



REPORT TO COUNCIL

City of Sacramento

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

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CONSENT
May 20, 2008

Honorable Mayor and
Members of the City Council

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

Location/Council District: The Greater Broadway Property and Business Improvement District (PBID) is located along Broadway between 3rd Ave and Franklin Boulevard, Council Districts No. 4 & 5. (Exhibit “A”, Page 7).

Recommendation: Adopt 1) a **Resolution** adopting the Greater Broadway PBID Annual Budget, and Levying Assessment; and 2) a **Resolution** amending the City’s Fiscal Year 2008/09 Budget for the Greater Broadway 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 an annual budget for City Council approval. Approval of the district’s annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for security and safety programs, image and street maintenance, promotion and advocacy planning within the Greater Broadway Business corridor for FY2008-09.

Policy Considerations: The annual proceedings for this district are being processed as set forth in section 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.

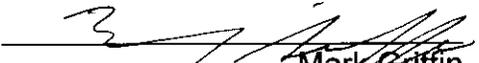
The PBID assessment budget for FY 2008/09 is \$223,500 (Details on Exhibit “B”, page 11). The Greater Broadway PBID will receive an approximate total of \$218,803. The remaining \$4,697 will be retained by the City to cover City administration cost.

Program	Budget	% of Total
Security and Safety Programs	\$84,000	37.5
Image and Street Maintenance	\$74,803	33.4
Promotion and Advocacy	\$60,000	27.0
Administration	\$4,697	2.1
Total	\$ 223,500	100.0

Annual assessment rates are based on special benefit received. These special benefits have been calculated based on an allocation of program costs and a calculation of parcel square feet. The standard cost to the property owner is \$0.05 per parcel square foot. Assessment rates vary based on property classification (see chart below). Assessment rates may be subject to an increase by no more than the lesser of 3% per year or the Consumer Price Index.

Property Classification	Rate per Lot Square Foot per Year
Commercial Parcels and Residential Parcels with more than Four Units	\$0.05 per year
Religious and/or Charitable Tax-Exempt Parcels	Not Assessed to the Extent the Parcels Receive Property Tax-Exempt Status
Cemetery and Public Housing Parcels	\$0.025 per year
Residential Parcels with Four Units or Less	Not Assessed

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

Approved by: 
Carol Shearly
Director, Planning Department

Recommendation Approved:


Ray Kerridge
City Manager

Table of Contents:

Report	Pg 1
Attachments	
1 Background	Pg 4
2 Resolution Adopting Annual Budget and Levying Assessment.....	Pg 5
Exhibit A, Map of District.....	Pg 7
Exhibit B, District and Parcel Assessment.....	Pg 8
3 Resolution Amending the FY 2008/09 City Budget.....	Pg 9
Exhibit A, Map of District.....	Pg 10
Exhibit B, District Budget and Parcel Assessment.....	Pg 11

Attachment 1

BACKGROUND

The Greater Broadway PBID was approved by City Council on July 17, 2007, in accordance with the Property and Business Improvement District Area Law of 1994. The District was approved for 5 years and became effective on January 1, 2008. The District provides funding for the following services within the Greater Broadway Business Corridor: Community Service Initiatives providing security patrol and daily street maintenance; Economic Development outreach and activities to convey a positive image for the area; Promotion of events and marketing, advocating consumer awareness of services available in the corridor.

The annual assessments are based upon allocation of program costs on a cost per square foot calculation. The assessment rates proposed for FY 2008/09 will not increase as approved by the Annual Report submitted. The Greater Broadway 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 GREATER BROADWAY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (FY 2008/09)

BACKGROUND

- A. The Greater Broadway 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 17, 2007.
- 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 Property and Business Improvement District Law of 1994.
- C. The Greater Broadway Property and Business Improvement District provides for security and safety programs, image and street maintenance, advocacy and planning with the intent to create a positive economic atmosphere in the Greater Broadway Business corridor. 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 not increase from the previous year, and are still below the highest authorized amount for this district as 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.

Table of Contents:

Exhibit A: District Map -1 Page

Exhibit B: FY2008/09 District & Parcel Assessment -1 Page

EXHIBIT A

Greater Broadway Property and Business Improvement District

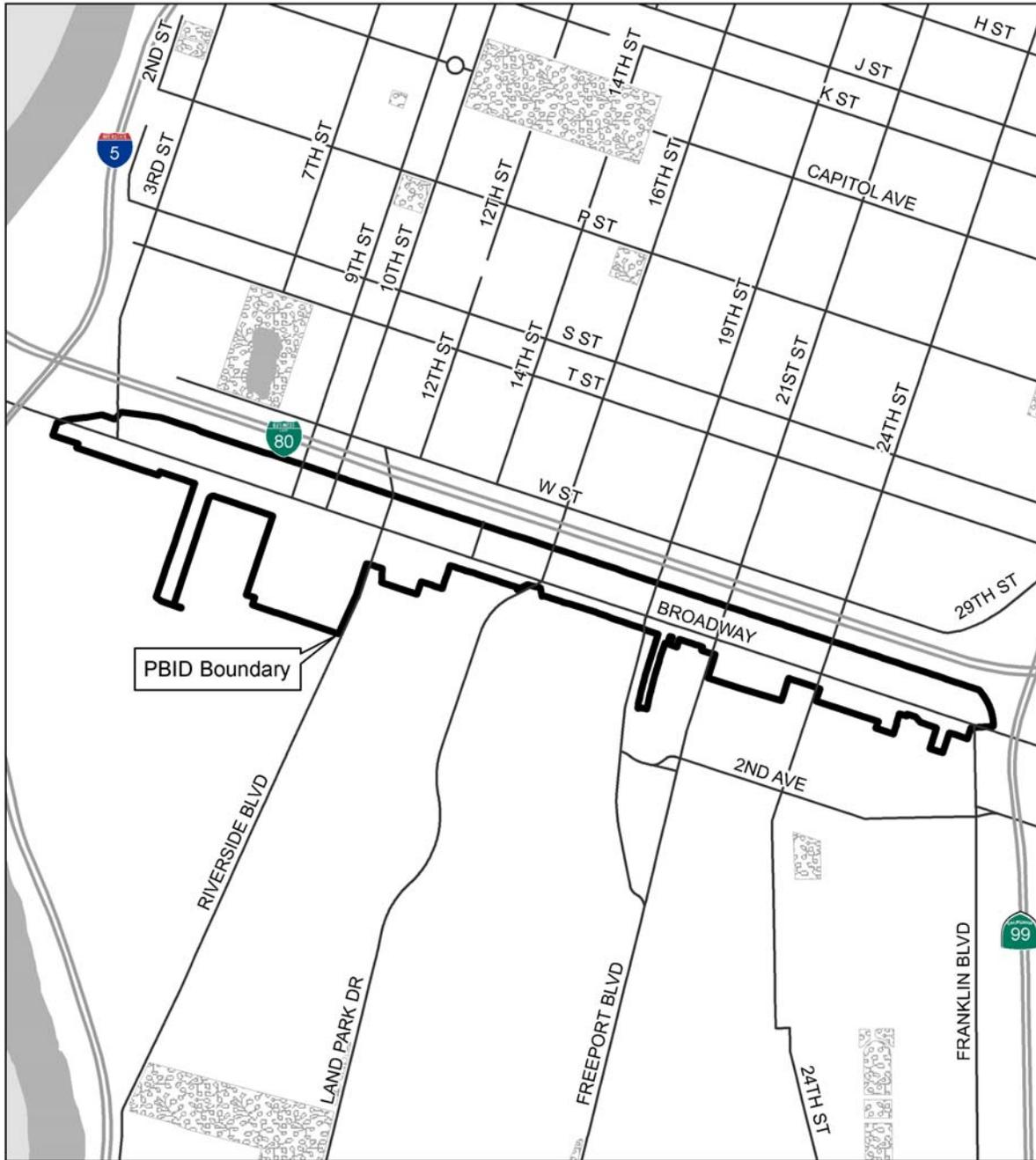


EXHIBIT B

**GREATER BROADWAY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY 2008/09 BUDGET & PARCEL ASSESSMENT**

DISTRICT ASSESSMENT

District	FY 2008/09 Assessment Budget	Surplus / (deficit)	FY 2008/09 Revenue
Greater Broadway PBID	\$223,500	\$0	\$223,500

PARCEL ASSESSMENT

Annual assessment rates are based on special benefit received. These special benefits have been calculated based on an allocation of program costs and a calculation of parcel square feet. The standard cost to the property owner is \$0.05 per parcel square foot. Assessment rates vary based on property classification (see chart below). Assessment rates may be subject to an increase by no more than the lesser of 3% per year or the Consumer Price Index.

Property Classification	Rate per Lot Square Foot per Year
Commercial Parcels and Residential Parcels with more than Four Units	\$0.05 per year
Religious and/or Charitable Tax-Exempt Parcels	Not Assessed to the Extent the Parcels Receive Property Tax-Exempt Status
Cemetery and Public Housing Parcels	\$0.025 per year
Residential Parcels with Four Units or Less	Not Assessed

Attachment 3

RESOLUTION NO.

Adopted by the Sacramento City Council

**AMENDING THE CITY’S FISCAL YEAR 2008/09
BUDGET FOR THE GREATER BROADWAY PROPERTY AND BUSINESS
IMPROVEMENT DISTRICT, FUND 268**

BACKGROUND

- A. The Greater Broadway 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 17, 2007.
- 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 Property and Business Improvement District 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 \$223,500 [\$223,500 - \$0 surplus]) and expenditure budget of \$223,500 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 \$4,697 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.

Table of Contents:

Exhibit A: District Map – 1 Page

Exhibit B: FY2008/09 District Budget & Parcel Assessment – 1 Page

EXHIBIT A

Greater Broadway Property and Business Improvement District

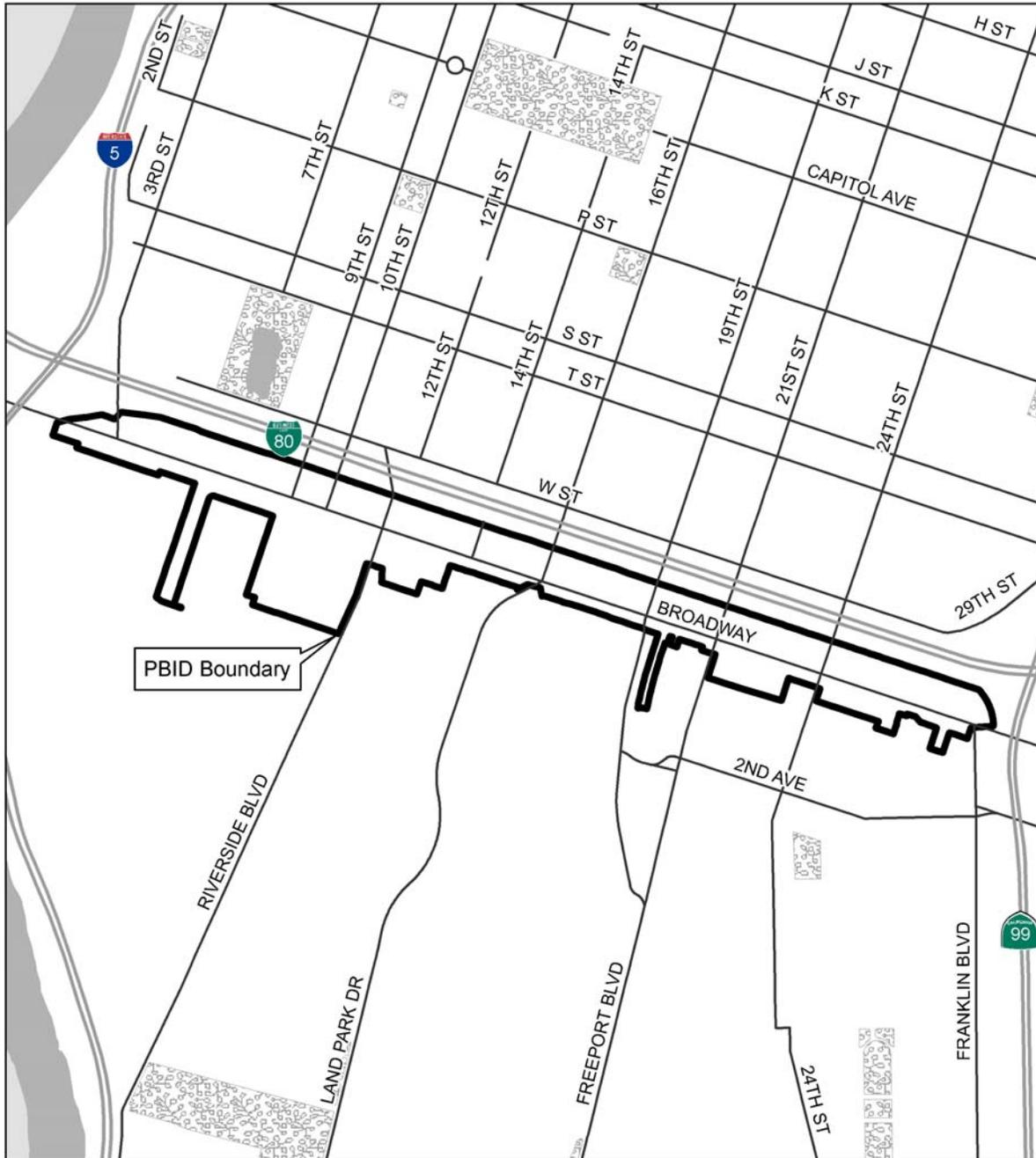


EXHIBIT B

**GREATER BROADWAY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY 2008/09 BUDGET & PARCEL ASSESSMENT**

Total Assessment Budget		\$223,500
Interest Earned (Surplus)		0
Total Revenue		<u>\$223,500</u>
Special Districts Administration	\$2,803	
Consultant (Muni) Reporting	465	
Finance Administration	1227	
County Billing Cost	<u>202</u>	
Less: Total Administrative Expense		<u>\$4,697</u>
Estimated Total PBID Disbursement		<u>\$218,803</u>

PARCEL ASSESSMENT

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

Property Classification	Rate per Lot Square Foot per Year
Commercial Parcels and Residential Parcels with more than Four Units	\$0.05 per year
Religious and/or Charitable Tax-Exempt Parcels	Not Assessed to the Extent the Parcels Receive Property Tax-Exempt Status
Cemetery and Public Housing Parcels	\$0.025 per year
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