



City of Sacramento City Council

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

Meeting Date: 6/14/2011

Report Type: Consent

Title: Midtown Sacramento Property and Business Improvement District (PBID)–Fiscal Year (FY) 2011/12 Annual Proceedings

Report ID: 2011-00234

Location: District 1, 3, 4

Recommendation: Adopt a Resolution approving the Midtown Sacramento PBID Annual Report, establishing a budget and levying an assessment for Fiscal Year (FY) 2011/12.

Contact: Jodie Vong, Finance Department, (916) 808-8243; Mark Griffin, Finance Department, (916) 808-8788

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 1-Description/Analysis
- 2-Schedule of Proceedings
- 3-Resolution

City Attorney Review

Approved as to Form
Matthew Ruyak
6/6/2011 1:10:16 PM

City Treasurer Review

Prior Council Financial Policy Approval or
Outside City Treasurer Scope
Russell Fehr
5/27/2011 12:34:43 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 6/1/2011 4:37:31 PM

Assistant City Manager: Patti Bisharat - 6/2/2011 9:30:43 AM

Description/Analysis

Issue: The PBID Area Law of 1994 requires the Midtown Sacramento PBID (District) to file an Annual Report with the City Clerk and for City Council to approve the report as filed together with assessments and budgets for FY2011/12. Approval of the District's Annual Report will authorize the City to collect assessments in the amount sufficient to provide funding for security services, street maintenance, parking services, and marketing efforts for economic development within the District for FY2011/12 and to establish the associated budget. The assessment will not change for FY2011/12.

The Annual Report does not change the scope of services or any other aspect of the District's legal structure as established in the Management District Plan approved at formation of the District.

The District Advisory Board has prepared the 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, assessments, and services to be provided.

Policy Considerations: The annual proceedings for the District are set forth in Sections 36600 to 36671 of the California Streets and Highways Code, entitled "Property and Business Improvement District Law of 1994."

Environmental Considerations:

California Environmental Quality Act (CEQA): 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: There are no sustainability considerations applicable to the formation or renewal and administration of an assessment district.

Commission/Committee Action: None.

Rationale for Recommendation: The actions in the recommended Resolution are required by the California Streets and Highways Code Part 7 (beginning with Section 36600) of Division 18.

Financial Considerations: Financing of the District will be provided by the levy of assessments upon real property that benefits from improvements and activities of the District. The District does not plan to issue bonds. The City of Sacramento participates as a property owner in the District. City-owned properties will have a

total annual assessment of approximately \$21,000. Funding to pay the City's Assessment is included in the FY2011/12 Proposed Budget.

The District assessment budget for FY2011/12 is \$628,319. The District will receive approximately \$621,358 for operations. The City will retain \$6,961 to cover City administrative costs. The annual operating budget for the District will be adjusted to reflect the Council approved assessments and expenditure plans.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.



SCHEDULE OF PROCEEDINGS

MIDTOWN SACRAMENTO PROPERTY AND BUSINESS IMPROVEMENT DISTRICT NO. 2007-03 FY2011/12 SCHEDULE

June 14, 2011	Council Approves District Budget and Orders Annual Levy for FY2011/12
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August 2011 Assessment Roll to County



RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE MIDTOWN SACRAMENTO PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2011/12

BACKGROUND

- A. The Midtown Sacramento Property and Business Improvement District (District), the boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on August 9, 2007.
- 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) (the PBID Law) and has previously levied assessments on property in the District to pay for improvements and services to be provided within the District, in accordance with the PBID Law.
- C. The District provides for clean and safe programs, parking services, and marketing/advocacy promotion with the intent of continuing to create a positive business atmosphere in the District. All services are as defined within the Annual Report, and by reference made a part of this resolution which is separately bound and on file with the Public Improvement Financing Division, which the City Clerk has designated as the custodian of such records.
- D. The FY2011/12 assessment rates will not increase from the previous year, and are still below the highest authorized amount for the District.
- E. The City 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 that the background statements in paragraphs A through E are true and correct.

Section 2. The annual budget and assessments as set forth in the FY2011/12 Annual Report are authorized.

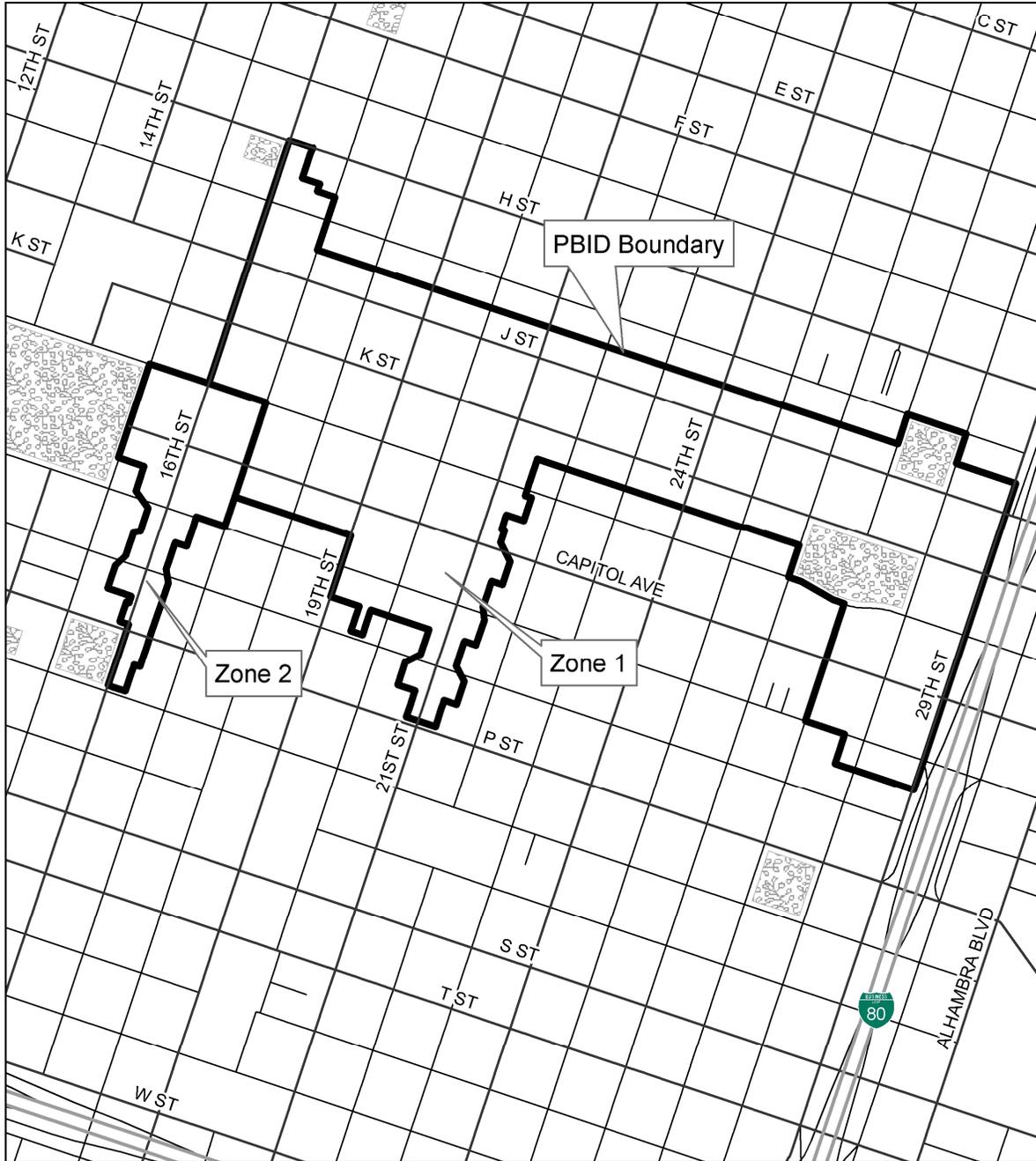
Section 3. Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY2011/12 District & Parcel Assessment

EXHIBIT A
Midtown Sacramento
Property and Business Improvement District



 G.I.S.
City of
Sacramento
Department of Finance
BMueller 05/11/11

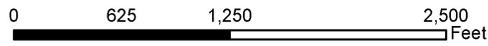


EXHIBIT B

**MIDTOWN SACRAMENTO
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY2011/2012 DISTRICT BUDGET & PARCEL ASSESSMENT**

Total Assessment Budget		\$628,319
Fund Balance		0
Total Revenue		<u>\$628,319</u>
Special Districts Administration	\$5,187	
Consultant (NBS) Reporting	250	
Accounting	1,159	
County Billing Cost	<u>365</u>	
Less: Total City Administration Expense		<u>\$6,961</u>
 Estimated Total PBID Disbursement		 <u>\$621,358</u>

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 foot. Assessment rates vary based on property classification (see chart below). Assessment rates may be subject to an increase of no more than 3% per year.

Property Classification	Annual Rate per Lot Square Foot Zone 1	Annual Rate per Lot Square Foot Zone 2	Parking Service Charge
Standard Full Service Area (ZONE 1)	\$0.13768	N/A	\$.02295
Standard Reduced Service Area (ZONE 2)	N/A	\$0.09944	\$.02295
Religious, Educational or Other Charitable Tax-Exempt Parcels	\$0.062072	\$0.04138	No Parking Charge
Healthcare Tax Exempt Rate	\$0.085020	\$0.056680	No Parking Charge
Publicly-owned Parks	\$0.114736	\$0.076491	No Parking Charge