



Board of Directors Meeting

November 6th, 2025



Agenda



**VENICE BEACH BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
REGULAR MEETING AGENDA**

Thursday, November 6, 2025
Meeting Starting Time 9:00 AM

Venice Beach BID Office
1320 Pacific Ave, Venice, CA 90291

AGENDA

(Please note that Agenda Items may be reordered during the meeting at the discretion of the Board.)

- 1. Call to Order** **BROOKS**
Welcome remarks and introductions
- 2. Public Comment**
- 3. Government Representative Liaison Reports and Guest Speakers**
 - a. City of Los Angeles, Police Department, Capt. Eppolito and Sgt. Gelvin
 - b. Los Angeles City Council, District 11
 - c. City of Los Angeles, Recreation and Parks
 - d. County of Los Angeles, Sup 3
- 4. Consent Items**
All matters listed on the consent calendar are considered to be routine and will be enacted by one roll call vote.
 - a. Approval of Minutes for August 7, 2025 **BROOKS**
 - b. 2025 Q3 Financial Report **LEIBER**
- 5. New Business** **BROOKS**
 - a. Adopt 2026 Annual Planning Report and Budget
 - b. Discussion of Safe Team rate adjustment recommendation for period starting 10/1/25
 - c. Ad Hoc Group recommendation and vote on Executive Director salary increase
 - d. President to appoint Nominating Committee for 2026 Board Elections, and Board approval
- 6. Venice Beach BID Staff Reports**
 - a. Clean and Safe Report **FAENA**
 - b. Executive Director's Report **POLAKOFF**
- 7. Public Comment**
- 8. Adjournment – Next Board Meeting and Annual Meeting: February 5th, 2026**

The agenda is subject to change up to 72 hours prior to a regular meeting and 24 hours prior to a special meeting. Please check the agenda prior to the meeting for changes. Updated agendas and meeting materials are available at 1320 Pacific Ave., Venice, CA 90291, as well as on the website <https://venicebeachbid.com/board-meetings/>

Public Input: Public input is taken at the top and bottom of the agenda at each meeting. Any public comment on any agenda is invited at the top of the meeting. General public comment or non-agenda item comment is invited at the bottom of the agenda after business has concluded. Public comment is limited to two minutes per individual but may be reduced at the Board President's discretion. Please note that under the Brown Act, the Board cannot act on matters not agendized; however, items raised by the public may become a subject for a future Board agenda.

ADA: As a covered entity under Title II of the Americans with Disabilities Act, the VB BID does not discriminate on the basis of disability, and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. To request and receive confirmation of the availability of such services, please contact us as early as possible at 310-396-8243 or admin@venicebeachbid.com



4a

August 7th, 2025 Meeting Minutes



**VENICE BEACH BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
DRAFT MEETING MINUTES**

Thursday, August 7, 2025
Meeting Starting Time 9:00 AM

Venice Beach BID Office
1320 Pacific Ave, Venice, CA 90291

Board Member Present: Connie Brooks, Jeff Goodman, Jeff Harris, Steve Heumann, Melanie Murez, Jennie Tucker, Jeremy Weinstein

Staff/Contractors Present: Eleni Polakoff, Eswien Faena, Emeline Neau, Jason Corrales, Karim Arkeem, Porsha Westbrooks

AGENDA

(Please note that Agenda Items may be reordered during the meeting at the discretion of the Board.)

1. Call to Order

BROOKS

9:00am Welcome remarks and introductions

2. Public Comment

No public comment.

3. Government Representative Liaison Reports and Guest Speakers

a. City of Los Angeles, Police Department

Sergeant Gelvin reported on recent enforcement and public-safety actions: LAPD has arranged for new boardwalk signage to clarify permissible activities on the boardwalk and vending zones. He also noted that state law requires an initial warning before a vending citation may be issued to vendors, which limits immediate enforcement options. Temporary Meridian barriers on Ocean Front Walk have been effective at preventing vehicle access, reducing burglaries, and supporting arrests, though permanent replacements will be required. In coordination with CD11, LAPD is working to address regulation of bike shops and electric rental vendors.

b. City of Los Angeles, Recreation & Parks

No reports were provided by LA Rec & Parks.

c. County of Los Angeles, Sup 3

No reports were provided by LA County, Sup 3

d. Los Angeles City Council, District 11

Sean Silva provided a brief report on the PARC project with CD11 looking to continue advancing the projects mission of adding more greenspace in around the community. Sean also thanked both LAPD and the Venice Beach BID for the ongoing work with in district and OFW.

4. Consent Items

All matters listed on the consent calendar are considered to be routine and will be enacted by one roll call vote.

- | | |
|---|---------------|
| a. Approval of Minutes for May 29, 2025 and July 10, 2025 | BROOKS |
| b. 2025 Q2 Financial Report | LEIBER |
| c. 2024 Annual Financial Report | LEIBER |

Marcus provided a financial report for Q2 2025 financials and the 2024 Annual Financial report. Connie moved to approve consent items, 4.a, 4.b, and 4.c. Jefferey G. seconded the motion. The motion passed unanimously. Vote Yes 7-0

5. Venice Beach BID Staff Reports

- | | |
|--------------------------|--------------|
| a. Clean and Safe Report | FAENA |
|--------------------------|--------------|

Clean and safe reports were provided by the head of each team. Karim provided a safe team report in which he reports having the teams focus on health and safety checks for people experiencing homelessness, due to rising temperatures. Furthermore, he advised maintaining a strong team presence in hotspot areas, especially around 3rd avenue given the rise in encampments and 3rd avenue's history as a containment zone. Lastly, the safe team continues to build relationships with both LAPD and LAFD.

Jason provided a clean team report in which he reports seeing an increase in bulky items this quarter compared to previous ones. Furthermore, in addition to regularly scheduled routes, the clean team has deployed coordinated groups to address hot spot areas quicker and more efficiently.

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|--------------------------------|-----------------|
| b. Executive Director's Report | POLAKOFF |
|--------------------------------|-----------------|

No report was provided; an informational handout covering executive report topics was distributed.

6. New Business

BROOKS

- a. Update from Renewal Ad Hoc Group and renewal consultant Urban Place Consulting. Board to take vote to approve key elements of the 2027 renewal budget and proposed Management District Plan, including but not limited to methodology, boundary, term, and cap.

Eleni introduced Aaron from Urban Place Consulting and provided an update on renewal and staff recommendations for key elements of the 2027 renewal budget. Staff recommended that to maintain service levels and meet current costs for labor and equipment, the budget be raised 8% in 2027, the term to be extended to 9 years, annual increase cap of 0-7%, and no changes to boundary. Jeremy moved to approve staff recommendations. Jennie seconded the motion. The motion passed. Vote 7 Yes – 0.

- b. Appointment of Ad Hoc Group to review performance and decide Executive Director compensation with approved parameters.

Steve moved to approve establishing an ad hoc group for the Executive director's performance review. Connie seconded the motion. The motion passed. Vote 7-0.

7. Public Comment

No public comment.

8. Adjournment – Next Board Meeting: November 6, 2025

Meeting adjourned at 10:40am.

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The undersigned certify that these minutes were approved and adopted at the VBPOA Board of Directors meeting on November 6th, 2025.

President/Connie Brooks

Secretary/Jeremy Weinstein



4b

3rd Quarter Financials

Balance Sheet September 2025

Venice Beach BID 2022

As of September 30, 2025

SEP 30, 2025

Assets

Cash and Cash Equivalents

VBPOA Checking #5431	943,593
VBPOA MM #5449	390,501
Total Cash and Cash Equivalents	1,334,094

Current Assets

A/R Gov't PY(s) Assessments	297,556
A/R Gov't Bad Debt Allowance	(23,127)
A/R Non-Gov't PY(s) Assessments	26,925
A/R Non-Gov't Bad Debt Allowance	(1,926)
Collateral CD - Credit Card	11,335
Payroll Clearing	(12,591)
ROU Asset - Office Space	208,096
Security Deposit - Office Lease	8,500
Deposit - LACMTA	2,500
Total Current Assets	517,268

Total Assets	1,851,362
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Liabilities and Equity

Liabilities

Current Liabilities

Accounts Payable	39,395
Accrued Expenses	290,152
Credit Card Payable	5,644
Lease Liability - Office Space	208,096
Total Current Liabilities	543,287

Total Liabilities	543,287
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Equity

Accumulated Fund Balance	967,958
Current Year Earnings	340,117
Total Equity	1,308,075

Total Liabilities and Equity	1,851,362
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No Assurance Is Provided On These Financial Statements. Disclosures Are Omitted.

Income Statement - 3rd Quarter 2025

Venice Beach BID 2022

For the 3 months ended September 30, 2025

	JUL - SEP 2025 ACTUALS	JUL - SEP 2025 BUDGET	VARIANCE 3RD QTR.	YTD ACTUALS	YTD BUDGET	VARIANCE YTD
Revenue						
Assessment Revenue - Government	534,480	150,402	384,078	562,155	451,206	110,949
Assessment Revenue - Non-Government	184,912	381,813	(196,901)	1,483,076	1,145,439	337,637
General Benefit Revenue	-	8,163	(8,163)	32,647	24,489	8,158
Interest Income - Banc of CA	1,782	-	1,782	4,730	-	4,730
Interest Income - City of Los Angeles	6,859	-	6,859	28,779	-	28,779
Penalty Income	8,223	-	8,223	10,190	-	10,190
Prior Year Surplus Revenue	-	86,433	(86,433)	-	259,299	(259,299)
Total Revenue	736,256	626,811	109,445	2,121,577	1,880,433	241,144
Gross Profit	736,256	626,811	109,445	2,121,577	1,880,433	241,144
Operating Expenses						
Administration & Management						
Accounting & Bookkeeping	16,950	16,950	-	50,850	50,850	-
Admin Support	-	1,251	(1,251)	-	3,753	(3,753)
Bank Service Charges	45	63	(18)	45	189	(144)
City Admin Fees	-	-	-	21,444	21,289	155
Computer & IT Expense	889	750	139	2,226	2,250	(24)
Delinquencies & Slow Pay	-	10,125	(10,125)	-	30,375	(30,375)
Entertainment & Meals	27	750	(723)	246	2,250	(2,004)
Financial Review & Tax Prep Fees	-	3,375	(3,375)	8,190	10,125	(1,935)
Insurance - D&O / EPLI	-	-	-	5,074	5,134	(60)
Insurance - General Liability	53	-	53	8,426	7,693	733
Insurance - Property / Non-Owned & Hired Auto	-	-	-	3,453	2,290	1,163
Insurance - Workers' Comp	179	-	179	1,493	1,395	98
Legal Expenses - General	1,000	2,001	(1,001)	2,500	6,003	(3,503)
Local Transportation & Parking	8	45	(37)	35	135	(100)
Office Expenses	997	1,875	(878)	3,668	5,625	(1,957)
Payroll Processing Fees	649	588	61	1,987	1,764	223
Professional Consulting - Admin	-	9,249	(9,249)	23,625	27,747	(4,122)
Professional Development & Conferences	-	1,626	(1,626)	4,926	4,878	48
Rent - Admin	20,813	20,673	140	61,875	62,019	(144)
Repairs & Maintenance - Admin	-	249	(249)	436	747	(311)
Salaries & Benefits - Admin	36,825	37,293	(468)	110,001	111,879	(1,878)
Telephone & Internet - Admin	628	495	133	1,414	1,485	(71)

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	JUL - SEP 2025 ACTUALS	JUL - SEP 2025 BUDGET	VARIANCE 3RD QTR.	YTD ACTUALS	YTD BUDGET	VARIANCE YTD
Utilities - Admin	1,312	579	733	2,067	1,737	330
Total Administration & Management	80,375	107,937	(27,562)	313,979	361,612	(47,633)
Clean & Safe Programs						
Clean & Safe Supplies	4,187	4,500	(313)	7,662	13,500	(5,838)
Clean Services Contract	216,628	224,181	(7,553)	671,821	672,543	(722)
Rent - Clean & Safe	6,938	6,891	47	20,625	20,673	(48)
Repair & Maintenance - Clean & Safe	-	129	(129)	-	387	(387)
Safe Services Contract	218,614	208,020	10,594	598,164	624,060	(25,896)
Salaries & Benefits -Clean & Safe	15,530	15,492	38	46,127	46,476	(349)
Utilities - Clean & Safe	(402)	285	(687)	1,065	855	210
Total Clean & Safe Programs	461,495	459,498	1,997	1,345,464	1,378,494	(33,030)
Communications & Special Projects						
Advertising/Promotions/Newsletters	1,650	1,626	24	3,746	4,878	(1,132)
Board & Community Meeting Fees	1,069	876	193	2,049	2,628	(579)
Community Engmnt/District Imp/Special Projects	5,925	7,500	(1,575)	13,633	22,500	(8,867)
Enhanced Data Capture & Reporting	200	300	(100)	800	900	(100)
Membership Dues	-	999	(999)	240	2,997	(2,757)
Professional Fees & Consulting/Renewal	-	3,750	(3,750)	-	11,250	(11,250)
Salaries & Benefits - District Identity	32,694	33,249	(555)	98,248	99,747	(1,499)
Website Development & Maintenance	1,650	1,626	24	3,300	4,878	(1,578)
Total Communications & Special Projects	43,188	49,926	(6,738)	122,016	149,778	(27,762)
Total Operating Expenses	585,057	617,361	(32,304)	1,781,459	1,889,884	(108,425)
Operating Income / (Loss)	151,199	9,450	141,749	340,117	(9,451)	349,568
Net Income / (Loss) before Tax	151,199	9,450	141,749	340,117	(9,451)	349,568
Net Income	151,199	9,450	141,749	340,117	(9,451)	349,568
Total Comprehensive Income	151,199	9,450	141,749	340,117	(9,451)	349,568

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**2026 Annual Planning Report &
Budget**

Venice Beach Business Improvement District

2026 Annual Planning Report

District Name

This report is for the Venice Beach Business Improvement District (District). The District is operated by Venice Beach Property Owners Association, a private non-profit organization.

Fiscal Year of Report

The report applies to the 2026 Fiscal Year. The District Board of Directors approved the 2026 Annual Planning Report at the _____, 2025 Board of Directors meeting.

Boundaries

There are no changes to the District boundaries for 2026.

Benefit Zones

There are no changes to the District's benefit zone(s) for 2026.

2026 IMPROVEMENTS, ACTIVITIES AND SERVICES

Clean & Safe Programs: \$1,795,571.79 (72.33%)

Examples include: bicycle, Segway, vehicular or foot patrols, sidewalk sweeping, pressure washing, landscaping, trash removal, graffiti/poster/sticker/gum removal and related activities.

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Clean encompasses all “Clean Team” sidewalk, curb and other right-of-way services in the District and includes: sweeping, litter removal, bulky item removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.). Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all “Safe Team” services in the District and includes: specially trained personnel on foot, bike, or other vehicles who will traverse the District to serve as a deterrent to crime, respond to calls for assistance, de-escalate situations, and provide directions, transit information, business information, event information, social service referrals, emergency assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.

The goal of both clean and safe programs is the same: to establish and maintain a clean, safe, beautiful and welcoming District by providing these services to all of the individually assessed parcels in the District. Various levels of clean and safe activities will be required over time to maintain the District.

In 2026, Clean & Safe Programs will continue the clean and safe program services established in 2021 under the new BID cycle (2021-2026 contract with the City). Currently, the District offers both clean and safe services 7 days a week and expects to maintain that frequency of service. The days and hours for both Clean and Safe Team services are always available on the District website. Clean and safe statistics are published in the District monthly community updates (“newsletters”) sent out via the District email list and published on the website. The newsletters are distributed at each Board of Directors meeting. Oral clean and safe team reports are given at each District Board of Directors meeting. In 2026 the District will continue efforts to not only maintain, but improve the baseline of cleanliness and safety in the District.

Clean Team Goals:

In 2026 the Clean Team will continue to deliver core maintenance and beautification services across the Venice Beach BID while formalizing a project-based approach to maximize impact and operational consistency. Work will be organized under four initiatives — District Routes Improvement, Public Space Enhancement, District Refresh, and the District Vibrancy Initiative — each with clearly defined scopes, workflows, and documentation practices to ensure reliable district-wide results.

District Routes Improvement will target intensive alley and secondary-route maintenance. Activities include deep-cleaning alleys, enhanced odor removal and pressure washing, and scheduled weeding. Dedicated routine secondary-route sweeps will prevent buildup of litter and refuse and quickly address emerging hotspots. New documentation standards will be implemented to record pre and post condition through standardized work logs and before/after notes. In 2026 weeding efforts will be collected and reported each month, along with normal collection and reporting of pressure washing. In 2026 the goal is for clean service documentation to increase by 20%.

Public Space Enhancement will concentrate on high-visibility surfaces across the District. This program prioritizes rapid response to graffiti and sticker incidents (remove high-visibility graffiti within 24 hours of report) and focused abatement in visually prominent locations. We will strengthen operational coordination between the Safe and Clean teams to improve communication and triage of service requests: when Safe Team encounters graffiti, broken glass, code brown/yellow, or other issues requiring Clean Team action, they will create a work order that appears on a Clean Team dashboard of outstanding requests, so jobs are routed efficiently and tracked to completion. By triaging and routing requests directly to the Clean Team dashboard, crews can focus on resolving reported issues rather than spending time searching for problems—reducing duplicate checks, improving prioritization of high-impact work, and speeding response times. In 2026 the goal is for 90% of service requests to be resolved within 24 hours.

District Refresh will expand and formalize pressure-washing and surface maintenance across priority corridors. The Team will maintain a documented District pressure-wash rotation (currently ~4 weeks) and work toward a shorter target cycle (approximately 2–2.5 weeks where feasible). District Refresh also includes enhanced cleaning of odor-impacted and biohazard-affected assets (light poles, fire hydrants, trash enclosures) and a documented monthly district wash. In 2026 the goal is for pressure washing hours to increase by 20%.

District Vibrancy Initiative focuses on seasonal enhancements timed ahead of peak visitor periods and holidays. The Initiative will provide increased labor during high-season windows and run an all-season deep-clean program with bi-weekly project planning and tracking. It will expand weeding and greenspace maintenance — watering established plantings, mulching, and targeted removal of weeds — and include seasonal planting using exclusively native species to improve the District’s ecological resilience. In 2026 green maintenance activities such as weeding, mulching, and watering will be documented and reported. The goal for green maintenance is for 60% of plantings to survive their first year. Native plantings are selected to support pollinators and require minimal irrigation once established, delivering longer-term environmental benefit alongside improved streetscape aesthetics. To support delivery across all initiatives, routine schedules and documentation practices will be utilized in conjunction with documented regular quality checks performed by District staff.

Safe Team Goals

In 2026 the Safe Team will build upon recent improvements by formalizing area-based patrols, strengthening relationships with outreach providers, and using real-time reporting to make patrols smarter and more responsive. The emphasis is on predictable coverage that is operationally flexible and tighter coordination with Clean Team operations so crews can act quickly on service needs. New

documentation standards will track and support inter-team coordination. The goal for 2026 is that 15-20% of service requests are generated by Safe Team patrols.

Patrol Coverage & Model: The District will be divided into distinct areas on a map. Officers will be assigned to a specific area for a set period, then routinely rotated to avoid predictability. Assignments will be designed to expand visibility across the District while reducing predictable pairings and ensuring an even distribution of security coverage. Monthly audits will check area assignments and allow supervisors to spot coverage gaps or emerging hotspots. This approach balances a steady, familiar presence in each zone with the operational unpredictability that deters repeat offending. In 2026 the goal is for patrol and observation logs to increase by 10%.

Community Engagement & Referrals: The Safe team will prioritize relationship building with both community members and local outreach providers. Safe Team members will conduct routine, documented check-ins with businesses, property owners/representatives and community members to maintain line of communication and gather situational awareness. For people experiencing homelessness, Engagement Team members will continue to build rapport through consistent, humane contact—offering basic supplies, making phone calls when needed, and facilitating referrals when possible. To improve outcomes, the Safe Team will actively cultivate and maintain a contact list of outreach partners and referral pathways so connections can be made quickly. To keep coordination reliable, the Team will schedule regular partner check-ins and maintain clear contact protocols so handoffs are timely and consistent. The Safe Team's steady, approachable presence will remain central to connecting individuals to services and maintaining block-level situational awareness. In 2026 the goal is to increase reported engagements by 40%.

Data & Operational Systems: The Safe Team will use real-time reporting to improve decision-making in the field. Data driven analytics will inform periodic rerouting so patrol assignments adapt to emerging patterns rather than remaining static. Supervisors will run weekly data quality audits of entries to ensure completeness and accuracy for operational reporting. The Safe Team will also integrate documentation workflows with the Clean Team: when officers encounter graffiti, sharps, biohazards, or other maintenance needs, they will create a work order that routes to the Clean Team and tracked so issues are resolved quickly. This integrated workflow ensures maintenance needs are resolved efficiently while the Safe Team focuses on engagement and safety.

Training & Readiness: In 2026 additional regular trainings focused on public engagement, clear report-writing standards, referral best practices, and safety protocols for solo patrols will be added. Clear guidance will be provided on when to escalate medical or life-safety issues to 911, as well as consent when working with vulnerable individuals looking to be connected with outreach services. In 2026 the number of individuals connected to services will be tracked and increase by 20%.

Communication & Special Projects: \$207,342.62 (8.35%)

Examples include: Website, newsletter, promotional efforts, outreach programs, special projects designed to compliment and enhance the delivery of BID services.

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Communications & Special Projects includes activities such as: production of a quarterly (minimum frequency) newsletter that shall be distributed to all property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the District, its residents, businesses, services and amenities. In 2026, Communications & Special Projects will continue to develop the District website and provide District monthly community updates (“newsletter”) to District stakeholders. Additionally, relevant materials, such as proposed Management District Plan, will be added to the website in conjunction with renewal efforts. In an effort to enhance both communications and safety in the District, the BID will continue to gather and update a comprehensive directory of businesses and stakeholders. This will allow the BID to better communicate directly with tenants during emergent situations while also collecting information needed to produce new wayfinding initiatives.

Special Projects scheduled for 2026 include a beautification project and summer activation series. Initiated in 2024, the District in collaboration with community groups and the council office began a pollinator corridor which will expand throughout the district. Utilizing existing parkways and tree-wells, this beautification project will include developing landscape plans, expanding tree wells, planting native trees and plants, and supporting integrative art throughout the gardens. The District will support through purchasing native trees and plants, and the Clean Team will work with community groups on the initial maintenance of native plantings (though long term, these plants/trees will survive with little to no maintenance). The goal of the project is to create more walkable pathways throughout the district, while also preserving native species that are critical to a resilient coastline environment. In 2026 it is the goal of the District to support 4 new expansion areas of the corridor. In Summer 2026, the District in collaboration with Recreation and Parks and the council office, will support a series of live music activations at locations observed to be underutilized in the late afternoon. Additionally, the District will coordinate efforts to connect community members and local businesses with the activation series. Other special projects may be subsequently identified, discussed and approved by the Board in 2026.

The primary 2026 goals for this category are to raise the community’s awareness of the BID, its programs, support public space activation to enhance visitor experience and promotion of the District. Enhancements to the website, collateral materials, direct outreach and community collaboration are among the means by which the District seeks to achieve these goals in 2026.

Administration & Management: \$479,557.72 (19.32%)

Examples include: Personnel costs, city fees, formation costs, legal, accounting, insurance, office space, office supplies and equipment.

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Administration & Management includes activities such as personnel, operations, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District formation, as well as City

and/or County fees.

In 2026, Administration & Management will continue to provide oversight and coordination for all District activities and programs with a focus on accounting/bill pay, legal, insurance, personnel hiring, training and support, facilities and equipment maintenance, board meeting coordination, all City compliance activities and reports, and more. In 2026, the District will continue to focus on Board development and on-boarding new Board members who can improve and expand organizational capacity.

In 2026, the Board and staff will continue renewal efforts through communications, education, and soliciting feedback on quality of services. In 2026 the BID will hold a series of topic specific workshops for stakeholders and community members to learn about best practices and connect with local city partners.

Total Estimate of Cost for 2026

A breakdown of the total estimated 2025 budget is attached to this report as **Appendix A. Method**

and Basis of Levying the Assessment

The Method for levying the 2026 assessment remains the same as listed in the Management District Plan. Annual assessments are based upon an allocation of program costs and a calculation of assessable footage for two (2) Benefit Zones. Assessments are determined by parcel frontage linear footage, lot size square footage and building square footage. The management district plan allows for a maximum CPI increase of 5%. The Board voted for 5% increase in 2026.

The assessment rates for 2026 are as follows:

Commercial/Industrial & Publicly Owned w/ Commercial Uses

Zone 1

Frontage \$35.08182563

Lot \$0.133068999

Bldg. \$0.09677745

Zone 2

Frontage \$17.54091276

Lot \$0.133068999

Bldg. \$0.09677745

Publicly Owned & Occupied

Zone 1

Frontage \$32.62609781

Lot \$0.123754439

Bldg. \$0.090003029

Zone 2

Frontage \$16.31304948

Lot \$0.123754439
Bldg. \$0.090003029

LAUSD

Zone 2
Frontage \$7.016365125
Lot \$0.033267528
Bldg. \$0.03871098

(There is 5% CPI increase for 2026)

Surplus Revenues: \$212,886

In CY '25 it is estimated that over \$200,000 of previously reported surplus funds were expended. Going into 2026, approximately 70% of total surplus has been spent since a multi-year spend down plan was initiated in 2023 (and to be completed in 2026). No additional surplus funds have been accrued since the initiation of the plan.

In CY '25 there are a total of \$69,408 of outstanding assessments (of which \$39,457 are for gov't parcels). The District takes this shortfall into account when updating our multi-year spend down.

As part of reported spend down plan, in CY '25, surplus funds were allocated and expended in all three budget categories. In Clean & Safe, surplus funds were spent on additional Clean Team labor for special projects (beautification and green space maintenance) and waste hauling improvements. In Communications and Special Projects, surplus funds were spent on special projects for District beautification (Pollinator Corridor) and District community program/activation summer concert series. In Admin, surplus funds were spent on additional part-time administrative support and renewal efforts. Based on projected expenditures through the remainder of '25, the District expects to have a surplus of \$212,886 on 12/31/2025 to be carried over into the CY '26.

The District has created a plan to spend down the remainder of the surplus over the course of the next year to support District renewal and special projects. Below are estimates of this plan. As such, the District does not anticipate to accrue any additional surplus.

In '26 the surplus will be used primarily to support renewal efforts and address the clean and safety issues through additional staffing positions in both our Clean and Safe Teams respectively, who are specialized in the engagement efforts with encampments and businesses. With major events such as the NBA All Star Games and World Cup coming to Los Angeles, we anticipate more visitors and foot traffic in the District in '26. Additional resources, supported by carryover funds, will help to meet this increased demand on clean and safe services.

In '26 the total surplus included in the projected expenditures is \$212,886. Breakdown by category:

Clean/Safe: \$161,470 of carryover funds are dedicated to enhanced clean and safe activities. Additional clean activities include weeding, additional trash pick-up, and beautification projects such as maintaining newly planted native vegetation parkways throughout the district (Pollinator Corridor). To accomplish these goals,

specialized positions have been added to the labor schedule for the clean team and will continue through the end of '26.

Additionally, carryover funds are budgeted to support the continued program of our “Engagement Lead” positions on our Safe Team. These positions require additional reporting, relationship building, and benefit from low turn-over. To accomplish this carryover funds will be used to support competitive wages for the positions and monitor the program.

Comms/SP: \$3,080 of carryover funds budgeted are primarily dedicated to the continuation of two special projects: the native plantings beautification and sidewalk improvement project (pollinator corridor) and supporting the summer activation concert series in collaboration with city and community partners.

Admin: \$48,335 of carryover funds are budgeted admin support and renewal activities. In '25 BID staff and Board ad hoc group will identified and began working with consultant(s) on the renewal process for the next cycle. These efforts will continue through the first half of '26.

Anticipated Deficit Revenues

There are no deficit revenues that will be carried over to 2026.

Contribution from Sources other than assessments: \$34,280.00

\$34,280 is attributed to general benefit income.

Total Estimated Revenues/Expenditures for Venice Beach BID FY-2026

Assessments 2026	2,235,306.79
Carryover from 2024	212,886
Other Income	34,279.35
Total Estimated Revenue	\$2,482,472.14

Clean and Safe	1,795,571.79	72.33%
Administration and Management	479,557.72	19.32%
Communications and Special Projects	207,342.62	8.35%
Total Estimated Expenditures	\$2,482,472.14	100%



6a

Clean & Safe Reports



COMMUNITY UPDATE

HERE'S HOW THE VENICE BEACH BID'S BEEN WORKING TO SERVE OUR DISTRICT IN

JULY 2025

A SAMPLING OF CLEAN TEAM ACTIVITY

1,070



Bags of
Trash Removed¹

105,069

2,031



Graffiti Tags
Removed

79,652

608



Dumped Bulk
Items Removed²

60,775

94



Pressure
Washing Hours

6,154

519



Human & Animal
Waste Removed

28,857

BID-TO-DATE TOTALS

A SAMPLING OF SAFE TEAM ACTIVITY

2,400



Incidents
Resolved³

81,795

237



Quality of Life
Issues Addressed⁴

17,065

12



Conflict
Interventions

2,065

847



Community
Assistance

26,443

1,304



Community
Safety & Security

37,009

BID-TO-DATE TOTALS

Clean Team data is provided by Chrysalis. Safe Team data is provided by Allied Universal.

¹ The bags of trash were an estimated 24,610 lbs. in July and 2,430,961 lbs. BID-to-Date.

² Dumped bulky items weighed 5.66 tons in July and totaled 433.15 tons since we began recording this data (August 2020).

³ Includes noise complaints, misuse of bikes and scooters, and public drinking/smoking/urination/defecation.

⁴ Includes safety escorts, responding to alarms, medical emergency/accident responses, and lost individuals.

In an **EMERGENCY** situation, please **call 911** before notifying the VB BID.
To request service for non-emergency incidents,
call our dispatcher at **310-396-VBID (8243)**

Please visit venicebeachbid.com and join our mailing list today!



COMMUNITY UPDATE

HERE'S HOW THE VENICE BEACH BID'S BEEN WORKING TO SERVE OUR DISTRICT IN

AUGUST 2025

A SAMPLING OF CLEAN TEAM ACTIVITY

1,024



Bags of
Trash Removed¹

106,093

2,184



Graffiti Tags
Removed

81,836

669



Dumped Bulk
Items Removed²

61,444

95



Pressure
Washing Hours

6,249

606



Human & Animal
Waste Removed

29,463

BID-TO-DATE TOTALS

A SAMPLING OF SAFE TEAM ACTIVITY

1,995



Incidents
Resolved³

83,790

219



Quality of Life
Issues Addressed⁴

17,284

11



Conflict
Interventions

2,076

694



Community
Assistance

27,137

1,071



Community
Safety & Security

38,080

BID-TO-DATE TOTALS

Clean Team data is provided by Chrysalis. Safe Team data is provided by Allied Universal.

¹ The bags of trash were an estimated 23,552 lbs. in August and 2,454,513 lbs. BID-to-Date.

² Dumped bulky items weighed 9.89 tons in August and totaled 433 tons since we began recording this data (August 2020).

³ Includes noise complaints, misuse of bikes and scooters, and public drinking/smoking/urination/defecation.

⁴ Includes safety escorts, responding to alarms, medical emergency/accident responses, and lost individuals.

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COMMUNITY UPDATE

HERE'S HOW THE VENICE BEACH BID'S BEEN WORKING TO SERVE OUR DISTRICT IN

SEPTEMBER 2025

A SAMPLING OF CLEAN TEAM ACTIVITY

1,087



Bags of
Trash Removed¹

107,180

1,749



Graffiti Tags
Removed

83,585

711



Dumped Bulk
Items Removed²

62,155

94



Pressure
Washing Hours

6,343

685



Human & Animal
Waste Removed

30,148

BID-TO-DATE TOTALS

A SAMPLING OF SAFE TEAM ACTIVITY

2,182



Incidents
Resolved³

85,972

228



Quality of Life
Issues Addressed⁴

17,512

10



Conflict
Interventions

2,086

942



Community
Assistance

28,079

1,002



Community
Safety & Security

39,082

BID-TO-DATE TOTALS

Clean Team data is provided by Chrysalis. Safe Team data is provided by Allied Universal.

¹ The bags of trash were an estimated 25,001 lbs. in September and 2,479,514 lbs. BID-to-Date.

² Dumped bulky items weighed 7.73 tons in September and totaled 451 tons since we began recording this data (August 2020).

³ Includes noise complaints, misuse of bikes and scooters, and public drinking/smoking/urination/defecation.

⁴ Includes safety escorts, responding to alarms, medical emergency/accident responses, and lost individuals.

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