



City of Sacramento City Council

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

Meeting Date: 5/15/2012

Report Type: Consent

Title: River District Property and Business Improvement District (PBID) – FY2012/13 Annual Proceedings

Report ID: 2012-00153

Location: District 3, 4

Recommendation: Pass a Resolution approving the River District PBID Annual Report, establishing a budget and levying an assessment for Fiscal Year (FY) 2012/13

Contact: Jodie Vong, Program Analyst, (916) 808-8273; Mark Griffin, Program Manager, (916) 808-8788, Finance Department

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
Jeffrey Heeren
5/7/2012 3:17:40 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
4/27/2012 3:07:04 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 5/7/2012 1:05:10 PM



Description/Analysis

Issue: The PBID Area Law of 1994 requires the River District PBID (District) to file an Annual Report (Report) with the City Clerk and for City Council to approve the Report as filed together with assessments and budgets for FY2012/13. Approval of the District's Report will authorize the City to collect assessments in the amount sufficient to provide funding: for economic development, community service initiatives, public project advocacy and planning within the District for FY2012/13 and to establish the associated budget.

The 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 assessment rates for FY2012/13 are proposed by the District Advisory Board to increase by 5% from the previous year in order to compensate for higher business costs and to avoid a reduction in services.

The District Advisory Board has prepared the Report, which is on file with the Public Improvement Financing Unit, 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." The District provides funding for a multitude of services including: economic development, community service initiatives, public project advocacy and planning within the District.

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 \$47,720. As the Redevelopment Agency Successor Agency, the City will also pay an additional \$1,780 this year for a total annual assessment of about \$49,500. Funding to pay the City's assessment is included in the FY2012/13 Proposed Budget.

The District assessment budget for FY2012/13 is \$363,122. The District will receive approximately \$360,631 for operations. The City will retain \$2,491 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

RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT NO. 2004-01 FY2012/13 SCHEDULE

May 15, 2012	Council Approves District Budget and Orders Annual Levy for FY2012/13
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August 2012 Assessment Tax Roll to County



RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2012/13

BACKGROUND

- A.** The River District Property and Business Improvement District (the “District”) the boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on July 27, 2004. The District was renewed for 10 more years effective January 1, 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) (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 economic development, community service initiatives, public projects, advocacy and planning with the intent of continuing to create a positive 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 Unit, which the City Clerk has designated as the custodian of such records.
- D.** The FY2012/13 assessment rates will increase 5% from the previous year, which is 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 FY2012/13 Annual Report are authorized.

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

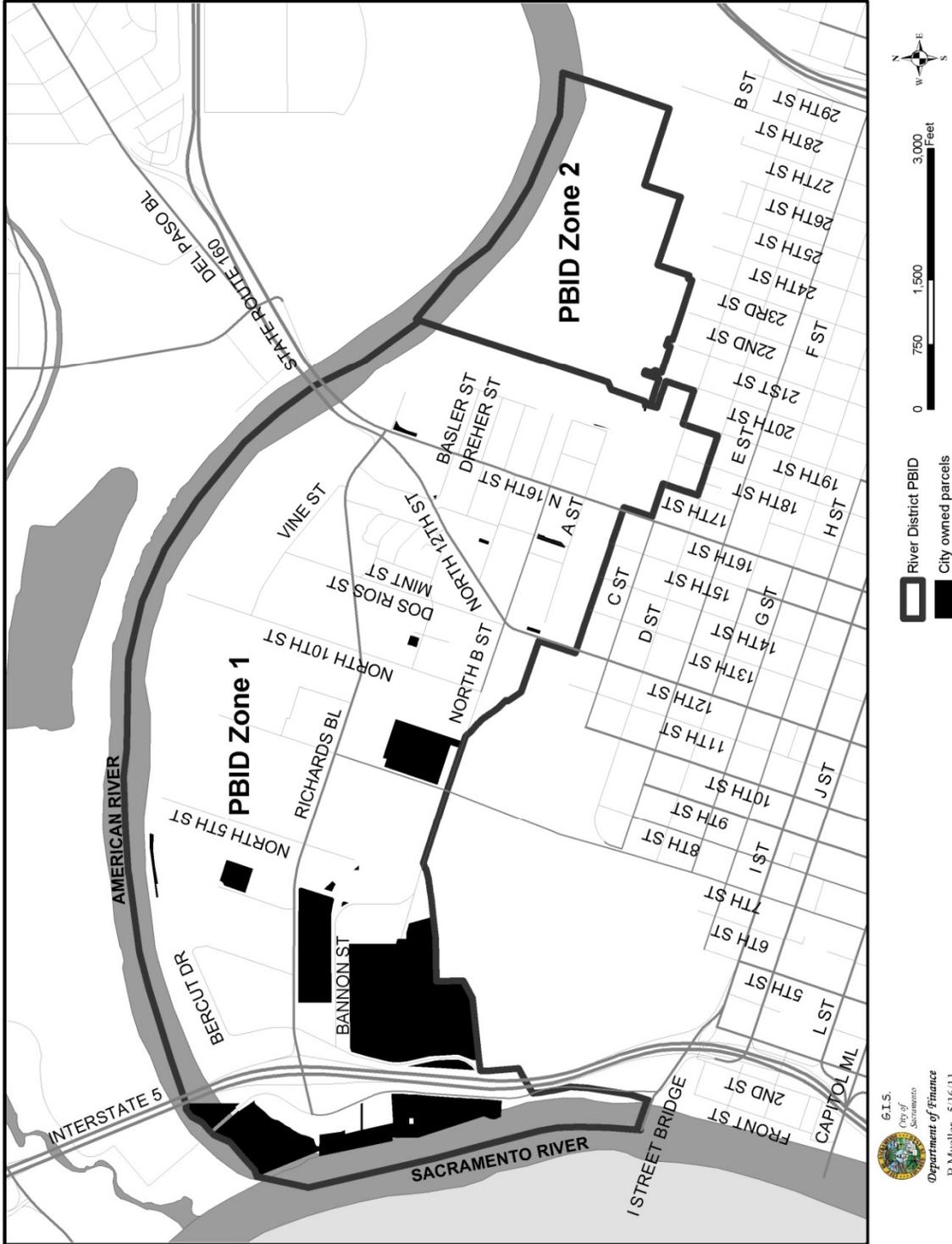
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Exhibit A: District Map

Exhibit B: FY2012/13 District & Parcel Assessment

EXHIBIT A

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



G.I.S.
City of Sacramento
Department of Finance
B Mueller 5/16/11

EXHIBIT B

**RIVER DISTRICT
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY2012/2013 DISTRICT BUDGET & PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	\$0
Total Assessed to Property Owners	<u>\$363,122</u>
Total Resources	<u>\$363,122</u>
PBID Activities	
Estimated Disbursement	\$360,631
Administrative Costs	
Public Improvement Financing	
Administration	\$1,062
Parcel reporting	\$168
Accounting	
Administration	\$966
County Billing	\$295
Total Expenditures	<u>\$363,122</u>
Estimated Ending Fund Balance	<u>\$0</u>
Year-Over-Year Change in Fund Balance	<u>\$0</u>

PARCEL ASSESSMENT

Annual assessment rates are based on an allocation of program costs and a calculation per acre. Assessment rates may be subject to an increase of no more than 5% per year to respond to changes in the Consumer Price index (CPI) and other program needs.

Benefit Zone	Cost Per Acre
Zone 1	\$495.46
Zone 2	\$122.71