

Meeting Date: 4/14/2015

Report Type: Consent

Report ID: 2015-00289

Title: City Signatory Authority for City Properties: Proposed Watt Avenue Property and Business Improvement District

Location: District 2

Recommendation: Pass a Resolution designating the City Manager as the signatory authority for City-owned property to be included in the County-administered, proposed Watt Avenue Property and Business Improvement District.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; 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, Designating City Manager to Sign for City Property

City Attorney Review

Approved as to Form

Michael W. Voss

4/1/2015 2:49:33 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 3/26/2015 7:49:30 PM

Description/Analysis

Issue Detail: The property owners within the Watt Avenue business industrial corridor have proposed to form the Watt Avenue Property and Business Improvement District (District) for a five-year term. The County of Sacramento will administer the District. The City currently owns one parcel within the proposed District and would participate in, and benefit from, the services of the District. Participation in the District will serve the public interest by providing a higher level of safety and maintenance that are above and beyond what the City and County currently provide. If City Council wishes to support the formation of the District, 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 property in the proposed District.

Policy Considerations: The proceedings under which the District is proposed to be established are set forth in Sections 36600 of the California Streets and Highways Code, entitled "Property and Business Improvement District Law of 1994." The recommended action authorizes the City Manager to sign the property owner's petition and assessment ballot on behalf of the City property that will participate within the District.

Environmental Considerations: 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.

Rationale for Recommendation: The actions in the recommended Resolution will allow the City to support the programs and activities of the District.

Financial Considerations: There are 182 properties in the District service area. The total assessment budget for the first year is approximately \$446,699. If the proposed District is established the City will participate as a property owner.

City-owned property will have a total first year annual assessment of approximately \$5,717. Future assessment rates may be subject to an increase of no more than three percent (3%) annually.

Local Business Enterprise (LBE): Not applicable.

BACKGROUND

The proposed District includes parcels primarily in the unincorporated area of Sacramento County and a portion of the City of Sacramento. This District will be managed by the County of Sacramento and is a benefit assessment district formed by the property owners to fund services such as security programs, image enhancement, capital improvements and advocacy for economic development within the boundaries of the District.

Security services will focus on making the District a safer place to do business. Services may include dedicated security patrols which will oversee and respond to potential calls from business owners.

The maintenance program will help make the District cleaner, more accessible and attractive to potential tenants and customers. Maintenance services will include litter and graffiti removal, sidewalk pressure washing, weed abatement and median maintenance.

The Advocacy and Image Enhancement program will provide dedicated staff who will work to represent the District's best interests at local government agencies, and promote the area as a desirable place to live, work and do business.

The attached resolution provides the City Manager or the City Manager's designee the authority to sign a property owner's petition and assessment ballot on behalf of the City property that will participate in the District.

RESOLUTION NO.

Adopted by the Sacramento City Council

DESIGNATING THE CITY MANAGER AS THE SIGNATURE AUTHORITY FOR CITY-OWNED PROPERTY TO BE INCLUDED IN THE WATT AVENUE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

BACKGROUND:

- A. The property and business owners within the Watt Avenue Business Industrial Corridor propose the formation of the Watt Avenue Property and Business Improvement District (Watt Avenue PBID) for a five-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 one property within the proposed Watt Avenue PBID:

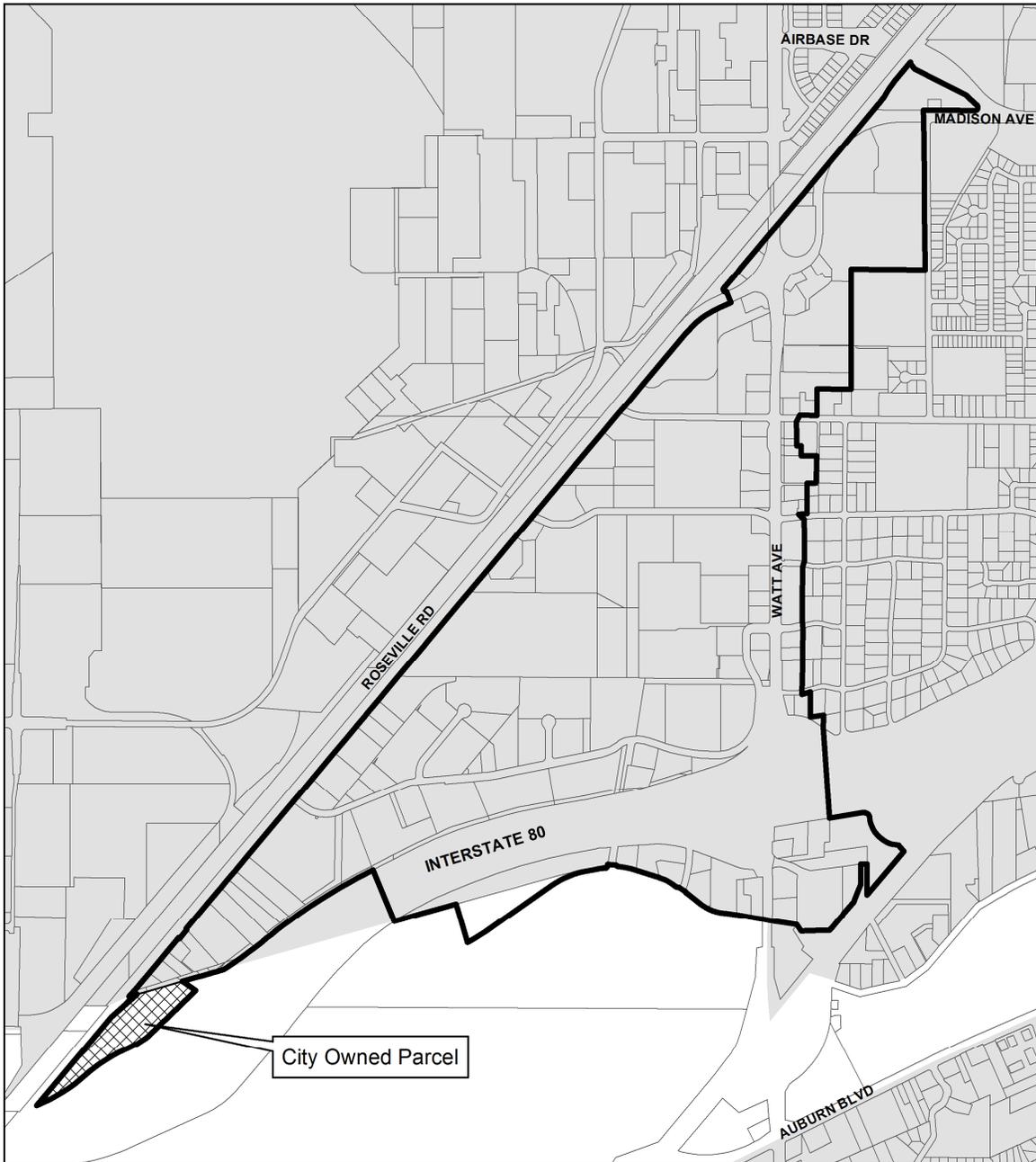
240-0330-005-0000 (3900 Roseville Road – Air National Guard Base)
- C. The City-owned property will have a total first-year annual assessment of approximately \$5,717. Future assessment rates may be subject to an increase of no more than three (3%) annually.
- D. The City Council has determined that the public interest will be served by having the City property participate in the Watt Avenue 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 City-owned property to be included in the proposed Watt Avenue PBID.
- Section 2 Exhibit A is part of this resolution.

EXHIBIT A

Watt Avenue Property and Business Improvement District



City of
SACRAMENTO
Finance Department
BM: 03/10/15

-  PBID Boundary
-  County
-  City

0 750 1,500 3,000 Feet

