

# PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICTS

City of Long Beach, Los Angeles County, California

## Services Provided:

- ✓ PBID Formation and Renewal Consulting
- ✓ Analysis of options for Assessment Rates
- ✓ Audit of historical Levy collection
- ✓ Annual Levy of Assessments
- ✓ County Tax Roll Submittal
- ✓ Required Annual Report Preparation
- ✓ Delinquency monitoring

## Client Contact:

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City of Long Beach



The City of Long Beach has engaged **NBS** to manage and consult on their Property-based Business Improvement Districts (PBID or BID). These include the Downtown Long Beach

Property and Business Improvement District and the Magnolia PBID. As an example, **NBS** worked with the City to renew the Magnolia PBID, providing analysis and projections of different assessment rate structures. **NBS** will also assist with property owner awareness campaigns that highlight district benefits, the purpose of a PBID, and what each property owner can expect as an annual levy. **NBS** audited District delinquency information and annual levy collections to determine if current revenue levels are meeting the District's budgeted expenses.

**NBS** also manages the PBID's for the City on an annual basis. The Downtown BID is rather complicated with five zones, each of which assesses for maintenance services, security, and image/communication special projects above and beyond those currently provided by the City. The PBID assesses in excess of one million dollars per year.

The PBID assessment methodology is a combination of lot square footage and street front footage. The portion of the assessment that is related to lot square footage includes the cost of the marketing, special projects and advocacy programs for which the parcel receives special benefit. The portion of the assessment that is related to street front footage includes the cost of the security and

maintenance programs for which the parcel receives special benefit.

"Your innovative approach to solving many complex issues over the last five years has assured that both the City and its property owners are receiving the highest level of experience, expertise, and service."

*Jova C. De Foor. Former City Treasurer*

