

Meeting Date: 3/18/2014

Report Type: Consent

Report ID: 2014-00082

Title: City Signatory Authority for City Properties: Proposed River District Property and Business Improvement District No. 2014-01

Location: Districts 3 and 4

Recommendation: Pass a Resolution designating the City Manager as the signatory authority for all City-owned properties to be included in the proposed River District Property and Business Improvement District No. 2014-01.

Contact: 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

2-Background

3-Resolution

City Attorney Review

Approved as to Form

Michael W. Voss

2/11/2014 1:34:58 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 2/6/2014 4:24:47 PM

Description/Analysis

Issue: The property and business owners within the River District commercial corridor have proposed to renew the River District Property and Business Improvement District (PBID) for a ten-year term. Participation in the proposed PBID will serve the public interest by providing improvement services through safety, maintenance, and economic development that are above and beyond what the City currently provides. The safety and maintenance activities include daily private security patrols, trash abatement, and removal of graffiti. Economic development services provide marketing, outreach and activities to convey a positive image, and attract new business and investment.

The City currently owns 57 parcels, including four parcels as the Redevelopment Agency Successor Agency (RASA) within the proposed PBID. All would participate in, and benefit from, the activities of the PBID. If City Council wishes to support the renewal, the Council may delegate to the City Manager the authority to sign the property owner's petition and assessment ballot on behalf of the City properties that will participate in the PBID. RASA is precluded from voting for the assessment renewal by state law.

Policy Considerations: The recommended action authorizes the City Manager to sign the property owner's petitions and assessment ballots on behalf of all City properties that will participate in the proposed PBID. The proceedings under which the PBID is proposed to be renewed are set forth in Sections 36600 of the California Streets and Highways Code, entitled "Property and Business Improvement District Law of 1994." The District will provide services to promote safety, maintenance, and economic development in an effort to increase business development and revenue.

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

Environmental Considerations:

California Environmental Quality Act (CEQA): Under the California Environmental Quality Act (CEQA) guidelines, authorizing City Manager approval for proposed business and property improvement districts does not constitute a project, and is therefore exempt from review.

Sustainability: There are no sustainability considerations applicable to the formation process and administration of a special district.

Commission/Committee Action: None.

Rationale for Recommendation: The existing PBID expires at the end of this year. The actions in the recommended Resolution will allow the City to continue to support the District.

Financial Considerations: If the proposed PBID is renewed, the City of Sacramento and RASA will participate as property owners in the District. City-owned properties will have a total first-year annual assessment of approximately \$62,900, an increase of approximately \$10,700 from current year. As the Redevelopment Agency Successor Agency, the City will also pay an additional \$2,250, an increase of approximately \$350 from current year.

There are 538 parcels in the PBID service area. The PBID total assessment budget for the first year is approximately \$451,000.

Future assessment rates may be subject to an increase of no more than 5% annually. Funds are currently budgeted for continued participation in the PBID.

Local Business Enterprise (LBE): Not applicable.

BACKGROUND

The PBID was approved by City Council on July 27, 2004, in accordance with the PBID Area Law of 1994, and became effective on January 1, 2005. The property owners within the District would like to renew the District for a ten-year term. The District will continue to provide funding and the following services in the River District commercial corridor:

- Safety and Maintenance (Zone 1 only): daily private security patrols, regular liaison with Sacramento Police Department, weekday trash abatement, on-call graffiti removal, abatement of public right-of-way, advocacy and planning efforts to help decrease homelessness, nuisance behavior control, and crime prevention.
- Economic Development: outreach and activities to convey a positive image, attract new jobs and investment, and improve the marketability and overall profile of the District.
- Planning, Advocacy and Physical Enhancements: advocate to advance the design and implementation of new roadway, transit, utility, and streetscape projects and advocate for open space, amenities, and other capital improvement projects; banners, lighting, entryway enhancements, and similar small-scale projects.

The attached resolutions provide the City Manager the authority to sign the property owner's petitions and assessment ballots on behalf of all City properties that will participate in the PBID.

Staff will report back with the schedule of proceedings for the renewal of the District in May 2014.

RESOLUTION NO.

Adopted by the Sacramento City Council

DESIGNATING THE CITY MANAGER AS THE SIGNATURE AUTHORITY FOR ALL CITY-OWNED PROPERTIES TO BE INCLUDED IN THE RIVER DISTRICT PROPERTY AND BUSINESS IMPROVEMENT DISTRICT NO. 2014-01

BACKGROUND:

A. The property and business owners within the River District Corridor propose to renew the River District Property and Business Improvement District (River District PBID) for a ten-year term under the PBID Law of 1994, as authorized by the California Streets and Highways Code, Part 7 (beginning with Section 36600) of Division 18.

B. The City owns the following 53 properties within the proposed River District PBID:

001-0012-008-0000	001-0111-006-0000	001-0210-012-0000
001-0012-009-0000	001-0111-007-0000	001-0210-024-0000
001-0012-012-0000	001-0130-007-0000	001-0210-037-0000
001-0012-013-0000	001-0181-038-0000	001-0210-038-0000
001-0012-022-0000	001-0190-004-0000	001-0210-041-0000
001-0012-023-0000	001-0190-006-0000	001-0210-045-0000
001-0012-024-0000	001-0190-007-0000	001-0210-046-0000
001-0031-024-0000	001-0190-008-0000	001-0210-047-0000
001-0040-014-0000	001-0190-009-0000	001-0210-048-0000
001-0040-015-0000	001-0190-010-0000	001-0210-049-0000
001-0040-036-0000	001-0190-011-0000	001-0210-051-0000
001-0040-039-0000	001-0190-012-0000	001-0210-052-0000
001-0055-003-0000	001-0190-013-0000	001-0210-053-0000
001-0061-025-0000	001-0190-015-0000	002-0010-006-0000
001-0064-015-0000	001-0190-016-0000	002-0041-050-0000
001-0103-008-0000	001-0190-017-0000	003-0022-013-0000
001-0104-019-0000	001-0200-035-0000	003-0022-041-0000
001-0111-005-0000	001-0200-039-0000	

C. City-owned properties will have a total first-year annual assessment of approximately \$62,900. Future assessment rates may be subject to an increase of no more than 5% annually. Funds are currently budgeted for continued participation in the PBID.

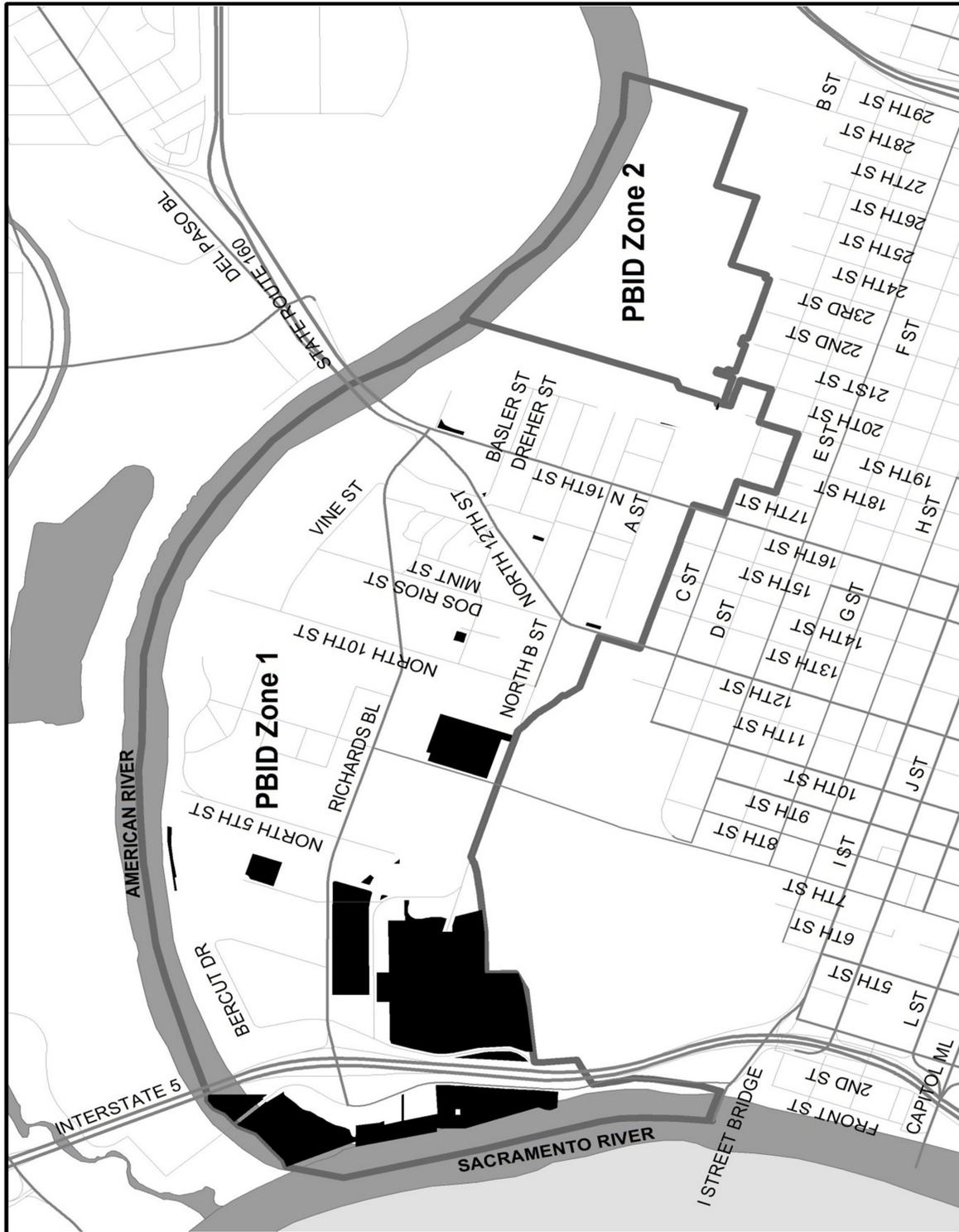
D. The City Council has determined that the public interest will be served by having City properties participate in the River District PBID.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1 The City Manager is designated as the signature authority for all City-owned properties to be included in the proposed River District Property and Business Improvement District No. 2014-01.
- Section 2 Exhibit A is part of this resolution.

EXHIBIT A

River District Property And Business Improvement District No. 2014-01



- River District PBID
- City Owned Parcels

City of
SACRAMENTO
Finance Department
B Mueller 01/28/14