-900	Y	356.56	0.00	356.56
7127-009-901	Y	363.12	0.00	363.12
7127-020-001		814.80	0.00	814.80
7127-020-002		389.60	0.00	389.60
7127-020-003		123.76	0.00	123.76
7127-020-004		288.16	0.00	288.16
7127-020-005		350.24	0.00	350.24
7127-020-006		366.88	0.00	366.88
7127-020-007		346.32	0.00	346.32
7127-020-008		345.60	0.00	345.60
7127-020-009		376.88	0.00	376.88
7127-020-010		349.28	0.00	349.28
7127-020-011		355.68	0.00	355.68
7127-020-012		1,794.60	0.00	1,794.60

City of Long Beach
Uptown Long Beach PBID
Final Billing Detail Report for the 2015/16 Billing

APN	DB ⁽¹⁾	Assessment	Other ⁽²⁾	Total
7127-021-021		353.12	0.00	353.12
7127-021-022		352.80	0.00	352.80
7127-021-023		358.08	0.00	358.08
7127-021-024		702.00	0.00	702.00
7127-021-025		346.72	0.00	346.72
7127-021-030		346.89	(0.01)	346.88
7127-021-033		2,114.82	0.00	2,114.82
7127-021-034		721.68	0.00	721.68
194 Parcels		\$180,772.04	(\$0.14)	\$180,771.90

(1) DB = Direct Bill. Assessments that can not be collected via the County Property Tax bill because of public ownership

(2) Rounding Adjustment. Amount submitted to the County must be evenly divisible by two

City of Long Beach
Uptown PBID Direct Bills
FY 2015/16 City-Owned Parcels

APN	OWNER	SITUS	Levy 2015/16	DETAIL
7115-003-901	LONG BEACH CITY		\$468.72	
7115-003-902	LONG BEACH CITY	609 ARTESIA BLVD	1,357.84	
7115-003-903	LONG BEACH CITY	669 ARTESIA BLVD	2,012.30	
7115-003-904	LONG BEACH CITY	6620 ATLANTIC AVE	672.24	
7115-003-905	LONG BEACH CITY	685 ARTESIA BLVD	2,187.18	
7115-003-906	LONG BEACH CITY	6600 ATLANTIC AVE	925.28	
7115-003-907	LONG BEACH CITY		249.52	
7115-008-908	LONG BEACH CITY	1199 ARTESIA BLVD	4,806.98	FIRE DEPT
7115-025-901	LONG BEACH CITY		22,781.70	HOUGHTON PARK
7124-017-900	LONG BEACH CITY	5960 ATLANTIC AVE	366.08	
7124-017-901	LONG BEACH CITY	5936 ATLANTIC AVE	370.16	
7124-017-902	LONG BEACH CITY		376.88	
7124-032-900	LONG BEACH CITY	5870 ATLANTIC AVE	2,133.54	LIBRARY
7124-032-901	LONG BEACH CITY		369.68	LIBRARY
7124-032-902	LONG BEACH CITY		378.48	LIBRARY
7124-032-903	LONG BEACH CITY		365.68	LIBRARY
7124-032-904	LONG BEACH CITY		385.12	LIBRARY
7124-032-905	LONG BEACH CITY	5834 ATLANTIC AVE	384.00	LIBRARY
7125-033-900	LONG BEACH CITY	5893 ATLANTIC AVE	405.76	
7125-033-901	LONG BEACH CITY	5887 ATLANTIC AVE	376.32	
7125-033-902	LONG BEACH CITY	5855 ATLANTIC AVE	381.20	
7125-033-903	LONG BEACH CITY	5845 ATLANTIC AVE	751.76	
7125-033-904	LONG BEACH CITY	5835 ATLANTIC AVE	375.60	
7125-033-908	LONG BEACH CITY	5801 ATLANTIC AVE	1,900.08	
7125-033-909	LONG BEACH CITY	5869 ATLANTIC AVE	753.60	
7125-033-910	LONG BEACH CITY	5869 ATLANTIC AVE	371.84	
7125-033-921	LONG BEACH CITY	5827 ATLANTIC AVE	363.60	
7125-033-922	LONG BEACH CITY	5823 ATLANTIC AVE	376.40	
7125-033-923	LONG BEACH CITY	5879 ATLANTIC AVE	375.68	
7125-034-900	LONG BEACH CITY	5901 ATLANTIC AVE	796.24	
7125-034-901	LONG BEACH CITY	5941 ATLANTIC AVE	365.92	
7125-034-902	LONG BEACH CITY	5927 ATLANTIC AVE	747.04	
7125-036-900	LONG BEACH CITY	6141 ATLANTIC AVE	5,628.60	
LONG BEACH CITY TOTALS:		33	\$54,561.02	

FY 2015/16 Successor Agency Parcels

APN	OWNER	SITUS	Levy 2015/16	DETAIL
7127-006-901	LB RDA SUCCESSOR AGENCY	5648 ATLANTIC AVE	\$333.28	
7127-006-904	LB RDA SUCCESSOR AGENCY	5644 ATLANTIC AVE	147.52	
7127-006-909	LB RDA SUCCESSOR AGENCY	5640 ATLANTIC AVE	174.56	
7127-006-910	LB RDA SUCCESSOR AGENCY	5616 ATLANTIC AVE	328.00	
7127-007-904	LB RDA SUCCESSOR AGENCY	5649 ATLANTIC AVE	326.64	
7127-007-905	LB RDA SUCCESSOR AGENCY	5645 ATLANTIC AVE	329.60	
7127-007-906	LB RDA SUCCESSOR AGENCY	5661 ATLANTIC AVE	325.84	
7127-007-907	LB RDA SUCCESSOR AGENCY	5701 ATLANTIC AVE	332.08	
7127-006-908	LB RDA SUCCESSOR AGENCY	5708 ATLANTIC AVE	323.52	
7127-007-902	LB RDA SUCCESSOR AGENCY	5641 ATLANTIC AVE	327.60	
7127-009-900	LB RDA SUCCESSOR AGENCY	5564 ATLANTIC AVE	356.56	
7127-009-901	LB RDA SUCCESSOR AGENCY		363.12	
LB RDA SUCCESSOR AGENCY TOTALS:		12	\$3,668.32	

FY 2015/16 LBUSD Parcels

APN	OWNER	SITUS	Levy 2015/16	DETAIL
7115-025-900	LONG BEACH UNIFIED SCHOOL DIST		\$5,823.72	
LBUSD TOTALS:		1	\$5,823.72	