



REPORT TO COUNCIL City of Sacramento

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CONSENT
June 23, 2009

Honorable Mayor and
Members of the City Council

Title: Del Paso Boulevard Property and Business Improvement District – Annual Proceedings Fiscal Year (FY) 2009/10

Location/Council District: The Del Paso Boulevard Property and Business Improvement District (PBID) is located in Council District 2. The district includes approximately 193 parcels and 116 property owners in the North Sacramento Redevelopment Area.

Recommendation: Adopt a **Resolution** adopting the Del Paso Boulevard PBID Annual Budget and levying assessment.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; 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 Management Plan 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 economic development, security services, maintenance services, and image enhancement within the Del Paso Boulevard commercial corridor for FY2009/10.

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 Goals 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.

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 the levy of assessments upon real property that benefits from improvements and activities. The PBID does not plan to issue bonds. The City of Sacramento will be participating as a property owner in the district. City owned properties will have a total annual assessment of approximately \$36,000. Funding to pay for City assessments is included in the annual budget.

The PBID assessment budget for FY2009/10 is \$210,000 (Details on Exhibit "B", page 8). The Del Paso Blvd. PBID will receive an approximate total of \$206,398. The remaining \$3,602 will be retained by the City to cover City administrative costs associated with this PBID.

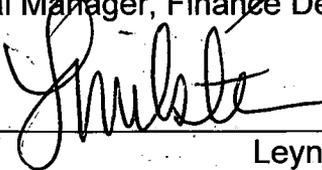
Program	Budget	% of Total
Security and Maintenance Enhancement	\$ 130,500	62.0
Image Enhancement	\$35,000	17.0
Administration/Advocacy	\$34,000	16.0
Contingency / PBID Renewal	\$10,500	5.0
Total	\$ 210,000	100.0

Annual assessment rates are based on an allocation of program costs and a calculation of parcel square footage. The cost to the property owner is \$0.10 per parcel square foot in Zone 1 and \$0.035 per parcel square foot in Zone 2. Religious properties are assessed at a rate which is 50% of the full assessment in both Zone 1 and Zone 2. Auto wrecking properties are assessed at a rate which is 30% of the full assessment in both Zone 1 and Zone 2. Residential properties with 4 units or less are not assessed. The Management District's Advisory Board is recommending that services remain at the current level, as such, the FY2009/10 assessment rate remains unchanged.

Formal amendment to the City's FY2009/10 Approved Budget will be brought under separate action as necessary.

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:


Ray Kerridge
City Manager

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Attachment 1

BACKGROUND

The Del Paso Boulevard PBID was approved by City Council on May 24, 2005, in accordance with the Property and Business Improvement District Area Law of 1994, and became effective on January 1, 2006. The District provides funding for the Del Paso Boulevard PBID to provide the following services in the Del Paso 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 annual assessments are based upon allocation of program costs and a calculation per parcel square foot. The assessment rates proposed for FY2009/10 will remain the same as the previous year at, \$0.10 per parcel square foot in Zone 1 and \$0.035 per parcel square foot in Zone 2. Residential properties with 4 units or less will not be assessed.

The Del Paso Boulevard PBID Advisory Board has prepared the Management Plan-Annual Report, which is on file with the Public Improvement Financing Division, which the City Clerk has designated as the custodian of such records. The report addresses the proposed budgets and services to be provided. The Management District's Advisory Board is recommending that services remain at the current level, and that the district itself remains unchanged.

Attachment 2

RESOLUTION NO.

Adopted by the Sacramento City Council

**ADOPTING THE ANNUAL BUDGET AND LEVYING ASSESSMENT
FOR THE DEL PASO BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT
DISTRICT (PBID) FOR FY2009/10**

BACKGROUND

- A. The Del Paso Boulevard Property and Business Improvement District (District), as depicted in Exhibit A, was established by the City Council and approved by the property owners on May 24, 2005.
- 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) 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 Del Paso Boulevard PBID provides for economic development, image enhancement, security and maintenance services and advocacy with the intent of continuing to create a positive atmosphere in the Del Paso Boulevard Commercial Corridor Area. All services are as defined within the Management Plan, which was approved on the initial formation, or re-formation of the District as part of Resolution No. 2005-219, and by reference made a part of this resolution. The Management Plan is on file with the Public Improvement Financing Division, which has been designated by the City Clerk as the custodian of such records.
- D. The FY2009/10 assessments will not increase 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 annual budget set forth in the FY2009/10 Annual Report is adopted and the assessments set forth in the FY2009/10 Annual Report are authorized to be levied.

Section 2. Exhibits A and B are part of this resolution.

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Exhibit A: District Map

Exhibit B: FY2009/10 District & Parcel Assessment

EXHIBIT A

Del Paso Boulevard
Property and Business Improvement District 2005-03

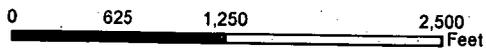
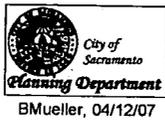
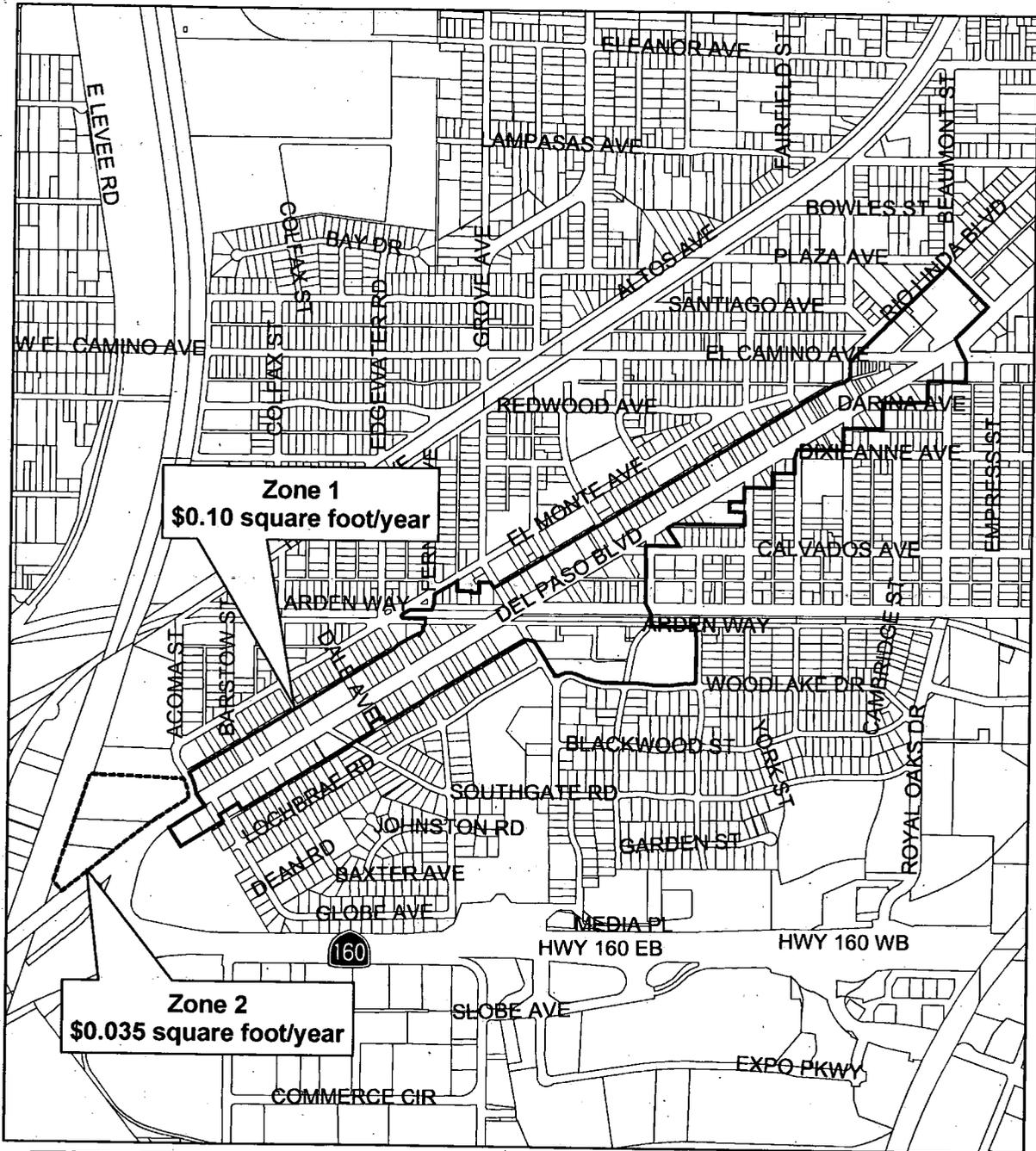


EXHIBIT B

**DEL PASO BOULEVARD
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY2009/10 DISTRICT AND PARCEL ASSESSMENT**

DISTRICT ASSESSMENT

District	FY2009/10 Budget	Surplus / (deficit)	FY2009/10 Assessed
Del Paso Blvd. PBID	\$210,000	\$0	\$210,000

PARCEL ASSESSMENT

Annual assessment rates are based on an allocation of program costs on a cost per parcel sq. ft. calculation as reflected below:

Benefit Zone	Cost Per Parcel Sq. Ft.
Zone 1	\$0.1000
Zone 2	\$0.0350
Religious Properties	
Zone 1	\$0.0500
Zone 2	\$0.0175
Auto Wrecking Properties	
Zone 1	\$0.0300
Zone 2	\$0.0105

