



**2019-2020 Annual Report
East Anaheim Street Parking and
Business Improvement Area**

SUBMITTED BY ZAFERIA BUSINESS ASSOCIATION

JULY 11, 2019

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DISTRICT OVERVIEW

District Background

Conceived by a coalition of business owners located along Anaheim Street, the East Anaheim Street Parking and Business Improvement Area (the "District") is a benefit assessment district whose goal is to provide a more attractive and vibrant business environment in the East Anaheim Street / Zaferia business area, including a sidewalk cleanliness program, marketing and promotions of our members and the Zaferia area, and support of local programs.

The organization overseeing the management of the District is the Zaferia Business Association (ZBA), an IRS 501 C-6, tax-exempt organization.

The mission of the Zaferia Business Association is to promote, enhance, and represent the business members of the Zaferia district.

East Anaheim Street Parking and Business Improvement Area Boundary

The District is bounded by Junipero Avenue to the west, Pacific Coast Highway to the east, 11th Street to the south, and 14th Street to the north. Historically, this area is known as Zaferia.



Proposed Changes

The Zaferia Business Association Board of Directors proposes no changes to the district boundary for 2019-2020.

District Advisory Board

OFFICERS		TERMS
President Tracy Ames	Proprietor – The Red Leprechaun	2018 - 2020
Vice President Madison Mooney	Executive Director – Long Beach Playhouse Theatres	2019 - 2021
Secretary Kouros Davatolhagh	Vice President, Relationship Manager – Farmers & Merchants Bank	2018 - 2020
Treasurer Scott Bristol	Controller – Brascia Builders	2018 - 2020
DIRECTORS		
Cameron Crockett	Principal Architect - Ultra-Unit Architectural Studio	2018 - 2020

Alan Gomez	Owner - Commodity	2019 - 2021
Zain Ramjan	Owner – Sani-Tec Janitorial Supplies and Coastline Car Wash	2019 - 2021

District Personnel

Executive Director

Kristine Hammond

Part-Time, Independent Contractor

director@zaferia.org

(562) 305-7102

METHOD OF ASSESSMENT

Assessments are calculated as follows:

- **Type 1 Businesses:** Retail, recreation and entertainment, unique businesses, and banking institutions, shall pay annual assessment fees of:
 - Base fee: \$300 per year except that secondary licensees in these classes are exempt;
 - Employee Fee: \$15 per employee up to \$300 maximum.
- **Type 2 Businesses:** Service, vending, professional, wholesale, contractor, manufacturing and miscellaneous mobile, shall pay annual assessment fees of:
 - Base Fee: \$200 per year except that secondary licensees in these classes shall pay a base fee of \$120;
 - Employee Fee: \$15 per employee up to \$300 maximum.
- **Type 3 Businesses:** Non-residential space rental businesses shall pay an annual assessment fee of:
 - Base Fee: \$120 per year;
 - Employee Fee: not applicable.
- **Type 4 Businesses:** Non-profit businesses shall pay an annual assessment fee of:
 - Base Fee: \$100 per year;
 - Employee Fee: not applicable.
- **Type 5 Businesses:** Home-based businesses that voluntarily choose to be a member of the organization shall pay an annual assessment fee of:
 - Base Fee: \$100 per year;
 - Employee Fee: not applicable.

Residential property rental is exempt from the assessment.

Proposed Changes

The Zaferia Business Association Board of Directors proposes no changes to the method and basis of levying the assessment.

Consumer Price Index Adjustment

The Zaferia Business Association Board of Directors is not requesting a Consumer Price Index adjustment for the 2019-2020 contract year.

BUDGET

Projected Budget

ZBA
Budget Overview: ZBA FY 2019-2020 DRAFT
October 2019 - September 2020

	<u>Total</u>
Income	
Member Assessments	142,255.00
Voluntary Member Assessments	100.00
Total Income	\$ 142,355.00
Gross Profit	\$ 142,355.00
Expenses	
Administrative Expense	
Accounting	3,060.00
Cell Phone	780.00
Dues & Memberships	520.00
Franchise Tax Board	10.00
Hardware Purchases	500.00
Insurance	2,100.00
Management Fee	37,100.00
Office Supplies	500.00
Postage	1,000.00
Professional Services	850.00
Rent & Parking	
Rent	1,258.00
Total Rent & Parking	\$ 1,258.00
Software Fees	2,200.00
Training	150.00
Total Administrative Expense	\$ 50,028.00
Program Expense	
Events	20,000.00
Food & Drinks	

BOD Meetings	1,100.00
Member Meetings	2,000.00
Member Socials	3,000.00
Total Food & Drinks	\$ 6,100.00
Marketing	
Advertising Merchandise	2,500.00
Social Media Marketing	9,500.00
Total Marketing	\$ 12,000.00
Pole Banners & Maintenance	8,000.00
Sponsorship	1,500.00
Streetscape and Cleanliness	42,827.00
Water	600.00
Total Streetscape and Cleanliness	\$ 43,427.00
Website	1,300.00
Total Program Expense	\$ 92,327.00
Total Expenses	\$ 142,355.00
Net Operating Income	\$ 0.00
Net Income	\$ 0.00

Surplus or Deficit Carryover

The Zaferia Business Association has set aside \$45,000 of surplus funds from prior years for area improvements relating to the Pedestrian Safety Grant Work by the City of Long Beach that is currently pending.

Contributions from Other Sources

The Zaferia Business Association is not anticipating any monetary contributions from any other sources for the coming fiscal year.

ZAFERIA BUSINESS ASSOCIATION PROGRAM

2019 – 2020 Program

Cleanliness

The ZBA will continue to manage our cleanliness program. Weeds, trash, gum, and stickers continue to be an ongoing issue in the district. Compounded with an increase in the homeless population in our area, the ZBA is making attempts to keep ahead of this issue by working closely with our cleaning contractor, our members, and the City.

Support of Area Events

The ZBA intends to again support with funding and promotion of the Happy Sundays event on the last Sunday of August. This event includes multiple venues (eight business locations in 2018 and 2019) with multiple musical and comedy acts that is free and open to the public. In 2018 we saw

close to 3,000 in attendance throughout the day. As of the writing of this report, 2019 is expected to exceed this number.

The ZBA will again support with funding and promotion of the Open Art Studio Tour in October. This event includes several artists' studios on the city-wide tour. It is free and open to the public.

The ZBA will again support with funding and promotion the annual Orizaba Park Halloween Party for area children, providing games and candy in a safe environment. It is free and open to the public.

The ZBA Board of Directors will continue to review all requests for support on an individual basis.

Member & Area Marketing & Promotion

The ZBA will continue with our robust social media program with our monthly contract with Creative Marketing Services (CMS). CMS creates posts for the ZBA Facebook, Instagram, Twitter, and Pinterest pages that highlight ZBA members, our events, the events that we support, and the general Zaferia area. The ZBA budget incorporates boosting of some of the posts.

The ZBA will continue to provide a district website, www.zaferia.org, which includes a directory of members and provides the opportunity for members to share promotions, events, and be highlighted.

It is anticipated that the ZBA will again participate in the annual Belmont Shore Christmas Parade, which provides an opportunity for members to promote their businesses and their location within the Zaferia district.

Member Representation & Communication

The ZBA will continue to support and participate in the Council of Business Associations (COBA) and relay information about City programs and topics of interest to ZBA members by way of email communications and the Member Resources page on our website.