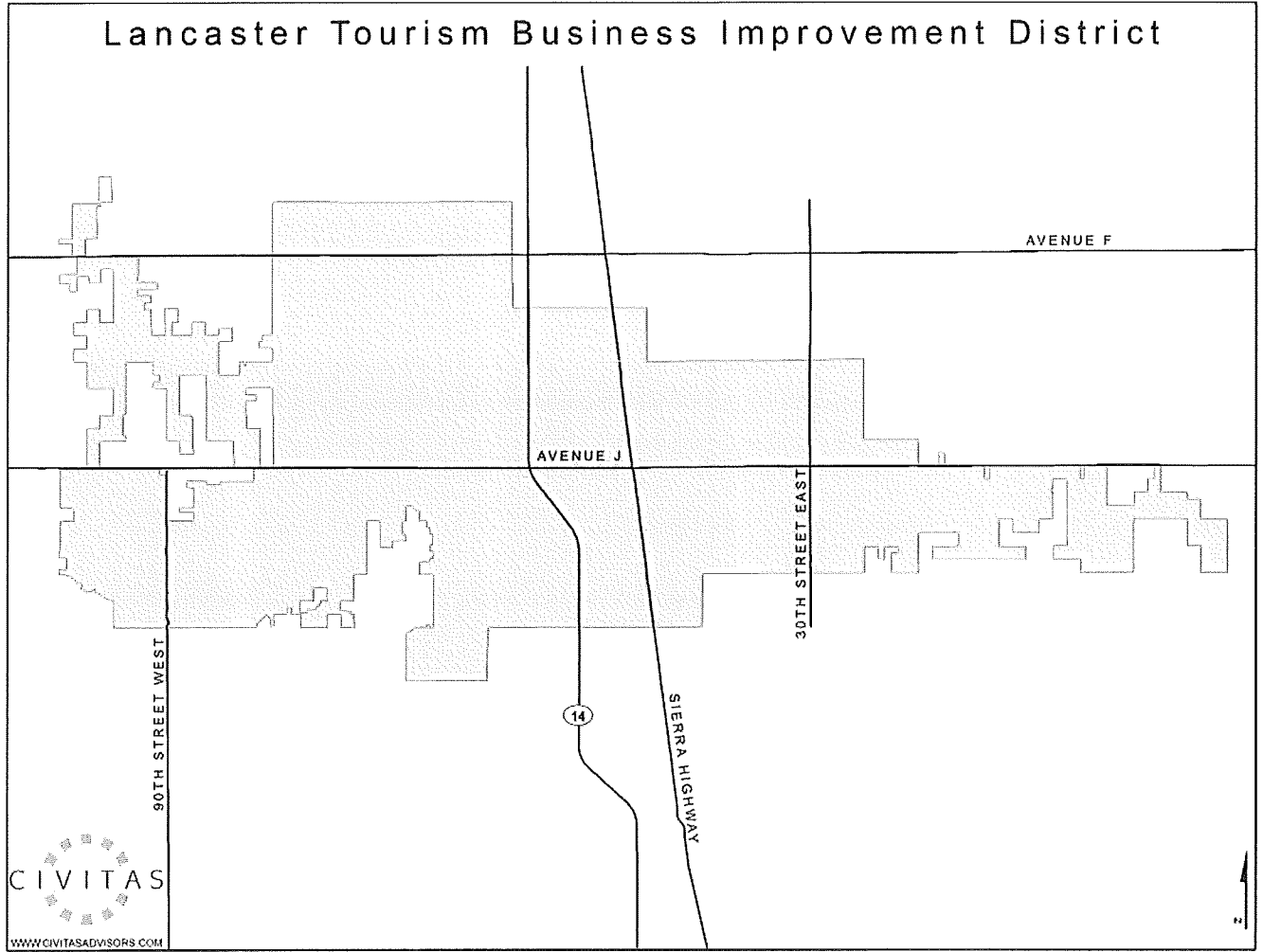


## ATTACHMENT 1

### LANCASTER TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) MANAGEMENT DISTRICT PLAN SUMMARY

- Location:** The proposed LTBID includes all lodging businesses with gross annual revenue over \$500,000 and an average daily rate over \$50 located within the boundaries of the City of Lancaster.
- Services:** Marketing and sales promotions to increase tourism and to market Lancaster lodging businesses as tourist, meeting and event destinations.
- Budget:** The total LTBID annual budget for each year of its five (5) year operation is anticipated to be approximately \$260,000.
- Cost:** Annual assessment rates are 2% of gross short term (stays less than 31 days) room rental revenue on lodging businesses. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days, nor on any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to February 1, 2013. Lodging businesses with an average daily rate under \$50 shall not be subject to the assessment; average daily rate figures will be updated annually.
- Formation:** TBID formation first requires submittal of petitions supporting district formation from lodging businesses representing more than 50% of the total annual assessment.
- Timeline:**
- |                          |   |
|--------------------------|---|
| <b>November 13, 2012</b> | City Council approves Staff Report and <i>Resolution of Intention</i>                           |
| <b>December 11, 2012</b> | Public Hearing to discuss the formation of the new TBID and the Management District Plan (MDP). |
| <b>January 8, 2012</b>   | Council Meeting to approve the <i>Resolution of Formation</i> .                                 |
| <b>February 1, 2013</b>  | New Tourism Business Improvement District takes effect  |
- Duration:** The proposed LTBID will have a five-year life. The LTBID assessment will be implemented beginning February 1, 2013. Once per year beginning on the anniversary of the formation of the district there is a 30-day period in which owners paying more than 50% of the assessment may protest and terminate the district.
- Collection:** The LTBID assessment will be implemented beginning February 1, 2013 and will continue for five years. The City of Lancaster will be responsible for collecting the assessment on a quarterly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the LTBID.

Lancaster Tourism Business Improvement District  
Boundary Map



RESOLUTION NO. 12-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER DECLARING ITS INTENTION TO ESTABLISH THE LANCASTER TOURISM BUSINESS IMPROVEMENT DISTRICT (LTBID) AND FIXING THE TIME AND PLACE OF A PUBLIC MEETING AND A PUBLIC HEARING THEREON AND GIVING NOTICE THEREOF

WHEREAS, the Property and Business Improvement Law of 1994, Streets and Highways Code § 36600 et seq., authorizes cities and counties to establish property and business improvement districts for the purposes of promoting tourism; and

WHEREAS, lodging business owners and representatives from the City of Lancaster have met to consider the formation of the Lancaster Tourism Business Improvement District (LTBID); and

WHEREAS, Lancaster lodging businesses have drafted a Management District Plan which sets forth the proposed boundary of the LTBID, a service plan and budget, and a proposed means of governance; and

WHEREAS, a majority of the lodging business owners subject to assessment under the LTBID have petitioned the City Council to establish the LTBID.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

1. The recitals set forth herein are true and correct.
2. The City Council finds that the lodging businesses that will pay more than fifty percent (50%) of the assessment proposed in the Management District Plan have signed and submitted petitions in support of the formation of the LTBID. The City Council accepts the petitions and adopts this resolution of intention to establish the LTBID and to levy an assessment on certain lodging businesses within the LTBID boundaries in accordance with the Property and Business Improvement District Law of 1994.
3. The City Council finds that the Management District Plan satisfies all requirements of Streets and Highways Code § 36622.
4. The City Council declares its intention to establish the LTBID and to levy and collect assessments on lodging businesses with gross annual revenue over \$500,000 and an average daily rate over \$50 within the LTBID boundaries pursuant to the Property and Business Improvement District Law of 1994.
5. The boundaries of the LTBID shall be the city limits of the City of Lancaster. Please see the attached map, incorporated herein as Exhibit A.

6. The name of the district shall be the Lancaster Tourism Business Improvement District (LTBID).
7. Annual assessment rates are 2% of gross short term (stays less than 31 days) room rental revenue on lodging businesses. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days, nor on any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty. Assessments pursuant to the LTBID shall not include room rental revenue resulting from stays pursuant to contracts executed prior to February 1, 2013. Lodging businesses with an average daily rate under \$50 or annual revenue under \$500,000 shall not be included in the district or subject to the assessment; average daily rate figures will be updated annually.
8. The assessments levied for the LTBID shall be applied toward sales promotion and marketing programs to market assessed Lancaster lodging businesses as tourist, meeting and event destinations, and for other programs as set forth in Streets and Highways Code §36610. Funds remaining at the end of any year may be used in subsequent years in which LTBID assessments are levied as long as they are used consistent with the requirements of this resolution.
9. The LTBID will have a five year term unless renewed pursuant to Streets and Highways Code § 36660.
10. Bonds shall not be issued.
11. The time and place for the public meeting to establish the LTBID and the levy of assessments are set for December 11, 2012, at 5:00 p.m., or as soon thereafter as the matter may be heard, at the Council Chambers located at 44933 Fern Avenue, Lancaster, CA 93534.
12. The time and place for the public hearing to establish the LTBID and the levy of assessments are set for January 8, 2013, at 5:00 p.m., or as soon thereafter as the matter may be heard, at the Council Chambers located at 44933 Fern Avenue, Lancaster, CA 93534. The City Clerk is directed to provide written notice to the lodging businesses subject to assessment of the date and time of the hearing and to provide that notice as required by Streets and Highways Code § 36623.
13. At the public hearing the testimony of all interested persons for or against the establishment of the LTBID may be received. If at the conclusion of the public hearing, there are of record written protests by the owners of the lodging businesses within the proposed LTBID that will pay fifty percent (50%) or more of the estimated total assessment of the entire LTBID, no further proceedings to establish the LTBID shall occur.
14. The complete Management District Plan is on file with the City Clerk and may be reviewed upon request.
15. This resolution shall take effect immediately upon its adoption by the City Council.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

\_\_\_\_\_  
R. REX PARRIS  
Mayor  
City of Lancaster

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES }ss  
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, CA do hereby certify that this is a true and correct copy of the original Resolution No. 12-68, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

(seal)

EXHIBIT A  
District Boundaries

