



Introduction

The Arlington Business Partnership (ABP) proudly presents this comprehensive annual report for Fiscal Year 2025–2026. This report reflects on accomplishments, measures community engagement, outlines financial stewardship, and reaffirms ABP's mission to support the Arlington Business District.

History and Mission

Established: October 2002

Mission Statement: To advocate and foster the economic and community development of the Arlington Business District, creating a sense of pride for all who live, work, and do business in Arlington.

Since its founding, ABP has focused on strengthening business relationships, improving the physical environment, and elevating Arlington's profile as a clean, safe, and attractive commercial area.

Board of Directors (FY 2024-2025)

- Paul Akes – **President**, Akes Family Funeral Home
- Cindy Keyes Ross – **Vice President**, Keyes Mane Design
- Mike Munksgaard – **Treasurer**, Center Electric
- Mike Sadeghian – **Secretary**, Van Buren Land & Investments
- Joshua Kopp – Director, Arlington Community Action Group
- Matt Hall – Director, Les Schwab Tire Center
- Miles Ward – Director, Community At Large
- Carolyn Badger – Director, Community At Large
- Jack Cords – Director, Printing Connection
- James Hawthorne – Director, Shalhoub's McDonalds

Board Policies Include: Code of Conduct & Conflict of Interest Policies

Strategic Goals

1. Enhance the Physical Environment

ABP implements visible improvements such as graffiti removal, pressure washing,

parking lot restriping, signage upgrades, and beautification projects that improve customer experience and safety.

2. **Improve Marketing and Visibility**

By hosting community events, running social media campaigns, and publishing the Arlington Times, ABP raises awareness of local businesses and enhances community pride.

3. **Support Local Business Growth**

ABP is committed to creating a thriving commercial environment where businesses can grow, adapt, and succeed. This includes:

- Hosting educational workshops and networking events.
- Promoting small businesses in seasonal campaigns.
- Supporting grant opportunities and guidance through ABP's Economic Development Committee. Progress is tracked by measuring business participation in events, program utilization, and satisfaction surveys.

4. **Strengthen Strategic Partnerships**

ABP collaborates with organizations such as Keep Riverside Clean and Beautiful (KRCB), Arlington Community Action Group (ACAG), California Baptist University (CBU), Greater Riverside Chamber of Commerce (GRCOC), Love Riverside, and PRCSD to share resources and scale community impact.

BID Boundaries & Proposed Changes

To better serve high-traffic zones and community anchors, ABP proposes the following BID boundary expansions:

- **Jackson Street:** Add 70 ft (one side) to include Hunt Park.
 - **Indiana Avenue:** Add 1,000 ft (both sides) toward Gibson Street.
 - **Magnolia Avenue:** Add 1,200 ft (one side) toward Banbury Drive.
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Assessment Structure

Current Structure: 90% business tax increase (max \$400 cap)

Proposed Change: Flat \$400 per business annually (\$33.35/month), this increase will go towards funding expanded pressure washing & parking lot striping throughout the Arlington BID along with helping fund essential repairs to the Arlington Holiday Decoration equipment, the Arlington Clock and other ABP equipment.

Community Engagement Plan

ABP's programming and benefits are shaped by ongoing stakeholder feedback, public meetings, and data from cleanups, grants, and event attendance.

- **Monthly Meetings:** Four standing committees (Board, Marketing, Economic Development, and Community Action) meet regularly to set priorities and review impact.

- **Event Participation:** Over 50 cleanup projects and 20 public events hosted or participated, including the Riverside Chili Cook-Off and Winter Wonderland.
 - **Tracking Impact:** ABP evaluates its programs through participation metrics, post-event surveys, and ongoing input from stakeholders and City staff helps refine strategies and guide continuous improvement.
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Public Resources and Website Access

ABP's website www.riversideabp.com provides:

- Annual reports and financial summaries
- Public meeting schedules
- BID boundary maps and improvement plans
- Grant applications
- Event calendars and volunteer information

The site is updated regularly to maintain transparency and encourage civic participation.

FY 2024–2025 Sponsors

- Les Schwab Tire Center
- Arlington Community Action Group
- Stater Bros Market
- Righty Tightly Plumbing
- Affordable Homeworks
- British Swim School
- Keep Riverside Clean & Beautiful
- Akes Family Funeral Home
- Shalhoub's Family McDonalds
- Dr Morsy Dental Services
- City of Riverside
- Norris Jewelers

Anticipated FY 2025–2026 Partners

- Les Schwab Tire Center
- Arlington Community Action Group
- Stater Bros Market
- Righty Tightly Plumbing
- Affordable Homeworks
- British Swim School
- Keep Riverside Clean & Beautiful
- Akes Family Funeral Home
- Shalhoub's Family McDonalds

- Dr Morsy Dental Services
 - City of Riverside
 - Norris Jewelers
 - ADT Security
 - 1LoveIE
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Pilot Beautification Programs

- **Arlington Fresh Start:** Free pressure washing (up to 800 sq ft) for storefront entryways, businesses can request services online via website. (Currently Businesses provide materials, ABP/ACAG provides the labor.)
 - **Line Up Arlington:** Free parking lot restriping for improved safety and curb appeal, businesses can request services online via website. (Currently Businesses provide materials, ABP/ACAG provides the labor.)
 - **Weekly Clean-Ups:** Led by ABP in partnership with ACAG volunteers & KRCB. This includes anything from picking up unauthorized trash dumping, cleaning public right-of-ways, maintaining ABP Bus Shelters, removing graffiti.
 - **Pending Enhancements:** ABP is looking into wrapping the utility boxes within the BID to help prevent vandalism & graffiti along with the added goal of continuing to promote the BID.
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Vandalism Reimbursement Program

ABP's Vandalism Reimbursement Program covers 50% of damages (up to \$1,000). This past year:

- Approved Projects: Pacific Dental, Les Schwab, 3D Chemical, EZ Mobility (pending)
 - Arlington Holiday Lighting was vandalized over 40 times, prompting security reviews and redesigns.
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Physical Improvement Program

ABP's Physical Improvement Program covers 50% of damages (up to \$1,000). This past year:

Approved Projects

- New Subway Sign @ 2995 Van Buren Ave
 - New Latco Income Tax Sign @ 9590 Magnolia Ave
 - New Golden Beauty Sign @ 10060 Magnolia Ave
 - New Outdoor Dining @ Ramiro's Cocina
 - New Outdoor Lighting @ Riverside County Lumber Co
 - Pending New EZ-Mobility Sign @ 9295 Magnolia Ave
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Financial Summary (FY 2025–2026 Proposed Budget)

Income

- BID Assessments: \$375,200.00
- Sponsorships: \$25,000.00
- Sales: \$5,000.00
- 2024 Surplus: \$82,406.75
- **Total Income:** \$487,606.75

Line-Item Expenses

- Marketing
 - Chili Cook-Off: \$50,000.00
 - Winter Wonderland: \$19,000.00
 - Business Promotions: \$13,400.00
- Physical Improvements
 - General Improvements (Pressure Washing, BID Maintenance, Striping): \$92,800.00
 - Holiday Lighting: \$45,000.00
 - PIP Grant Program: \$15,000.00
 - Vandalism Reimbursement: \$15,000.00
- Administrative
 - Meeting Expenses: \$2,500.00
 - Cleaning: \$5,200.00
 - Internet/TV/Phone/Alarm/Cameras: \$2,000.00
 - Rent: \$33,600.00
 - Utilities: \$3,000.00
 - Software & Apps: \$2,000.00
 - Office Supplies: \$10,000.00
 - Insurance: \$7,500.00
 - Payroll & Taxes: \$106,950.00
- **Total Expenses:** \$422,950.00

Net Income: \$64,656.75

Looking Ahead

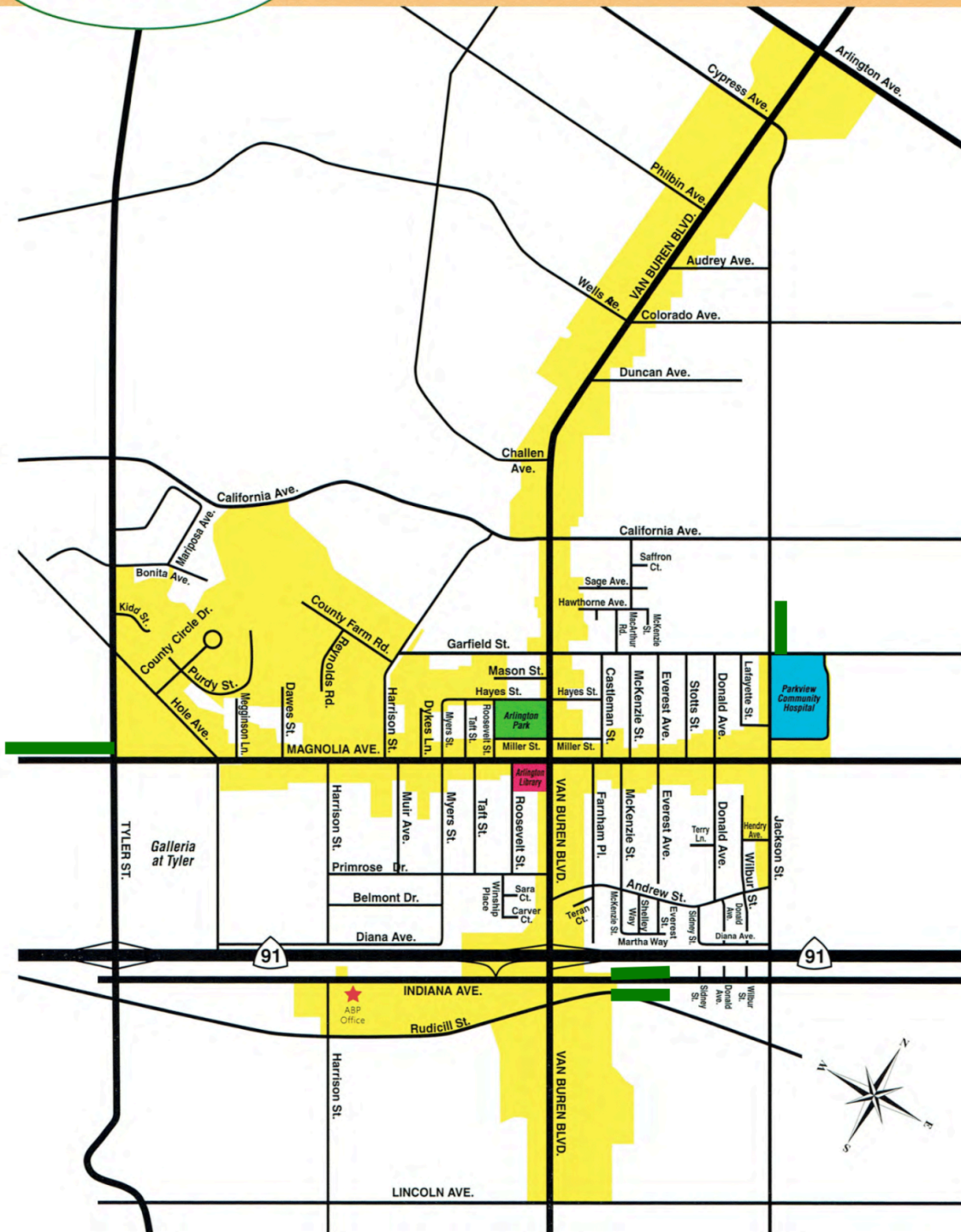
In FY 2025–2026, ABP will:

- Pursue new outreach and surveying tools to better serve businesses.
 - Formalize sponsorship tiers to expand program funding.
 - Launch updated branding and visual identity for the BID.
 - Develop and approve a new strategic plan for 2025-2028.
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Arlington Business Improvement District

Riverside, California





Oz Puerta <oz@riversideabp.com>

Encampment Clean-Up on Sunday 1/26

Jean-Paul Bour <jean-paulbour@hotmail.com>

Thu, Jan 30, 2025 at 8:13 PM

To: Oz Puerta <oz@riversideabp.com>

Hi Oz. I can't tell you how appreciative I am of your assistance at my property!
You are a good man, and please thank all who helped in this cleanup. God bless you all!



JP BOUR
PRESIDENT
909-865-5500
1344 S RESERVOIR ST
POMONA, CA 91766
3DCHEMICAL EQUIPMENT.COM
@SHOPPRIMECARE

From: Oz Puerta <oz@riversideabp.com>**Sent:** Thursday, January 30, 2025 10:30 AM**To:** jean-paulbour@hotmail.com <jean-paulbour@hotmail.com>**Subject:** Encampment Clean-Up on Sunday 1/26

[Quoted text hidden]

Statement of Activity

Arlington Business Partnership

November 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
BID Assessments	\$172,260.83
Sponsorships	17,000.00
Total for BID Assessments	\$189,260.83
Sales	16,845.59
Total for Income	\$206,106.42
Cost of Goods Sold	
Gross Profit	\$206,106.42
Expenses	
1 Meeting Expenses	\$1,840.05
Annual Meeting - Food	235.08
Total for 1 Meeting Expenses	\$2,075.13
2 Grants & Contributions	3,998.90
3 Marketing	\$120.22
Chili Cook-Off	40,410.49
Winter Wonderland	9,574.31
Total for 3 Marketing	\$50,105.02
4 Physical Improvements	\$782.68
General Improvements	6,838.72
Holiday Lighting	9,479.51
PIP Grant	4,195.00
Total for 4 Physical Improvements	\$21,295.91
5 Occupancy	0
Cleaning	2,254.77
Internet/TV/Cell/Phone/Alarm/Cameras	1,960.76
Rent	21,111.44
Repairs & maintenance	347.11
Utilities	2,437.98
Total for 5 Occupancy	\$28,112.06
6 Office expenses	0
Bank fees & service charges	114.95
Food	316.56
Memberships & subscriptions	706.26
Parking & tolls	53.75
Software & apps	1,452.38
Supplies	8,631.34
Total for 6 Office expenses	\$11,275.24

Statement of Activity

Arlington Business Partnership

November 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
7 Professional & Legal Fees	0
Insurance	\$3,737.00
Directors & officers insurance	2,980.00
Total for Insurance	\$6,717.00
Legal fees	600.00
Total for 7 Professional & Legal Fees	\$7,317.00
Payroll Expenses	0
Taxes	6,712.00
Wages	76,392.28
Total for Payroll Expenses	\$83,104.28
Uncategorized Expense	
Total for Expenses	\$207,283.54
Net Operating Income	-\$1,177.12
Other Income	
Other Expenses	0
Net Other Income	0
Net Income	-\$1,177.12