

RESOLUTION CC 2026-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA
DECLARING THE CITY COUNCIL'S INTENT TO LEVY AND COLLECT
ASSESSMENTS FOR THE FISCAL YEAR 2026-2027 FOR THE
GLENDORA VILLAGE BUSINESS IMPROVEMENT DISTRICT AND
SETTING A TIME AND PLACE FOR A PUBLIC HEARING CONCERNING
THE LEVY OF THE ANNUAL ASSESSMENTS**

**THE CITY COUNCIL
City of Glendora, California**

WHEREAS, the City Council has previously established the Glendora Village Business Improvement District ("District") as provided by the Parking and Business Improvement Area Law of 1989 (California Streets and Highway Code Section 36500 et seq.); and,

WHEREAS, the District Board and the City Council of the City of Glendora ("City") have determined that the Business Improvement District benefits the area within the District (the "Area" or "District Area") by generating revenue for businesses within the Area to improve the physical and financial health of the Glendora Village, which serves as a business, social and cultural center of the City of Glendora, and thereby enhances the City's community at large; and,

WHEREAS, the District Board has conducted significant outreach to member businesses to formulate a 2026-2027 work plan, budget and fee assessment schedule that would be fair, reasonable and in compliance with the Mission Statement of the Glendora Village Business Improvement District and the California Streets and Highway Code Section 36500 et. seq.; and,

WHEREAS, the continuation of the Glendora Village Business Improvement District and the concomitant levy of assessments will promote the economic revitalization of the downtown area of the City, create jobs, attract new businesses, and help prevent the erosion of the Downtown Village Area. In addition, the Glendora Village Business Improvement District enhances and promotes the City, culturally and commercially; and,

WHEREAS, the City Council desires to conduct a formal public hearing on the District Board's report, proposed budget and proposed assessments for the Fiscal Year 2026-2027.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the Parking and Business Improvement Area Law of 1989 (California Streets and Highway Code Section 36500 et seq.), the City Council declares its intention to continue the Glendora Village Business Improvement District and levy and collect assessments within the District for the purpose of marketing and promoting activities which will benefit the businesses located and operating within the District Area for the Fiscal Year 2026-2027.

SECTION 2. The territorial boundaries in the Area of the District are identified in the Area map attached hereto as Exhibit A and made a part hereof, which generally includes all businesses that abut Foothill Boulevard (north & south), east side of Vermont Avenue, south side of Bennett Avenue and the west side of Vista Bonita Avenue, and more specifically described as: beginning at the intersection of the centerline of Bennett Avenue (80 feet wide) and the centerline of Vermont Avenue (60 feet wide); then easterly along the centerline of said Bennett Avenue to the centerline of Vista Bonita Avenue (60 feet wide); thence southerly along the centerline of said Vista Bonita Avenue to the centerline of Foothill Boulevard (80 feet wide); thence westerly along the centerline of said Foothill boulevard to the centerline of Glendora Avenue; thence westerly 219.88 feet; thence southerly 119.90 feet, thence westerly to the centerline of said Vermont Avenue; thence northerly along the centerline of said Vermont Avenue ending at the centerline of said Bennett Avenue. The Area map identifying the proposed area is also on file in the office of the City Clerk. The Area of the District has not changed since the establishment of the District.

SECTION 3. The type or types of improvements and activities proposed to be funded by the levy of assessments on businesses in the Area include all “Improvements” and “Activities” permitted under Sections 36510 & 36513 of the Streets and Highway Code, specifically: (a) “Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to parking facilities, benches, trash receptacles, street lighting, decorations, parks, and fountains; and (b) “Activities” means, but is not limited to, promotion of public events which benefit businesses in the area and which take place on or in public places within the area, furnishing of music in any public place in the area, promotion of tourism within the area and activities which benefit businesses located and operating in the area. Except where funds are otherwise available, an assessment will be levied annually to pay for all improvements and activities within the Area.

SECTION 4. The City Council of the City of Glendora hereby approves the report approved by the District Board for the fiscal year 2026-2027. The proposed method and basis of levying the annual assessment for each business in the Area for the fiscal year 2026-2027 is set forth in Exhibit B attached hereto and made a part hereof. The formula consists of three elements in order to determine the total assessment a business would pay, based on the type of business, whether the business is retail/food service or other service, and the physical location of the business.

SECTION 5. The report approved by the District Board for the fiscal year 2026-2027 is on file in the City Clerk’s office and contains a full and detailed description of the improvements and activities to be provided, the boundaries of the Area, and the proposed assessments to be levied upon the businesses within the Area for the fiscal year 2026-2027.

SECTION 6. Should the proposed annual assessment for the fiscal year 2026-2027 be approved, it is the intent that all businesses located within the District Area pay their annual assessment when they obtain, renew, or change their businesses license with the City of Glendora.

SECTION 7. The City Council shall not exempt a business recently established in the Area from the levy of the assessments as allowed in the Streets & Highways Code Section 36531.

SECTION 8. The City Council hereby sets a public meeting on April 28, 2026, at 7:00 p.m. at the City Council Chambers within City Hall located at 116 E. Foothill Boulevard, Glendora California, 91741. At that time the City Council shall allow public testimony regarding the 2026-2027 proposed work plan and proposed fiscal year 2026-2027 assessments of businesses within the Area.

SECTION 9. The City Council hereby sets a public hearing on April 28, 2026, at 7:00 p.m. at the City Council Chambers within City Hall located at 116 E. Foothill Boulevard, Glendora California, 91741. At the public hearing, the City Council shall hear and consider all protests against the establishment of the assessment or the furnishing of specified types of improvements or activities within the Area. A protest may be made orally or in writing by any interested person. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made. Every written protest shall be filed with the City Clerk at or before the time fixed for the public hearing. The City Council may waive any irregularity in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the City as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business. A written protest which does not comply with this section shall not be counted in determining a majority protest.

If written protests are received from the owners of businesses in the District Area which will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than that 50 percent, no further proceedings to levy the proposed assessment, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the area, those types of improvements or activities shall be eliminated.

At the conclusion of the public hearing to establish the assessment for the fiscal year 2026-2027, the City Council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments.

However, proposed assessments may only be revised by reducing any or all of them.

SECTION 10. The City Clerk is hereby directed to mail a notice letter by first-class mail to each business owner within the District Area within seven days of the City Council's adoption of this Resolution of Intention. The mailed notice shall include a cover letter advising that the City Council has been requested to set the fiscal year 2026-2027

annual assessment as permitted under the California Streets and Highways Code and shall include a list identifying the businesses within the District Area and the proposed assessment applicable to each business.

The cover letter shall further advise that the Resolution of Intention, the Annual Plan, and the Staff Report related to the Glendora Village Business Improvement District are available for public review on the City of Glendora's website. The mailed notice may include a QR code or web link directing recipients to the location on the City's website where the Resolution of Intention and Annual Plan are posted.

The cover letter shall further advise that a public meeting date has been set where the City Council shall allow public testimony regarding the proposed assessments of businesses within the Area. The cover letter shall also advise that a public hearing date has been set for the City Council to hear oral and written testimony from interested parties and at the conclusion of the public hearing the City Council shall determine if there are sufficient protests equaling fifty percent or more of the assessments proposed to be levied.

SECTION 11. The City Clerk is hereby directed to give notice of said public meeting and public hearing by causing this Resolution of Intention to be published once in a newspaper of general circulation in the City of Glendora not less than seven days before the public hearing. In addition, the City Clerk shall give joint notice of said public meeting and hearing as provided for under Government Code Section 54954.6 as follows: The joint notice of both the public meeting and the public hearing shall be accomplished by placing a display advertisement of at least one-eighth page in a newspaper of general circulation for three weeks pursuant Government Code Section 6063 and by a first-class mailing to those interested parties who have filed a written request with the local agency for mailed notice of public meetings or hearings on new or increased general taxes. The public hearing shall take place no earlier than seven days after the public meeting. The public hearing shall take place no earlier than 45 days after the first publication of the joint notice.

SECTION 12. Interested persons may contact Shantelle Coria, Management Analyst, 116 E. Foothill Blvd., Glendora CA 91741, Telephone Number 626-852-5252, to receive additional information about the assessment. Protests against the proposed assessment shall be mailed or delivered to: City Clerk, City of Glendora, 116 E. Foothill Boulevard, Glendora, California, 91741.

SECTION 13. The Mayor shall sign this Resolution and the same shall take effect upon adoption of this Resolution and shall be enforced in accordance with the terms and conditions thereof.

SECTION 14. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 15. The City Clerk is hereby directed to forward a copy of this Resolution to the Economic Development and Housing Manager.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Glendora this 24th day of March, 2026.

BY: 

DAVID FREDENDALL
Mayor
Mar 25, 2026 | 5:31 PM PDT

APPROVED AS TO FORM:
Aleshire & Wynder, LLP



DANNY ALESHIRE
City Attorney
Mar 25, 2026 | 5:29 PM PDT

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the 24th day of March, 2026, by the following vote:

| | | |
|----------|----------|--|
| AYES: | MEMBERS: | Allawos, Elias, Thompson, Davis, and Fredendall. |
| NOES: | MEMBERS: | None. |
| ABSENT: | MEMBERS: | None. |
| ABSTAIN: | MEMBERS: | None. |

Dated: March 25, 2026



KATHLEEN R. SESSMAN, MMC
City Clerk/Communications Director
Mar 26, 2026 | 9:07 AM PDT

EXHIBIT A – BID BOUNDARY MAP

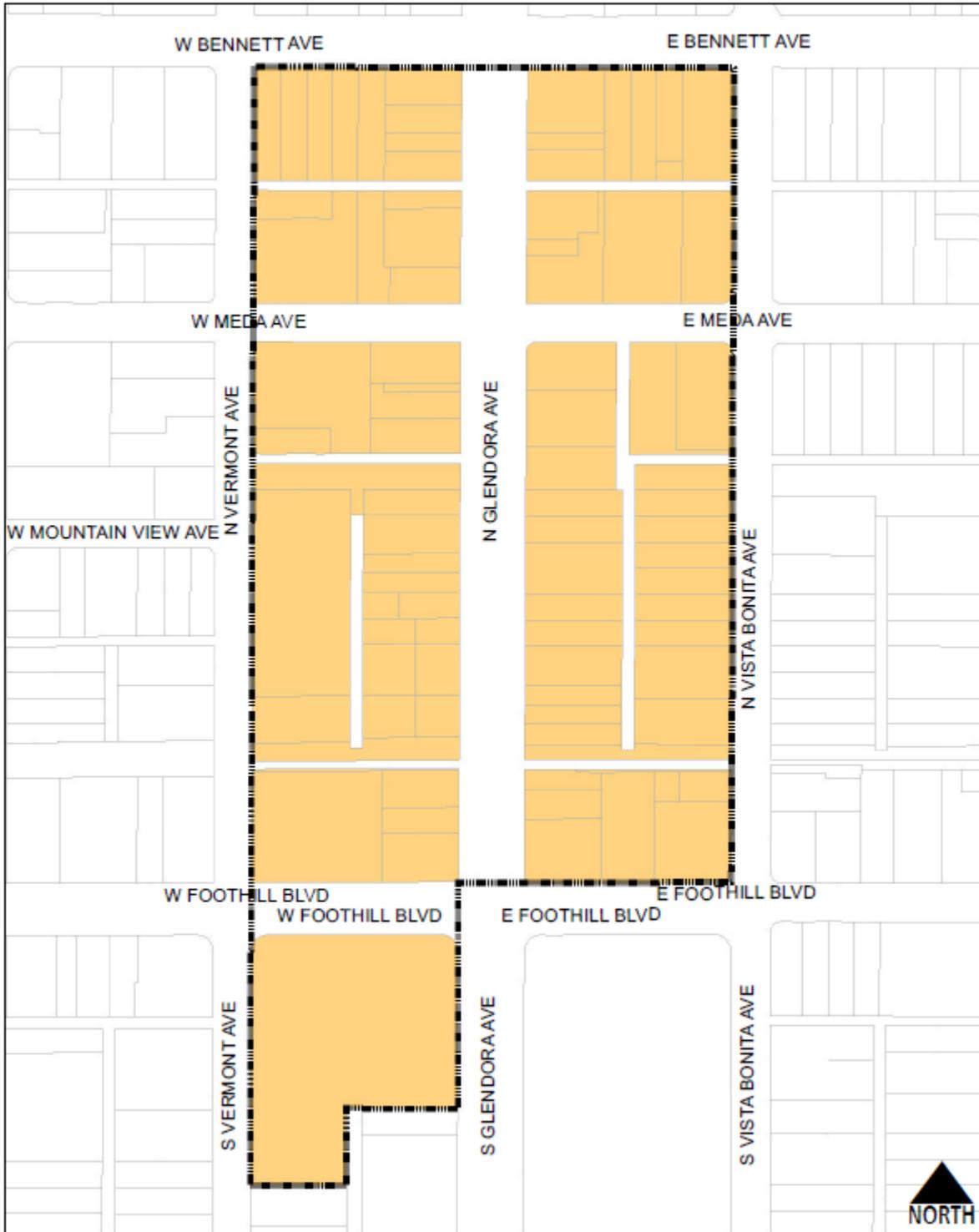


EXHIBIT B – ASSESSMENT METHODOLOGY

Primary Businesses

1. Each “Primary Business” shall be assessed \$200 per year. A “Primary Business” is the principal business at a particular address or location.
2. A “Primary Business” shall be subject to additional assessments based on the following factors:
 - a. “Business Category”
 - i. Retail and food services classified as a category 210 business pursuant to the City’s business license regulations shall be assessed \$200 per year.
 - ii. All other business categories shall be assessed \$100 per year.
 - b. “Business Location”
 - i. (Tier 1) Businesses with a first floor entrance or storefront, and located with an address on Glendora Avenue shall be assessed \$200 per year.
 - ii. (Tier 2)
 1. Businesses with a first floor entrance or storefront, and located with an address on Foothill Boulevard shall be assessed \$100 per year.
 2. Businesses with a Glendora Avenue address, but without a direct entry or storefront fronting on Glendora Avenue (e.g. fronting on the Plaza) shall be assessed \$100 per year.
 - iii. (Tier 3) Businesses with a second floor location shall have their “Primary Business” assessment reduced by \$100.
 - iv. (Tier 4) Commercial property owners subject to the business license tax, and without a physical office location in the BID, shall not be assessed a Business Location component as part of their annual assessment.

Secondary Businesses

1. Each “Secondary Business” at a particular address or location shall be assessed \$100 per year. A “Secondary Business” is a business that, operates at the same location, but is subordinate to a “Primary Business.”

\$0 Assessment Businesses

1. The following businesses shall pay \$0 BID assessments
 - a. Independent Contractors including individuals working under contract for a Primary or Secondary Business, who is required to have a business license. Examples include hair salon stylists and real estate agents.
 - b. Businesses and apartment buildings identified in the attached map.

Glendora Business Improvement District \$0 – Exempt Assessment Location Map

