



DEVELOPMENT SERVICES
DEPARTMENT

DEVELOPMENT ENGINEERING
AND FINANCE

CITY OF SACRAMENTO
California

Special Districts
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April 5, 2005

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: OAK PARK PROPERTY AND BUSINESS IMPROVEMENT DISTRICT –
INITIATE ANNUAL PROCEEDINGS**

LOCATION AND COUNCIL DISTRICT:

The Oak Park Property and Business Improvement District is located in City Council District 5. The District includes 175 properties and 88 property owners located within the Oak Park commercial corridor (see Attachment A).

RECOMMENDATION:

This report recommends that City Council adopt the attached resolution:

- Adopting a Resolution of Intention to Levy and Collect Assessments for FY 2005/06
- Setting a Public Hearing Date of May 31, 2005, to Question the Levy of the Proposed Assessments.

CONTACT PERSONS: Sini Makasini, Administrative Analyst, 808-7967
Ron Wicky, Program Specialist, 808-5628

FOR COUNCIL MEETING OF: May 10, 2005

SUMMARY:

The Oak Park Property and Business Improvement District (PBID) was established to recover the annual costs for special services to enhance and revitalize the Oak Park commercial corridor. The recommended City Council action will formally initiate the

annual proceedings, direct the filing of the Management District Annual Report and set a public hearing date for May 31, 2005 (see Attachment B).

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The PBID 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 for Oak Park Business Association 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 Program

- > Image Enhancement Program

The annual assessments are based upon an allocation of program costs and a calculation of land acreage. The assessment rates proposed for FY 2005/06 will remain the same as the 1st year of service, \$0.12 per parcel sq. ft. in Zone 1 and \$0.04 per parcel sq. ft. in Zone 2. Residential properties with 4 units or less will not be assessed.

The PBID advisory board has prepared the annual report, which is on file with the City Clerk. The Management Districts Advisory Board recommends that services remain at the current level, and that the district itself remains unchanged.

FINANCIAL CONSIDERATIONS:

The total cost of services/assessments is estimated to be \$193,000 for FY 2005/06. This is a zero (0.00%) percent increase from the FY 2004/05 budget.

District	FY 2004/05 Cost per Parcel Sq. Ft. Zone1	FY 2005/06 Cost per Parcel Sq. Ft. Zone1	FY 2004/05 Cost per Parcel Sq. Ft. Zone 2	FY 2005/06 Cost per Parcel Sq. Ft. Zone 2
Oak Park PBID	\$0.12	\$0.12	\$0.04	\$0.04

ENVIRONMENTAL CONSIDERATIONS:

Council action in adopting this resolution is solely for the purpose of stating the intention to levy and collect assessments and is itself therefore not a project for the purpose of the California Environmental Quality Act.

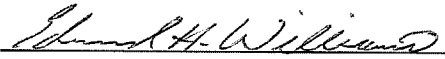
POLICY CONSIDERATIONS:

These proceedings are being conducted in accordance with the Property and Business Improvement District Law of 1994 as set forth in Section 36600 of the California Streets and Highways Code. Annual approval of the Oak Park Property and Business Improvement District is consistent with the City's Strategic Plan to promote and support economic vitality.

ESBD CONSIDERATIONS:

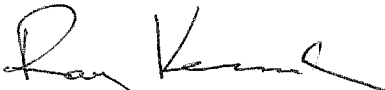
City Council adoption of the attached resolution is not affected by City policy related to ESBD.

Respectfully submitted,



Edward Williams, Manager
Development Engineering and Finance

RECOMMENDATION APPROVED:



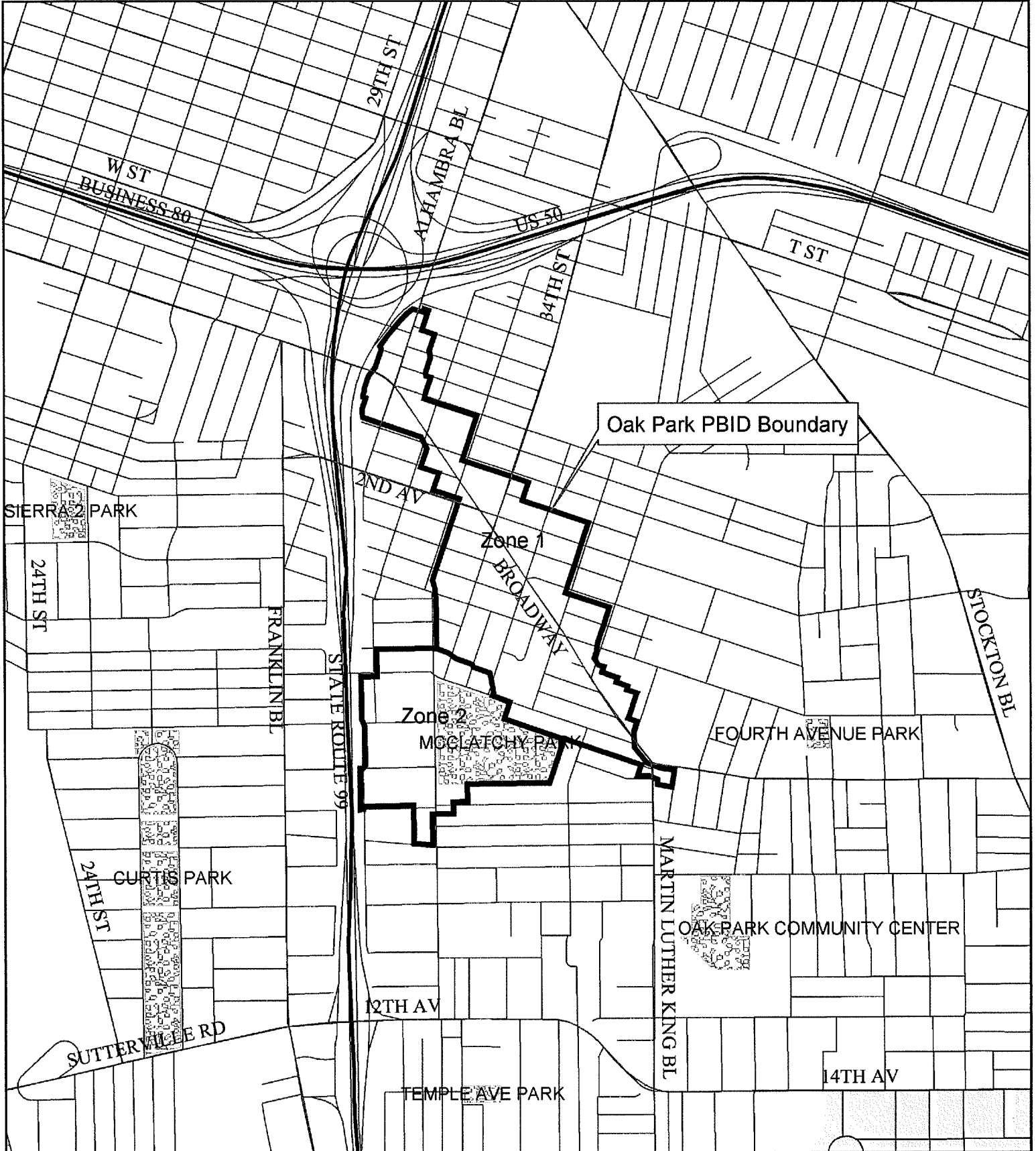
ROBERT P. THOMAS, City Manager

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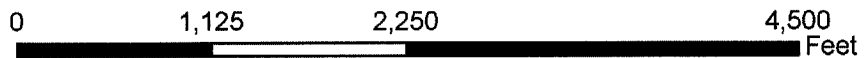
1. Attachment A, Map of Oak Park PBID, pg.4
2. Attachment B, Schedule of Proceedings, pg. 5
3. Resolution of Intention, Levy and Collect Assessments, pg. 6

SM/JV

Oak Park PBID



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ATTACHMENT B

**OAK PARK PROPERTY AND
BUSINESS IMPROVEMENT DISTRICT
FY 2005/06**

May 10, 2005 **Initiate Annual Proceedings**

Council Considers Resolution of Intention and Sets Date for Hearing

May 11, 2005 Post and Publish Notice of Hearing

May 31, 2005 Hold Hearing

Council Considers All Protests, Levies Annual Assessment

June 2005 Record Assessment Diagram and Notice of Assessment with County Recorder

July 2005 Liens Placed on Affected Properties

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

RESOLUTION OF INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE OAK PARK PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2005/06

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. City Council intends to levy and collect assessments during FY 2005/06 within the Oak Park Property and Business Improvement District. The area of land to be assessed is located in the City of Sacramento, Sacramento County, California.
2. The Oak Park Property and Business Improvement District provides for security and maintenance services with the intent of continuing to create a positive atmosphere in the Oak Park 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.
3. In accordance with this Council's resolution directing the filing of an annual report, the Oak Park Property and Business Improvement District Advisory Board has filed with the City Clerk the report required by the Property and Business Improvement District Area Law of 1994. All interested persons are referred to that report for a full and detailed description of the services and the boundaries of the assessment district. The assessment rates will not be adjusted for inflation as provided for under the Property and Business Improvement District Law. Assessment rates for parcels included in the Oak Park PBID are detailed below:

2005/06 ASSESSMENT RATES

Zone 1 = \$0.12 per parcel sq. ft.

Zone 2 = \$0.04 per parcel sq. ft.

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

4. City Council will conduct a public hearing on Tuesday, May 31, 2005, on the question of the levy of the proposed annual assessments. The hearings will be held at 2:00 p.m., in the meeting place of City Council located in the interim City Hall, 730 "I" Street, First Floor, Sacramento, California.
5. The City Clerk is authorized and directed to give the notice of hearing as required by the Property and Business Improvement District Area Law of 1994.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____