

DEVELOPMENT SERVICES
DEPARTMENT

DEVELOPMENT ENGINEERING
AND FINANCE DIVISION

CITY OF SACRAMENTO
California

SPECIAL DISTRICTS
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May 5, 2005

City Council
Sacramento, California

Honorable Members in Session

**SUBJECT: CAPITOL STATION PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
(FY 2005/06) RESOLUTION OF INTENTION TO LEVY AND COLLECT
ASSESSMENTS**

LOCATION AND COUNCIL DISTRICT:

The Capitol Station Property and Business Improvement District (PBID) is located in Council District 1. Located in the Richards Boulevard Redevelopment Area, the Capitol Station PBID is comprised of approximately 830 acres and includes 514 individual parcels of land (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 and Set the Public Hearing for June 21, 2005.

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

FOR COUNCIL MEETING OF: May 31, 2005

SUMMARY:

The Capitol Station PBID was established to provide funding for economic development, community service initiatives and advocacy/planning for public transportation projects within the Richards Boulevard Redevelopment Area. The recommended Council action is to adopt the attached Resolution of Intention (ROI) to levy and collect assessments for 2005/06. The proposed budget of \$260,400 was adjusted 5.0% for inflation from the FY 2004/05 budget.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

PBID Concept: The Capitol Station PBID, was established by property and business owners in 1999, as a funding and management resource to provide enhanced services and improvements that were ranked as high priorities by the Richards/Railyards Community. Property owners, businesses, employees and residents of the area had initially expressed frustration with blighted conditions, crime and nuisance behavior, the perceived indifference of government agencies to the community's infrastructure needs, and the lack of economic growth in the redevelopment area. The District addressed these issues over the last 5 years and the program has operated successfully.

Management Plan: The Capitol Station Management District Plan ("Management Plan") is a comprehensive document, which describes the process of forming the PBID and providing services. A copy of the Management Plan has been filed with the City Clerk's Office. Additional copies are available upon request via the Capitol Station Office at 1515 North C Street Sacramento, CA 95814.

Services: A complete list of services to be provided is included in the Management Plan, however a brief overview follows:

- **Transportation, Public Projects and Infrastructure Advocacy and Planning** activities to advance the design, construction and improvement of new and existing roadways, transit, storm/sewer and utility projects, parks, riverfront amenities, and other community benefit projects.
- **Economic Development** outreach and activities to convey a positive business image, attract new businesses, jobs and investment, and improve the overall business climate, marketability and regional profile of the Capitol Station District.
- **Community Service Initiatives** to provide daily private security patrol, daily liaison with Sacramento Police, weekday trash abatement, weekly weed abatement of public rights-of-way, on-call graffiti removal, advocacy and planning efforts to help decrease homelessness, control nuisance behavior, and prevent crime.

FINANCIAL CONSIDERATIONS:

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

City Council
Capitol Station PBID – Initiate Annual Proceedings
May 5, 2005

Budget: Proposed PBID assessment budget for FY 2005/06 is **\$260,400:**

Program	Budget	% of Total
Community Service Initiatives	\$ 91,140	35
Transportation/Infrastructure	\$54,684	21
Economic Development	\$75,516	29
Administration	\$39,060	15
Total	\$ 260,400	100.0

The properties within the district are categorized in two benefit zones. The assessment rates for each zone is based on the levels of service and benefit received. Assessment rates are determined as a cost per acre. The rates proposed for FY 2005/06 are \$353.00 per acre for Zone 1, \$87.00 per acre for Zone 2.

ENVIRONMENTAL CONSIDERATIONS:

Under the California Environmental Quality Act (CEQA) guidelines, district formation does not constitute a project and is therefore exempt from review.

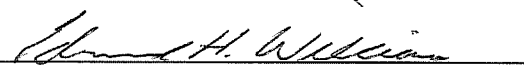
POLICY CONSIDERATIONS:

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 Capitol Station District is consistent with the City's Strategic Plan to promote and support economic vitality.

ESBD CONSIDERATIONS:

City Council adoption of the attached resolutions 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

City Council
Capitol Station PBID - Initiate Annual Proceedings
May 5, 2005

Table of Contents:

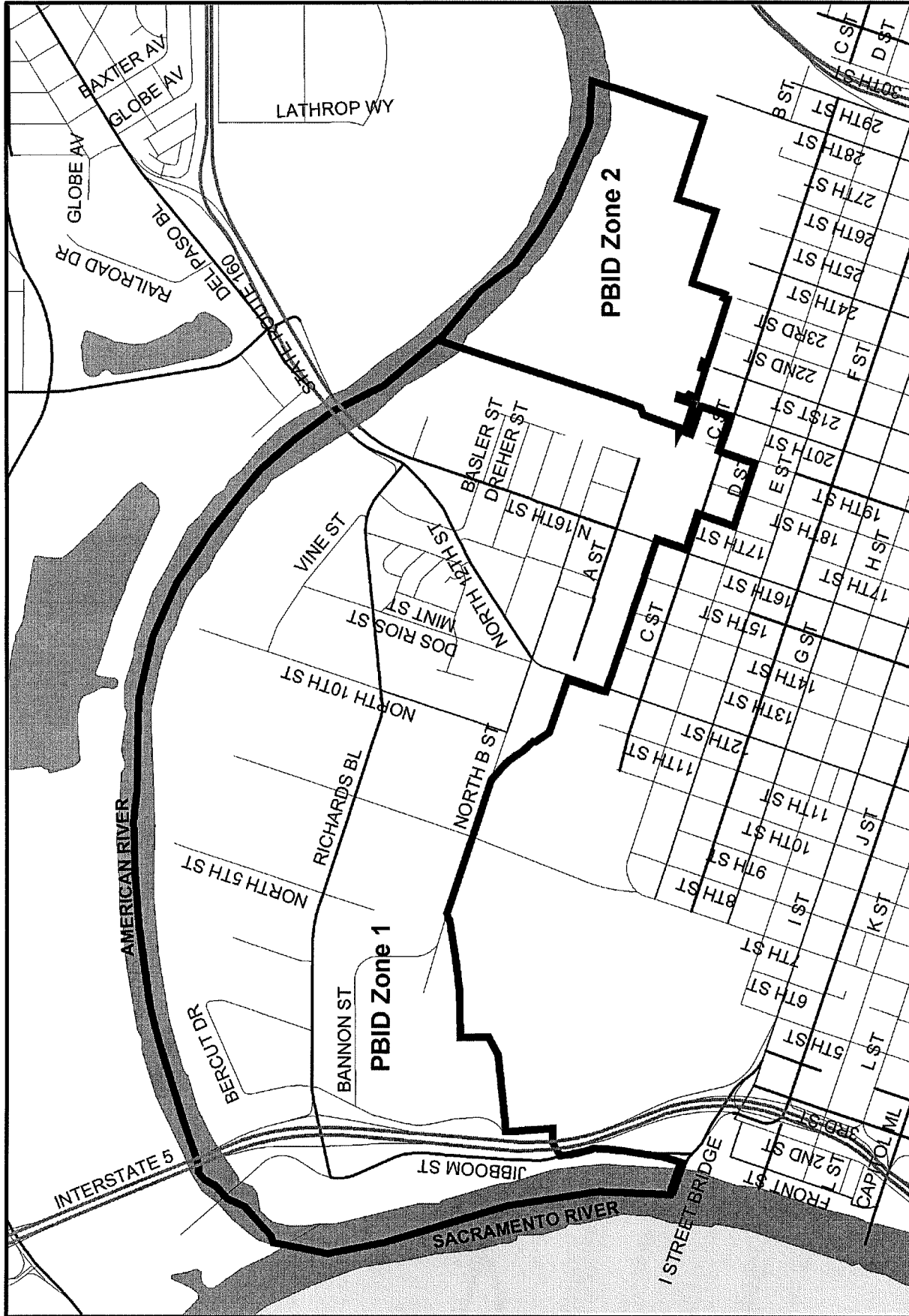
1. Attachment A, Location Map of Capitol Station PBID, pg. 5
2. Attachment B, Schedule of Council Proceeding, pg. 6
3. Resolution of Intention to Levy & Collect Assessments, pg. 7

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Capitol Station
Property And Business Improvement District No. 2004-01

Attachment A



B Mueller 5/10/05

ATTACHMENT B

CAPITOL STATION PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2005/06 SCHEDULE

May 31, 2005	Council considers Resolution of Intention and sets Date for Public Hearing
June 1, 2005	Post and Publish Notice of Hearing
June 21, 2005	Public Hearing - Council considers Approving Annual Report and Budget Resolution confirming Diagram and Levying FY 2005/2006 Annual Assessments
July 2005	Assessment Roll to County

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

RESOLUTION OF INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE CAPITOL STATION PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

THE COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. City Council intends to levy and collect assessments during FY 2005/06 within the Capitol Station Property and Business Improvement District. The area of land to be assessed is located in the City of Sacramento, Sacramento County, California.
2. The Capitol Station Property and Business Improvement District provides for economic development, community service initiatives and transportation advocacy/planning with the intent of continuing to create a positive atmosphere in the Richards Boulevard Redevelopment 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 Capitol Station 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 be adjusted by 5.0% (percent) for inflation as provided for under the Property and Business Improvement District Law. Assessment rates are detailed below:

FY 2005/2006 ASSESSMENT RATES

Benefit Zone	Cost Per Acre
Zone 1	\$353.00
Zone 2	\$87.00

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. City Council will conduct a public hearing on Tuesday, June 21, 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 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

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RESOLUTION NO.: _____

DATE ADOPTED: _____