

**NORTH MANHATTAN BEACH
BUSINESSIMPROVEMENTDISTRICT
(NORTH MB BID)**



2025 Annual Report, Budget and Activity Plan

Location: The general area surrounding the Rosecrans Avenue and Highland Avenue intersection (See Attachment B). Specific boundaries are:

- (North to South) the extent of the Highland Avenue Right-Of-Way from the northernmost City line at 45th Street to 32nd Place on the south.
- (East to West) the extent of Rosecrans Avenue Right-Of-Way from Bell Avenue to the west side of Highland Avenue.

Stakeholders: North Manhattan Beach Businesses – All business license holders in the North Manhattan Beach area, with the exception of home-based businesses, residential rental units, commercial property owners and residents.

Improvements and Activities:

- A. Capital Improvement Project Design
- B. Marketing, Social Media & Advertising
- C. Project Implementation
- D. Professional Communications

Method of Financing: Benefit-based assessments on City Business License Tax.

Assessment: An 80% surcharge on the City Business License Tax not to exceed \$500.00.

Collection: The fees are collected in March/April of each year with the Business License Tax. The funds shall be retained, including interest earned, in a designated fund and disbursed through the City. Approximately \$25,000 per year.

Governance: A City Council-ratified Advisory Board serves to make recommendations to the City Council for the North Manhattan Business Improvement District (BID) on such topics as budget and assessments. The Advisory Board consists of up to five (5) members composed of area business owners or resident ex-officio members. There must be a quorum to conduct a meeting and adherence to the Brown Act. The City Council ratifies the board members annually once the membership has held its election (typically in December). It is anticipated that the Advisory Board will meet as needed pending the ratification of an agreement with a non-profit association which will then execute the Activity Plan. In delivering BID improvements and activities, the Advisory Board will strive to meet the following objectives:

- Maximize coordination with the City and other civic organizations to leverage resources.
- Identify streetscape, landscape and other improvements, and create an identity plan for North Manhattan Beach.
- Provide accountability to business owners who pay assessments.

Maintaining the

District:

The City Council maintains the district by adopting a Resolution of Intention. A Public Hearing shall be held around 30 days after the adoption of the Resolution of Intention. If there is insufficient protest from owners representing over 50% of the assessments to be paid, the BID assessment will continue.

Benefits of the

District:

The BID allows for streetscape, signage and landscape improvements, and the creation of a North Manhattan Beach identity through integrated marketing efforts such as promotions, branding and advertising.

The BID shall provide key promotional and organizational support through a variety of functions that directly benefit its ratepayers as well as the City; such as:

- Enhancing the appearance of North Manhattan Beach through signage, landscaping, improvements etc.
- Establishing and implementing a North Manhattan vision and image that is in line with the rest of Manhattan Beach and reflects the good health and economic vitality of the entire City; making the City an attractive venue for business.

ACTIVITY PLAN

The BID activity plan for 2025 includes the following items:

- A. Continue using www.northmanhattanbeach.org and www.visitnorthmanhattanbeach.com for visitor and community outreach and marketing. Maintain and enhance the digital presence of the North Manhattan Beach district through public engagement (surveys, individual outreach), website, social media (Instagram @visitnorthmanhattanbeach @northmanhattanbeach, Facebook @northmanhattanbeachca @visitnorthmanhattanbeach, twitter @VisitNorthMB) and e-notifications.
- B. Promote North Manhattan Beach businesses via enhanced marketing efforts.
- C. Trademark and begin to utilize approved North Manhattan Beach Logo.
- D. Establish a professional non-profit association similar to the Downtown Manhattan Beach Business Professional Association (DBPA) and recommend approval of a contract between the City, Advisory Board, and Association.
- E. Continue to develop North Manhattan Beach branding using the new approved logo throughout the district (Pole flags with approval and permits from the City, refurbish the North Manhattan Beach welcome monument on Rosecrans utilizing the new color scheme and logo).
- F. Solicit Bids for Public Art and work with the City Public Arts Commission for installation and placement.
- G. Continue to develop event and partnership opportunities to draw more foot traffic and awareness to North Manhattan Beach.
- H. Continue to establish participation and support for the NMB BID among NMB businesses.
- I. Continue to grow the annual NMB BID Holiday Stroll and establish additional collaborative events.
- J. Promote transportation alternatives that mitigate traffic and greater parking opportunities while increasing foot traffic to the NMB BID Businesses.
- K. Update the community on the status of the crosswalks and other street markings and street repairs north of Rosecrans after the construction is done in this area. Continue to work on the functionality of the lighting of the crosswalks south of Rosecrans.

- L. Continue the Highland Avenue improvement discussions with Community Development, Traffic Engineering and Public Works to find solutions to improve the safety of Highland Ave., especially north of Rosecrans where crosswalks, visual indicators, or other measures may need to be taken to address excessive speed in the area.
- M. Continue discussions to find additional parking solutions, including contacting Chevron to discuss the parking lot adjacent to the Verandas Project.
- N. Continue collaborating with the Downtown Business District and the Manhattan Beach Chamber of Commerce to best serve our NMB BID Businesses.
- O. Continue to explore opportunities for revenue generating activities within North Manhattan Beach.
- P. Ensure continuation of Executive Director Services.
- Q. Continue efforts to enhance pedestrian-oriented improvements and beautification of North Manhattan Beach.

ATTACHMENT A-1

BUDGET

FY 2023-2024 Actuals	
<i>Beginning Reserve Balance July 1, 2023</i>	\$ 373,148.02
<i>Revenues</i>	25,250.17
<i>Interest</i>	10,626.79
<i>Expenditures</i>	-47,004.64
<i>Ending Reserve Balance as of June 30, 2024</i>	\$ 362,020.34
FY 2024-2025 Budgeted	
<i>Beginning Reserve Balance July 1, 2024</i>	\$ 362,020.34
<i>Revenues (1)</i>	25,000.00
<i>Interest</i>	10,000.00
<i>Projected Expenditures</i>	-102,476.30
<i>Ending Reserve Balance as of June 30, 2025</i>	\$ 294,544.04

(1) Budgeted Revenues are projected based on business license tax assessments not to exceed \$500 annually per business.

ATTACHMENT A-2

BUDGET

(presented on the following page)



NORTH MB BID BUDGET

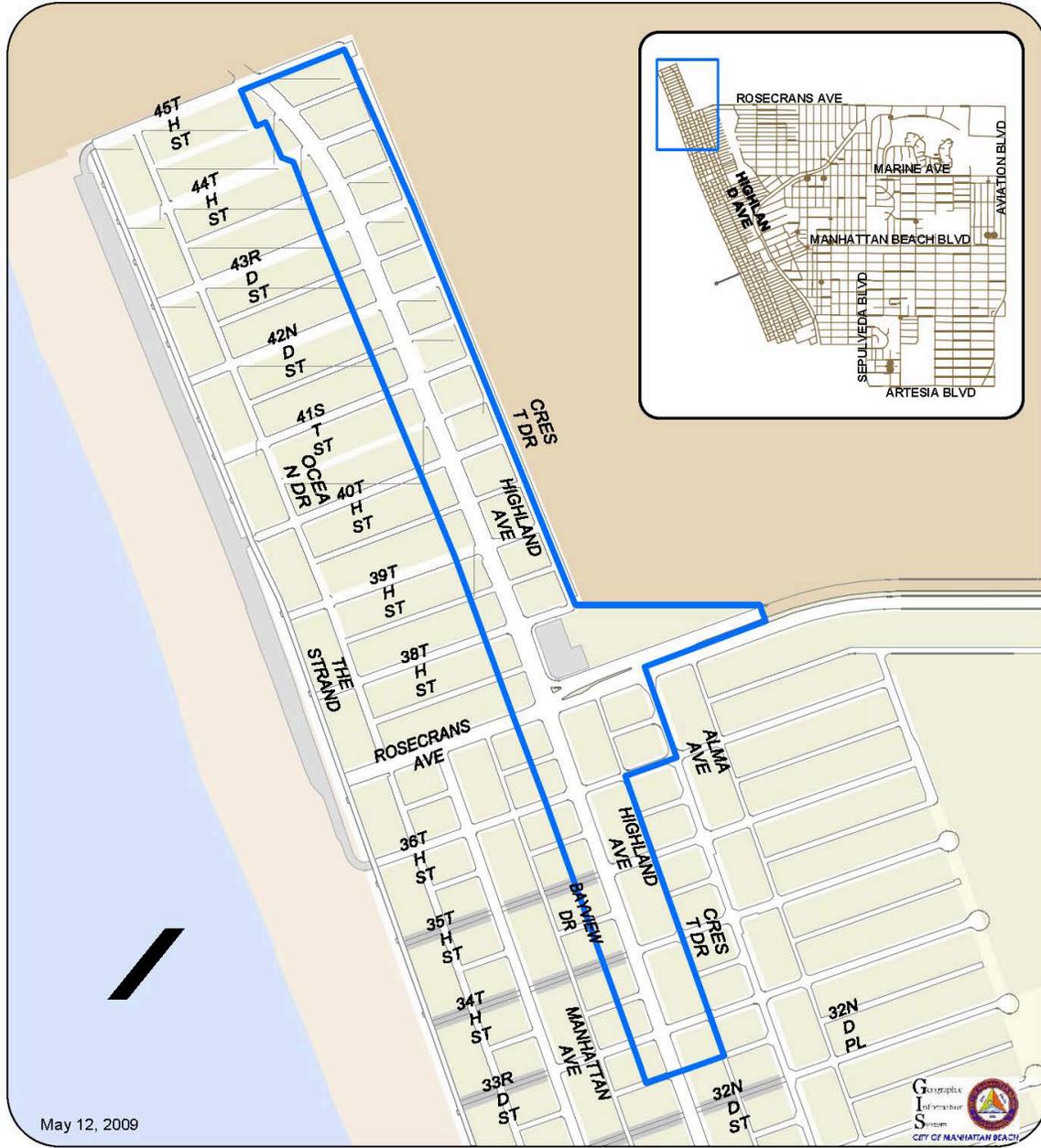
	PRIOR YEAR		CURRENT YEAR		FORECAST			
	ACTUALS	APPROVED BUDGET	ESTIMATES	PROPOSED BUDGET	2026-2027	2027-2028	2028-2029	2029-2030
	2023-2024	2024-2025	2024-2025	2025-2026				
Beginning Reserve Balance	\$ 373,148.02	\$ 362,020.34	\$ 362,020.34	\$ 351,942.34	\$ 312,392.34	\$ 275,842.34	\$ 239,292.34	\$ 202,742.34
REVENUES*								
BID Assessments*	\$ 25,250.17	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Interest*	\$ 10,626.79	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
SUBTOTAL	\$ 35,876.96	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00
EXPENDITURES								
ONGOING								
Executive Coordinator	\$ 6,156.00	\$ 36,000.00	\$ 10,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00
Management Services	\$ 15,000.00	\$ 15,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Website & Social Media Services	\$ 2,550.00	\$ 6,300.00	\$ 3,000.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00
Misc. Reimbursable Expenses/Holiday Stroll	\$ 6,812.48	\$ 10,000.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Chamber of Commerce Membership	\$ -	\$ 228.00	\$ 228.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00
Business District Beautification Services**	\$ 11,988.16	\$ 19,000.00	\$ -	\$ -				
Digital Services (Website, Zoom)	\$ 1,071.75	\$ 948.30	\$ 1,850.00	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00
ONE-TIME								
Trademark of North MB Logo Project	\$ 326.25	\$ 5,000.00	\$ -	\$ 5,000.00				
Directory Board DBPA Reimbursement	\$ 3,100.00	\$ -	\$ -	\$ -				
Formation of Non-Profit Association (approved by City Council 4/2/24)		\$ 10,000.00	\$ 10,000.00	\$ -				
SUBTOTAL	\$ 47,004.64	\$ 102,476.30	\$ 45,078.00	\$ 74,550.00	\$ 69,550.00	\$ 69,550.00	\$ 69,550.00	\$ 69,550.00
FISCAL YEAR SURPLUS/DEFICIT	\$ (11,127.68)	\$ (67,476.30)	\$ (10,078.00)	\$ (39,550.00)	\$ (36,550.00)	\$ (36,550.00)	\$ (36,550.00)	\$ (36,550.00)
PROJECTED ENDING RESERVE BALANCE	\$ 362,020.34	\$ 294,544.04	\$ 351,942.34	\$ 312,392.34	\$ 275,842.34	\$ 239,292.34	\$ 202,742.34	\$ 166,192.34

NOTES LEGEND	
*	Assumes Assesments and Interest revenue remain consistent
**	Historically, both BID's in the City contribute to additional service fees associated with street sweeping and/or pressure washing. Staff is conducting internal assessment of these fees.
	Projection if North MB BID continues to approve services. Services currently provided by the Chamber of Commerce.
	Denotes negative amount
	Denotes positive amount

ATTACHMENT B

AREA MAP

**City of Manhattan Beach
North Manhattan Beach
Business Improvement District**



May 12, 2009

