



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
June 17, 2008

**Honorable Mayor and  
Members of the City Council**

**Title: Oak Park Property and Business Improvement District (PBID) – Annual  
Proceedings FY2008/09**

**Location/Council District:** The Oak Park Property and Business Improvement District (the “District”) is located in the Oak Park commercial corridor in Council District 5 (Exhibit A, page 7).

**Recommendation:** Adopt a **Resolution** adopting the Oak Park PBID Annual Budget and Levying Assessment.

**Contact:** Jodie Vong, Administrative Analyst, (916) 808-8243; Mark Griffin, Fiscal Manager, (916) 808-8788

**Presenters:** Not Applicable

**Department:** Planning Department

**Division:** Public Improvement Financing

**Organization No:** 4915

### **Description/Analysis**

**Issue:** The Property and Business Improvement District Area Law of 1994 requires the District to present an annual budget for City Council approval. Approval of the district’s annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for economic development, security services, maintenance services, and image enhancement within the Oak Park commercial corridor of the Oak Park PBID for FY2008/09.

**Policy Considerations:** The annual proceedings for the District are being processed as set forth in sections 36600 to 36671 of the California Streets and Highways Code, entitled “Property and Business Improvement District Law of 1994.” This process is consistent with the City’s Strategic Plan 3 Year Goal to “achieve sustainability and enhance livability” and to “expand economic development throughout the City.”

**Environmental Considerations:** Under the California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.

**Committee/Commission Action:** None

**Rationale for Recommendation:** The actions in the recommended Resolutions are required by part 7 (beginning with section 36600) of division 18 in the California Streets and Highways Code.

**Financial Considerations:** Financing will be provided by levy of assessments upon real property that benefits from improvements and activities. The District does not plan to issue bonds.

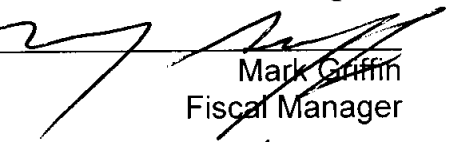
The District’s assessment budget for FY 2008/09 is \$198,959 (Details on Exhibit “B”, page 8). The District will receive approximately \$200,516. The remaining \$2,878 will be retained by the City to cover City administration cost.

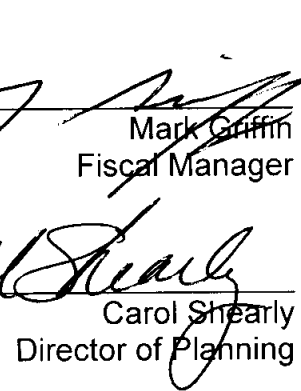
Program	Budget	% of Total
Security and Maintenance Enhancement	\$ 132,000	61.0
Image Enhancement	\$8,100	4.0
Advocacy / Administration	\$49,900	23.0
Special Projects / Contingency	\$27,008	12.0
<b>Total</b>	<b>\$ 217,008</b>	<b>100.0</b>

The properties within the district are categorized in two benefit zones. The assessment rates are based on an allocation of program costs and a calculation of parcel square footage. The rates proposed for FY 2008/09 are \$0.123 per parcel square foot for Zone 1 and \$0.041 per parcel square foot for Zone 2. Tax exempt properties are assessed at \$0.031 per square foot in Zone 1. Residential properties with 4 units or less will not be assessed.

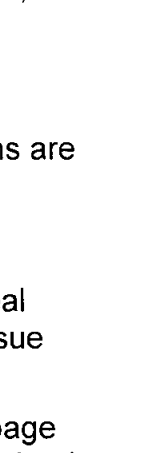
Formal amendment to the City’s FY 2008/09 budget will be brought under separate action after adoption of the Citywide budget.

**Emerging Small Business Development (ESBD):** City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by:   
 Mark Griffin  
 Fiscal Manager

Respectfully Submitted by:   
 Carol Shearly  
 Director of Planning

Recommendation Approved:

  
 Ray Kerridge  
 City Manager

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**Attachment 1**

**BACKGROUND**

The Oak Park Property and Business Improvement District (the “District”) was approved by City Council on August 5, 2004, in accordance with the Property and Business Improvement District Area Law of 1994, and became effective on January 1, 2005. The District provides funding to provide the following services in the Oak Park commercial corridor:

- Public Safety and Maintenance Perception
  - Clean and Safe Program
  - Integration with City Police
  - Maintenance Patrol
  
- Advocacy, Advertising and Economic Development
  
- Image Enhancement Program
  
- Special Projects/Contingency

The annual assessments are based upon allocation of program costs and a calculation per parcel square foot. The assessment rates proposed for FY 2008/09 will increase by the Consumer Price Index (CPI) of 2.8%. The cost to the property owner is \$0.123 per parcel square foot in Zone 1 and \$0.041 per parcel square foot in Zone 2. Tax exempt properties are assessed at \$0.031 per square foot in Zone 1 and residential properties with 4 units or less will not be assessed.

The District’s Advisory Board has prepared the Annual Report, which is on file with the City Clerk. The report addresses the current and proposed budgets and services to be provided. The Management District’s Advisory Board is recommending an annual 2.8% CPI increase in the assessment.

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ADOPTING THE ANNUAL OAK PARK PROPERTY AND BUSINESS  
IMPROVEMENT DISTRICT BUDGET AND LEVYING ASSESSMENT FOR  
FY 2008/09**

**BACKGROUND**

- A. The Oak Park Property and Business Improvement District (the “District”), boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on August 5, 2004 (Resolution No. 2004-628).
- B. The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code–sections 36600 to 36671) (the “PBID Law”) and has previously levied assessments on property in the District to pay for improvements and services to be provided within the District, all in accordance with the PBID Law.
- C. The District provides for economic development, image enhancement, security and maintenance services and advocacy/administration with the intent of continuing to create a positive atmosphere in the Oak Park Commercial Corridor Area. All services are as defined within the Management District Annual Report, separately bound and on file in the City Clerk’s Office, and by reference made a part of this resolution.
- D. This year’s assessments will increase by 2.8% from the previous year, and are below the highest authorized amount for the District (shown on Exhibit B).
- E. The City Council is fully advised in this matter.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

**Section 1.** The City Council finds that the background statements in paragraphs A through E above are true.

**Section 2.** The City Council hereby -

- a) adopts the annual budget set forth in the FY 2008/09 Management Plan; and
- b) levies on property within the District the assessment set forth in the FY

2008/09 Management Plan.

**Section 3.** Exhibits A and B are part of this resolution.

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Exhibit A: District Map -1 Page

Exhibit B: FY2008/09 District & Parcel Assessment -1 Page



**EXHIBIT B**

**OAK PARK  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
FY 2008/2009 DISTRICT AND PARCEL ASSESSMENT**

**DISTRICT ASSESSMENT**

District	FY 2008/09 Assessment Budget	Surplus/ (deficit)	FY 2008/09 Revenue
Oak Park PBID	\$198,959	\$4,435	\$203,394

**PARCEL ASSESSMENT**

FY 2008/09 Per Parcel Sq. Ft. ZONE1	FY 2008/09 Per Parcel Sq. Ft. ZONE1 (EXEMPT)	FY 2008/09 Per Parcel Sq. Ft. ZONE 2	Maximum Authorized Rate For FY 2008/09
\$0.123	\$0.031	\$0.041	Zone 1 - \$0.133 Zone 1(exempt) - \$0.033 Zone 2 \$0.044