



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
May 25, 2010

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

**Title: Stockton Boulevard Property and Business Improvement District (PBID) –
Fiscal Year (FY) 2010/11 Annual Proceedings**

Location/Council District: Council Districts 5 and 6

Recommendation: Adopt a **Resolution** adopting the Stockton Boulevard PBID
(District) annual budget and levying an assessment for FY2010/11.

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

Presenters: Not Applicable

Department: Finance

Division: Public Improvement Financing

Organization No: 06001321

Description/Analysis

Issue: The existing district is required by the PBID Area Law of 1994 to present an annual budget for City Council approval. Approval 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 Stockton Boulevard commercial corridor for FY2010/11.

Policy Considerations: The annual proceedings for this District are set forth in Sections 36600 to 36671 of the California Streets and Highways Code, entitled "Property and Business Improvement District Law of 1994." This action is consistent with the Strategic Planning Focus Area of Sustainability and Livability.

Environmental Considerations

California Environmental Quality Act (CEQA): 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.

Sustainability Considerations: There are no sustainability considerations applicable to the formation process or administration of a special district.

Committee/Commission Action: None


Rationale for Recommendation: The actions in the recommended Resolution are required by the California Streets and Highways Code, which is codified as Part 7 (beginning with Section 36600) of Division 18.

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 City of Sacramento participates as a property owner in the District. City-owned properties will have a total annual assessment of approximately \$3,919. Funding to pay for the City's portion of the assessment is included in the City Annual Budget.

The District assessment budget for FY2010/11 is \$269,374. In addition, there is available fund balance of \$57,962 for a total of \$327,336 (details on Exhibit B, page 8). The District will receive approximately \$322,689 for operations. The City will retain \$4,647 to cover City administrative costs.

The annual operating budget will be adjusted to reflect these Council approved assessments and expenditure plans.

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, Finance Department

Approved by: 
Leyne Milstein
Director, Finance Department

Recommendation Approved:

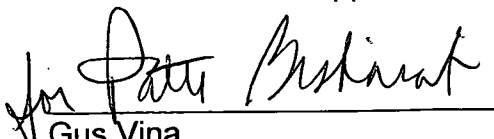

Gus Vina
Interim City Manager

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Attachment 1

BACKGROUND

The Stockton Boulevard Property and Business Improvement District (“District”), as depicted in Exhibit A, Page 7, was established by the City Council and approved by the property owners in August 2001. The District was renewed for five more years effective January 1, 2007. The District provides funding for the following services in the Stockton Boulevard commercial corridor:

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

The District’s Advisory Board has prepared the Annual Report, which is on file with the City’s Public Improvement Financing Division, which has been designated by the City Clerk as the custodian of such records. The report addresses the current and proposed budgets and services to be provided. The Management District’s Advisory Board is recommending an annual assessment increase of 3%.

The assessment rates proposed for FY2010/11 are based on an allocation of program costs and a calculation of parcel square footage and per linear front footage. The assessment rates proposed for FY2010/11 will increase by 3% as recommended by the District’s Advisory Board. The cost to the property owner is \$0.0131 per parcel square foot and \$4.37 per foot of linear frontage.

Attachment 2

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE ANNUAL STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT BUDGET AND LEVYING ASSESSMENT FOR FY2010/11

BACKGROUND

- A. The Stockton Boulevard Property and Business Improvement District (“District”), as depicted in Exhibit A, was established by the City Council and approved by the property owners in August 2001. The District was renewed for five more years effective January 1, 2007.
- B. The City Council established the District under the Property and Business Improvement District 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 with the intent of continuing to create a positive atmosphere in the Stockton Boulevard Commercial Corridor Area. All services are as defined within the Management Plan Annual Report, and by reference made a part of this resolution which is separately bound and on file with the Public Improvement Financing Division, which the City Clerk has designated as the custodian of such records.
- D. The FY2010/11 assessments will increase by 3%, which is equal to the maximum authorized amount for this 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 are true.
- Section 2.** The annual budget set forth in the FY2010/11 Management Plan is adopted and the assessments set forth in the FY2010/11 Management Plan are authorized to be levied.
- Section 3.** Exhibits A and B are part of this resolution.

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Exhibit B: FY2010/11 District Budget & Parcel Assessment -1 Page

EXHIBIT A

Stockton Blvd PBID

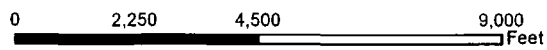
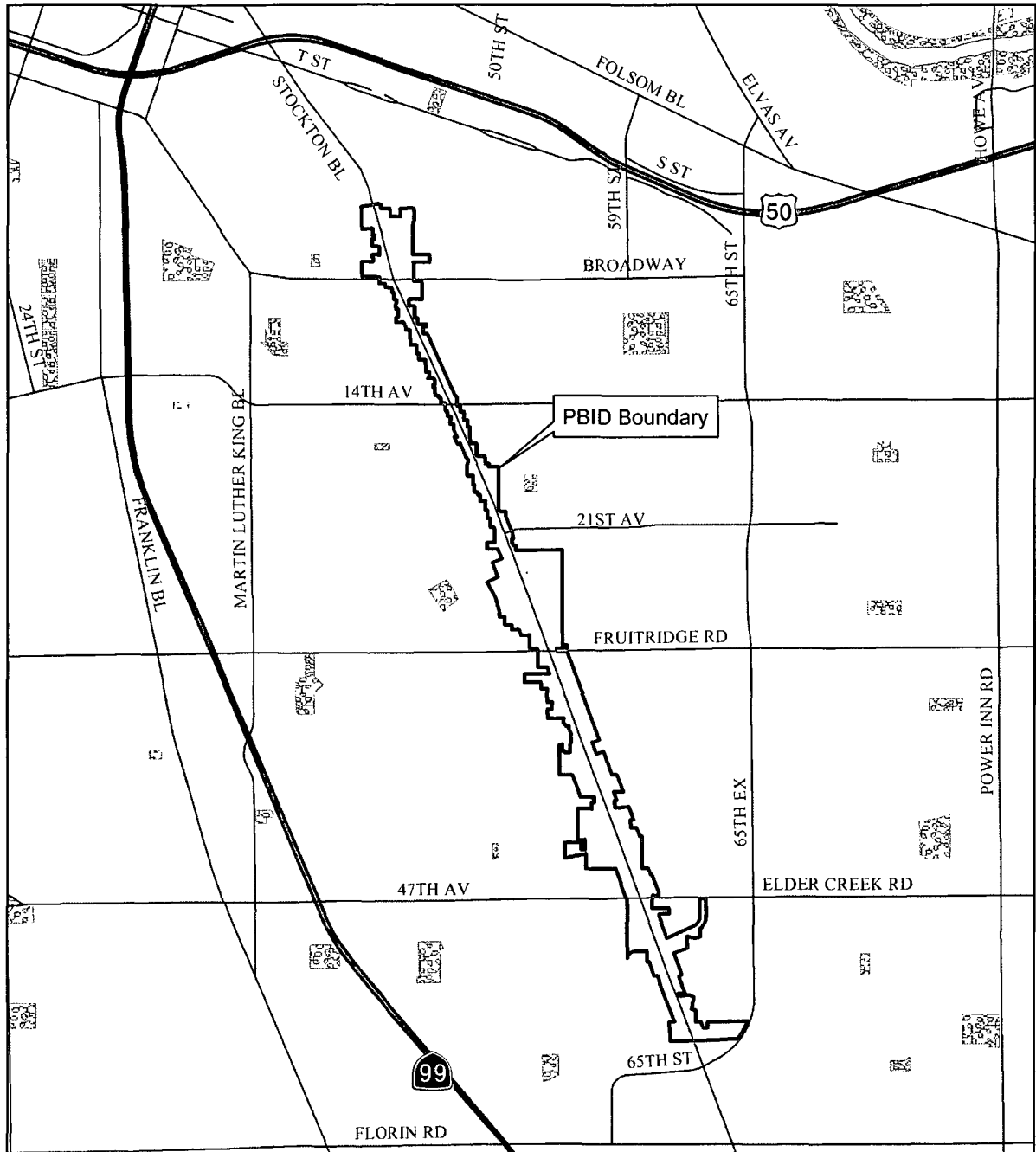


EXHIBIT B

**STOCKTON BOULEVARD
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 2224
FY2010/11 DISTRICT BUDGET AND PARCEL ASSESSMENT**

| | | |
|------------------------------------|------------|-------------------------|
| Total Assessment Budget | | \$269,374 |
| Available Fund Balance | | <u>57,962</u> |
| Total Revenue | | <u>\$327,336</u> |
| Special Districts Administration | \$2,936 | |
| Consultant (NBS) Reporting | 250 | |
| Finance Administration | 1,276 | |
| County Billing Cost | <u>185</u> | |
| Less: Total Administration Expense | | <u>\$4,647</u> |
| Estimated Total PBID Disbursement | | <u>\$322,689</u> |

PARCEL ASSESSMENT

Annual assessment rates are based on an allocation of program costs on a cost per parcel square foot, plus a cost per linear foot of frontage calculation as reflected below:

| | FY2010/11 Parcel Assessment | FY2010/11 Maximum Authorized Rate |
|---|--------------------------------|---|
| Rate per Parcel Square Foot | \$0.0131 | \$0.0131 |
| Rate per Parcel Front Foot along Stockton Boulevard | \$4.37 | \$4.37 |