

Meeting Date: 6/18/2013

Report Type: Consent

Report ID: 2013-00158



City Council Report

915 I Street, 1st Floor

www.CityofSacramento.org

Title: Fiscal Year (FY) 2013-14 Property Business and Improvement District (PBID) Annual Proceedings

Location: Districts 2, 3, 4, 5, 6, and 8

Issue: State law requires that property business and improvement districts, formed under the Property and Business Improvement District Law of 1994, file an annual report describing the proposed assessment, establishing a budget and levying the assessment.

Recommendation: Pass 1) a Resolution approving the Del Paso PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 2) a Resolution approving the Downtown Sacramento PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 3) a Resolution approving the Greater Broadway PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 4) a Resolution approving the Mack Road PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 5) a Resolution approving the Midtown Sacramento PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 6) a Resolution approving the North Franklin PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 7) a Resolution approving the Oak Park PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 8) a Resolution approving the Power Inn Area PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; 9) a Resolution approving the River District PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14; and 10) a Resolution approving the Stockton Boulevard PBID Annual Report, establishing a budget, and levying an assessment for FY 2013-14.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Jodie Vong, Administrative Analyst, (916) 808-8243; Mark Griffin, Program Manager, (916) 808-8788, Department of Finance

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 1-Description/Analysis
- 02-Schedule of Proceedings
- 03-Resolution (Del Paso PBID)
- 04-Resolution (Downtown Sacramento PBID)
- 05-Resolution (Greater Broadway PBID)
- 06-Resolution (Mack Rd PBID)
- 07-Resolution (Midtown Sacramento PBID)
- 08-Resolution (North Franklin PBID)
- 09-Resolution (Oak Park PBID)
- 10-Resolution (Power Inn Area PBID)
- 11-Resolution (River District PBID)
- 12-Resolution (Stockton Blvd PBID)

City Attorney Review

Approved as to Form
Michael W. Voss
6/10/2013 9:41:32 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
John Colville
5/31/2013 9:28:27 AM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 6/6/2013 3:34:18 PM

Description/Analysis

Issue: Annually, each Property and Business Improvement District (District) is required to file an Annual Report (Report) with the City Clerk for City Council approval. The District Advisory Boards of all ten Districts have prepared Reports for their respective districts for Fiscal Year (FY) 2013-14, all of which are on file with the Public Improvement Financing Division of the Department of Finance, which the City Clerk has designated as the custodian of such records. The Reports address the proposed budgets, assessments, and services to be provided. All of this information is incorporated into the Resolution adopting the Annual Report for each District. Approval is recommended for the Reports for all Districts, which are as follows: Del Paso Boulevard, Downtown Sacramento, Greater Broadway, Mack Road, Midtown Sacramento, North Franklin, Oak Park, Power Inn Area, River District, and Stockton Boulevard.

The Reports do not change the scope of services or any other aspect of a District's legal structure as established in the Management District Plans approved at the formation of each District.

Approval of the attached Resolutions will authorize the City to levy and collect assessments in the amount sufficient to provide funding for services such as security, maintenance, economic development, and image enhancement for FY 2013-14, and to establish the associated budgets.

Policy Considerations: The goal of the Districts is to continue to provide services including security and maintenance enhancement, advocacy/administration, and image enhancement.

Economic Impacts: This report does not have direct economic impacts.

Environmental Considerations

California Environmental Quality Act (CEQA): Under California Environmental Quality Act (CEQA) Guidelines, administration and annual proceedings do not constitute a project and are therefore exempt from review.

Sustainability Considerations: There are no sustainability considerations applicable to the formation or renewal and administration of an assessment district.

Committee/Commission Action: None.

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

Financial Considerations: Financing of the Districts will be provided by the levy of assessments upon real property that benefits from improvements and activities of the District. The Districts do not plan to issue bonds.

Assessment increases are governed by the Management District Plans and the decision of the Advisory Boards. Allowable increases vary by District. Some have a fixed maximum allowed increase of 3% or 5%. Others limit increases to the Consumer Price Index (CPI). The specific limits by District are included in each of the attached District resolutions along with the actual increase proposed.

The City of Sacramento participates as a property owner in all the Districts except for Mack Road. City-owned properties will have a total annual assessment of approximately \$773,410. Funding to pay the City's assessment is included in the FY 2013-14 Budget.

The annual operating budget for each District will be adjusted to reflect the Council-approved assessments and expenditure plans.

Budget details are provided in the attachments to the Resolutions.

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

PROPERTY AND BUSINESS IMPROVEMENT DISTRICTS FY 2013-14 SCHEDULE

**June 18, 2013 City Council – Approves District Budgets and Orders
Annual Levy for FY 2013-14**

August 2013 Assessment Tax Roll to County

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE DEL PASO BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The Del Paso Boulevard Property and Business Improvement District ("District"), the boundaries which are depicted in Exhibit A, was renewed by the City Council and the property owners on July 20, 2010, for a five-year term commencing January 1, 2011.
- 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) ("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. Expenditures of PBID funds provide for advocacy, marketing, security coordination, transportation improvements, image enhancement, and maintenance services with the intent of continuing to create a positive atmosphere in the PBID. All services are as defined within the Annual Report and by reference made a part of this resolution. The Annual Report 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 FY 2013-14 assessment rates will not increase from FY 2012-13. The maximum allowed increase for the District is 3% per year.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.

Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B are part of this resolution.

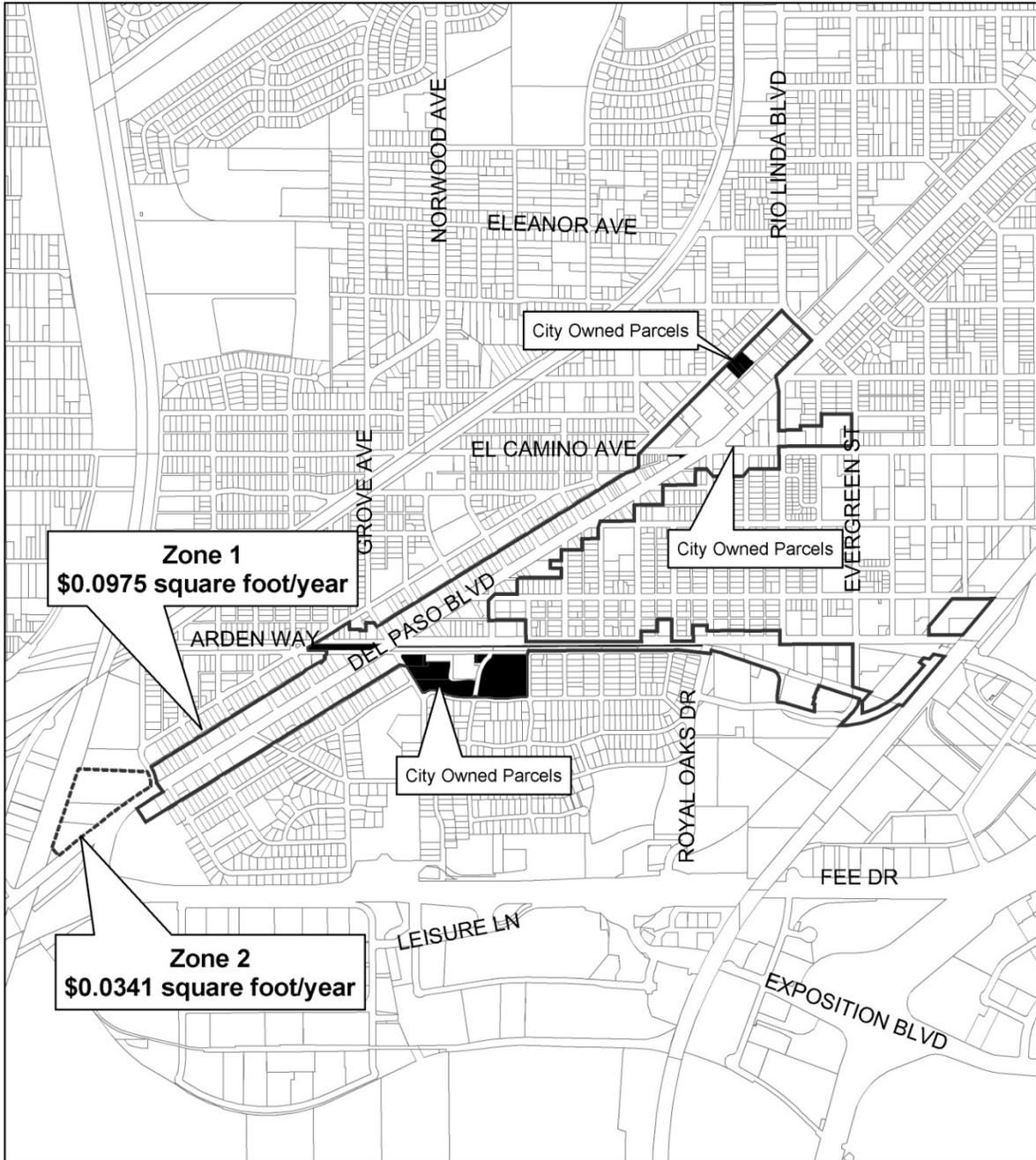
Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

Del Paso Boulevard Property and Business Improvement District 2010-01



 G.I.S.
City of
Sacramento
Department of Finance
BMueller, 04/14/10



Exhibit B

DEL PASO BOULEVARD (FUND 2218) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$15,738
Total Assessed to Property Owners	<u>\$362,398</u>
Total Resources	<u><u>\$378,136</u></u>
PBID	
Activities	
Estimated Disbursement	\$373,072
Administrative Costs	
Public Improvement Financing	
Administration	\$3,753
Parcel Reporting	\$160
Accounting	
Administration	\$952
County Billing	<u>\$199</u>
Total Expenditures	<u><u>\$378,136</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(15,738)</u></u>

Parcel Assessment

The assessment is unchanged from the current year. Annual assessment rates are based on special benefit received as defined by the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation per square foot. The cost to a property owner in Zone 1 is \$0.0975 per parcel square foot, while the cost to a property owner in Zone 2 is \$0.0341 per parcel square foot. Tax exempt properties are assessed at 50% of the respective Zone 1 or Zone 2 assessment rates. Additionally, parcels in Zone 1 with an auto-wrecking land use will be subject to an assessment of \$0.02925 per parcel square foot, while parcels of the same land use in Zone 2 will be subject to an assessment of \$0.0102 per parcel square foot.

Property Classification	Rate per Parcel Square Foot Zone 1	Rate per Parcel Square Foot Zone 2
Commercial Property	\$0.0975	\$0.0341
Religious and Tax-Exempt Property	\$0.04875 (50% Rate)	\$0.0170 (50% Rate)
Auto Wrecking Property	\$0.02925 (30% Rate)	\$0.0102 (30% Rate)
Residential (4 units or less)	Not Assessed	Not Assessed

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE DOWNTOWN SACRAMENTO PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The Downtown Sacramento Property and Business Improvement District ("District"), the boundaries of which are depicted in Exhibit A, was renewed by the City Council and the property owners on June 14, 2005, for a ten-year term commencing January 1, 2006.
- 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) ("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. Expenditures of PBID funds provide for advocacy, marketing, security coordination, transportation improvements, image enhancement, and maintenance services with the intent of continuing to create a positive atmosphere in the PBID. All services are as defined within the Annual Report and by reference made a part of this resolution. The Annual Report 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 FY 2013-14 assessment rates will increase by 2% from FY 2012-13. The maximum allowed increase for the District is 5% per year.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.

Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B are part of this resolution.

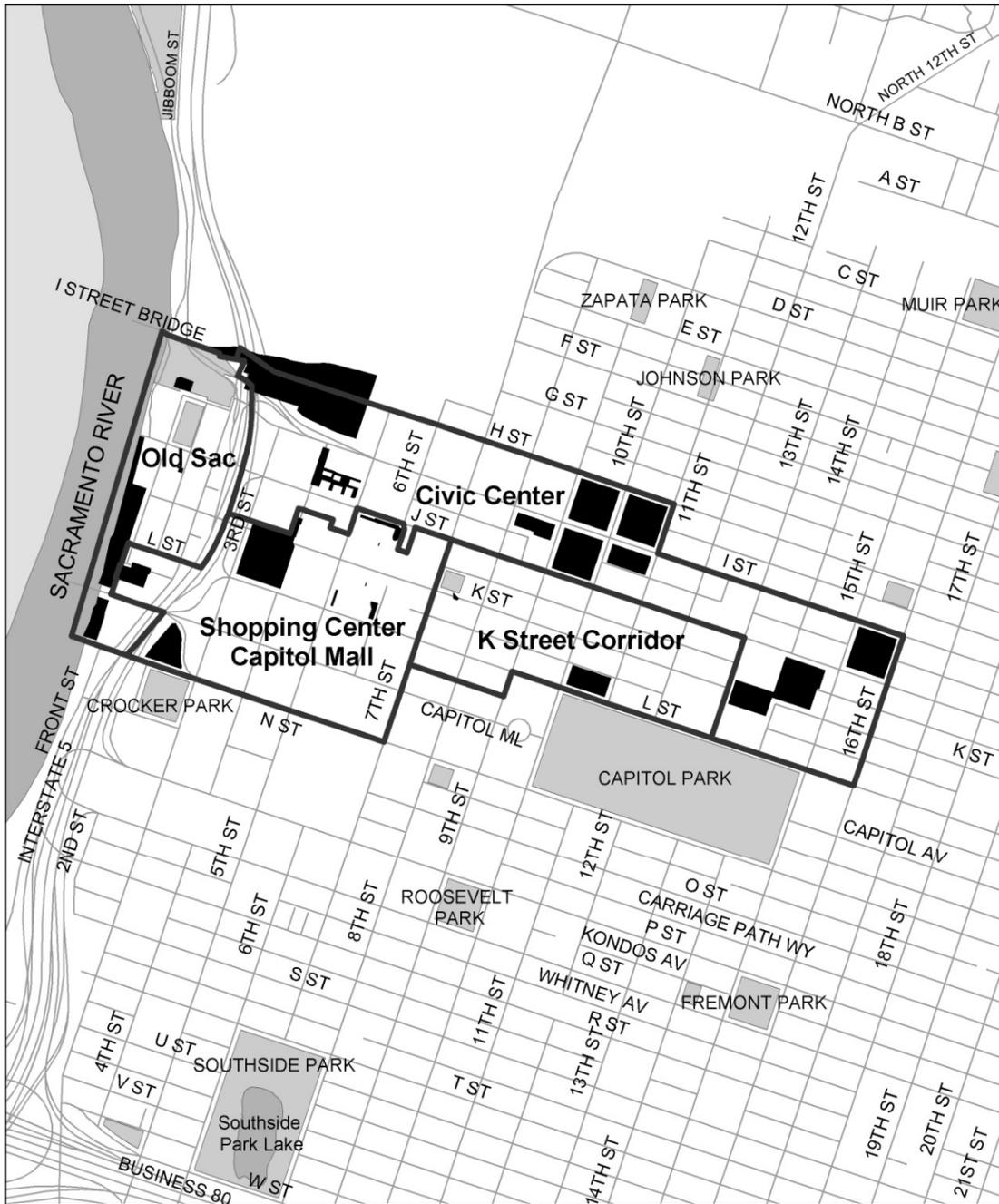
Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

Downtown Sacramento Property and Business Improvement District (PBID) 2005-02




 G.I.S.
 City of
 Sacramento
 Department of Finance
 B Mueller 05/16/11

-  Downtown Sacramento PBID
-  City Owned Parcels
-  Parks

0 0.125 0.25 0.5 Miles



Exhibit B

DOWNTOWN SACRAMENTO (FUND 2221) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$815,118
Total Assessed to Property Owners	<u>\$2,581,080</u>
Total Resources	<u><u>\$3,396,198</u></u>
PBID	
Activities	
Estimated Disbursement	\$3,392,222
Administrative Costs	
Public Improvement Financing	
Administration	\$2,568
Parcel Reporting	\$166
Accounting	
Administration	\$952
County Billing	\$290
Total Expenditures	<u><u>\$3,396,198</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(815,118)</u></u>

Parcel Assessment

The assessment is being increased by 2% for changes and other program costs, as shown in the table below. Annual assessment rates for each zone are based on the levels of service and benefit received as defined by the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation per lot square footage plus building square footage within each benefit zone.

Condominium properties used exclusively as individually owned units will benefit from the public safety and maintenance components of the District, but will not directly benefit from economic development and marketing services. Qualifying properties may have their assessments adjusted by a pro rata share of the annual budget for economic development and marketing services for the qualifying portion of building square footage.

Benefit Zone	Sub-District Name	Per sq.ft. of Lot	Per sq.ft. of Bldg.	Condo cost per foot*	Residential Discount
A	K Street Corridor	\$0.1815	\$0.0908	\$0.1421	-21.7%
B	Civic Center	\$0.1519	\$0.0759	\$0.1124	-26.0%
C	Old Sacramento	\$0.1872	\$0.0936	\$0.1232	-34.2%
D	Capitol Mall/Plaza	\$0.0564	\$0.0282	\$0.0170	-69.9%

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE GREATER BROADWAY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The Greater Broadway PBID No. 2012-01 (District), boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on July 19, 2012.
- B. The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code, Sections 36600 to 36671) (PBID Law) 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.
- C. The District provides funding for a clean and safe program to support crime prevention, a maintenance program to make the corridor more attractive, and economic enhancements to attract, grow, and retain new businesses in the Greater Broadway commercial corridor. All services are as defined within the Annual Report and by reference made a part of this resolution. The Annual Report 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 FY 2013-14 assessment rates will increase 2% from FY 2012-13. The maximum allowed increase for the District is 5% per year.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.
- Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B is part of this resolution.

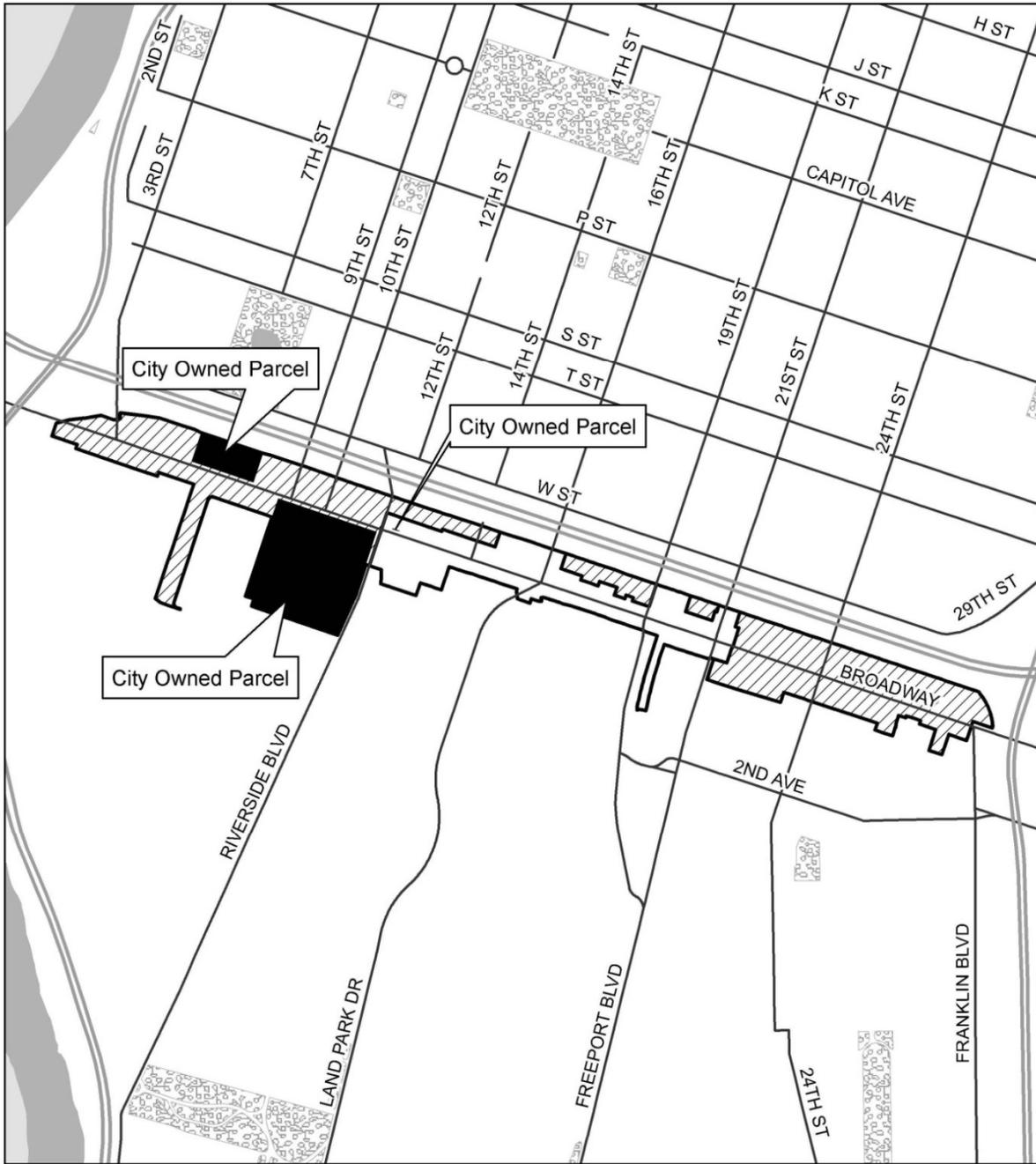
Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

Greater Broadway Property and Business Improvement District No. 2012-01



6.I.S.
City of
Sacramento
Department of Finance
BM: 01/03/12

□ PBID Zone 1
▨ PBID Zone 2

0 1,000 2,000 4,000 Feet



Exhibit B

GREATER BROADWAY (FUND 2236) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$13,547
Total Assessed to Property Owners	<u>\$245,961</u>
Total Resources	<u><u>\$259,508</u></u>
PBID Activities	
Estimated Disbursement	\$258,165
Administrative Costs	
Public Improvement Financing	
Administration	\$0
Parcel reporting	\$158
Accounting	
Administration	\$952
County Billing	<u>\$233</u>
Total Expenditures	<u><u>\$259,508</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(\$13,547)</u></u>

Parcel Assessment

The assessment is being increased by 2% for changes and other program costs, as shown in the table below. Assessment rates for each zone are based on the levels of service and benefit received as defined by the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation of parcel square footage.

Special Benefit Zone	Land Use	Rate per Parcel Square Footage
Zone 1	Commercial	\$0.061161
	Tax Exempt	\$0.028758
Zone 2	Commercial	\$0.049440
	Tax Exempt	\$0.028758
	Residential Parcels Zoned for Commercial Use	\$0.014379

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE MACK ROAD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The Mack Road Property and Business Improvement District (“District”), the boundaries which are depicted in Exhibit A, was established by the City Council and the property owners on August 5, 2010, for a five-year term commencing January 1, 2011.
- 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) (“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. Expenditures of PBID funds provide for advocacy, marketing, security coordination, transportation improvements, image enhancement, and maintenance services with the intent of continuing to create a positive atmosphere in the PBID. All services are as defined within the Annual Report and by reference made a part of this resolution, The Annual Report 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 FY 2013-14 assessment rates will not increase from FY 2012-13. The maximum allowed increase is 3% per year.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.

Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B are part of this resolution.

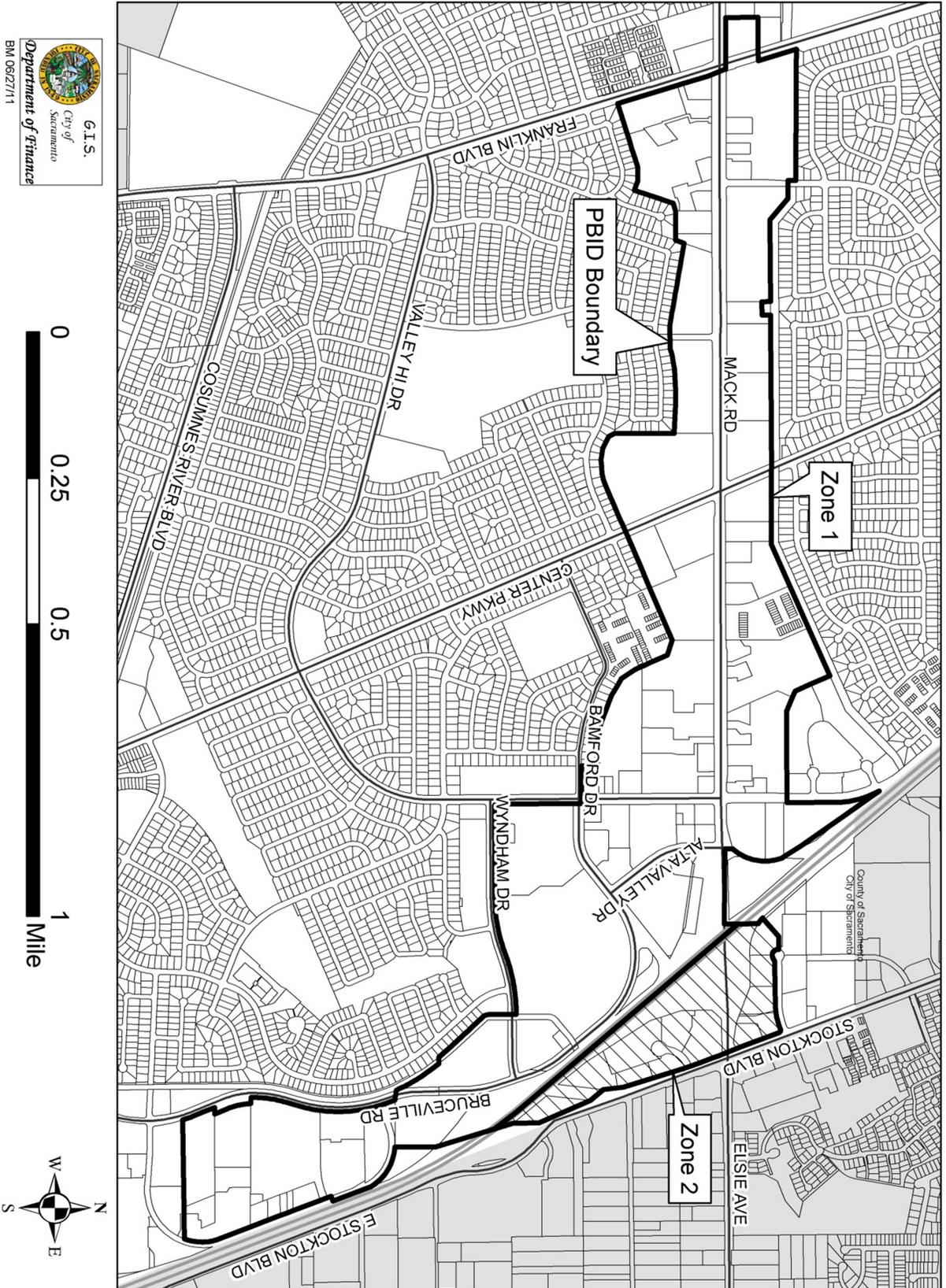
Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Mack Road Property and Business Improvement District No. 2010-02

Exhibit A



G.I.S.
City of
Sacramento
Department of Finance
BM 08/27/11

Exhibit B

MACK ROAD (FUND 2242) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$1,548
Total Assessed to Property Owners	<u>\$410,511</u>
Total Resources	<u><u>\$412,059</u></u>
PBID	
Activities	
Estimated Disbursement	\$409,195
Administrative Costs	
Public Improvement Financing	
Administration	\$1,628
Parcel Reporting	\$156
Accounting	
Administration	\$952
County Billing	<u>\$128</u>
Total Expenditures	<u><u>\$412,059</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(1,548)</u></u>

Parcel Assessment

The assessment is unchanged from the current year. Annual assessment rates are based on special benefit received as defined by the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation per square foot as shown in the table below:

FY 2013-14 Benefit Zone	Rate per Parcel Square Footage
Zone 1	\$0.03
Zone 2	\$0.02

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) 2013-14

BACKGROUND

- A. The Midtown Sacramento Property and Business Improvement District ("District"), the boundaries which are depicted in Exhibit A, was renewed by the City Council and the property owners on July 31, 2012, for a five-year term commencing January 1, 2013.
- 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) ("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. Expenditures of PBID funds provide for advocacy, marketing, security coordination, transportation improvements, image enhancement, and maintenance services with the intent of continuing to create a positive atmosphere in the PBID. All services are as defined within the Annual Report and by reference made a part of this resolution. The Annual Report 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 FY 2013-14 assessment rates will increase 3%, which is equal to the maximum allowed increase for the District.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.

Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A
Midtown Sacramento Property and
Business Improvement District No. 2012-02

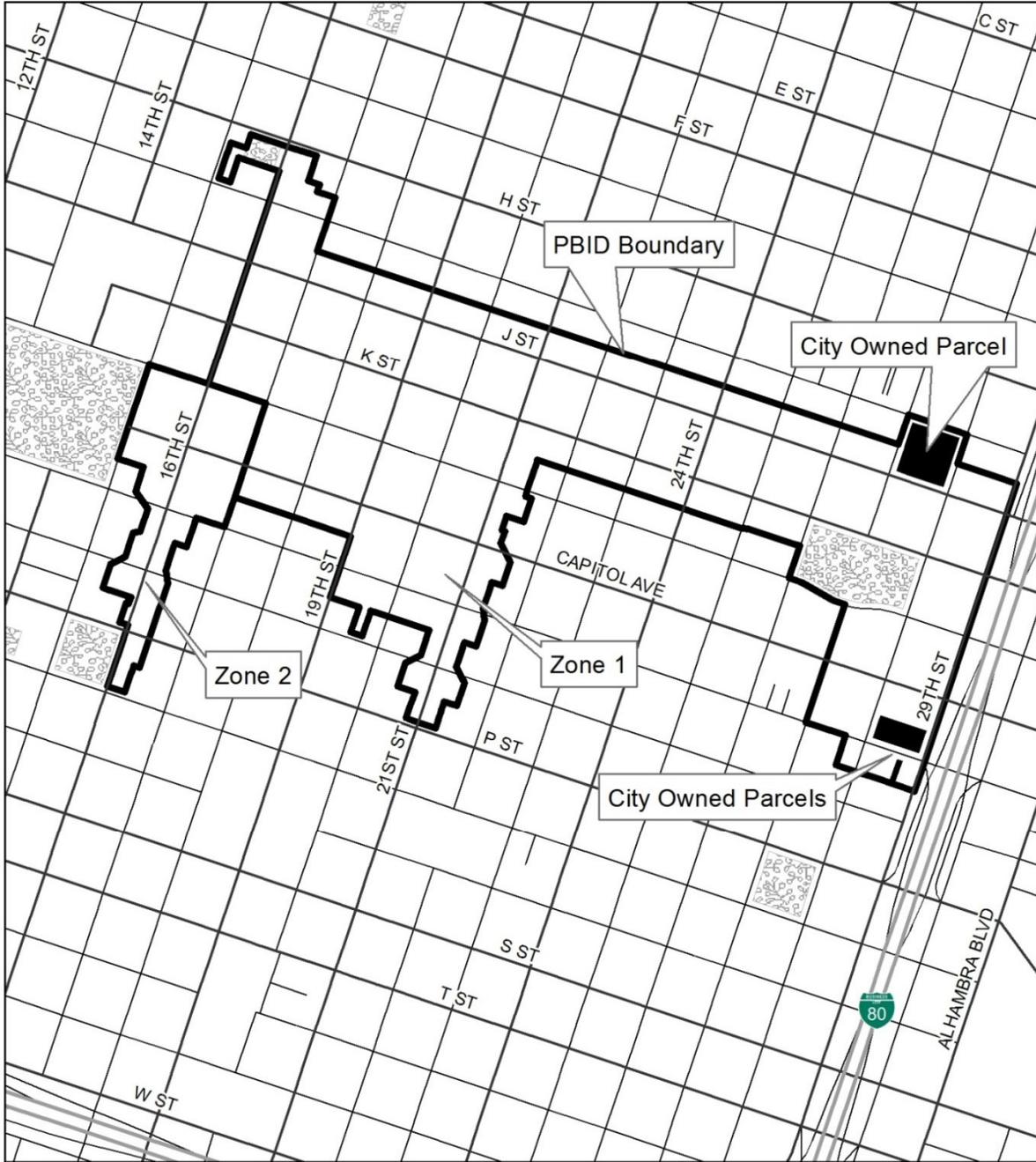


Exhibit B

MIDTOWN SACRAMENTO (FUND 2237) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$94,612
Total Assessed to Property Owners	<u>\$643,098</u>
Total Resources	<u><u>\$737,710</u></u>
PBID Activities	
Estimated Disbursement	\$720,226
Administrative Costs	
Public Improvement Financing	
Administration	\$16,055
Parcel Reporting	\$171
Accounting	
Administration	\$952
County Billing	<u>\$306</u>
Total Expenditures	<u><u>\$737,710</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(94,612)</u></u>

Parcel Assessment

The assessment is being increased by 3%. Annual assessment rates are based on special benefit received as defined by the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation per square foot as shown in the table below:

Commercial Parcels	Tax-Exempt, Health-Care Parcels	Religious, Educational, and Charity Parcels	Public Park Parcels
<p>\$0.141810 per parcel square foot Zone 1</p> <p>\$0.080340 per parcel square foot Zone 2</p>	<p>\$0.087570 per parcel square foot (regardless of zone)</p>	<p>\$0.063934 per parcel square foot (regardless of zone)</p>	<p>\$0.118178 per parcel square foot (regardless of zone)</p>

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE NORTH FRANKLIN PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The North Franklin PBID No. 2012-03 (District), boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on July 31, 2012.
- B. The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code, Sections 36600 to 36671) (PBID Law) 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.
- C. The District provides funding services within the Franklin Boulevard commercial corridor including advocacy, economic development and marketing efforts, security patrol, maintenance, and beautification efforts with the intent of increasing the commercial activity and overall image of the corridor. All services are as defined within the Annual Report and by reference made a part of this resolution. The Annual Report 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 FY 2013-14 assessment rates will not increase from FY 2012-13. The maximum allowed increase for the District is 5% per year.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.
- Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B is part of this resolution.

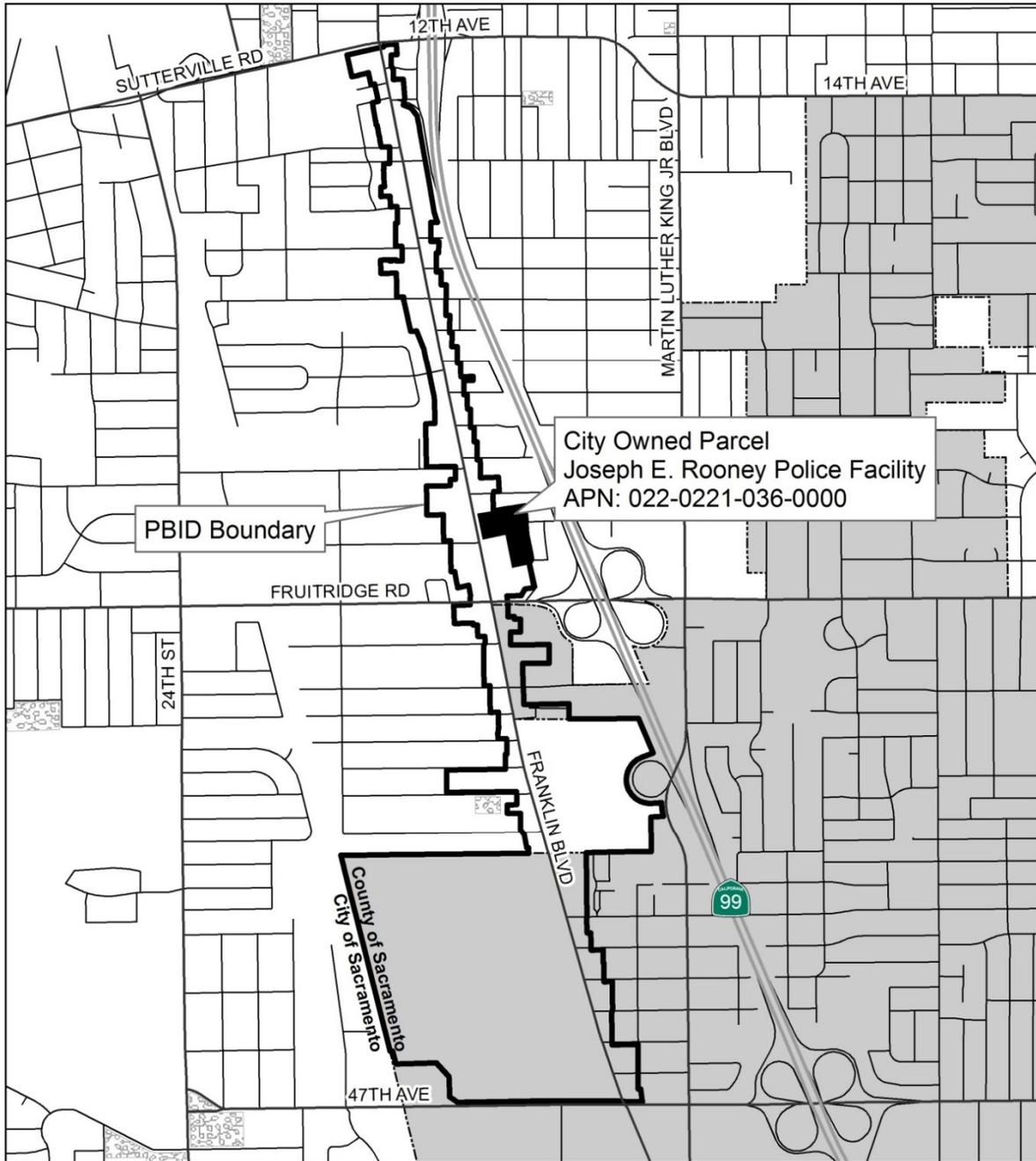
Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

North Franklin Property and Business Improvement District No. 2012-03



 G.I.S.
City of Sacramento
Department of Finance
BMueller 02/06/12

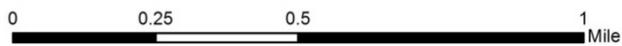


EXHIBIT B

NORTH FRANKLIN (FUND 2217) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$7,735
Total Assessed to Property Owners	<u>\$141,274</u>
Total Resources	<u><u>\$149,009</u></u>
PBID Activities	
Estimated Disbursement	\$140,388
Administrative Costs	
Public Improvement Financing	
Administration	\$7,368
Parcel Reporting	\$155
Accounting	
Administration	\$952
County Billing	<u>\$146</u>
Total Expenditures	<u><u>\$149,009</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(\$7,735)</u></u>

Parcel Assessment

The assessment is unchanged from the current year. The annual assessment rates are based on special benefit received as defined in the Management District Plan. As shown in the table below, these special benefits have been calculated based upon an allocation of program costs by assessable linear frontage, assessable lot square footage, assessable building square footage (not to exceed 25,000 square feet per parcel) and assessable family residential condo building square footage, (if and when built in the district).

Property Variable	Benefit Zone 1	Benefit Zone 2	Benefit Zone 3	Benefit Zone 4
Linear Frontage	\$ 2.69	\$ 4.14	\$ 3.74	\$0.00
Lot Square Footage	\$0.02	\$0.00	\$0.00	\$0.00
Building Square Footage	\$0.037732	\$0.00	\$0.00	\$0.00
Residential Condo Building Square Footage	\$0.00	\$0.00	\$0.00	\$.30 per building square foot

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE OAK PARK PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The Oak Park PBID (District), boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners on July 14, 2009 (Resolution No. 2009-451).
- B. The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code, Sections 36600 to 36671) (PBID Law) 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.
- C. The District provides for economic development, image enhancement, security and maintenance services, and advocacy/administration 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. The Annual Report 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 FY 2013-14 assessment rates will increase by the Consumer Price Index change of 2.4% from FY 2012-13, which is equal to the maximum authorized amount for the District.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.
- Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4. Exhibit A and B is part of this resolution.

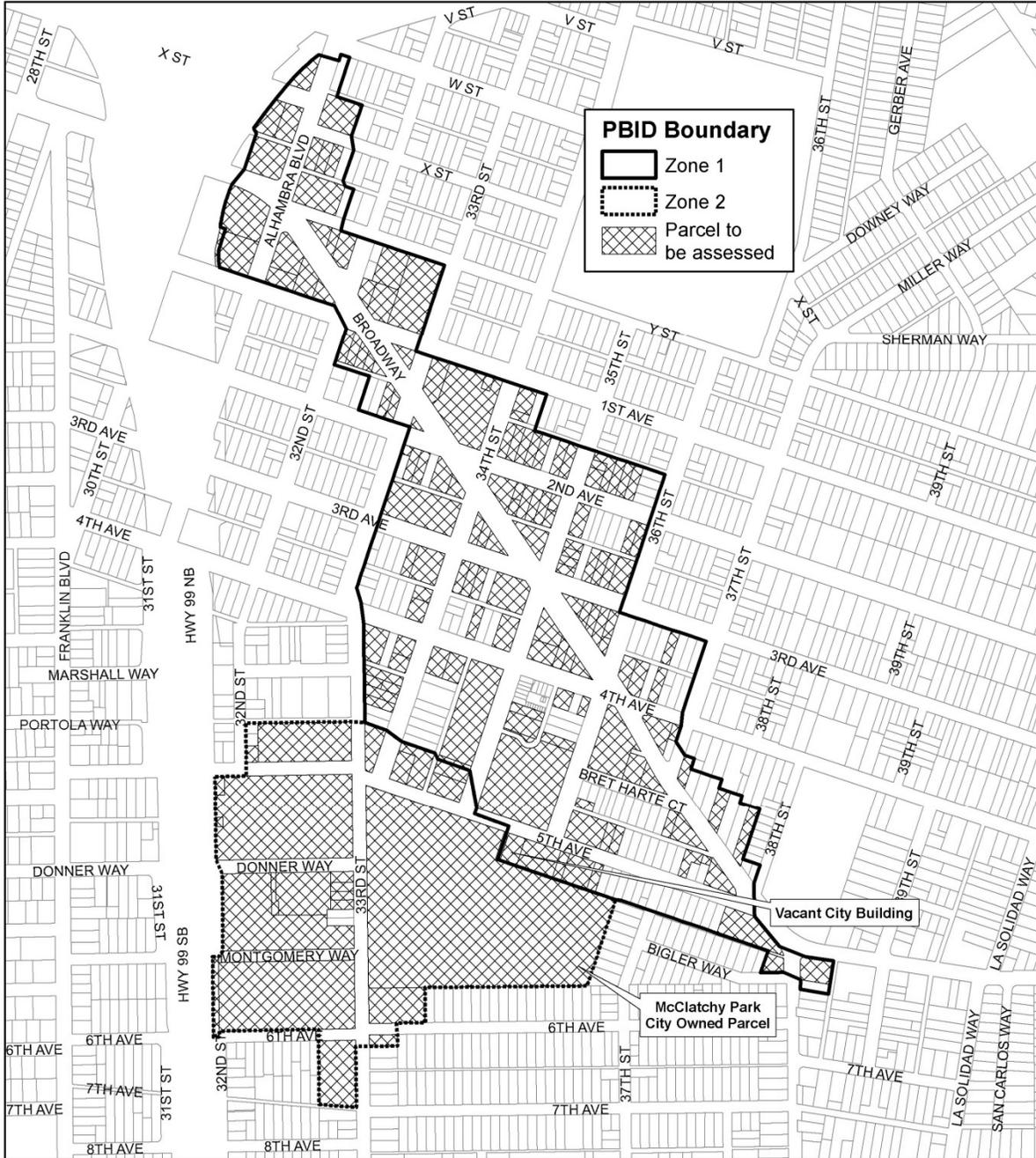
Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

Oak Park Property & Business Improvement District No. 2009-01



6.I.S.
City of Sacramento
Department of Finance
BMueller 5/26/09



Exhibit B

OAK PARK (FUND 2216) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$6,212
Total Assessed to Property Owners	<u>\$234,282</u>
Total Resources	<u>\$240,494</u>
PBID Activities	
Estimated Disbursement	\$238,561
Administrative Costs	
Public Improvement Financing	
Administration	\$672
Parcel reporting	\$156
Accounting	
Administration	\$952
County Billing	\$153
Total Expenditures	<u>\$240,494</u>
Estimated Ending Fund Balance	<u>\$0</u>
Year-Over-Year Change in Fund Balance	<u>(\$6,212)</u>

Parcel Assessment

The assessment is being increased by the CPI change of 2.4%. The annual assessment rates are based on special benefit received as defined in the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation of parcel square footage as shown in the table below:

FY 2013-14 Benefit Zone	Rate per Parcel Square Footage	Maximum Authorized Rate for FY 2013-14
Zone 1	\$0.1340	\$0.1340
Zone 1 (Tax Exempt)	\$0.0343	\$0.0343
Zone 2	\$0.0450	\$0.0450

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE POWER INN AREA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The Power Inn Area Property and Business Improvement District (“District”), the boundaries of which are depicted in Exhibit A, was renewed by the City Council and the property owners on July 19, 2011, for a ten-year term commencing January 1, 2012.
- 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) (“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, marketing, safety, and maintenance services 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. The Annual Report 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 FY 2013-14 assessment rates will not increase from FY 2012-13. The maximum allowed increase is 4% per year.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.

Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

Power Inn Area Property and Business Improvement District No. 2011-03

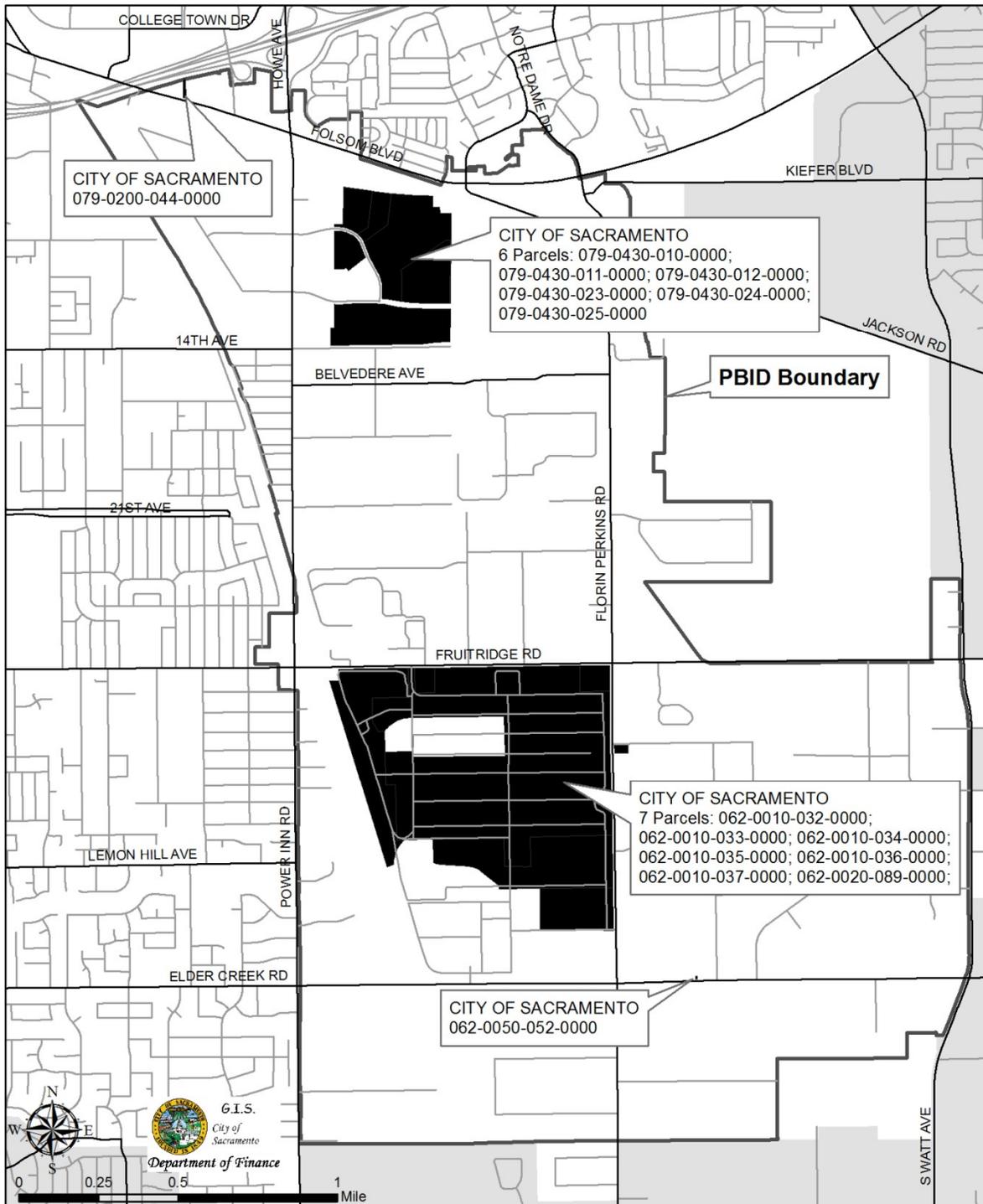


Exhibit B

POWER INN AREA (FUND 2234) PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT

Estimated Beginning Fund Balance	\$14,798
Total Assessed to Property Owners	<u>\$498,267</u>
Total Resources	<u>\$513,065</u>
PBID Activities	
Estimated Disbursement	\$506,702
Administrative Costs	
Public Improvement Financing	
Administration	\$4,624
Parcel reporting	\$170
Accounting	
Administration	\$952
County Billing	\$617
Total Expenditures	<u>\$513,065</u>
Estimated Ending Fund Balance	<u>\$0</u>
Year-Over-Year Change in Fund Balance	<u>(\$14,798)</u>

Parcel Assessment

The assessment is unchanged from the current year. Annual assessment rates are based on special benefit received as defined by the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation per acre parcel as shown in the table below:

Privately owned (non-governmental) Non-tax exempt Parcels	City of Sacramento owned Parcels	Privately owned (non-governmental) Tax exempt Parcels
\$182.32 per acre	\$116.00 per acre	\$91.16 per acre

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) 2013-14

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 ten 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) (PBID Law) 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.
- 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. The Annual Report 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 FY 2013-14 assessment rates will increase 5% from FY 2012-13, which is equal to the maximum authorized amount for the District.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.

Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B is part of this resolution.

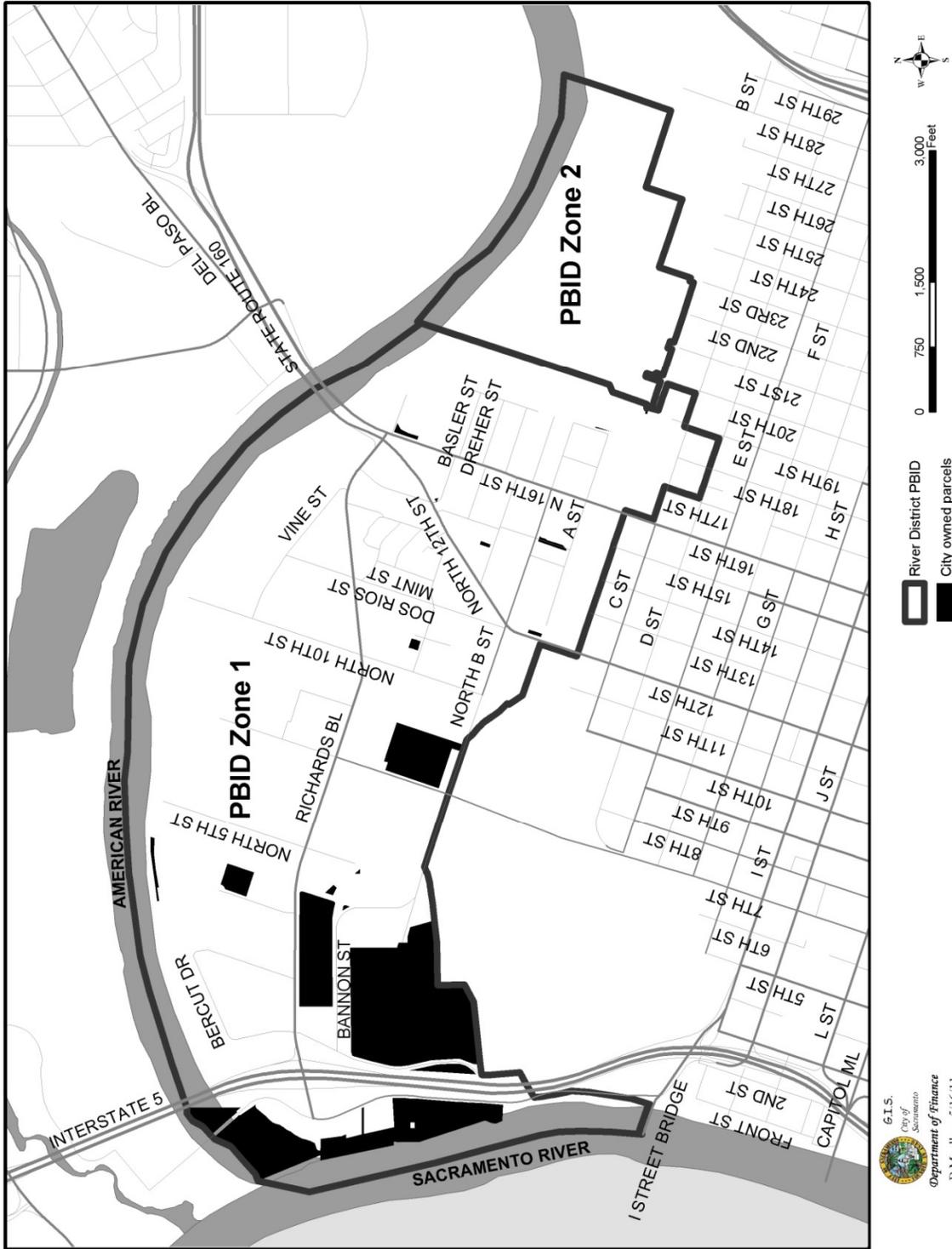
Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

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



615.
City of
Sacramento
Department of Finance
B Mueller 5/16/11

EXHIBIT B

**RIVER DISTRICT (FUND 2222)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	\$6,292
Total Assessed to Property Owners	<u>\$381,480</u>
Total Resources	<u><u>\$387,772</u></u>
PBID Activities	
Estimated Disbursement	\$385,444
Administrative Costs	
Public Improvement Financing	
Administration	\$890
Parcel Reporting	\$168
Accounting	
Administration	\$952
County Billing	<u>\$318</u>
Total Expenditures	<u><u>\$387,772</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(\$6,292)</u></u>

Parcel Assessment

The assessment is being increased by 5%. Annual assessment rates are based on special benefit received as defined in the Management District Plan. These special benefits have been calculated based on an allocation of program costs and a calculation per acre as show in the table below:

Benefit Zone	Cost Per Acre
Zone 1	\$520.23
Zone 2	\$128.85

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2013-14

BACKGROUND

- A. The Stockton Boulevard PBID (District), boundaries of which are depicted in Exhibit A, was established by the City Council and approved by the property owners in August 2001. The District was renewed for ten years on July 26, 2011 (Resolution No. 2011-428).
- B. The City Council established the District under the Property and Business Law of 1994 (California Streets and Highway Code, Sections 36600 to 36671) (PBID Law) 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.
- C. The District provides for economic development, image enhancement, security and maintenance services, and advocacy 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. The Annual Report 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 FY 2013-14 assessment rates will increase 3% from FY 2012-13, which is equal to the maximum authorized amount for the District.

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 D are true.
- Section 2 The City Manager is authorized to make any necessary budgetary adjustments associated with the approved PBID budget for FY 2013-14.
- Section 3 The annual budget and assessments as set forth in the FY 2013-14 Annual Report are authorized.

Section 4 Exhibit A and B is part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY 2013-14 District Budget & Parcel Assessment

Exhibit A

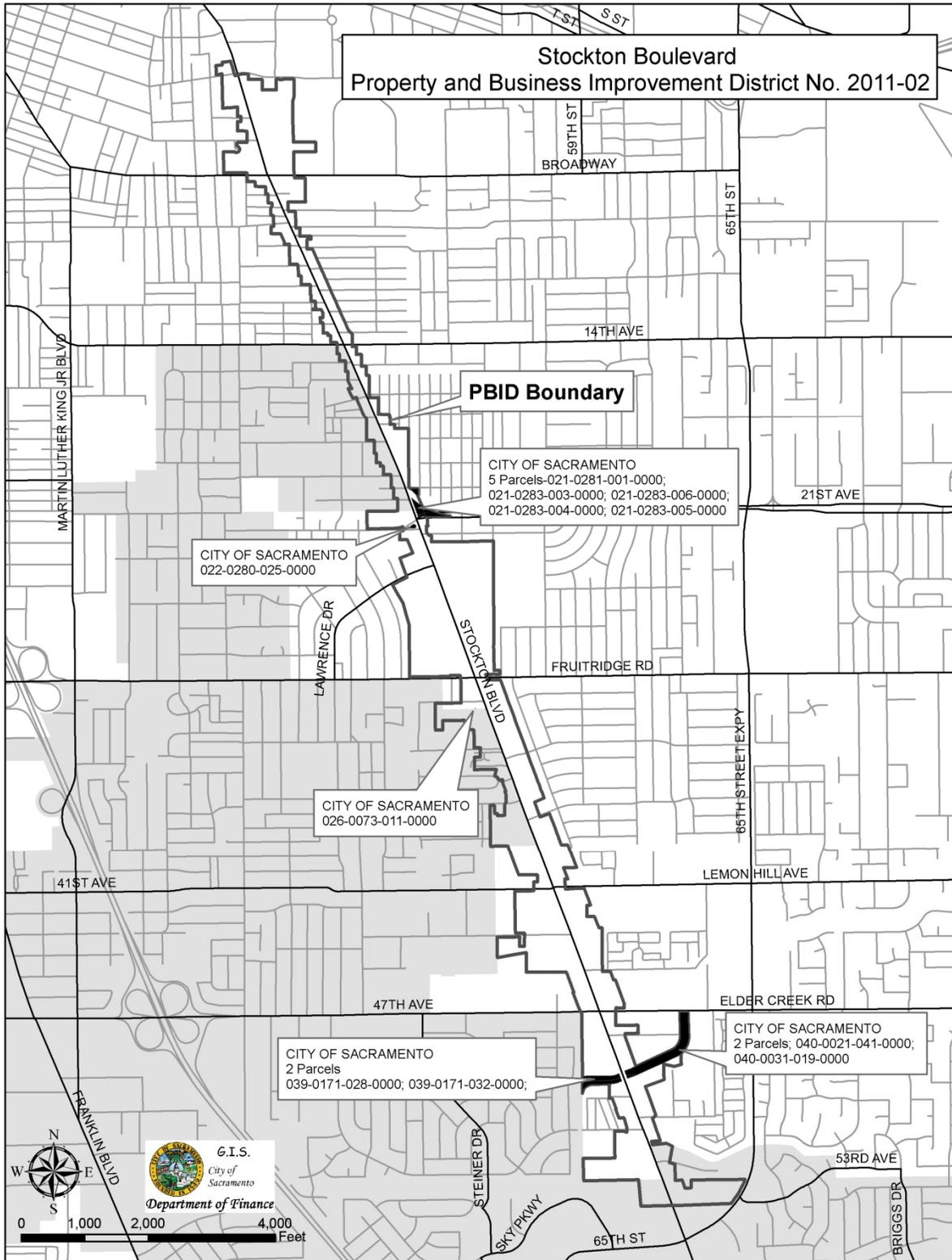


Exhibit B

**STOCKTON BOULEVARD (FUND 2224)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY 2013-14 DISTRICT BUDGET & PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	\$145,604
Total Assessed to Property Owners	<u>\$323,831</u>
Total Resources	<u><u>\$469,435</u></u>
PBID Activities	
Estimated Disbursement	\$468,407
Administrative Costs	
Public Improvement Financing	
Administration	\$0
Parcel Reporting	\$68
Accounting	
Administration	\$759
County Billing	<u>\$201</u>
Total Expenditures	<u><u>\$469,435</u></u>
Estimated Ending Fund Balance	<u><u>\$0</u></u>
Year-Over-Year Change in Fund Balance	<u><u>(\$145,604)</u></u>

Parcel Assessment

The assessment is being increased by 3%. Annual assessment rates are based on special benefit received as defined in the Management District Plan. These special benefits are based on calculation of parcel square footage and linear front footage as shown in the table below:

	Rate per Parcel Square Footage	Rate per Linear Frontage
FY 2013-14	\$0.0139	\$4.65