REPORT TO COUNCIL
City of Sacramento

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

CONSENT
May 13, 2008

Honorable Mayor and
Members of the City Council

Title: River District Property and Business Improvement District – Annual Proceedings FY2008/09

Location/Council District: The River District Property and Business Improvement District (PBID) is located in Council District 1 within the Richards Boulevard Redevelopment Area. The River District PBID is comprised of approximately 830 acres and includes 514 individual parcels of land (Exhibit A, page 7).

Recommendation: Adopt 1) a **Resolution** adopting the River District PBID Annual Budget and Levying Assessment; and 2) a **Resolution** amending the City's Fiscal Year 2008/09 Budget for the River District PBID.

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

Presenters: Not Applicable

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: The existing district is required by the Property and Business Improvement District Area Law of 1994 to present before City Council an annual budget for 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, community service initiatives, public projects advocacy and planning within the Richards Boulevard Redevelopment Area for FY2008-09.

Policy Considerations: The annual proceedings for this 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 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 PBID does not plan to issue bonds.

The PBID assessment budget for FY 2008/09 is $299,614 (Details on Exhibit "B", page 11). The River District PBID will receive an approximate total of $295,920. The remaining $3,781 will be retained by the City to cover City administration cost.

Program	Budget	**% of Total**
Community Service Initiatives	$110,858	37.0
Economic Development	$71,907	24.0
Transportation/Public Projects Advocacy & Planning	$71,907	24.0
River District Administration	$44,942	15.0
Total	**$ 299,614**	**100.0**

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 2008/09 are $408.00 per acre for Zone 1, $101.00 per acre for Zone 2, which zones are depicted on the District Map, page 7.

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:

_____
For Ray Kerridge
City Manager

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Exhibit A, Map of District..... Pg 10

Exhibit B, District Budget and Parcel Assessment..... Pg 11

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Attachment 1

BACKGROUND

The River District PBID was approved by City Council on July 27, 1999, in accordance with the Property and Business Improvement District Area Law of 1994. The District was renewed for 10 more years on July 27, 2004 and became effective on January 1, 2005. The District provides funding for the following services within the Richards Boulevard Redevelopment Area: Community Service Initiatives providing daily security patrol and trash abatement; Economic Development outreach and activities to convey a positive image for the area; Transportation/Public Projects Infrastructure Advocacy and Planning to advance the design and implementation of new roadway, transit, utility and streetscape projects, etc.

The annual assessments are based upon allocation of program costs on a cost per acre calculation. The assessment rates proposed for FY 2008/09 will increase by 5% as voted on by the River District Board of Directors and approved by the District Management Plan. The annual assessment rate is adjusted to compensate for higher business costs and to avoid reductions in services. The rates proposed for FY 2008/09 are $408.00 per acre for Zone 1, $101.00 per acre for Zone 2.

The River District PBID 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.

Attachment 2

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE ANNUAL BUDGET AND LEVYING ASSESSMENT FOR RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (FY 2008/09)

BACKGROUND

A. The River District 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 January 1, 2005.

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 River District Property and Business Improvement District provides for economic development, community service initiatives, public projects advocacy and planning with the intent of continuing to create a positive economic atmosphere in the Richards Boulevard Redevelopment Area. All services are as defined within the Management Plan 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 5% from the previous year, and are still 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 2008/09 Management Plan; and

b) levies 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 A

River District
Property And Business Improvement District No. 2004-01

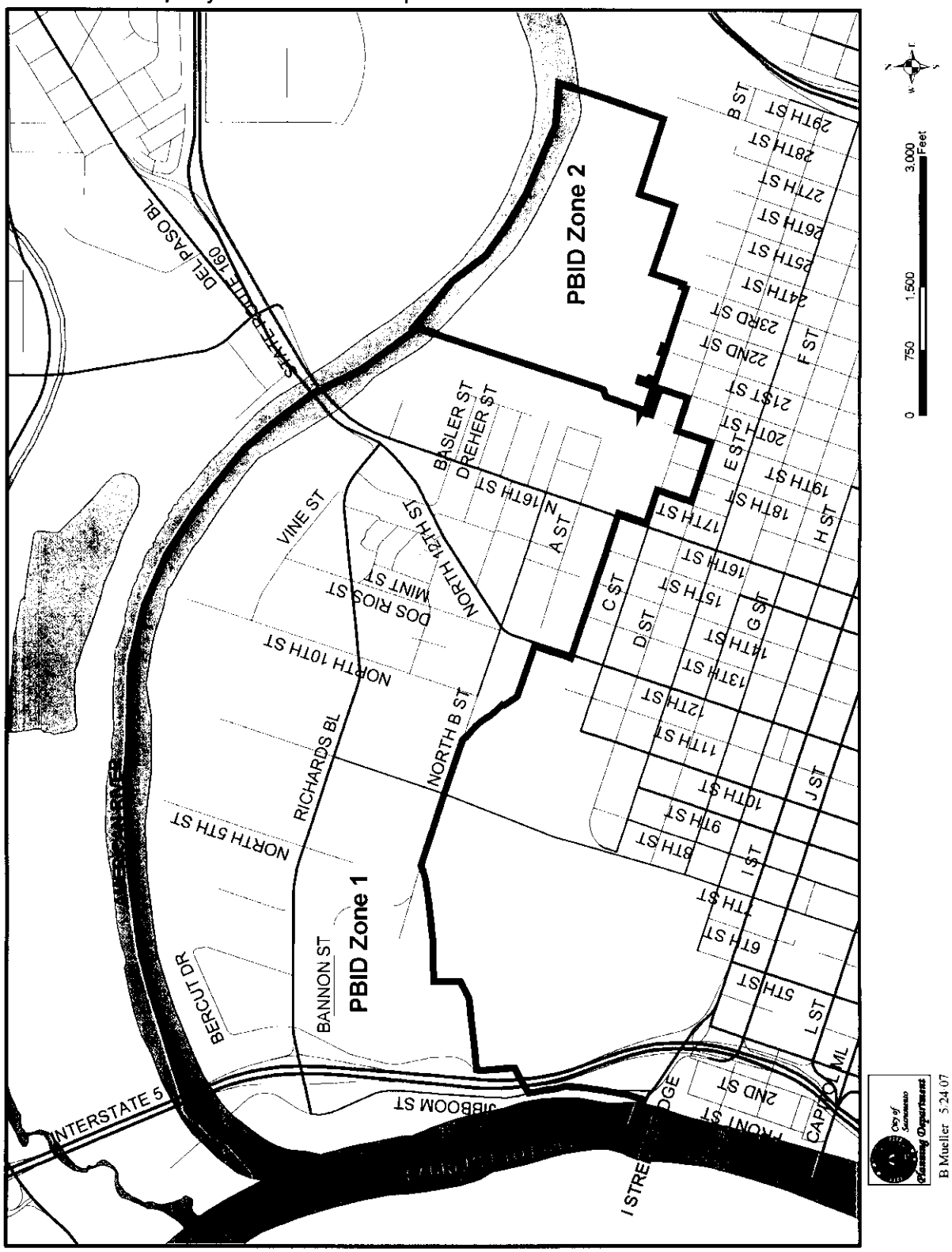

EXHIBIT B

RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2008/09 BUDGET & PARCEL ASSESSMENT

DISTRICT ASSESSMENT

District	FY 2008/09 Budget	Surplus / (deficit)	FY 2008/09 Assessed
River District PBID	$299,701	$87	$299,614

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	$408.00
Zone 2	$101.00

Attachment 3

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE CITY'S FISCAL YEAR 2008/09 BUDGET FOR THE RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 262

BACKGROUND

A. The River District 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 January 1, 2005.

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 FY 2008/09 revenue budget of $299,614 [$299,701 - $87 surplus]) and expenditure budget of $299,701 are 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 $3,781 for the Planning Department 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: District Map – 1 Page
Exhibit B: FY2008/09 District Budget & Parcel Assessment – 1 Page

EXHIBIT A

River District
Property And Business Improvement District No. 2004-01

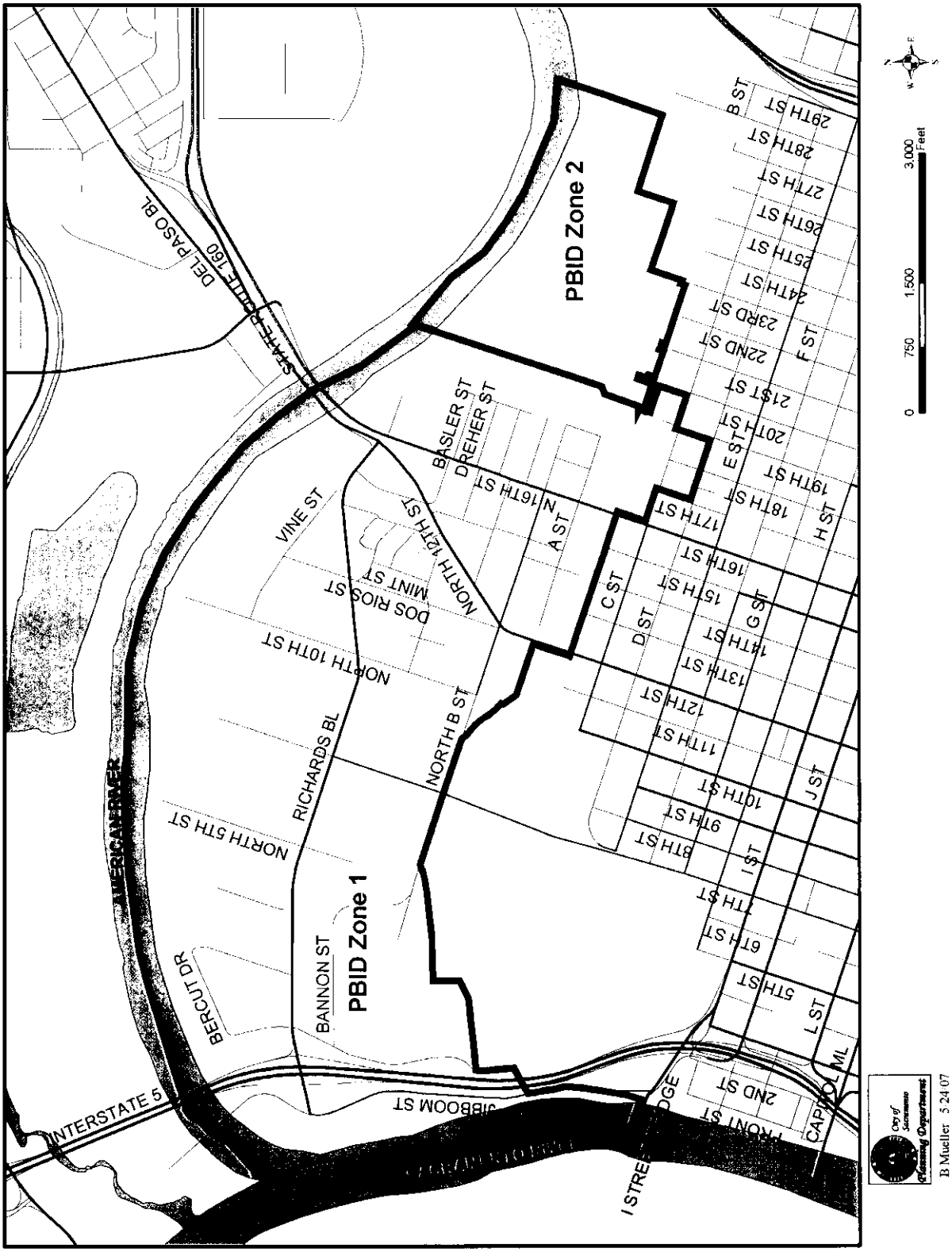

EXHIBIT B

RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2008/09 BUDGET & PARCEL ASSESSMENT

River District PBID	$295,833
Interest Earned (Surplus)	87
River District PBID Total	$295,920
Special Districts Administration	1,423
Consultant (Muni) Reporting	757
Finance Administration	1227
County Billing Cost	374
Subtotal	$299,701
Less: Surplus	(87)
Total Assessment	**$299,614**

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	$408.00
Zone 2	$101.00