

**DOWNTOWN POMONA OWNERS ASSOCIATION**

**ANNUAL REPORT**

FOR THE

**CITY OF POMONA**

**July 1, 2025 to June 30, 2026**

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This annual report is herein submitted to the mayor and City Council members of the city of Pomona to report on proposed improvements, expenses, budgets, assessments and activities for the fiscal year July 1<sup>st</sup>, 2025, through June 30<sup>th</sup>, 2026. This report and budget were approved by the DPOA board of directors on June 26<sup>th</sup>, 2025.

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**OVERVIEW**

The 20th year of the PBID and the 6th year of the expanded PBID boundaries saw the implementation of new programs that proved to be effective for the properties located within the district boundaries. Downtown property owners and merchants continue to receive the benefit of a coordinated security program, as well as efficient maintenance, cohesive marketing, and advocacy. All enhancements within the PBID go above and beyond those services approved by the city of Pomona.

**SECURITY**

The Downtown Pomona Owners Association (DPOA), as the governing body of the PBID, remains fully committed to maintaining a safe, secure, and welcoming environment for residents, businesses, and visitors. Recognizing the importance of proactive crime prevention and rapid response, the DPOA has undertaken a comprehensive reevaluation and enhancement of its security program over the past year.

Currently, the PBID operates 112 security cameras strategically positioned throughout the district. Many of these systems had been due for significant upgrades due to aging hardware. Advances in technology have allowed for more cost-effective and efficient

replacements not only of cameras but also associated equipment such as radios, transmitters, computer chips, and hard drives, ensuring the system remains robust and reliable.

In partnership with the Pomona Police Department, the DPOA has implemented full ability for law enforcement to access the district's security camera network through the police recommended provider, FUSUS. Additionally, Pomona PD has direct access to the four Flock cameras installed by the DPOA, which expands surveillance coverage.

Since June 1, 2024, an upgraded private security contract has been in place, which includes a dedicated security vehicle, extended daytime patrol hours, and enhanced officer overlap during shift changes. Security personnel utilize mobile tablets to stay continuously connected to the camera system and to each other, facilitating faster communication and coordinated response.

Security patrols operate on rotating patterns by car, foot, and bike to maximize visibility and presence throughout the district. These measures support a stronger, more consistent 24/7 monitoring effort that contributes significantly to public safety and community confidence.

For those needing assistance in Downtown Pomona, the DPOA maintains a dedicated hotline at 888-720-0007. Calls are promptly routed to either private security or Pomona police dispatch based on availability, ensuring timely and effective response to any concerns or incidents.

## **MAINTENANCE**

The Downtown Pomona PBID maintenance team continues to be one of the most vital pillars of district operations. Their dedication and work ethic are visible daily in the cleanliness, safety, and overall presentation of the area. Far beyond basic upkeep, this team is an essential part of creating a welcoming and event-ready environment that reflects the pride and identity of Downtown Pomona.

The crew performs daily cleaning of sidewalks, alleys, and public spaces, maintains over 165 trash receptacles and services all common-use surfaces including benches, planters, bike racks, signage, and 22 pet waste stations. Scheduled power washing of sidewalks and alleys ensures that the district remains fresh, walkable, and inviting for residents, businesses, and visitors. They also operate a power sweeper for parking lots managed by the VPD, further extending their reach across the district.

In addition to their regular duties, the maintenance team plays a critical role in event operations. They implement the full setup and breakdown of all major events, and ensure streets and plazas are clean, accessible, and visually presentable for the thousands of guests who attend. Whether it's the Holiday Parade, Art Walks, or Trick or Treat, their presence is key to the smooth execution of each event.

The maintenance staff's collaboration with the marketing team is another example of their value beyond the expected. When banners and signage are produced for special events, awareness campaigns, or cultural celebrations, it is the maintenance team that installs and ensures they are properly displayed throughout the district. During celebratory months, such as Hispanic Heritage Month or Pride, the crew works to enhance the district with themed decor, helping to create a vibrant and inclusive atmosphere.

The maintenance program has also embraced new technology, implementing a digital work order system that allows for real-time tracking, scheduling, reporting, and storing of all maintenance tasks. This system not only improves accountability but also ensures a data-driven approach to managing the district's physical condition.

The PBID is proud to have a maintenance team that is responsive, reliable, and deeply committed to the quality of Downtown Pomona. Their work goes well beyond what is seen at first glance—they are hands-on contributors to the experience, reputation, and continued revitalization of our community.

## **MARKETING**

The Downtown Pomona PBID continues to prioritize the promotion of the district as a thriving, economically active, and culturally vibrant destination. Over the past year, the marketing program has focused on increasing visibility, supporting local business engagement, and enhancing district identity through a combination of digital outreach, print advertising, high-impact events, and strong community partnerships.

Digital marketing remains a cornerstone of the PBID's outreach strategy. Platforms, such as Instagram, [downtownpomona.org](http://downtownpomona.org), Constant Contact, and Meta geo-fencing tools, have been utilized to maximize visibility and engagement. Instagram continues to serve as the leading outlet for community connection, with over 2.7 million impressions recorded this year and monthly engagement consistently exceeding 15,000. These digital efforts are actively monitored and evaluated to ensure optimal performance and alignment with the district's goals.

To complement our online efforts and reach community members who may not be active on digital platforms, the PBID expanded its outreach through print advertising with *El Clasificado*. This addition allowed us to strengthen visibility among Pomona's Spanish-speaking population and reinforce event promotion within underserved segments of the community.

Marketing and promotion efforts also extended to several large-scale public events that continue to define Downtown Pomona's identity. The Holiday Parade, Second Saturday Art Walks, and Trick or Treat in October were among the most well-attended, drawing significant foot traffic and driving business to the downtown core. Cultural events, such as the Lunar Festival, Día de Los Muertos, and the Art Walk Anniversary celebration

showcased the diversity, talent, and creativity of the community, while supporting local artists, vendors, and small businesses.

Downtown Pomona also experienced renewed interest from commercial and media production agencies. Through partnerships with talent and creative agencies, the district hosted multiple photo and video shoots. Notably, a Pringles commercial filmed in Downtown Pomona aired during the Super Bowl broadcast, placing a national spotlight on our streetscapes and reinforcing the district's appeal as a versatile and film-friendly location.

The PBID's marketing success this year was further amplified by strong partnerships with key organizations. Athens Services, Goldenvoice (creators of Coachella and Stagecoach music festivals), Western University of Health Sciences, the Pomona Police Department, and other civic and private stakeholders played an active role in helping expand campaign reach and deliver high-quality events. These partnerships included ticket giveaways, shared social media campaigns, and collaborative promotional content that helped elevate the visibility of Downtown Pomona well beyond city limits.

In support of these efforts, the PBID expanded its internal marketing team by bringing on experienced staff, resulting in a full-scale in-house creative and digital marketing department. This growth in staffing has allowed for improved campaign development, content creation, and real-time responsiveness across platforms. This newly built foundation will directly support the upcoming district-wide rebrand and website relaunch, both designed to further strengthen Downtown Pomona's image, accessibility, and economic resilience.

## **BOARD OF DIRECTORS**

The current Board of Directors and officers are listed in **Figure 1**. Each year, one-third of the board members are up for reelection, ensuring ongoing community representation and accountability. Officers are elected annually at the June board meeting.

Designated board members actively participate in the monthly Marketing and Operations Committee meetings, focusing on key district initiatives. The Executive Board meets monthly to guide overall strategy and decision-making.

All meetings are open to the public unless adjourned into closed session for specific matters, reflecting the PBID's commitment to transparency and community involvement.

Figure 1: DPOA BOARD MEMBERS

## BOARD MEMBERS

Board Member	Type	Position
Vacant	Property	<b>Treasurer</b>
Kwon, Roy	Property	
Loewenstein, Cary	Property	
Swodeck, Joshua	Property	
Rivera, Martha	Property	
Tessier, Cathy	Property	<b>President</b>
Tessier, Ed	Property	
Wong, Eddie	Property	<b>Secretary</b>
Vacant (THE SAE)	Property	
Manriquez, Justin	Merchant	
Franco, Daniela	Merchant	
Robles, Monique	Merchant	
Mundy, Brian	VPD	
Preciado, Victor	City Council	

## KEY PERSONNEL

Executive Director – Yajaira Heidi Ortega

Maintenance Supervisor – Augusto Vivanco

Accounting – Norma Haddad, CPA, Value Resources

## DPOA MEETING SCHEDULE

(Meetings held at the DPOA office unless otherwise noted)

119 W 2nd St., Pomona CA

Board of Directors: 4th Thursday of the month at 5:00 PM

Joint Operations Committee: 2nd Thursday of the month at 4:00 PM

Marketing Committee: 2nd Thursday of the month at 5:00 PM

Executive Committee: 3rd Thursday of the month at 1:00 PM

DPOA Annual Meeting each August: TBD

Holiday Parade Committee and other *ad hoc* committee meetings: TBD

## **PLANS AND PROJECTS**

In the organizing Downtown Pomona documents, the annual increase of the PBID parcel charge is limited to 2% per year. Given the general increase in costs of goods and services (and staff), the total overall income was able to meet this challenge. Additionally, DPOA has been able to increase financial support from other community and business sources to meet the challenge of increased costs.

## **SECURITY**

The 2025/2026 security budget maintained its monetary level despite a proposed 4% increase while ensuring funds for completing the camera replacement, repairs, and upgrades, adding additional private security patrol hours, and other security enhancements. The Pomona Police Department has full camera access to record and use details for identifying and locating vandals and criminals for prevention and arrest. Funds for additional security patrol during large events will be a cost absorbed by the funds allocated to that event. DPOA staff will communicate with both Pomona Police Department and private security frequently to continue to do everything possible to create and advocate for a safe and friendly atmosphere for residents, businesses, and visitors.

## **MAINTENANCE**

For the 2025/2026 fiscal year, the DPOA maintenance budget has stabilized, reflecting the use of new control programs, staff re-organization, and shifting to new vendors, all to meet the growing needs of the district and the organization's continued commitment to delivering high-quality service to the Downtown Pomona community.

To improve operational efficiency, DPOA has implemented a digital hours-worked entry system that tracks how staff time is spent across various tasks. This data-driven approach allows the team to evaluate performance, assess task prioritization, and adjust scheduling to better align labor hours with district needs.

Beginning in July 2025, an additional tracking program will be introduced to monitor all maintenance tasks, projects, repairs, and associated costs. This new system will capture before-and-after documentation for larger jobs and track equipment usage, enabling staff to better forecast repair needs and extend the lifespan of materials and infrastructure used daily in Downtown Pomona. These tools will not only enhance the team's ability to manage day-to-day maintenance but also support long-term sustainability and resource planning across the PBID.

The DPOA also manages several key contracts with the City of Pomona to supplement city services. One major contract covers the regular emptying and servicing of over 165 public trash cans throughout downtown. The maintenance crew also actively monitors all trash enclosures and reports to administrative staff for follow-up. Another contract includes the cleaning and preservation of the historic fountains on 2nd Street—while DPOA continues scheduled maintenance, additional repairs still pending from the City will fully restore

functionality. In partnership with the Pomona VPD Commission, DPOA is contracted to sweep VPD-managed parking lots using a dedicated power sweeper, owned by the DPOA.

Outside of these formal agreements, DPOA also operates a graffiti film installation and removal program, offering business and property owners protective window film replacement at cost. Due to a rise in material costs and increased usage, the budget for this program has been adjusted accordingly.

Together, these efforts reflect DPOA's proactive and professional approach to keeping Downtown Pomona clean, functional, and welcoming. By leveraging technology, strengthening city partnerships, and investing in the longevity of the district's assets, the DPOA continues to raise the standard for public maintenance within the PBID.

## **MARKETING**

The 2025/2026 budget was increased by 1% to \$181,722. The marketing team was instrumental in the prior year in soliciting sponsorships for various events. As sponsorships are not an anticipated known amount, sponsorship income estimates are not entered as a known income. Individual events will absorb the costs of additional social digital output required for that particular event. In most cases increased event costs will be covered by sponsorship income, thus providing additional funds for marketing efforts. Marketing has taken a lead in digital media advertising and increasing attendance at downtown events.

The Staff reviews all programs, procedures and methods to determine the least costly methods to use, yet to maintain effective marketing. Marketing also continues to provide print materials, banners, local guides, and event directories. This year's marketing plans focus on the official launch of the Downtown Pomona District brand, including a refreshed logo, updated website, and new signage throughout the area.

We are enhancing digital visibility with interactive event directories, SEO-driven content, and a stronger social media presence featuring business highlights, reels, and paid ads. Pedestrian engagement will be improved through creative street markings, QR-coded walking tours, and sidewalk decals that guide visitors to key destinations. We're also producing digital campaigns like the Downtown Digest and branded merchandise to boost community pride. Campaigns, such as "Faces of Downtown" and "Meet Me in Downtown" will spotlight local stories and build neighborhood connections. Partnerships with local artists, businesses, and schools will help drive engagement while performance will be tracked monthly through digital metrics, social growth, and event attendance.

And back by popular demand is the Downtown Trolley. It makes repeated trips around the entire downtown area during 2<sup>nd</sup> Saturday and is featured in special events, not only in the downtown.

## **ADMINISTRATIVE OFFICE**

The proposed budget is \$157,522.00. The staff cost portion of this amount is equally allocated to administration as well as each of the other three budget categories to spread the staff costs. This past fiscal year has been led by a new Director, bringing a tremendous positive impact to the PBID community. Under new leadership, a full review of office procedures was completed with a focus on improving technology, organization, and overall efficiency. A computer technician contractor is currently supporting the office by maintaining updated systems and equipment, providing ongoing maintenance, and offering immediate support for any technical issues staff may face.

The office was reconfigured to increase efficiency and to accommodate the large computer screens that monitor the cameras. Some equipment was replaced, and staff hours were reorganized. Office staff is working closely with maintenance, security, and marketing to monitor finances and work product. It is the duty of office staff to schedule and monitor maintenance, coordinate and schedule social media direction, coordinate closely with Pomona Police Department and private security at all times, schedule and manage all meetings, be available to respond to the needs of PBID property owners, businesses and residents, and meet and greet the public when needed. The office is open four days a week; the fifth day is reserved for internal meetings, project reviews, financial reviews, and planning. The Director will engage with the City of Pomona's departments to determine how the DPOA can best serve the PBID district.

### **In summary:**

1. The DPOA remains committed to supporting downtown property owners and merchants through responsive service, advocacy, and direct collaboration;
2. Strengthening public safety remains a top priority, with continued partnership between the Pomona Police Department and DPOA's upgraded private security to ensure a safer, more welcoming district;
3. The DPOA will grow its dynamic event calendar, further activating public spaces and driving business through curated, high-impact programming;
4. Through strategic initiatives and community engagement, the DPOA will continue to lead efforts that foster economic growth and cultural vibrancy in Downtown Pomona;
5. The DPOA team will maintain a hands-on, proactive approach to daily operations, always seeking ways to improve services and elevate the PBID experience.



## ***DPOA BUDGET***

The PBID is funded primarily through assessments. An additional portion of its income comes from service contracts and service programs. Another source of income is from sponsorships and donations for various activities and events enabling the PBID to expand its events and programs to attract more people to the Downtown area. The budget is reviewed on a monthly basis and expenses are monitored to determine if any elements of the budget need to be adjusted. The budget pays for marketing, security, maintenance, and administration, including costs for all supplies, equipment, services, and staff.

Any surplus of funds at the end of the current fiscal year 2024/2025 will be rolled over to the 2025/2026 fiscal year. We expect the rollover amount at the end of the 2025 fiscal year to be approximately \$23,295.00. \$21,000 is being held in reserves.

In the proposed budget for 2025-2026, the DPOA does not include as income the delinquent assessment funds due to the PBID, pursuant to a list provided by the City of Pomona, based on the summary by WILLDAN Financial Services on May 20, 2025 is \$70,943.34.

In past years, a small portion of some of the delinquent funds has been received by DPOA, but the amount cannot be predetermined.

See **Exhibit A** (ANNUAL BUDGET: FY25-FY26) attached.

## **ASSESSMENTS**

The PBID uses common parcel-based factors to assess special benefit in a commercial retail/residential/business district. These are parcel size, street frontage, and building size. Street frontage has been determined to provide approximately 43% of the total assessment, land area approximately 19% of the total assessment and building area approximately 38% of the total assessment. Annual assessments on property will be \$0.68 per parcel square foot, plus \$18.90 per frontage foot, and \$0.21 per building square foot. The benefits that will be provided to the properties within the district are listed in **Figure 2** below. The amount and percentage of these assessment funds to be distributed for each program are listed next to each program. These services will only be applied to properties that are assessed within the boundaries of the district.

*Figure 2: DPOA BUDGET SUMMARY 2025-2026*

DPOA JULY 1, 2025 TO JUNE 30, 2026		
BUDGET SUMMARY		
SERVICES PROVIDED	AMOUNT	PERCENTAGE
SECURITY	<b>\$591,109.00</b>	<b>43%</b>
MAINTENANCE	<b>\$463,993.75</b>	<b>33%</b>
MARKETING	<b>\$181,472.00</b>	<b>13%</b>
ADMINISTRATION	<b>\$157,522.00</b>	<b>11%</b>

Budget Overview: 7/1/2025-6/30/2026 Annual Budget-FY 25-26					
Income Sources	Income Amount	Total	Expense Amount	Expense Sub-Total	Category Total
<b>City Assessment Funds</b>	\$ 1,127,098.00	\$ 1,127,098.00			
Assessment Delinquent Prior Years due to DPOA ( Delinquent assessments not included in overall budget)	\$ 70,493.34				
<b>DPOA Generated Income- Sponsorship</b>					
<b>General Sponsorship</b>	\$ 5,000.00	\$ 5,000.00			
<b>Events</b>					
Christmas Parade Entry Fees & Vendors	\$ 5,000.00				
Christmas Parade Sponsorships	\$ 15,000.00				
Dia de Los Muertos	\$ 7,500.00				
Farmers Market Income 2nd Saturday	\$ 50,000.00				
Lunar New Year - General	\$ 7,500.00				
Sponsorships	\$ 7,500.00				
	\$ 92,500.00	\$ 92,500.00			
Fox Power Washing ( combine with Pressuer Washing Income					
Graffiti Film Income	\$ 5,000.00				
Movie/Commercial filming fees	\$ 2,000.00				
Pressure Washing Income	\$ 10,000.00	\$ 17,000.00			
<b>City Contracts</b>					
Public Works Fountain Contract	\$ 6,852.00				
Public Works Trash Contract	\$ 27,358.00				
VPD Lot Sweeping Income	\$ 118,800.00				
Contract Total		\$ 153,010.00			
Interest Income		\$ 4.00			
<b>Total DPOA Generated Income</b>		\$ 267,514.00			

Assessment Income		\$ 1,127,098.00			
TOTAL INCOME		\$ 1,394,612.00			
EXPENSES					
Administration					
Accounting And Financial Consulting			\$ 17,500.00		
Audit					
Total Accounting, Audit & Consulting				\$ 17,500.00	
Administration Overhead, compensation & Benefits					
Staff Compensation & Benefits			\$ 123,924.00		
Payroll Taxes - Admin			\$ 12,940.00		
Payroll Services			\$ 7,000.00		
Total Staff Compensation & Benefits & Costs				\$ 35,972.00	
Business Meetings			\$ 1,500.00		
Conferences			\$ 1,500.00		
Dues, Subscriptions, License			\$ 3,000.00		
Human Resources			\$ 5,000.00		
Legal			\$ 7,500.00		
Total Human Resources & Legal			\$ 18,500.00	\$ 18,500.00	
Insurance					
Business Auto Insurance		SEE MAINT			
Business Owners Policy - contents; Equipment; Fine Arts			\$ 4,600.00		
Liability / E & O			\$ 7,000.00		
Property Premises			\$ 500.00		
Total Insurance				\$ 12,100.00	
Meals and Entertainment			\$ 1,000.00		
Meeting Supplies					
Miscellaneous Admin Expenses			\$ 2,500.00		
Office Expenses			\$ 4,000.00		
Computer & IT			\$ 26,000.00		
Office Alarm			\$ 1,200.00		

Office Supplies			\$ 4,000.00		
Postage & Delivery			\$ 750.00		
<b>Total Office Expenses</b>				\$ 38,450.00	
Rent			\$ 30,000.00		
Telephone Fax-Office			\$ 5,000.00		
<b>Office Misc.</b>				\$ 35,000.00	
<b>Total Administration</b>					\$ 157,522.00
<b>Maintenance</b>					
Arch Repairs			\$ 1,000.00		
Business Meetings-Maintenance				\$ 1,000.00	
Compensation and Benefits			\$ 214,052.00		
Maintenance Health Insurance			\$ 32,448.00		
Payroll Taxes Maintenance			\$ 25,688.00		
Workers Compensation			\$ 17,253.00		
Uniform Allowance			\$ 2,500.00		
<b>Total Compensation &amp; Benefits- Maintenance</b>				\$ 291,941.00	
<b>Gem Car &amp; Truck Expenses</b>					
Gem Car & Truck DMV			\$ 600.00		
Gem Car & Truck Insurance			\$ 21,000.00		
Gem Car & Truck maintenance			\$ 12,000.00		
Gem Car/Truck Gas / Oil ( inc sweeper)			\$ 14,000.00		
<b>Total Gem Car/Truck Expenses</b>				\$ 47,600.00	
Graffiti Film			\$ 2,000.00		
Graffiti Removal Supplies / Film			\$ 300.00	\$ 2,300.00	
<b>Landscaping Maintenance</b>					
Gas/ Oil Landscape Equipment			\$ 2,400.00		
Trash Disposal			\$ 27,500.00		
<b>Total Landscaping Maintenance</b>				\$ 29,900.00	
Maintenance Other/ Misc.					
Maintenance Admin Allocation			\$ 35,972.00	\$ 35,972.75	

Maintenance tools and Supplies			\$ 3,600.00		
Meals and Entertainment-Maintenancet			\$ 300.00		
Meeting Supplies maintenance					
Parking Maintenance Vehicle			\$ 6,000.00		
Pest Control			\$ 1,080.00	\$ 10,980.00	
<b>Pressure Washing Program</b>					
Pressure Washer maintenance			\$ 2,500.00	\$ 2,500.00	
<b>Total Pressure Washing Program</b>					
Storage Unit rental ( vehicles)			\$ 2,100.00		
Sweeper Expenses			\$ 2,500.00		
Sweeper Lease			\$ 37,200.00		
Sweeper Gas( inc with all other gas purchases)			\$ 41,800.00	\$ 41,800.00	
Total Sweeper expenses					
Telephone - Maintenance			\$ -		
<b>Total Maintenance</b>					\$ 463,993.00
<b>Marketing</b>					
<b>Advertising</b>					
Collector / Antiques					
Other Advertising			\$ 1,000.00		
Total Advertising				\$ 1,000.00	
Banners, Holiday Décor			\$ 7,000.00		
Brochures, Signage Directories			\$ 3,000.00	\$ 10,000.00	
<b>Events</b>					
Annual Meeting			\$ 1,500.00		
Christmas parade			\$ 5,000.00		
Dia De Los Muertos			\$ 5,500.00		
Farmers Market /2nd Saturday			\$ 5,000.00		
Music / musicians			\$ 13,000.00		
Lunar Festival			\$ 1,000.00		
Supplies and Sanitation			\$ 4,500.00		
Holiday Mixer			\$ 2,000.00		

Other downtown Events			\$ 4,000.00		
Total Events				\$ 41,500.00	
Gallery Expense			\$ 1,000.00		
License & Permits			\$ 1,000.00		
Marketing Business Meetings			\$ 1,000.00		
Marketing Conferences			\$ 250.00	\$ 3,250.00	
Marketing Meeting Supplies					
Marketing Contractors			\$ 27,000.00		
Marketing Consultant			\$ 39,000.00	\$ 66,000.00	
Total Marketing Payroll Expenses					
Meal Entertainment Marketing			\$ 950.00	\$ 950.00	
Miscellaneous					
Overhead Admin -Marketing			\$ 35,972.00	\$ 35,972.00	
Social Media, Design, Layout					
Other Digital Marketing			\$ 9,000.00		
Web Site & Graphics			\$ 3,000.00		
Total Social Media Design, Layout				\$ 12,000.00	
Timeshare Expense			\$ 1,300.00	\$ 1,300.00	
Trolley Expenses					
Trolley Maintenance and Repair			\$ 1,000.00		
Trolley Storage			\$ 1,500.00		
Trolley Insurance			\$ 7,000.00		
<b>Total Trolley Expenses</b>				\$ 9,500.00	
<b>TOTAL MARKETING</b>					
					\$ 181,472.00
<b>Security</b>					
Automobile Expenses- Security			\$ 12,000.00	\$ 12,000.00	
Camera- Security			\$ 2,000.00		
Camera Repair & Maintenance			\$ 20,000.00		
Total Camera Security				\$ 22,000.00	
Overhead Admin - Security			\$ 35,972.00	\$ 35,972.00	

SECURITY CONTRACTS					
Downtown Private Security			\$ 326,349.00		
PPD Enhanced Security			\$ 194,788.00		
Security Hot Line(admin phones)			\$ 521,137.00	\$ 521,137.00	
Signage					
<b>Total Security</b>				\$ 591,109.00	\$ 591,109.00
					\$ 1,394,123.00
<b>TOTAL BUDGET EXPENSES</b>					
<b>TOTAL BUDGET INCOME</b>		\$ 1,394,123.00			
<b>BALANCE ROLL OVER FROM 23-24 FUNDS ON HAND</b>		\$ 23,295.00			
<b>CASH RESERVES</b>		\$ 21,000.00			









**Downtown Pomona Property and Business Improvement District  
Fiscal Year 2025/26  
Assessment Roll**

Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2025/26 Assessment
(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
8335004054	8335-004-054	SHURGARD CALIF PROPERTIES LLC	COM	257.0	37,592.0	55,314.0	19.27980	0.06970	0.21730	19,594.80
8335005044	8335-005-044	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	0.0	9,134.0	0.0	19.27980	0.06970	0.21730	636.64
8335005045	8335-005-045	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	260.93	79,279.0	155,697.0	19.27980	0.06970	0.21730	44,389.38
8335005903	8335-005-903	POMONA CITY	COM	590.0	53,548.0	0.0	19.27980	0.06970	0.21730	15,107.38
8335007904	8335-007-904	POMONA CITY	COM	260.0	31,198.0	0.0	19.27980	0.06970	0.21730	7,187.25
8335007906	8335-007-906	POMONA CITY	COM	130.0	15,599.0	0.0	19.27980	0.06970	0.21730	3,593.62
8335007909	8335-007-909	POMONA CITY	PARK	65.0	7,797.0	0.0	15.42390	0.05570	0.17380	1,436.85
8335007910	8335-007-910	POMONA CITY	PARK	120.0	7,797.0	0.0	15.42390	0.05570	0.17380	2,285.16
8335008902	8335-008-902	POMONA CITY	COM	590.0	53,100.0	0.0	19.27980	0.06970	0.21730	15,076.15
8335009001	8335-009-001	ABBOUD,JASON S AND SOPHIE TRS	COM	130.0	15,599.0	14,180.0	19.27980	0.06970	0.21730	6,674.94
8335009002	8335-009-002	GRANATO,ROBERT L AND RANEY,CHERYL E	COM	32.5	3,899.0	3,712.0	19.27980	0.06970	0.21730	1,704.97
8335009005	8335-009-005	COLLEGE OF OSTEOPATHIC MEDICINE OF THE PACIFIC	COM	32.5	3,899.0	3,899.0	19.27980	0.06970	0.21730	1,745.61
8335009008	8335-009-008	ABBOUD,JASON S AND SOPHIE TRS	COM	27.5	3,293.0	6,600.0	19.27980	0.06970	0.21730	2,193.90
8335009009	8335-009-009	ABBOUD,JASON S AND SOPHIE TRS ABOUD FAMILY TRUST	COM	28.03	3,363.0	6,480.0	19.27980	0.06970	0.21730	2,182.92
8335009010	8335-009-010	ABBOUD,JASON S AND SOPHIE TRS	COM	22.54	1,564.0	7,958.0	19.27980	0.06970	0.21730	2,272.85
8335009011	8335-009-011	ABBOUD,JASON S AND SOPHIE TRS	COM	23.6	2,827.0	2,827.0	19.27980	0.06970	0.21730	1,266.35
8335009014	8335-009-014	ABBOUD,JASON S AND SOPHIE TRS	COM	25.0	2,997.0	3,000.0	19.27980	0.06970	0.21730	1,342.79
8335009015	8335-009-015	KBA PROPERTIES LLC	COM	35.0	4,195.0	17,300.0	19.27980	0.06970	0.21730	4,726.47
8335009017	8335-009-017	ABBOUD,JASON S AND SOPHIE TRS ABOUD FAMILY TRUST	COM	23.33	2,797.0	5,520.0	19.27980	0.06970	0.21730	1,844.24
8335009018	8335-009-018	THOMAS,SUSAN M TR DON R AND SUSAN M THOMAS TRUST	COM	65.0	7,793.0	6,040.0	19.27980	0.06970	0.21730	3,108.85
8335009903	8335-009-903	POMONA CITY	COM	539.0	52,969.0	0.0	19.27980	0.06970	0.21730	14,083.75
8335009904	8335-009-904	POMONA CITY	COM	60.0	6,900.0	0.0	19.27980	0.06970	0.21730	1,637.72
8335010003	8335-010-003	BOADA,MIRIAM M TR CASTILLE,JOS AND BOADA TRUST	COM	47.5	4,988.0	4,795.0	19.27980	0.06970	0.21730	2,305.41
8335010004	8335-010-004	SIMON,VICKI K TR VICKI K SIMON TRUST	COM	50.0	3,537.0	11,650.0	19.27980	0.06970	0.21730	3,742.06
8335010005	8335-010-005	J AND J MAYFAIR LLC	COM	105.0	6,691.0	32,000.0	19.27980	0.06970	0.21730	9,444.34
8335010008	8335-010-008	PKGO LLC	COM	60.0	6,900.0	6,900.0	19.27980	0.06970	0.21730	3,137.09
8335010010	8335-010-010	LIVING HOPE FOUNDATION	COM	108.33	5,197.0	21,260.0	19.27980	0.06970	0.21730	7,070.61
8335010011	8335-010-011	LUU,THUY BICH TR THUY BICH LUU TRUST	COM	21.67	2,592.0	3,850.0	19.27980	0.06970	0.21730	1,435.06
8335010012	8335-010-012	LIN,ANGIE L AND LIN,JOANNE M	COM	16.5	1,978.0	1,580.0	19.27980	0.06970	0.21730	799.32
8335010013	8335-010-013	LUU,THUY BICH TR THUY BICH LUU TRUST	COM	48.5	5,820.0	5,760.0	19.27980	0.06970	0.21730	2,592.37
8335010014	8335-010-014	CISNEROS,JOSE ET AL CISNEROS,ALBERTO	COM	65.0	7,793.0	23,400.0	19.27980	0.06970	0.21730	6,881.18
8335010016	8335-010-016	PKGT LLC	COM	60.0	6,900.0	20,700.0	19.27980	0.06970	0.21730	6,135.83
8335010018	8335-010-018	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	65.0	7,797.0	26,898.0	19.27980	0.06970	0.21730	7,641.57
* 8335010800	8335-010-800	GTE CALIF INC S B OF E PAR 1 MAP 201-19-558	COM	195.0	23,392.0	118,868.0	19.27980	0.06970	0.21730	31,220.00
8335010902	8335-010-902	POMONA CITY	COM	5.0	1,198.0	0.0	19.27980	0.06970	0.21730	179.90
8335010904	8335-010-904	POMONA CITY	COM	120.0	15,599.0	0.0	19.27980	0.06970	0.21730	3,400.83
8335010905	8335-010-905	POMONA CITY	COM	98.0	4,975.0	4,900.0	19.27980	0.06970	0.21730	3,300.95
8335010906	8335-010-906	POMONA CITY	COM	54.0	5,258.0	5,200.0	19.27980	0.06970	0.21730	2,537.55
8335010907	8335-010-907	POMONA CITY	COM	20.0	1,660.0	0.0	19.27980	0.06970	0.21730	501.30
8335011006	8335-011-006	GARCIA,CESAR TR CESAR GARCIA TRUST AND GARCIA,J CO TR GARCIA TRUST	COM	130.0	7,793.0	0.0	19.27980	0.06970	0.21730	3,049.55
8335011007	8335-011-007	KATCH VARTAN LLC	COM	130.0	13,643.0	20,276.0	19.27980	0.06970	0.21730	7,863.27
8335011013	8335-011-013	GARCIA,JOSE AND YOLANDA TRS J AND Y GARCIA TRUST AND GARCIA,C TR CESAR GARCIA TRUST	COM	105.0	7,610.0	14,640.0	19.27980	0.06970	0.21730	5,736.07
8335011014	8335-011-014	AGUDO,GRICELDA	COM	64.5	6,765.0	6,722.0	19.27980	0.06970	0.21730	3,175.76
8335011015	8335-011-015	KATCH VARTAN LLC	COM	120.0	15,551.0	0.0	19.27980	0.06970	0.21730	3,397.48
8335011016	8335-011-016	ARMSTRONG,DAVID W CO TR D AND M TRUST	COM	130.0	15,599.0	24,658.0	19.27980	0.06970	0.21730	8,951.81
* 8335011800	8335-011-800	GTE CALIF INC S B OF E PAR 2 MAP 20119558	COM	195.0	31,198.0	0.0	19.27980	0.06970	0.21730	5,934.06
8335011901	8335-011-901	POMONA CITY	COM	260.0	31,198.0	0.0	19.27980	0.06970	0.21730	7,187.25

Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2025/26 Assessment
(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
8335012002	8335-012-002	TC ENTERPRISE GROUP LLC	COM	130.0	14,950.0	13,000.0	19.27980	0.06970	0.21730	6,373.29
8335012010	8335-012-010	GALEANA,CALISTRO M AND DE MESA,SANTOS N	COM	35.0	3,411.0	914.0	19.27980	0.06970	0.21730	1,111.15
8335012011	8335-012-011	METOCHE LAND LLC	COM	96.82	6,774.0	5,835.0	19.27980	0.06970	0.21730	3,606.76
8335012012	8335-012-012	CEJA,LUIS B AND YOLANDA	PTE	33.18	3,476.0	3,200.0	0.96390	0.00340	0.01080	78.36
8335012015	8335-012-015	TC ENTERPRISE GROUP LLC	COM	130.0	15,551.0	4,000.0	19.27980	0.06970	0.21730	4,459.48
8335012017	8335-012-017	TC ENTERPRISE GROUP LLC	COM	245.0	44,989.0	28,372.0	19.27980	0.06970	0.21730	14,024.52
8335012018	8335-012-018	KEEPLAND LLC	COM	130.0	13,639.0	1,008.0	19.27980	0.06970	0.21730	3,676.05
8335012900	8335-012-900	POMONA CITY HOUSING AUTHORITY	COM	65.0	7,797.0	7,800.0	19.27980	0.06970	0.21730	3,491.58
8335012901	8335-012-901	POMONA CITY HOUSING AUTHORITY	COM	65.0	7,793.0	9,312.0	19.27980	0.06970	0.21730	3,819.86
8335013012	8335-013-012	REBOLLAR,JUAN AND MARTHA TRS JUAN AND MARTHA REBOLLAR TRUST	COM	75.0	7,867.0	3,441.0	19.27980	0.06970	0.21730	2,742.04
8335013013	8335-013-013	MALDONADO,CARLOS AND EVELIA	COM	55.0	5,772.0	3,850.0	19.27980	0.06970	0.21730	2,299.30
8335013014	8335-013-014	MALDONADO,CARLOS F AND EVELIA	COM	25.0	2,618.0	660.0	19.27980	0.06970	0.21730	807.89
8335013017	8335-013-017	SALAZAR,VICTOR O AND RAMIREZ,MARISOL	COM	65.0	7,793.0	1,196.0	19.27980	0.06970	0.21730	2,056.25
8335013019	8335-013-019	BURRY,LINDA L	COM	65.0	7,793.0	0.0	19.27980	0.06970	0.21730	1,796.36
8335013022	8335-013-022	SELTERS,J BENJAMIN III AND SELTERS,SALLY M	COM	45.0	2,618.0	4,500.0	19.27980	0.06970	0.21730	2,027.92
8335013023	8335-013-023	SELTERS,J BENJAMIN III TR J BENJAMIN SELTERS III TRUST	COM	45.0	4,722.0	2,160.0	19.27980	0.06970	0.21730	1,666.08
8335013026	8335-013-026	SELTERS,J BENJAMIN III AND SELTERS,SALLY M	COM	40.0	4,108.0	1,064.0	19.27980	0.06970	0.21730	1,288.73
8335013028	8335-013-028	DEJAGER,PETER AND MICHELLE TRS DEJAGER FAMILY TRUST	COM	125.0	13,038.0	2,352.0	19.27980	0.06970	0.21730	3,829.81
8335013029	8335-013-029	BASRAON LLC	COM	105.0	10,938.0	2,202.0	19.27980	0.06970	0.21730	3,265.25
8335013030	8335-013-030	CARRILLO,ELENA TR SANTACRUZ TRUST	COM	65.0	7,797.0	1,076.0	19.27980	0.06970	0.21730	2,030.45
8335013031	8335-013-031	400 E 4TH LP	COM	65.0	7,800.0	0.0	19.27980	0.06970	0.21730	1,796.85
* 8335013800	8335-013-800	GTE CALIF INC S B OF E PAR 3 MAP 201-19-558	COM	195.0	23,392.0	0.0	19.27980	0.06970	0.21730	5,389.98
* 8335013801	8335-013-801	GTE CALIF INC S B OF E PAR 3 MAP 20119558 2	COM	120.0	7,793.0	0.0	19.27980	0.06970	0.21730	2,856.75
* 8335013806	8335-013-806	M POWER COMM CORP SBE 7724-19-1 PAR 1	COM	65.0	7,800.0	6,670.0	19.27980	0.06970	0.21730	3,246.24
* 8335013807	8335-013-807	M POWER COMM. CORP, SBE 7724-19-1 PAR 2	COM	65.0	7,800.0	3,900.0	19.27980	0.06970	0.21730	2,644.32
* 8335013808	8335-013-808	M POWER COMM CORP SBE 7724-19-1 PAR 3	COM	65.0	7,800.0	6,000.0	19.27980	0.06970	0.21730	3,100.65
* 8335013809	8335-013-809	M POWER COMM CORP SBE 7724-19-1 PAR 4	COM	65.0	7,800.0	0.0	19.27980	0.06970	0.21730	1,796.85
8335013900	8335-013-900	POMONA CITY	COM	260.0	31,198.0	0.0	19.27980	0.06970	0.21730	7,187.25
8335013903	8335-013-903	POMONA CITY	COM	260.0	31,198.0	0.0	19.27980	0.06970	0.21730	7,187.25
8335013904	8335-013-904	POMONA CITY	COM	120.0	13,800.0	0.0	19.27980	0.06970	0.21730	3,275.44
8335013906	8335-013-906	POMONA CITY	COM	120.0	7,797.0	0.0	19.27980	0.06970	0.21730	2,857.03
8335013907	8335-013-907	POMONA CITY	COM	25.0	2,997.0	0.0	19.27980	0.06970	0.21730	690.89
8335013908	8335-013-908	POMONA CITY	COM	55.0	6,599.0	1,215.0	19.27980	0.06970	0.21730	1,784.36
8335014043	8335-014-043	PI PROPERTIES NO 76 LLC AND JOY ST APARTMENTS LLC	COM	260.0	33,800.0	72,707.0	19.27980	0.06970	0.21730	23,167.84
8335014044	8335-014-044	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	500.0	31,200.0	0.0	19.27980	0.06970	0.21730	11,814.54
8335014045	8335-014-045	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	500.0	31,200.0	0.0	19.27980	0.06970	0.21730	11,814.54
8335014046	8335-014-046	MISSION AND LINDEN LLC	COM	65.0	7,802.0	0.0	19.27980	0.06970	0.21730	1,796.99
8335014047	8335-014-047	MISSION AND LINDEN LLC	COM	65.0	7,797.0	0.0	19.27980	0.06970	0.21730	1,796.64
8335014048	8335-014-048	MISSION AND LINDEN LLC	COM	65.0	7,802.0	0.0	19.27980	0.06970	0.21730	1,796.99
8335014049	8335-014-049	MISSION AND LINDEN LLC	COM	65.0	7,802.0	0.0	19.27980	0.06970	0.21730	1,796.99
8335014050	8335-014-050	MISSION AND LINDEN LLC	COM	65.0	6,839.0	0.0	19.27980	0.06970	0.21730	1,729.87
8335014051	8335-014-051	MISSION AND LINDEN LLC	COM	65.0	6,826.0	0.0	19.27980	0.06970	0.21730	1,728.96
8335014052	8335-014-052	MISSION AND LINDEN LLC	COM	130.0	13,652.0	0.0	19.27980	0.06970	0.21730	3,457.92
8335014918	8335-014-918	POMONA CITY	COM	260.0	31,198.0	0.0	19.27980	0.06970	0.21730	7,187.25
8335014925	8335-014-925	POMONA CITY	COM	880.0	62,529.0	0.0	19.27980	0.06970	0.21730	21,324.50
8336026011	8336-026-011	BELVILLE,RICHARD	COM	60.0	7,921.0	7,200.0	19.27980	0.06970	0.21730	3,273.44
8336026015	8336-026-015	LING,SUSAN A	COM	60.0	7,520.0	7,000.0	19.27980	0.06970	0.21730	3,202.03
8336026016	8336-026-016	BELVILLE,RICHARD	COM	60.0	7,468.0	3,450.0	19.27980	0.06970	0.21730	2,426.99
8336026018	8336-026-018	350 N GAREY OWNER LLC LESSOR RAY HOLDINGS LLC LESSEE	COM	257.0	85,051.0	78,058.0	19.27980	0.06970	0.21730	27,844.97
8336026900	8336-026-900	POMONA CITY HOUSING AUTHORITY	COM	50.0	6,349.0	2,097.0	19.27980	0.06970	0.21730	1,862.19
8336026901	8336-026-901	POMONA CITY HOUSING AUTHORITY	COM	50.0	6,353.0	648.0	19.27980	0.06970	0.21730	1,547.60
8336026902	8336-026-902	POMONA CITY HOUSING AUTHORITY	COM	53.0	6,735.0	1,530.0	19.27980	0.06970	0.21730	1,823.73

	Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2025/26 Assessment
	(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
	8336026903	8336-026-903	POMONA CITY HOUSING AUTHORITY	COM	47.0	5,976.0	2,560.0	19.27980	0.06970	0.21730	1,878.97
	8336026904	8336-026-904	REDEVELOPMENT AGENCY OF POMONA CITY	COM	120.0	8,140.0	0.0	19.27980	0.06970	0.21730	2,880.93
	8336026905	8336-026-905	REDEVELOPMENT AGENCY OF POMONA CITY	COM	64.0	7,067.0	0.0	19.27980	0.06970	0.21730	1,726.48
	8336031900	8336-031-900	POMONA CITY	COM	573.07	106,553.0	6,500.0	19.27980	0.06970	0.21730	19,887.87
	8336032001	8336-032-001	SAE SCHOOL FACILITIES LLC	COM	65.0	6,994.0	0.0	19.27980	0.06970	0.21730	1,740.67
	8336032002	8336-032-002	SAE SCHOOL FACILITIES LLC	COM	130.0	13,813.0	0.0	19.27980	0.06970	0.21730	3,469.14
	8336032004	8336-032-004	SAE SCHOOL FACILITIES LLC	COM	65.0	21,288.0	12,850.0	19.27980	0.06970	0.21730	5,529.27
	8336032005	8336-032-005	WEISBRUCH,VANCE W TR VANCE W WEISBRUCH TRUST TSENG,JOE	COM	120.0	9,861.0	5,196.0	19.27980	0.06970	0.21730	4,129.98
	8336032006	8336-032-006	REYTERE LLC	COM	50.0	5,825.0	4,160.0	19.27980	0.06970	0.21730	2,273.96
	8336032007	8336-032-007	REYTERE LLC	COM	60.0	7,632.0	5,211.0	19.27980	0.06970	0.21730	2,821.09
	8336032008	8336-032-008	WEI,STEPHANIE	COM	60.0	7,800.0	5,550.0	19.27980	0.06970	0.21730	2,906.46
	8336032010	8336-032-010	155 W COMMERCIAL STREET LLC	COM	50.0	5,975.0	5,520.0	19.27980	0.06970	0.21730	2,579.94
	8336032011	8336-032-011	155 W COMMERCIAL STREET LLC	COM	80.0	9,653.0	4,320.0	19.27980	0.06970	0.21730	3,153.93
	8336032014	8336-032-014	SAE SCHOOL FACILITIES LLC	COM	0.0	16,989.0	15,323.0	19.27980	0.06970	0.21730	4,513.82
	8336032015	8336-032-015	PEWE,KEITH E CO TR ET AL PEWE FAMILY TRUST AND LOFSTROM,NANCY	COM	108.0	15,623.0	7,760.0	19.27980	0.06970	0.21730	4,857.39
	8341001009	8341-001-009	VEJ POMONA 1 LP	COM	22.5	2,701.0	4,050.0	19.27980	0.06970	0.21730	1,502.12
	8341001011	8341-001-011	VEJ POMONA 1 LP	COM	30.0	3,607.0	6,300.0	19.27980	0.06970	0.21730	2,198.79
	8341001012	8341-001-012	M AND A GABAE LP	COM	40.0	2,644.0	0.0	19.27980	0.06970	0.21730	955.48
	8341001013	8341-001-013	M AND A GABAE LP	COM	65.0	5,297.0	0.0	19.27980	0.06970	0.21730	1,622.39
	8341001030	8341-001-030	VEJ POMONA 5 LP	COM	51.0	4,500.0	6,248.0	19.27980	0.06970	0.21730	2,654.61
	8341001031	8341-001-031	M AND A GABAE LP	COM	45.49	5,236.0	0.0	19.27980	0.06970	0.21730	1,241.99
	8341001032	8341-001-032	M AND A GABAE LP	COM	83.0	10,180.0	0.0	19.27980	0.06970	0.21730	2,309.77
	8341001034	8341-001-034	VEJ POMONA 1 LP	COM	22.5	2,696.0	4,682.0	19.27980	0.06970	0.21730	1,639.11
	8341001035	8341-001-035	VEJ POMONA 1 LP	COM	65.0	5,502.0	4,050.0	19.27980	0.06970	0.21730	2,516.74
	8341001036	8341-001-036	PENA,JOHN TR JOHN PENA TRUST	COM	100.0	6,499.0	5,982.0	19.27980	0.06970	0.21730	3,680.85
	8341001037	8341-001-037	PENA,JOHN TR JOHN PENA TRUST	COM	130.0	12,298.0	11,000.0	19.27980	0.06970	0.21730	5,753.84
	8341001038	8341-001-038	PENA,JOHN TR JOHN PENA TRUST	COM	65.0	6,541.0	5,850.0	19.27980	0.06970	0.21730	2,980.30
	8341001039	8341-001-039	VEJ POMONA 1 LP	COM	195.0	25,348.0	23,400.0	19.27980	0.06970	0.21730	10,611.14
	8341001040	8341-001-040	M AND A GABAE LP	COM	65.0	8,446.0	35,760.0	19.27980	0.06970	0.21730	9,612.52
	8341001900	8341-001-900	POMONA CITY	COM	120.0	10,799.0	0.0	19.27980	0.06970	0.21730	3,066.27
	8341001901	8341-001-901	STATE OF CALIF	COM	105.0	7,087.0	0.0	19.27980	0.06970	0.21730	2,518.34
	8341001902	8341-001-902	POMONA CITY	COM	260.0	23,396.0	0.0	19.27980	0.06970	0.21730	6,643.45
	8341001904	8341-001-904	POMONA CITY	COM	51.0	3,598.0	0.0	19.27980	0.06970	0.21730	1,234.05
	8341001907	8341-001-907	POMONA CITY S BY S	COM	65.0	7,797.0	0.0	19.27980	0.06970	0.21730	1,796.64
	8341002005	8341-002-005	BRIONES,JUAN M AND LIDIA D	COM	20.0	2,396.0	2,400.0	19.27980	0.06970	0.21730	1,074.12
	8341002006	8341-002-006	M AND A GABAE LP	COM	65.0	7,793.0	0.0	19.27980	0.06970	0.21730	1,796.36
	8341002007	8341-002-007	M AND A GABAE LP	COM	41.5	4,979.0	0.0	19.27980	0.06970	0.21730	1,147.15
	8341002008	8341-002-008	M AND A GABAE LP	COM	23.5	2,814.0	0.0	19.27980	0.06970	0.21730	649.21
	8341002011	8341-002-011	M AND A GABAE LP	COM	44.0	5,275.0	0.0	19.27980	0.06970	0.21730	1,215.98
	8341002012	8341-002-012	M AND A GABAE LP	COM	90.0	5,846.0	0.0	19.27980	0.06970	0.21730	2,142.65
	8341002013	8341-002-013	M AND A GABAE LP	COM	65.0	5,846.0	0.0	19.27980	0.06970	0.21730	1,660.65
	8341002014	8341-002-014	JARAMILLO,HUGO AND CORINA TRS JARAMILLO FAMILY TRUST	COM	130.0	15,660.0	19,427.0	19.27980	0.06970	0.21730	7,819.36
	8341002015	8341-002-015	COSSEY,KEVIN L AND GINA M TRS COSSEY FAMILY TRUST	COM	31.0	3,720.0	8,448.0	19.27980	0.06970	0.21730	2,692.71
	8341002016	8341-002-016	JARAMILLO,HUGO AND CORINA V TRS H AND C JARAMILLO TRUST	COM	33.42	4,008.0	2,240.0	19.27980	0.06970	0.21730	1,410.44
	8341002017	8341-002-017	M AND A GABAE LP	COM	65.0	7,793.0	7,800.0	19.27980	0.06970	0.21730	3,491.30
	8341002019	8341-002-019	CALIFORNIA OPPORTUNITY ZONE FUND LP	COM	130.0	15,599.0	3,790.0	19.27980	0.06970	0.21730	4,417.19
	8341002020	8341-002-020	VEJ POMONA 6 LP	COM	65.0	7,793.0	3,469.0	19.27980	0.06970	0.21730	2,550.17
	8341002021	8341-002-021	M AND A GABAE LP	COM	21.0	2,518.0	0.0	19.27980	0.06970	0.21730	580.38
	8341002022	8341-002-022	BRIONES,JUAN M AND LIDIA D	COM	45.0	5,393.0	5,400.0	19.27980	0.06970	0.21730	2,416.90
	8341002024	8341-002-024	M AND A GABAE LP	COM	130.0	11,696.0	0.0	19.27980	0.06970	0.21730	3,321.59
	8341002025	8341-002-025	VEJ POMONA 6 LP	COM	65.0	7,802.0	5,864.0	19.27980	0.06970	0.21730	3,071.23
*	8341002800	8341-002-800	SO CALIF EDISON CO S B OF E PAR 2 MAP 148-19-148	COM	130.0	11,696.0	1,144.0	19.27980	0.06970	0.21730	3,570.18

	Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2025/26 Assessment
	(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
*	8341002803	8341-002-803	UNION PACIFIC R R CO SBE PAR 40 MAP 843-19-21N	COM	260.0	27,300.0	0.0	19.27980	0.06970	0.21730	6,915.56
	8341002904	8341-002-904	POMONA CITY	COM	130.0	11,696.0	0.0	19.27980	0.06970	0.21730	3,321.59
	8341003001	8341-003-001	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	60.0	7,109.0	7,800.0	19.27980	0.06970	0.21730	3,347.23
	8341003002	8341-003-002	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	25.0	2,997.0	1,500.0	19.27980	0.06970	0.21730	1,016.84
	8341003003	8341-003-003	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	40.0	4,796.0	1,200.0	19.27980	0.06970	0.21730	1,366.23
	8341003004	8341-003-004	VEJ POMONA 6 LP	COM	65.0	7,793.0	6,496.0	19.27980	0.06970	0.21730	3,207.94
	8341003005	8341-003-005	VEJ POMONA 6 LP	COM	65.0	7,793.0	7,800.0	19.27980	0.06970	0.21730	3,491.30
	8341003006	8341-003-006	RAMIREZ,CARLOS A	COM	120.0	7,745.0	4,904.0	19.27980	0.06970	0.21730	3,919.04
	8341003007	8341-003-007	VEJ POMONA 6 LP	COM	65.0	7,793.0	2,170.0	19.27980	0.06970	0.21730	2,267.90
	8341003008	8341-003-008	VEJ POMONA 6 LP	COM	32.5	3,898.0	720.0	19.27980	0.06970	0.21730	1,054.74
	8341003009	8341-003-009	TESSIER,GERALD V TR GERALD V TESSIER TRUST	COM	32.5	3,898.0	1,008.0	19.27980	0.06970	0.21730	1,117.32
	8341003010	8341-003-010	EL TERREMOTO INC	COM	72.0	4,700.0	2,664.0	19.27980	0.06970	0.21730	2,294.62
	8341003011	8341-003-011	EL TERREMOTO INC	COM	48.0	3,093.0	1,410.0	19.27980	0.06970	0.21730	1,447.41
	8341003900	8341-003-900	POMONA CITY	PARK	260.0	67,600.0	1,738.0	15.42390	0.05570	0.17380	8,077.60
	8341003901	8341-003-901	POMONA CITY	COM	260.0	31,198.0	0.0	19.27980	0.06970	0.21730	7,187.25
	8341003902	8341-003-902	POMONA CITY	COM	160.0	4,800.0	12,046.0	19.27980	0.06970	0.21730	6,036.92
	8341003903	8341-003-903	POMONA CITY	COM	24.5	2,940.0	0.0	19.27980	0.06970	0.21730	677.27
	8341003904	8341-003-904	POMONA CITY	COM	20.42	2,450.0	0.0	19.27980	0.06970	0.21730	564.46
	8341003905	8341-003-905	POMONA CITY	COM	44.58	5,349.0	0.0	19.27980	0.06970	0.21730	1,232.32
	8341003906	8341-003-906	POMONA CITY	COM	22.0	2,640.0	0.0	19.27980	0.06970	0.21730	608.16
	8341003907	8341-003-907	POMONA CITY	COM	43.0	5,160.0	0.0	19.27980	0.06970	0.21730	1,188.68
	8341003908	8341-003-908	POMONA CITY	COM	19.0	2,280.0	0.0	19.27980	0.06970	0.21730	525.23
	8341003909	8341-003-909	POMONA CITY	COM	143.5	5,200.0	5,200.0	19.27980	0.06970	0.21730	4,259.05
	8341004018	8341-004-018	VEJ POMONA 1 LP	COM	83.0	9,958.0	15,268.0	19.27980	0.06970	0.21730	5,612.03
	8341004022	8341-004-022	PORRAS,LUIS A AND MOYA,LORENA P AND MOYA,LUIS AND VILMA	COM	25.0	1,625.0	1,500.0	19.27980	0.06970	0.21730	921.21
	8341004024	8341-004-024	JUVENTUD RENOVADA EN EL ESPIRITU SANTO	PTE	85.0	10,193.0	13,940.0	0.96390	0.00340	0.01080	267.14
	8341004026	8341-004-026	KWON,ROY N	COM	30.0	1,943.0	3,900.0	19.27980	0.06970	0.21730	1,561.29
	8341004039	8341-004-039	VEJ POMONA 1 LP	COM	69.0	6,547.0	6,156.0	19.27980	0.06970	0.21730	3,124.33
	8341004041	8341-004-041	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	33.0	3,411.0	0.0	19.27980	0.06970	0.21730	873.98
	8341004042	8341-004-042	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	97.5	10,237.0	0.0	19.27980	0.06970	0.21730	2,593.30
	8341004044	8341-004-044	VEJ POMONA 5 LP	COM	90.0	5,846.0	25,746.0	19.27980	0.06970	0.21730	7,737.25
	8341004045	8341-004-045	VEJ POMONA 5 LP	COM	10.0	1,198.0	1,200.0	19.27980	0.06970	0.21730	537.06
	8341004046	8341-004-046	VEJ POMONA 2 LP	COM	64.0	7,793.0	3,534.0	19.27980	0.06970	0.21730	2,545.02
	8341004049	8341-004-049	VEJ POMONA 2 LP	PARK	195.0	23,392.0	15,473.0	15.42390	0.05570	0.17380	6,999.80
	8341004051	8341-004-051	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	245.0	25,230.0	57,846.0	19.27980	0.06970	0.21730	19,052.02
	8341004052	8341-004-052	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	155.0	17,838.0	0.0	19.27980	0.06970	0.21730	4,231.68
	8341004053	8341-004-053	VEJ POMONA 1 LP	COM	120.0	12,288.0	27,296.0	19.27980	0.06970	0.21730	9,101.47
	8341004054	8341-004-054	VEJ POMONA 9 LP	COM	228.0	12,960.0	16,482.0	19.27980	0.06970	0.21730	8,880.65
	8341004902	8341-004-902	POMONA CITY	COM	260.0	7,802.0	0.0	19.27980	0.06970	0.21730	5,556.55
	8341005008	8341-005-008	HUNG,JEAN ET AL HUNG JENNY	COM	32.5	3,899.0	3,900.0	19.27980	0.06970	0.21730	1,745.82
	8341005009	8341-005-009	MOK,LINDA K TR ELMA FAMILY TRUST	COM	32.5	3,899.0	3,900.0	19.27980	0.06970	0.21730	1,745.82
	8341005011	8341-005-011	POMONA VALLEY MASONIC TEMPLE ASSN	PTE	120.0	14,397.0	14,400.0	0.96390	0.00340	0.01080	320.14
	8341005013	8341-005-013	TAPP,D RODNEY	COM	35.0	4,548.0	8,060.0	19.27980	0.06970	0.21730	2,743.23
	8341005014	8341-005-014	395 THOMAS GROUP LLC	COM	85.0	12,245.0	15,648.0	19.27980	0.06970	0.21730	5,892.57
	8341005015	8341-005-015	WAY WORLD OUTREACH MINISTRIES	PTE	90.0	10,799.0	9,829.0	0.96390	0.00340	0.01080	229.62
	8341005016	8341-005-016	SAE SCHOOL FACILITIES LLC	COM	62.0	5,576.0	1,850.0	19.27980	0.06970	0.21730	1,986.00
	8341005017	8341-005-017	SAE SCHOOL FACILITIES LLC	COM	58.0	7,536.0	1,770.0	19.27980	0.06970	0.21730	2,028.11
	8341005018	8341-005-018	SAE SCHOOL FACILITIES LLC	COM	120.0	18,073.0	29,814.0	19.27980	0.06970	0.21730	10,051.85
	8341005019	8341-005-019	CDX HALL EVENTS INC	COM	65.0	7,793.0	7,168.0	19.27980	0.06970	0.21730	3,353.97
	8341005029	8341-005-029	POMONA FOX THEATER MASTER TENANT LLC LESSEE POMONA FOX THEATER LLC LESSOR	COM	195.0	20,473.0	20,390.0	19.27980	0.06970	0.21730	9,617.28
	8341005030	8341-005-030	TAVANGARIAN,ARDESHIR A CO TR TAVANGARIAN TRUST	COM	65.0	6,817.0	6,710.0	19.27980	0.06970	0.21730	3,186.41
	8341005031	8341-005-031	VEJ POMONA 3 LP	COM	65.0	7,793.0	7,800.0	19.27980	0.06970	0.21730	3,491.30

Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2025/26 Assessment
(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
8341005032	8341-005-032	VEJ POMONA 3 LP	COM	76.95	17,041.0	18,720.0	19.27980	0.06970	0.21730	6,739.19
8341005033	8341-005-033	VEJ POMONA 4 LP	COM	119.0	14,279.0	39,074.0	19.27980	0.06970	0.21730	11,780.32
8341005901	8341-005-901	POMONA CITY	COM	130.0	14,397.0	0.0	19.27980	0.06970	0.21730	3,509.84
8341005904	8341-005-904	POMONA CITY	COM	310.0	23,800.0	0.0	19.27980	0.06970	0.21730	7,635.60
8341006003	8341-006-003	GUTIERREZ,ALFONSO AND LEONOR	COM	45.0	5,393.0	1,047.0	19.27980	0.06970	0.21730	1,471.00
8341006004	8341-006-004	HIGH PLAINS INVESTMENT LLC	COM	55.0	6,939.0	4,608.0	19.27980	0.06970	0.21730	2,545.36
8341006005	8341-006-005	POMONA UPLAND LLC	COM	189.0	8,612.0	3,999.0	19.27980	0.06970	0.21730	5,113.12
8341006022	8341-006-022	POMONA OFFICE TOWER LLC AND WG KUPKA LLC	COM	260.0	68,616.0	171,423.0	19.27980	0.06970	0.21730	47,045.50
8341006024	8341-006-024	CIRIT,SEMIH TR JAVELIN TRUST	COM	120.0	30,379.0	28,195.0	19.27980	0.06970	0.21730	10,557.77
8341006025	8341-006-025	REYVAL CORPORATION	COM	191.0	9,509.0	4,921.0	19.27980	0.06970	0.21730	5,414.55
8341007020	8341-007-020	CHINA COVE	COM	65.0	7,793.0	0.0	19.27980	0.06970	0.21730	1,796.36
8341007022	8341-007-022	435 WEST MISSION PROPERTIES LLC	COM	60.0	7,109.0	7,200.0	19.27980	0.06970	0.21730	3,216.85
8341007023	8341-007-023	435 WEST MISSION PROPERTIES LLC	COM	105.0	6,212.0	6,300.0	19.27980	0.06970	0.21730	3,826.35
8341007024	8341-007-024	435 WEST MISSION PROPERTIES LLC	COM	65.0	6,817.0	6,825.0	19.27980	0.06970	0.21730	3,211.40
8341007025	8341-007-025	435 WEST MISSION PROPERTIES LLC	COM	130.0	13,643.0	27,638.0	19.27980	0.06970	0.21730	9,463.03
8341007026	8341-007-026	CHINA COVE	COM	65.0	7,793.0	0.0	19.27980	0.06970	0.21730	1,796.36
8341007027	8341-007-027	CHINA COVE	COM	65.0	7,793.0	15,408.0	19.27980	0.06970	0.21730	5,144.52
8341007029	8341-007-029	DONNER,MICHAEL L AND JOAN E TRS MICHAEL AND JOAN DONNER TRUST	COM	195.0	20,081.0	2,052.0	19.27980	0.06970	0.21730	5,605.11
8341007030	8341-007-030	JAUR AND REYES CORPORATION	COM	159.0	6,520.0	4,500.0	19.27980	0.06970	0.21730	4,497.78
8341007031	8341-007-031	JAUR AND REYES CORPORATION	COM	65.0	6,761.0	2,711.0	19.27980	0.06970	0.21730	2,313.53
8341007032	8341-007-032	WANDIGA,MICHAEL N	COM	10.0	1,198.0	0.0	19.27980	0.06970	0.21730	276.30
8341007033	8341-007-033	CIRIT,SEMIH TR JAVELIN TRUST	COM	65.0	7,797.0	0.0	19.27980	0.06970	0.21730	1,796.64
8341007900	8341-007-900	POMONA CITY	COM	250.0	14,397.0	0.0	19.27980	0.06970	0.21730	5,823.42
8341008007	8341-008-007	SELTERS,J B III TR J B SELTERS III TRUST	COM	65.0	6,817.0	6,366.0	19.27980	0.06970	0.21730	3,111.66
8341008008	8341-008-008	MITCHELL,ROBERT A CO TR MITCHELL FAMILY TRUST	COM	75.0	7,867.0	1,738.0	19.27980	0.06970	0.21730	2,371.98
8341008009	8341-008-009	MCGREAL,JANET S	COM	65.0	6,739.0	5,972.0	19.27980	0.06970	0.21730	3,020.61
8341008015	8341-008-015	HEMMING,MICHAEL J AND LEOTI L	COM	65.0	5,772.0	2,480.0	19.27980	0.06970	0.21730	2,194.40
8341008016	8341-008-016	CIVIC CENTER INV CO	COM	120.0	15,599.0	10,890.0	19.27980	0.06970	0.21730	5,767.22
8341008024	8341-008-024	CHAMAA,ADAM AND ALABED,KHOLOD ET AL CHAMAA,DANNY	COM	175.0	45,738.0	16,265.0	19.27980	0.06970	0.21730	10,096.29
8341008025	8341-008-025	CHAMAA,ADAM ET AL CHAMAA,DANNY	COM	61.0	11,766.0	16,000.0	19.27980	0.06970	0.21730	5,472.96
8341008035	8341-008-035	GIRALDO,JOHN J	COM	0.0	340.0	755.0	19.27980	0.06970	0.21730	187.76
8341008036	8341-008-036	CHEUNG,MEI YUK	COM	0.0	572.0	1,270.0	19.27980	0.06970	0.21730	315.84
8341008037	8341-008-037	DECASAS,RENE	COM	0.0	425.0	944.0	19.27980	0.06970	0.21730	234.75
8341008038	8341-008-038	OTTE,LARRY D TR LARRY D OTTE TRUST	COM	0.0	474.0	1,054.0	19.27980	0.06970	0.21730	262.07
8341008039	8341-008-039	JATURONGPANICH,RICHARD	COM	0.0	485.0	1,076.0	19.27980	0.06970	0.21730	267.62
8341008040	8341-008-040	REESE,RENFORD R	COM	0.0	397.0	883.0	19.27980	0.06970	0.21730	219.55
8341008041	8341-008-041	LOEWENSTEIN,CAROLYN D	COM	0.0	478.0	1,062.0	19.27980	0.06970	0.21730	264.09
8341008042	8341-008-042	NING,RYAN Q	COM	0.0	381.0	847.0	19.27980	0.06970	0.21730	210.61
8341008043	8341-008-043	CREATOR,WESLEY AND ZHOU,HUITING	COM	0.0	390.0	866.0	19.27980	0.06970	0.21730	215.36
8341008044	8341-008-044	TANG,RITA L TR TANG FAMILY TRUST	COM	0.0	463.0	1,029.0	19.27980	0.06970	0.21730	255.87
8341008045	8341-008-045	SANCHEZ,OMAR	COM	0.0	353.0	784.0	19.27980	0.06970	0.21730	194.97
8341008048	8341-008-048	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	0.0	593.0	1,317.0	19.27980	0.06970	0.21730	327.52
8341008049	8341-008-049	YAN,JEFFERY L AND YANG,WEIYUN	COM	0.0	397.0	881.0	19.27980	0.06970	0.21730	219.11
8341008052	8341-008-052	GALVAN,GALO M AND CANON MENSENDIEK,LAURA	COM	0.0	425.0	938.0	19.27980	0.06970	0.21730	233.45
8341008053	8341-008-053	LOERA,MARIO TR MARIO LOERA TRUST	COM	0.0	399.0	880.0	19.27980	0.06970	0.21730	219.03
8341008054	8341-008-054	GONZALEZ,JAVIER C	COM	0.0	303.0	670.0	19.27980	0.06970	0.21730	166.71
8341008055	8341-008-055	TREINEN,EDWARD D	COM	0.0	363.0	801.0	19.27980	0.06970	0.21730	199.36
8341008056	8341-008-056	CHIN,CHRISTOPHER	COM	0.0	356.0	786.0	19.27980	0.06970	0.21730	195.61
8341008057	8341-008-057	WPC FAMILY LTD PTNSHP #2	COM	0.0	383.0	846.0	19.27980	0.06970	0.21730	210.53
8341008058	8341-008-058	ATIENZA,BYRON	COM	0.0	356.0	784.0	19.27980	0.06970	0.21730	195.18
8341008059	8341-008-059	VALLANDIGHAM KOKUM,DEBORAH A	COM	0.0	382.0	843.0	19.27980	0.06970	0.21730	209.81
8341008060	8341-008-060	WAER,HERMAN III AND LEANDRA TRS WAER FAMILY TRUST	COM	0.0	451.0	995.0	19.27980	0.06970	0.21730	247.65



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	(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
	8341008061	8341-008-061	BRENES,BRITTANY K	COM	0.0	370.0	816.0	19.27980	0.06970	0.21730	203.11
	8341008062	8341-008-062	PENA,JOHN J	COM	0.0	531.0	1,171.0	19.27980	0.06970	0.21730	291.47
	8341008063	8341-008-063	MISSION PROMENADE HOLDINGS LLC	COM	322.85	57,064.0	0.0	19.27980	0.06970	0.21730	10,201.84
	8341008064	8341-008-064	MISSION PROMENADE HOLDINGS LLC	COM	59.94	5,619.0	0.0	19.27980	0.06970	0.21730	1,547.28
	8341008065	8341-008-065	MISSION PROMENADE HOLDINGS LLC	COM	61.36	3,319.0	7,325.0	19.27980	0.06970	0.21730	3,006.07
	8341008066	8341-008-066	MISSION PROMENADE HOLDINGS LLC	COM	0.0	3,649.0	8,053.0	19.27980	0.06970	0.21730	2,004.25
	8341008067	8341-008-067	MISSION PROMENADE HOLDINGS LLC	COM	109.41	5,881.0	13,062.0	19.27980	0.06970	0.21730	5,357.68
	8341008068	8341-008-068	MISSION PROMENADE HOLDINGS LLC	COM	0.0	5,854.0	13,001.0	19.27980	0.06970	0.21730	3,233.14
	8341008069	8341-008-069	MISSION OAK GROUP LLC	COM	0.0	389.0	865.0	19.27980	0.06970	0.21730	215.08
	8341008070	8341-008-070	MISSION OAK GROUP LLC	COM	0.0	469.0	1,041.0	19.27980	0.06970	0.21730	258.90
	8341008904	8341-008-904	POMONA CITY	COM	120.0	14,397.0	0.0	19.27980	0.06970	0.21730	3,317.05
	8342001023	8342-001-023	SALAZAR,FERNANDO AND CAROLINA	COM	35.0	5,874.0	1,980.0	19.27980	0.06970	0.21730	1,514.46
	8342001024	8342-001-024	SALAZAR,FERNANDO M AND CAROLINA	COM	32.67	4,246.0	1,980.0	19.27980	0.06970	0.21730	1,356.07
	8342001025	8342-001-025	BROOKS,ROBERT E AND DIANE S	COM	43.33	5,541.0	1,020.0	19.27980	0.06970	0.21730	1,443.25
*	8342001804	8342-001-804	UNION PACIFIC R R CO SBE PAR 41-42 MAP 843-19-21P	COM	0.0	119,874.0	860.0	19.27980	0.06970	0.21730	8,542.10
	8342001914	8342-001-914	POMONA CITY	COM	0.0	7,743.0	0.0	19.27980	0.06970	0.21730	539.69
<b>Total</b>					<b>25,620</b>	<b>3,089,321</b>	<b>2,023,308</b>				<b>\$1,127,098.52</b>
<b>Parcel Count</b>											<b>271</b>

\* SBE Parcels associated with the following SBE Numbers (9014-800-001, 9020-100-001, 9084-300-003, 9775-700-001)