



# REPORT TO COUNCIL

## City of Sacramento

# 22

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

CONSENT  
May 23, 2006

Honorable Mayor and  
Members of the City Council

**Subject: Capitol Station Property and Business Improvement District – Initiate Annual Proceedings FY2006/07**

**Location/Council District:**

The Captiol 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 (Exhibit A, page 7).

**Recommendation:**

Adopt a Resolution: 1) Adopting the Capitol Station Annual Budget and Levying Assessment, and 2) Amending FY 2006/07 City's Budget

**Contact:** Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Fiscal Manager, (916) 808-8788

**Presenters:** Not Applicable

**Department:** Development Services

**Division:** Public Improvement Financing

**Organization No:** 4815

**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 2006/07. The proposed budget of \$272,900 was adjusted 5.0% for inflation from the FY 2005/06 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 District Management 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 right-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.

**Budget:** PBID assessment budget for FY 2006/07 is \$272,900 (Details on Exhibit B pg. 11). The Capitol Station District will receive an approximate total of \$267,393. The remaining \$5,507.00 will be retained by the City to cover City administration cost.

<b>Program</b>	<b>Budget</b>	<b>% of Total</b>
Community Service Initiatives	\$ 95,515	35.0
Economic Development	\$79,141	29.0
Transportation/Public Projects Advocacy & Planning	\$57,309	21.0
Administration	\$40,935	15.0
<b>Total</b>	<b>\$ 272,900</b>	<b>100.0</b>

The properties within the district are categorized in two benefit zones. The assessment rates for each zone are based on the levels of service and benefit received. Assessment rates are determined as a cost per acre. The rates proposed for FY 2006/07 are \$370.00 per acre for Zone 1, \$91.00 per acre for Zone 2.

**Environmental Considerations:**

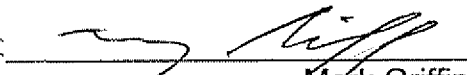
Under the California Environmental Quality Act (CEQA) guidelines, annual proceedings of a Special District do not constitute a project, and are therefore exempt from review.

**Policy Considerations:**

The annual proceedings for this district are being processed as set forth in the Landscaping and Lighting Act of 1972, California Streets and Highways Code sections 22500, et seq. 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."

**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, Development Services Department

Respectfully Submitted by:   
Carol Shearly  
Director of Planning, Development Services Department

Recommendation Approved:


*for*  
  
Ray Kerridge  
City Manager

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Pg. 11	Exhibit B, District Budget & Parcel Assessment

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **ADOPTING THE ANNUAL CAPITOL STATION PROPERTY AND BUSINESS IMPROVEMENT DISTRICT BUDGET AND LEVYING ASSESSMENT (FY 2006/07)**

#### **BACKGROUND:**

- A. The Capitol Station Property and Business Improvement District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on July 27, 1999. The District was renewed for 10 more years effective July 27, 2004.
- B. The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code—Sections 36600 to 36671) 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 of 1994.
- C. 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.
- D. This year's assessments are an increase from the previous year, but below the highest authorized amount for this district shown on Exhibit B.
- E. The 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 and determines that the background statements, A through E are true and correct.

**Section 2.** The City Council

- (a) adopts the annual budget set forth in the FY 2006/07 Management Plan; and
- (b) levies the assessment set forth in the FY 2006/07 Management Plan

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

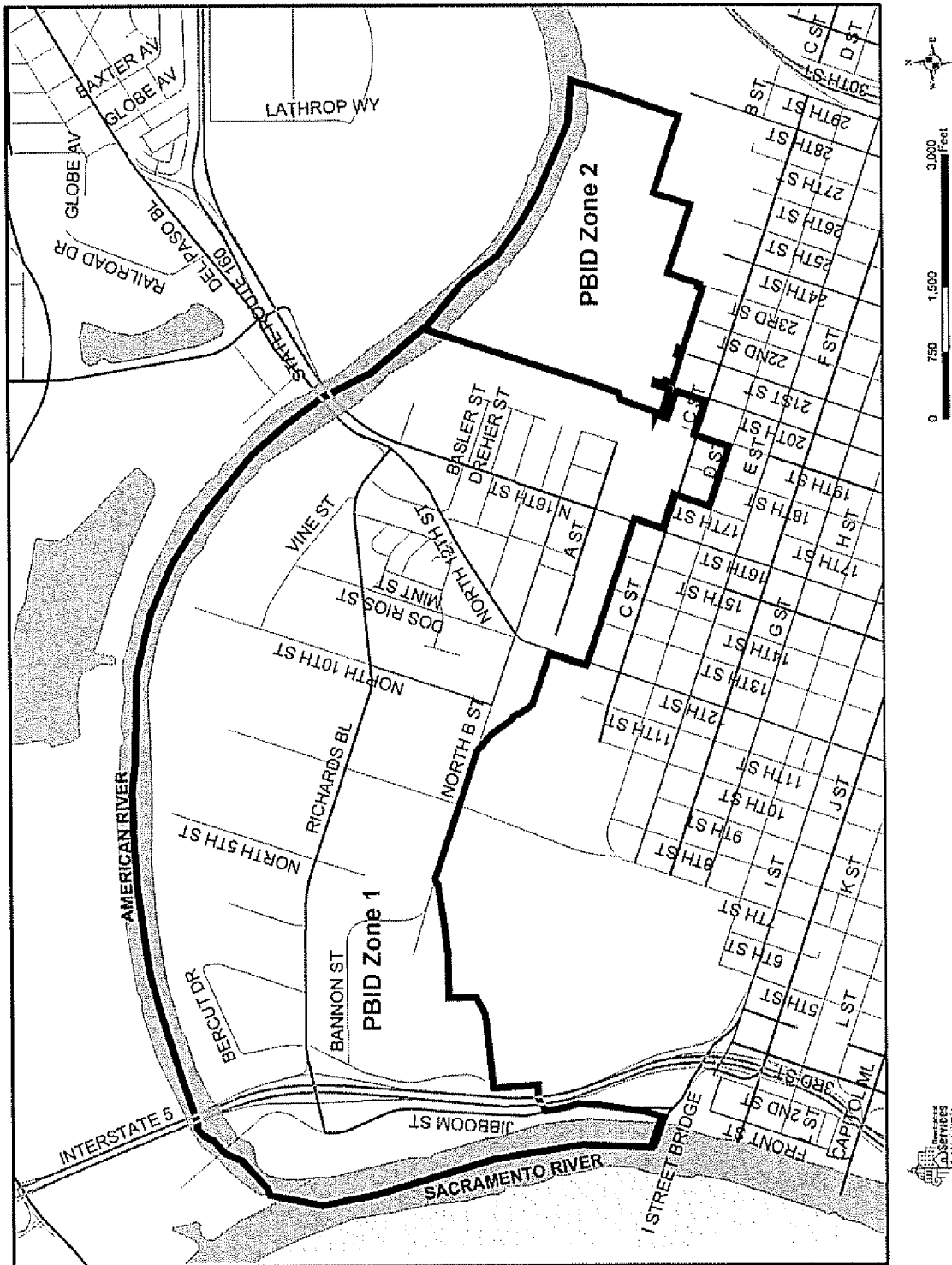
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Exhibit A: District Map -1 Page

Exhibit B: FY2006/07 District & Parcel Assessment – 1 Page

**EXHIBIT A**

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



 B Mueller 5/10/05



**EXHIBIT B**

**CAPITOL STATION  
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
FY2006/2007  
DISTRICT AND PARCEL ASSESSMENT**

**DISTRICT ASSESSMENT**

District	FY 2006/07 Budget	Surplus/ (deficit)	FY 2006/07 Assessed
Capitol Station PBID	\$272,900	\$1184	\$271,716

**PARCEL ASSESSMENT**

The assessment rates are adjusted by 5.0% (percent) for inflation as provided under the Property and Business Improvement District Law.

Benefit Zone	Cost Per Acre FY 2005/06	Cost Per Acre FY 2006/07	Maximum Authorized Rate For 2006/07
Zone 1	\$353.00	\$370.00	\$370.00
Zone 2	\$87.00	\$91.00	\$91.00

## **RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

### **AMENDING THE FISCAL YEAR 2006/07 CITY'S BUDGET FOR THE CAPITOL STATION PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FUND 262**

#### **BACKGROUND:**

- A.** The Capitol Station Property and Business Improvement District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on July 27, 1999. The District was renewed for 10 more years effective July 27, 2004.
- B.** The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code—Sections 36600 to 36671) 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 of 1994.
- C.** The 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 and determines that the background statements, A through C are true and correct.

**Section 2.** The FY2006 revenue of \$271,716 (\$272,900 - \$1,184 surplus) and expenditure of \$272,900 budget is amended for the District as set forth in Exhibit B.

**Section 3.** The Finance Director is authorized to expend a portion of the budgeted funds in the amount of \$5,507 for Development Services and for the Department of Finance to provide services for the District, as set forth in Exhibit B, which will be reimbursed by the District.

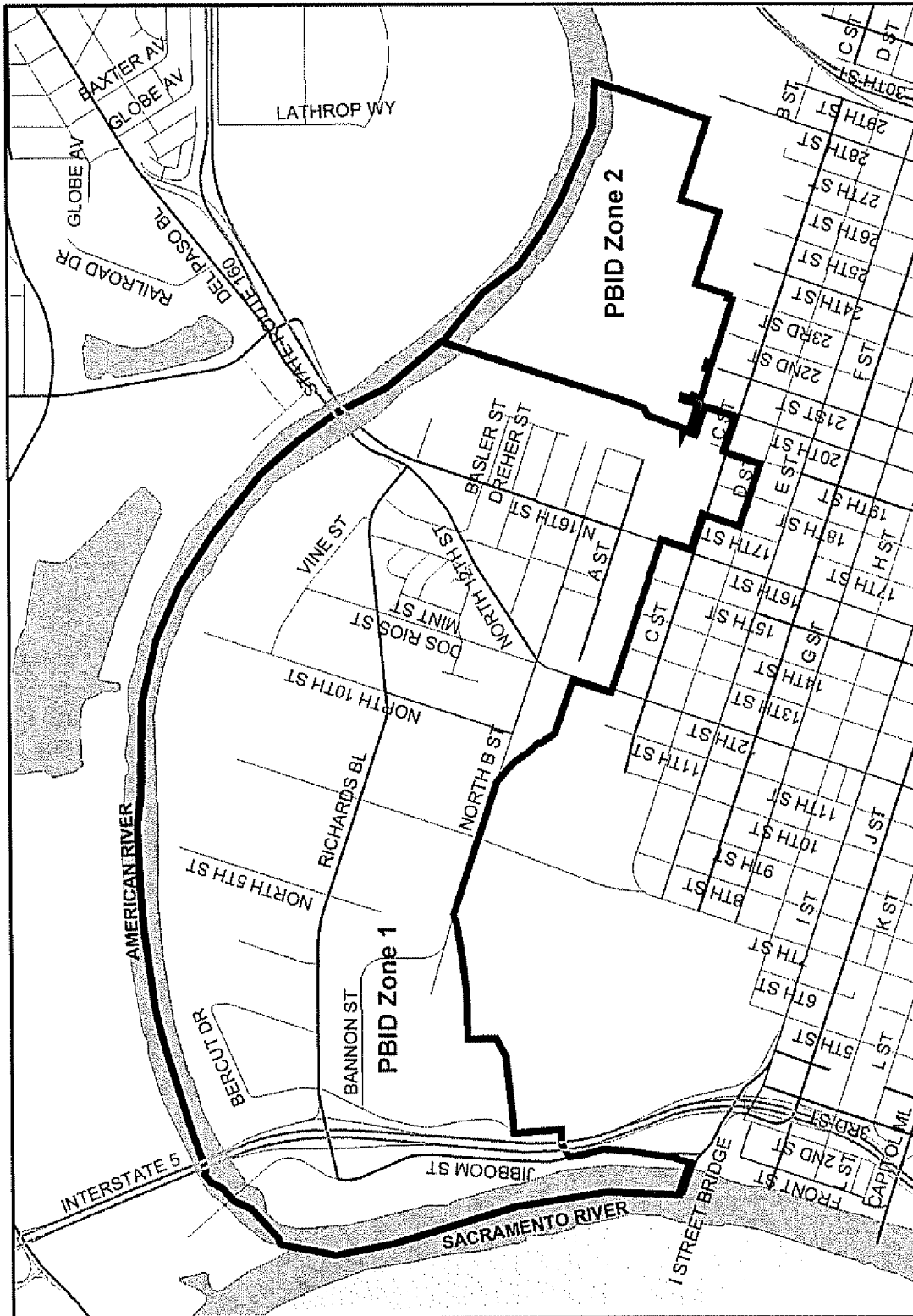
**Section 4.** Exhibits A and B are part of this resolution.

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



B Maeller 5/10/05

**EXHIBIT B**

**CAPITOL STATION PROPERTY AND BUSINESS IMPROVEMENT DISTRICT  
FY 2006/07 BUDGET & PARCEL ASSESSMENT**

Capitol Station PBID	\$267,393
Special Districts Administration	2,500
Consultant (Muni) Reporting	763
Finance Administration	713
County Billing Cost	347
Contingency	<u>1,184</u>
<b>Subtotal</b>	<b>\$272,900</b>

**PARCEL ASSESSMENT**

ANNUAL ASSESSMENT RATES ARE BASED ON AN ALLOCATION OF PROGRAM COSTS ON A COST PER ACRE CALCULATION AS REFLECTED BELOW:

Benefit Zone	Cost Per Acre
Zone 1	\$370.00
Zone 2	\$91.00