

**Greater Leimert Park Village/Crenshaw
Corridor
Business Improvement District**

2020 1st Quarterly Report

April 30, 2020

Holly L. Wolcott, City Clerk
Office of the City Clerk
200 North Spring Street, Room 395
Los Angeles, CA. 90012

RE: Greater Leimert Park Village/Crenshaw Corridor Business Improvement District - First Quarter Report

On behalf of the Board, I would like to present the first quarter report and financial expenditures as required by the Administration Agreement between the City of Los Angeles and the Community Build, Inc for the Greater Leimert Park Village/Crenshaw Corridor Business Improvement District.

First Quarter Activities

Clean and Safe

CBI employed Clean Streets team including a supervisor and workers and ambassadors. The team conducted start up activities such as inventory of cleaning supplies, trash bags and building relationship with trash pick up and coordinating trash pick up and clean up. Zone 1 is handled by Clean Street team member Africa Town/Kevin Price Wharton and focuses on Zone 1. Giant Steps will be brought on in the Second Quarter to start cleaning services in Zone 2.

The African Town clean streets team is monitoring trash cleanup; reporting graffiti removal needs; and sidewalk cleaning. The Africa Town team will provide curb and adjacent sidewalk sweeping services to the Leimert Park commercial area on a regularly scheduled basis, by removing litter, leaves, dirt and small debris. This program leaves the streets with a presentable appearance and help reduce the accumulation of trash and debris.

Sweeping occurs in early morning hours, starting at 8:00 a.m. & ending at 12Noon in Zone 1 commercial areas. This time frame allows the cleaning to be done before local business traffic gets heavy and people start parking. It is the Clean Street team's responsibility to supervise and manage all tools, equipment, labor, material and services necessary for the satisfactory performance of the work set forth for clean streets per the district plan. For example:

SCOPE OF SERVICES

Clean up schedule will be as follows: Every Monday and Thursday, between the hours of 8:00 a.m. and 12:00 noon. The targeted areas for cleaning will be 18 curbs/sidewalks:

FROM: Crenshaw Blvd. & W. 43rd Pl. TO: W43rd PL. & Degnan Blvd.
{North side of the street.}

FROM: Crenshaw Blvd. & W. 43rd St. TO: W 43rd St. & Degnan Blvd.
{Both sides of the street.}

FROM: W. 43rd PL. & Degnan Blvd. TO: Degan Blvd & W. 43rd St.
{Both sides of the street.}

FROM: W. 43rd St. & Degnan Blvd. TO: W. 43rd St. & Edgehill Dr.
{Both sides of the street.}

FROM: W. 43rd St. & Edgehill Dr. TO: W. 43rd St. & Leimert Blvd.
{North side of the street.}

FROM: W. 43rd St. & Leimert Blvd. TO: Leimert Blvd. & W. Vernon Ave.
{West side of the street.}

FROM: Leimert Blvd. & W. Vernon Ave. TO: W. Vernon Ave. & Crenshaw Blvd.
{North side of the street.}

FROM: W. Vernon Ave. & Crenshaw Blvd. TO: Crenshaw Blvd. & W. 43rd Pl.
{East side of the street.}

Further, Clean Streets team carefully examines the locations of the zone, and plans to implement its cleaning plans. Clean Streets Africa Town (ATE) operates at industry suggested cleaning speeds in accordance with local conditions and desired results. It is conducting its operations to cause the least possible obstruction and inconvenience to public traffic.

Sweeping is done during early morning hours, starting at 6:00 a.m. & ending at 12:00 noon in the designated commercial areas. This time frame allows the cleaning to be one before local business traffic gets heavy and people start parking. Management monitors the work performance of the cleaning team by randomly choosing one (1) curb/sidewalk of a regularly scheduled route to spot check upon completion of the route.

If a spot check determines the selected curb/sidewalk has not met the agreed upon standards, the cleaning team shall re-sweep the route within 1 hour at no additional cost.

1st Quarter Regular Staff & Volunteers

Regular Staff

Since our start in 2020, the following people have been present on a regular basis: Marco Leo, Billion GodSun, Abron Farley Jr., Virgil Ester, Darren Lester, Kevin Wharton Price. Various individuals volunteered from time to time during the first quarter. Others are more consistent. The following are regular volunteers who show up most clean up days: Alfred Montgomery, Eddie, Sara, Jamael, Brandon Smith, Jasmine Hailey, Roy Tai Chi Bo, James, Raymond Williams, ZigZag. The volunteers category also comprises homeless residents within the Leimert Park area. On days other than Monday and Thursday, we often enlist the help of members of the homeless community to clean up a block or two.

Equipment inventory includes: current stock

- Ryobi 2-Cycle Backpack Blower (1) Unit
- Powercare 50:1 Pre-Mixed Fuel (2) cans
- Husky 42G Contractor Trash Bags (2) Boxes
- Clorox Germicidal Bleach (2) bottles
- Quickie Multi-Surface FG Upright Broom (2)
- HDX Nitrile DISP Glove 100 PK (1)
- Quickie 14 in. Jumbo Debris Dust Pan (4)
- Jobsite Super-Duty Multi-Surface Fiberglass Upright Broom (4)
- True Temper SuperFlex 11-Tine Steel Shrub Rake (1)

Equipment Needed for Quarter 2:

- (01) Ryobi 2-Cycle Backpack Blower
- (06) Protective Eyewear - Safety Goggles
- (10) Powercare 50:1 Pre-Mixed Fuel
- (05) Husky 42G Contractor Trash Bags
- (05) Clorox Germicidal Bleach
- (02) Quickie Multi-Surface FG Upright Broom
- (05) HDX Nitrile DISP Glove 100 pk
- (02) Quickie 14 in. Jumbo Debris Dust Pan
- (02) Jobsite Super-Duty Multi-Surface Fiberglass Upright Broom
- (05) True Temper SuperFlex 11-Tine Steel Shrub Rake
- (05) Heavy Duty Scoop Shovel
- (02) Electric Bikes to accommodate the seniors

Marketing

Community Build Inc. (CBI) began operations in January 2020.

Developing and raising awareness of the properties and businesses in the BID is a part of ongoing start up activities. The team worked on setting up and implementing a website page development and updates plan; social media, business and property owner write-ups and press releases, develop business highlight pages; developing a new logo, update contact management base, create framework for event calendar management in cooperation with Leimert Park Village. Spent time outreaching to businesses and property owners to let them know the BID was restarting.

Management, Reserve & City Fees

Community Build Inc. (CBI) began operations in January 2020. CBI hired Los Angeles Metropolitan Churches and Urban Design Center as the BID Management Team. The team consists of Cheryl Branch, Sherri Franklin, Yannis Oliver (CBI Staff accountant), Pat Guillory and Chareese Taylor. CBI identified and on boarded the Clean Streets team

in February and March including Africa Town and Giant Steps as well as assigned the marketing tasks to CBI in house marketing team. We met with the marketing team to strategize on marketing and branding for the BID.

The management team worked on the following activities for property owner association:

1. Prepare and distribute board meeting agendas and information packages
2. Manage organizational correspondence submittals and replies
3. Facilitate meetings with Leimert Park Village for updating the master plan and visioning sessions on how property owners want to redevelop their parcels
4. Due to COVID-19, the team created a virtual meeting protocol following the Brown Act emergency ruling for teleconferencing for BIDS
5. Developed a resource list for properties to assist with hard ships due to COVID-19

Please contact me at (323) 290-6560 if you have any questions.

Sincerely,

R.M. Sausedo

Robert Sausedo
President
Community Build, Inc

First Quarter Financials

Budget Category	Annual Budget	1st Quarter Amount Spent	YTD Amount Spent	Projected Remaining Balance
Clean and Safe	180668	\$14,726.11	\$14,726.11	\$165,941.89
Marketing	36601	\$11,351.33	\$11,351.33	\$25,249.67
Management, Reserve & City Fees	31379	\$7,882.41	\$7,882.41	\$23,496.59
Total	\$248,648.00	\$33,959.85	\$33,959.85	\$214,688.15