

# ANNUAL REPORT FY 19

*Prepared pursuant to the Property and Business Improvement District  
Law of 1994, Streets and Highways Code section 36600 et seq.*



## I. Overview

The Downtown San Diego Property and Business Improvement District (District) is a benefit assessment district that began providing services to Downtown properties in 2000. The District's purpose is to provide improvements and activities which constitute and create a special benefit to assessed parcels.

**Background:** The District was formed pursuant to the Property and Business Improvement District Law of 1994, Streets and Highways Code section 36600 et. seq. (the 1994 Law).

**Location:** The District's approximate boundary encompasses the majority of downtown San Diego and generally includes parcels situated east of Pacific Highway, south of Ash Street from Pacific Highway to Front Street, south of I-5 from Front Street to 10th Avenue, south of Ash Street from 10th Avenue to Park Boulevard, and south of C Street from Park Boulevard, west of I-5, and north of Commercial and Harbor Drive.

**Purpose:** The purpose of the renewed District is to provide activities and improvement which constitute and create a special benefit to assessed parcels. The District will provide maintenance, beautification, installations, disorder and nuisance abatement, business attraction and retention, and related administration directly and only to assessed parcels within its boundaries. All of the services are above and beyond those provided by local government agencies and constitute and provide a special benefit to assessed parcels.

**Budget:** The total FY19 assessment for the fiscal year will be \$8,903,976.94. The total carryforward estimated new development and revenue from additional grants and programs will be \$545,091.57, which is reflected in the total budget for FY19. Assessment funding will be supplemented by non-assessment funds of \$290,094.16. The annual service plan budget for FY19 is anticipated to be \$9,617,881.07. The district budget can be found in Section III.

**Cost:** The proposed source of financing is a parcel assessment. The annual cost to the parcel owner is based on benefit zone, parcel or building square footage, and linear street front footage. The larger of either parcel or building size is utilized for parcels in Columbia, Core, Cortez, East Village, Gaslamp and Marina. The Commercial Enhancement Program (CEP) includes all parcels with a commercial building of over 50,000 square feet.

## FY19 Assessment Methodology

Area	Initial Square Footage Rate (\$/sqft/yr)	Initial Front Rate (\$/lin ft/yr)	Linear footage
Columbia	\$0.0493		\$10.1215
Core	\$0.0541		\$11.4172
Cortez	\$0.0814		\$8.4242
East Village	\$0.0955		\$10.6671
Gaslamp	\$0.2729		\$35.5235
Marina	\$0.0893		\$12.6317
CEP	\$0.0406		Not Assessed.

<sup>1</sup>Applied to the greater of either parcel square footage or building square footage

<sup>2</sup>Applied to building square footage

## II. Service Plan

The renewed District will provide particular and distinct activities and improvements based on the priorities identified by property owners during property owner meetings, town halls and forums. These activities and improvements constitute and create a special benefit to assessed parcels. All of the activities and improvements are above and beyond those provided by local government agencies, are aimed to constitute and provide special benefits directly and only to assessed parcels and will not be provided directly to the public-at-large or to non-assessed parcels inside or adjacent to the District boundaries. The services will generate some general benefit to the public-at-large and non-assessed parcels within and adjacent to the District boundaries.

The frequency and level of activities and improvements provided to individual parcels were determined by property owners within each benefit zone through property owner meetings held in January 2018. The frequency and level of activities and improvements will vary based on benefit zone but will be consistent within each benefit zone. Those activities and improvements indicated as CEP- only will only be provided to CEP assessed parcels. Activities and improvements provided will include:

### 1. Maintenance

The purpose of the maintenance program is to create and maintain a clean, inviting, usable District for the purpose of conferring special benefit upon the assessed parcels. The distinct maintenance activities to be provided constitute and generate special benefits to assessed parcels.

Maintenance crews will regularly patrol and service the District. Maintenance crews will provide the following enhanced services:

- Remove debris and litter from sidewalks on a regular basis
- Power wash sidewalks at least monthly to remove accumulated spots and stains
- Remove gum on a regular basis
- Promptly remove graffiti on public property as needed, to eliminate visual blight and deter additional graffiti
- Clean and maintain medians as needed, including landscaping maintenance
- Maintenance and repair of enhanced brick, tile, concrete, or other decorative sidewalk materials in the public right of way
- Management of pet waste receptacles
- Remove stickers and other debris from light poles, and paint light poles as needed to eliminate visual blight
- Regularly empty, clean, and repair public and District owned garbage cans
- Regularly trim trees to remove low-hanging and dangerous branches and promote growth and development of these key landscape features
- Maintain the Children's Park water feature, including inspection of the basin, vacuuming and sweeping of the basin, removal of debris and maintaining the chemical balance and water quality
- Maintenance of new physical improvements installed by the District

## 2. Installations and Beautification

New physical improvements will be installed throughout the District. Improvement will include trash cans, pet waste receptacles, trees, outdoor seating in key thoroughfares, parklets, pedestrian plazas, cycling amenities, and Placemaking. Funds may be used on the acquisitions, construction, and installation or maintenance of these improvements.

Beautification efforts to make the District more useable and attractive will include installation of planter boxes and hanging baskets, decorative tree lights, and Placemaking signage.

## 3. Disorder and Nuisance Abatement

Disorder and nuisance abatement programs will be provided directly to assessed parcels throughout the District. The goal of the program is to increase usability of assessed parcels and address issues which discourage property owners, tenants, and customers from visiting assessed parcels, ultimately constituting and conferring unique, special benefits upon assessed parcels.

Safety ambassadors will be deployed throughout the District on a regular schedule. The ambassadors will respond to issues, prevent and address instances of disorder, and address nuisance behavior that discourages patronage and tenancy on assessed parcels. Deployment schedules will be periodically evaluated to ensure that parcels' needs are being met in the most effective, efficient manner possible. This program is intended to

confer the special benefits of increased safety, usability, cleanliness, and commerce upon the assessed parcels within the District.

An integrated outreach team will be utilized to address chronic issues and prevent their reoccurrence. The purpose of the outreach team is to reduce nuisance behavior and disorder by addressing the individuals on assessed parcels who engage in nuisance behavior and create disorder, both of which are detrimental to the parcels' commercial viability. This is intended to confer the special benefits of increased safety, usability, cleanliness, and commerce upon the assessed parcels within the District.

#### 4. Commercial Enhancement Program Parcels (CEP)

In addition to the standard disorder and nuisance abatement services, the Commercial Enhancement Program (CEP) parcels will receive further services. These services are unique to the CEP parcels and are funded by the CEP assessment. To aid in business retention and recruitment efforts, the CEP will provide additional street disorder and nuisance abatement services for the purpose of conferring special benefit upon assessed properties in the CEP. Because of their unique characteristics, these properties differ from standard properties in their benefit from disorder and nuisance abatement services. These initiatives will aim to address issues of low-level disorder and nuisance behavior on CEP parcels. These issues discourage business tenants and customers, detracting from the parcel owners' ability to engage in commercial activities on the parcel. Low-level disorder and nuisances to be abated include loitering, panhandling, sleeping in entrances to buildings and sidewalks in front of CEP parcels, littering, harassment of tenants and customers, public intoxication, public urination, and similar behaviors by individuals which detract from the business being conducted on the CEP parcels. The goal will be to reduce the incidence of these behaviors on CEP parcels and confer a special benefit upon the CEP assessed parcels by creating a more inviting and accessible business environment for current and potential CEP tenants. This will be achieved by engaging available service providers to remove those engaged in disorderly behavior from, and prevent their returning to, the assessed parcels, for the purpose of conferring special benefit upon the assessed CEP properties. This program benefits the parcels directly due to increased security, increased attraction of commercial activity and increased cleanliness. To ensure efficient service provision, a program manager will assist CEP parcels in addressing these chronic and detrimental disorder and nuisance issues. The program manager will be hired specifically to manage this CEP program and will provide services only to CEP parcels for the purpose of conferring special benefit upon the assessed CEP parcels. Like the remaining programs a portion of this program will be paid for by non- assessment funds.

#### 5. Business Attraction and Retention (CEP)

The business attraction and retention program will provide recruitment activities that are exclusively aimed at attracting business prospects looking to locate and/or grow in downtown buildings on parcels that fall only within the CEP. Comprehensive market information on downtown relative to the CEP will be researched, packaged and maintained. Specialized research will identify specific target business groups and niches that are most likely to locate

within the buildings on parcels in the CEP. Program staff will work collaboratively with regional economic development agencies, the City of San Diego and the Civic San Diego Corporation (CSD) or its successor organization to coordinate and leverage business attraction efforts that encourage the occupancy of CEP buildings. Business retention efforts will be focused on developing relationships with CEP businesses through systematic, one-on-one outreach to assess their satisfaction with the urban environment and better understand the unique needs and concerns of the types of businesses located within buildings of 50,000 SF or greater in the CEP, as well as those of their employees. Efforts will be made to address challenges with the goal of renewing leases and retaining tenants for such CEP properties. The program will also include development of a CEP property and business database which will be utilized throughout all CEP recruitment and retention efforts, a top 50 tenants program, tenant outreach three years prior to lease expiration, and surveys of current and former downtown tenants. This program will be targeted specifically to tenants of CEP parcels, for the special benefit of CEP parcels. The purpose of this program is to increase occupancy rates, lease rates, and commerce on CEP parcels thus benefiting the assessed parcels.

Experience has indicated that a broader strategy is required to attract and retain tenants needed for buildings that are 50,000 SF or larger and fall within the CEP. The business attraction program will develop tools specifically aimed at creating a new revived image for office buildings that are at least 50,000 SF and fall within the CEP, including print and on-line, interactive tools featuring only CEP parcels to bolster recruitment and retention to CEP parcels. Tools will convey essential data that provides a complete picture of the downtown environment and economy and will document the case for why businesses would want to locate within these specific CEP buildings. The overall strategy will be to leverage the excitement, innovation and “buzz” arising from downtown's emergence as a regional attraction for sports, dining, entertainment and urban living. Tools will remain relatively dynamic to ensure that data is recent, and to provide the opportunity for individualized research for business prospects looking to locate within these specific CEP buildings. Potential tools include comprehensive market reports, an interactive website and searchable map of CEP properties, regular electronic communications highlighting the latest development and research news, and special events to keep lenders, brokers and businesses up-to-date with news related to properties with at least 50,000 building SF located within the CEP.

## 6. Operations and Administration

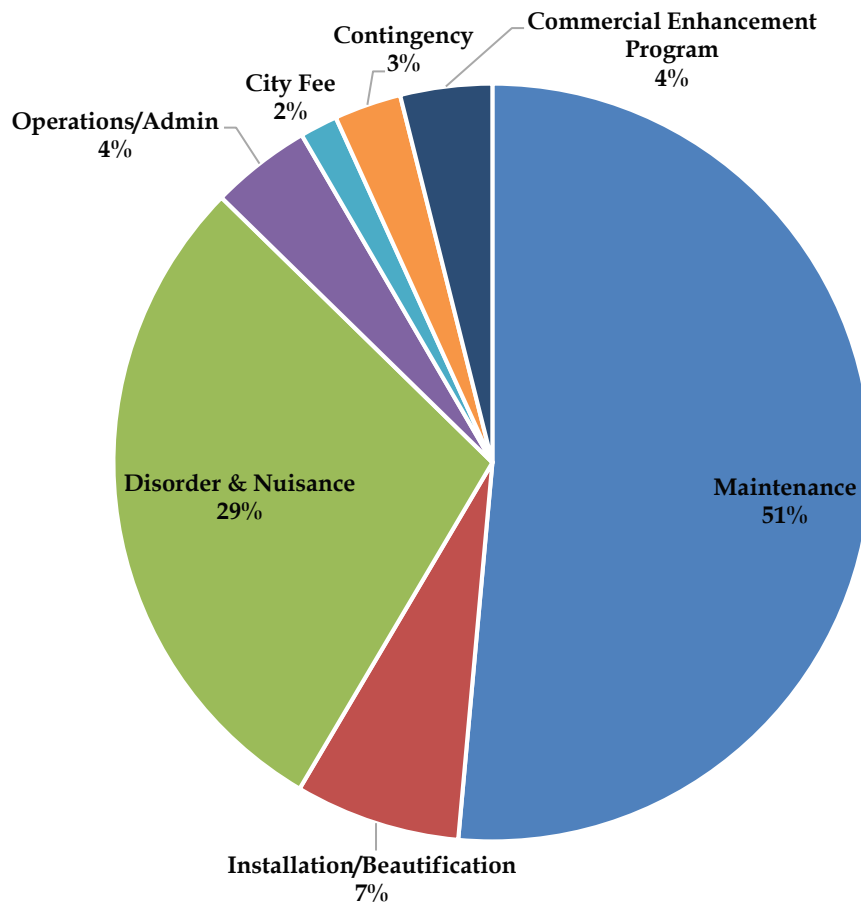
Operations and administrative efforts related to service provision will be undertaken by the Owners' Association. Operations and administration will include a comprehensive electronic work order system to streamline services to parcels, training, office space, office supplies, insurance, legal and auditing, uniforms, website, training, administrative staffing, and other general operations and administrative items.

### III. Budget – Downtown San Diego Clean and Safe FY19

#### Expenditures

The total FY19 assessment for the fiscal year will be \$8,903,976.94. The total carryforward estimated new development and revenue from additional grants and programs will be \$545,091.57, which is reflected in the total budget for FY19. Assessment funding will be supplemented by non-assessment funds of \$290,094.16. The annual service plan budget for FY19 is anticipated to be \$9,617,881.07.

#### FY 2019 Assessment Expenditures



		Core	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
		19.42%	7.82%	18.33%	34.57%	9.53%	10.33%	100.00%
<b>Revenue</b>	<b>CEP</b>	<b>Core</b>	<b>Columbia</b>	<b>Gaslamp</b>	<b>East Village</b>	<b>Cortez</b>	<b>Marina</b>	<b>Total</b>
Assesments	\$ 446,534.77	\$ 1,642,607.15	\$ 660,476.93	\$ 1,550,511.92	\$ 2,923,928.67	\$ 806,272.71	\$ 873,644.79	\$ 8,903,976.94
Interest	\$ -	\$ 34.96	\$ 14.08	\$ 32.99	\$ 62.23	\$ 17.15	\$ 18.59	\$ 180.00
Water Feature Reimbursement (50%)	\$ -	\$ 4,369.68	\$ 5,124.66	\$ 5,967.48	\$ 7,383.03	\$ 3,423.96	\$ 9,731.19	\$ 36,000.00
Median Maintenance Reimbursement	\$ -	\$ 3,689.80	\$ 1,485.80	\$ 3,482.70	\$ 6,568.30	\$ 1,810.70	\$ 1,962.70	\$ 19,000.00
Additional Development				\$ 99,462.00	\$ 152,739.13			\$ 252,201.13
Program Management					\$ 30,000.00			\$ 30,000.00
General Benefit - Other								
<b>Total:</b>	<b>\$ 446,534.77</b>	<b>\$ 1,650,701.59</b>	<b>\$ 667,101.46</b>	<b>\$ 1,659,457.09</b>	<b>\$ 3,120,681.35</b>	<b>\$ 811,524.52</b>	<b>\$ 885,357.28</b>	<b>\$ 9,241,358.07</b>

<b>Expenses*</b>	<b>CEP</b>	<b>Core</b>	<b>Columbia</b>	<b>Gaslamp</b>	<b>East Village</b>	<b>Cortez</b>	<b>Marina</b>	<b>Total</b>
Maintenance								
Maintenance Salaries & Wages	\$ -	\$ 501,702.13	\$ 242,956.46	\$ 599,431.40	\$ 922,953.35	\$ 273,616.05	\$ 235,294.15	\$ 2,775,953.54
Program Management	\$ -	\$ 5,732.54	\$ 2,308.36	\$ 5,410.78	\$ 10,204.62	\$ 2,813.13	\$ 3,049.28	\$ 29,518.72
Vehicle Insurance	\$ -	\$ 3,495.60	\$ 1,407.60	\$ 3,299.40	\$ 6,222.60	\$ 1,715.40	\$ 1,859.40	\$ 18,000.00
General Liability Ins.	\$ -	\$ 22,721.40	\$ 9,149.40	\$ 21,446.10	\$ 40,446.90	\$ 11,150.10	\$ 12,086.10	\$ 117,000.00
Cleaning & Janitorial Supplies	\$ -	\$ 29,130.00	\$ 11,730.00	\$ 27,495.00	\$ 51,855.00	\$ 14,295.00	\$ 15,495.00	\$ 150,000.00
Landscaping Supplies	\$ -	\$ 3,884.00	\$ 1,564.00	\$ 3,666.00	\$ 6,914.00	\$ 1,906.00	\$ 7,182.29	\$ 25,116.29
District Mailings / Web Services	\$ -	\$ 582.60	\$ 234.60	\$ 549.90	\$ 1,037.10	\$ 285.90	\$ 309.90	\$ 3,000.00
Vehicle Repair & Maintenance	\$ -	\$ 13,594.00	\$ 5,474.00	\$ 12,831.00	\$ 24,199.00	\$ 6,671.00	\$ 7,231.00	\$ 70,000.00
Vehicle Fuel	\$ -	\$ 13,594.00	\$ 5,474.00	\$ 12,831.00	\$ 24,199.00	\$ 6,671.00	\$ 7,231.00	\$ 70,000.00
Waste Removal	\$ -	\$ 16,507.00	\$ 6,647.00	\$ 15,580.50	\$ 29,384.50	\$ 8,100.50	\$ 8,780.50	\$ 85,000.00
Uniforms	\$ -	\$ 1,942.00	\$ 782.00	\$ 1,833.00	\$ 3,457.00	\$ 953.00	\$ 1,033.00	\$ 10,000.00
Training	\$ -	\$ 776.80	\$ 312.80	\$ 733.20	\$ 1,382.80	\$ 381.20	\$ 413.20	\$ 4,000.00
Rents / Leases	\$ -	\$ 6,802.06	\$ 2,739.04	\$ 6,420.27	\$ 12,108.50	\$ 3,337.98	\$ 3,618.19	\$ 35,026.04
Equipment Leasing / Purchasing	\$ -	\$ 15,536.00	\$ 6,256.00	\$ 14,664.00	\$ 27,656.00	\$ 7,624.00	\$ 8,264.00	\$ 80,000.00
Electric Services	\$ -	\$ 6,797.00	\$ 2,737.00	\$ 6,415.50	\$ 12,099.50	\$ 3,335.50	\$ 3,615.50	\$ 35,000.00
Water Services	\$ -	\$ 5,826.00	\$ 2,346.00	\$ 5,499.00	\$ 10,371.00	\$ 2,859.00	\$ 3,099.00	\$ 30,000.00
Workorder Device Services	\$ -	\$ 7,379.60	\$ 2,971.60	\$ 6,965.40	\$ 13,136.60	\$ 3,621.40	\$ 3,925.40	\$ 38,000.00
Work Order System	\$ -	\$ 6,214.40	\$ 2,502.40	\$ 5,865.60	\$ 11,062.40	\$ 3,049.60	\$ 3,305.60	\$ 32,000.00
Powerwashing	\$ -	\$ 140,348.91	\$ 51,035.97	\$ 167,692.85	\$ 347,830.85	\$ 93,914.33	\$ 69,566.17	\$ 870,389.08
Streetscape	\$ -	\$ 16,516.90	\$ 8,500.00	\$ 60,717.12	\$ 20,000.00	\$ 22,786.15	\$ 7,500.00	\$ 136,020.18
Tree Trimming MIS	\$ -	\$ 7,469.51	\$ 1,676.83	\$ -	\$ 5,853.66	\$ -	\$ -	\$ 15,000.00
Tree Trimming Neighborhood	\$ -	\$ 16,446.78	\$ 9,525.43	\$ 9,114.26	\$ 32,208.28	\$ 14,322.40	\$ 26,588.96	\$ 108,206.11
Tree Trimming Palm Trees	\$ -	\$ 3,000.00	\$ 3,895.00	\$ 1,530.00	\$ 5,525.00	\$ 5,525.00	\$ 5,525.00	\$ 25,000.00
Water Feature	\$ -	\$ 3,762.78	\$ 4,412.90	\$ 5,138.66	\$ 6,357.61	\$ 2,948.41	\$ 8,379.64	\$ 31,000.00
Wayfinding Signage Maintenance	\$ -	\$ 971.00	\$ 391.00	\$ 916.50	\$ 1,728.50	\$ 476.50	\$ 516.50	\$ 5,000.00
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 850,733.01</b>	<b>\$ 387,029.39</b>	<b>\$ 996,046.45</b>	<b>\$ 1,628,193.77</b>	<b>\$ 492,358.56</b>	<b>\$ 443,868.78</b>	<b>\$ 4,798,229.94</b>
General Benefits	\$ -	\$ 27,497.91	\$ 12,045.71	\$ 28,015.59	\$ 48,611.34	\$ 15,845.11	\$ 17,416.89	\$ 149,432.55
<b>Total:</b>	<b>\$ -</b>	<b>\$ 878,230.92</b>	<b>\$ 399,075.10</b>	<b>\$ 1,024,062.04</b>	<b>\$ 1,676,805.11</b>	<b>\$ 508,203.67</b>	<b>\$ 461,285.67</b>	<b>\$ 4,947,662.49</b>

<b>Installations / Beautification</b>	<b>CEP</b>	<b>Core</b>	<b>Columbia</b>	<b>Gaslamp</b>	<b>East Village</b>	<b>Cortez</b>	<b>Marina</b>	<b>Total</b>
Placemaking Activations	\$ -	\$ 15,000.00	\$ 25,000.00	\$ 21,500.00	\$ 11,500.00	\$ 11,500.00	\$ 16,000.00	\$ 100,500.00
Program Management	\$ -	\$ 2,729.74	\$ 1,099.21	\$ 2,576.53	\$ 4,859.28	\$ 1,339.57	\$ 1,452.02	\$ 14,056.35
General Liability Ins.	\$ -	\$ 3,107.20	\$ 1,251.20	\$ 2,932.80	\$ 5,531.20	\$ 1,524.80	\$ 1,652.80	\$ 16,000.00
District Mailings / Web Services	\$ -	\$ 291.30	\$ 117.30	\$ 274.95	\$ 518.55	\$ 142.95	\$ 154.95	\$ 1,500.00
Training	\$ -	\$ 291.30	\$ 117.30	\$ 274.95	\$ 518.55	\$ 142.95	\$ 154.95	\$ 1,500.00
Rents / Leases	\$ -	\$ 3,181.00	\$ 1,280.92	\$ 3,002.45	\$ 5,662.57	\$ 1,561.01	\$ 1,692.05	\$ 16,380.00
Installations/Beautification Salaries & Wages	\$ -	\$ 35,697.13	\$ 14,353.48	\$ 33,695.71	\$ 63,542.80	\$ 17,521.91	\$ 18,986.04	\$ 183,797.07
Midblock Lighting	\$ -	\$ 113,317.77	\$ 16,893.64	\$ 5,237.23	\$ 75,391.46	\$ 15,714.95	\$ 33,444.95	\$ 260,000.00
Tree Light Maintenance	\$ -	\$ 22,736.58	\$ 17,753.22	\$ -	\$ 12,302.67	\$ -	\$ 11,679.75	\$ 64,472.22
<b>Subtotal</b>	<b>\$ -</b>	<b>\$196,352.02</b>	<b>\$77,866.27</b>	<b>\$69,494.62</b>	<b>\$179,827.08</b>	<b>\$49,448.14</b>	<b>\$85,217.52</b>	<b>\$658,205.64</b>
General Benefits	\$ -	\$ 9,043.10	\$ 2,702.89	\$ 4,111.33	\$ 10,178.12	\$ 2,810.50	\$ 3,349.13	\$ 32,195.07
<b>Total</b>	<b>\$ -</b>	<b>\$ 205,395.12</b>	<b>\$ 80,569.16</b>	<b>\$ 73,605.95</b>	<b>\$ 190,005.20</b>	<b>\$ 52,258.64</b>	<b>\$ 88,566.65</b>	<b>\$ 690,400.71</b>

<b>Disorder and Nuisance Abatement</b>	<b>CEP</b>	<b>Core</b>	<b>Columbia</b>	<b>Gaslamp</b>	<b>East Village</b>	<b>Cortez</b>	<b>Marina</b>	<b>Total</b>
Disorder & Nuisance Abatement - Salaries & Wages	\$0.00	\$ 489,069.14	\$ 199,732.83	\$ 343,697.63	\$ 1,055,955.88	\$ 215,761.02	\$ 284,764.13	\$ 2,588,980.63
Program Management	\$ -	\$ 5,459.69	\$ 2,198.50	\$ 5,153.25	\$ 9,718.92	\$ 2,679.24	\$ 2,904.15	\$ 28,113.75
General Liability Ins.	\$ -	\$ 3,107.20	\$ 1,251.20	\$ 2,932.80	\$ 5,531.20	\$ 1,524.80	\$ 1,652.80	\$ 16,000.00
District Mailings / Web Services	\$ -	\$ 582.60	\$ 234.60	\$ 549.90	\$ 1,037.10	\$ 285.90	\$ 309.90	\$ 3,000.00
Training	\$ -	\$ 485.50	\$ 195.50	\$ 458.25	\$ 864.25	\$ 238.25	\$ 258.25	\$ 2,500.00
Rents / Leases	\$ -	\$ 9,749.61	\$ 3,925.95	\$ 9,202.39	\$ 17,355.52	\$ 4,784.44	\$ 5,186.07	\$ 50,203.99
<b>Subtotal</b>	<b>\$ -</b>	<b>\$508,453.75</b>	<b>\$207,538.58</b>	<b>\$361,994.22</b>	<b>\$1,090,462.87</b>	<b>\$225,273.65</b>	<b>\$295,075.30</b>	<b>\$2,688,798.37</b>
General Benefits	\$ -	\$ 9,836.86	\$ 2,854.89	\$ 9,255.34	\$ 18,274.20	\$ 3,830.78	\$ 4,331.06	\$ 48,383.13
<b>Total</b>	<b>\$ -</b>	<b>\$ 518,290.61</b>	<b>\$ 210,393.47</b>	<b>\$ 371,249.56</b>	<b>\$ 1,108,737.07</b>	<b>\$ 229,104.43</b>	<b>\$ 299,406.36</b>	<b>\$ 2,737,181.50</b>



Admin	CEP	Core	Columbia	Gaslamp	East Village	Cortez	Marina	Total
Audit & Accounting Services	\$ -	\$ 2,524.60	\$ 1,016.60	\$ 2,382.90	\$ 4,494.10	\$ 1,238.90	\$ 1,342.90	\$ 13,000.00
Program Management	\$ -	\$ 4,788.24	\$ 1,928.12	\$ 4,519.49	\$ 8,523.66	\$ 2,349.74	\$ 2,546.99	\$ 24,656.24
General Liability Ins.	\$ -	\$ 3,107.20	\$ 1,251.20	\$ 2,932.80	\$ 5,531.20	\$ 1,524.80	\$ 1,652.80	\$ 16,000.00
Office Supplies	\$ -	\$ 1,747.80	\$ 703.80	\$ 1,649.70	\$ 3,111.30	\$ 857.70	\$ 929.70	\$ 9,000.00
Postage & Mailing	\$ -	\$ 97.10	\$ 39.10	\$ 91.65	\$ 172.85	\$ 47.65	\$ 51.65	\$ 500.00
District Mailings / Web Services	\$ -	\$ 582.60	\$ 234.60	\$ 549.90	\$ 1,037.10	\$ 285.90	\$ 309.90	\$ 3,000.00
Payroll Services/Parking/Misc	\$ -	\$ 8,156.40	\$ 3,284.40	\$ 7,698.60	\$ 14,519.40	\$ 4,002.60	\$ 4,338.60	\$ 42,000.00
Office Copier	\$ -	\$ 2,621.70	\$ 1,055.70	\$ 2,474.55	\$ 4,666.95	\$ 1,286.55	\$ 1,394.55	\$ 13,500.00
Travel	\$ -	\$ 485.50	\$ 195.50	\$ 458.25	\$ 864.25	\$ 238.25	\$ 258.25	\$ 2,500.00
Training	\$ -	\$ 388.40	\$ 156.40	\$ 366.60	\$ 691.40	\$ 190.60	\$ 206.60	\$ 2,000.00
Rents / Leases	\$ -	\$ 2,639.57	\$ 1,062.89	\$ 2,491.41	\$ 4,698.75	\$ 1,295.32	\$ 1,404.05	\$ 13,592.00
Electric Services	\$ -	\$ 776.80	\$ 312.80	\$ 733.20	\$ 1,382.80	\$ 381.20	\$ 413.20	\$ 4,000.00
Telephones	\$ -	\$ 621.44	\$ 250.24	\$ 586.56	\$ 1,106.24	\$ 304.96	\$ 330.56	\$ 3,200.00
Water Services	\$ -	\$ 582.60	\$ 234.60	\$ 549.90	\$ 1,037.10	\$ 285.90	\$ 309.90	\$ 3,000.00
Legal Expense	\$ -	\$ 1,650.70	\$ 664.70	\$ 1,558.05	\$ 2,938.45	\$ 810.05	\$ 878.05	\$ 8,500.00
IT Support	\$ -	\$ 1,553.60	\$ 625.60	\$ 1,466.40	\$ 2,765.60	\$ 762.40	\$ 826.40	\$ 8,000.00
Admin - Salaries & Wages	\$ -	\$ 33,675.98	\$ 13,540.80	\$ 31,787.89	\$ 59,945.05	\$ 16,529.83	\$ 17,911.07	\$ 173,390.60
CEP Program Management	\$ 60,017.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,017.23
<b>Subtotal</b>	<b>\$ 60,017.23</b>	<b>\$ 66,000.23</b>	<b>\$ 26,557.05</b>	<b>\$ 62,297.85</b>	<b>\$ 117,486.21</b>	<b>\$ 32,392.35</b>	<b>\$ 35,105.17</b>	<b>\$ 399,856.09</b>
General Benefits	\$ 1,037.40	\$ 915.25	\$ 378.75	\$ 906.53	\$ 1,640.63	\$ 474.92	\$ 536.52	\$ 5,890.00
<b>Total</b>	<b>\$ 61,054.63</b>	<b>\$ 66,915.48</b>	<b>\$ 26,935.80</b>	<b>\$ 63,204.38</b>	<b>\$ 119,126.84</b>	<b>\$ 32,867.27</b>	<b>\$ 35,641.69</b>	<b>\$ 405,746.09</b>

Other	CEP	Core	Columbia	Gaslamp	East Village	Cortez	Marina	Total
City Fee	\$ 7,543.92	\$ 28,371.63	\$ 10,640.10	\$ 25,932.25	\$ 48,497.47	\$ 13,746.13	\$ 15,268.50	\$ 150,000.00
Contingency	\$ 13,396.04	\$ 49,278.21	\$ 19,814.31	\$ 46,515.36	\$ 87,717.86	\$ 24,188.18	\$ 26,209.34	\$ 267,119.31
<b>Subtotal</b>	<b>\$ 20,939.96</b>	<b>\$ 77,649.85</b>	<b>\$ 30,454.41</b>	<b>\$ 72,447.60</b>	<b>\$ 136,215.33</b>	<b>\$ 37,934.32</b>	<b>\$ 41,477.85</b>	<b>\$ 417,119.31</b>
General Benefits	\$ 1,086.01	\$ 4,102.26	\$ 1,702.34	\$ 4,037.49	\$ 7,419.25	\$ 2,179.18	\$ 2,343.07	\$ 22,869.60
<b>Total</b>	<b>\$ 22,025.97</b>	<b>\$ 81,752.11</b>	<b>\$ 32,156.75</b>	<b>\$ 76,485.09</b>	<b>\$ 143,634.58</b>	<b>\$ 40,113.50</b>	<b>\$ 43,820.92</b>	<b>\$ 439,988.91</b>

CEP Exclusive	CEP
Business Attraction & Retention	\$ 182,788.79
Property Marketing	\$ 182,788.79
<b>Subtotal</b>	<b>\$ 365,577.58</b>
General Benefit	\$ 31,323.81
<b>Total</b>	<b>\$ 396,901.39</b>

Total Expenses	CEP	Core	Columbia	Gaslamp	East Village	Cortez	Marina	Total
Subtotal	\$ 446,534.77	\$ 1,699,188.84	\$ 729,445.69	\$ 1,562,280.75	\$ 3,152,185.25	\$ 837,407.02	\$ 900,744.62	\$ 9,327,786.94
General Benefit (Non-Assessment)	\$ 33,447.22	\$ 51,395.38	\$ 19,684.58	\$ 46,326.28	\$ 86,123.54	\$ 25,140.49	\$ 27,976.67	\$ 290,094.16
<b>Total</b>	<b>\$ 479,981.99</b>	<b>\$ 1,750,584.22</b>	<b>\$ 749,130.27</b>	<b>\$ 1,608,607.03</b>	<b>\$ 3,238,308.79</b>	<b>\$ 862,547.51</b>	<b>\$ 928,721.29</b>	<b>\$ 9,617,881.10</b>

	CEP	Core	Columbia	Gaslamp	East Village	Cortez	Marina	Total
FY19 Revenue	\$ 446,534.77	\$ 1,650,701.59	\$ 667,101.46	\$ 1,659,457.09	\$ 3,120,681.35	\$ 811,524.52	\$ 885,357.28	\$ 9,241,358.07
Projected Delinquencies Collected	\$ -	\$ 87,215.98	\$ 77,484.53	\$ -	\$ -	\$ 26,708.32	\$ 16,301.61	\$ 207,710.44
<b>Total Projected FY19 Revenue</b>	<b>\$ 446,534.77</b>	<b>\$ 1,737,917.57</b>	<b>\$ 744,585.99</b>	<b>\$ 1,659,457.09</b>	<b>\$ 3,120,681.35</b>	<b>\$ 838,232.84</b>	<b>\$ 901,658.89</b>	<b>\$ 9,449,068.51</b>
FY19 Expenses:	\$ 446,534.77	\$ 1,699,188.84	\$ 729,445.69	\$ 1,562,280.75	\$ 3,152,185.25	\$ 837,407.02	\$ 900,744.62	\$ 9,327,786.94
<b>Variance</b>	<b>\$ 0.00</b>	<b>\$ 38,728.72</b>	<b>\$ 15,140.31</b>	<b>\$ 97,176.35</b>	<b>\$ (31,503.90)</b>	<b>\$ 825.83</b>	<b>\$ 914.27</b>	<b>\$ 121,281.57</b>

East Village Green Park Maintenance is not reflected in this budget and will not be assessed for until the Park is open

\*The broader budget categories may be adjusted by up to fifteen percent (15%) of the total. There is no limitation on the reallocation of funds between individual line budget.

## Sample Assessment Calculation

	COLUMBIA	CORE	CORTEZ	EAST VILLAGE	GASLAMP	MARINA
Footage Rate	\$0.0493	\$0.0541	\$0.0814	\$0.0955	\$0.2729	\$0.0893
	x	x	x	x	x	x
Footage	1000	1000	1000	1000	1000	1000
	=	=	=	=	=	=
Footage Assessment	\$49.00	\$54.00	\$81.00	\$95.50	\$272.90	\$89.30
Front footage Rate	\$10.122	\$11.417	\$8.424	\$10.667	\$35.524	\$12.632
	x	x	x	x	x	x
Front footage	100	100	100	100	100	100
	=	=	=	=	=	=
Front footage Assessment	\$1,012.20	\$1,141.70	\$842.40	\$1,066.70	\$3,552.40	\$1,263.20
<b>Total Assessment*</b>	<b>\$1,061.20</b>	<b>\$1,195.70</b>	<b>\$923.40</b>	<b>\$1,162.20</b>	<b>\$3,825.30</b>	<b>\$1,352.50</b>

## IV. Downtown Property and Business Parcel Assessment Table

Koppel & Gruber Public Finance prepared the Downtown Property and Business Parcel Assessment Table.



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