

Meeting Date: 7/21/2015

Report Type: Consent

Report ID: 2015-00571

Title: Watt Avenue Property and Business Improvement District

Location: District 2

Recommendation: Pass a Resolution granting consent to the County of Sacramento to include six parcels within the City limits in the proposed Watt Avenue Property and Business Improvement District.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, 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 Granting Consent to County

City Attorney Review

Approved as to Form

Michael W. Voss

7/14/2015 1:41:28 PM

Approvals/Acknowledgements

Department Director or Designee: Leyne Milstein - 7/8/2015 11:14:41 AM

Description/Analysis

Issue Detail: The property and business owners within the Watt Avenue business industrial corridor requested the County of Sacramento to form the Watt Avenue Property and Business Improvement District (District) for a five-year term. A portion of the properties proposed to be assessed lies within the limits of the City of Sacramento. State law requires all jurisdictions to secure the consent of any jurisdiction with territory that is proposed to be included in a district. Approval of the attached Resolution will provide this consent. The Sacramento County Board of Supervisors adopted Resolution No. 2015-0439 on June 2, 2015 with the intention to form the District.

Policy Considerations: The goal of the District is to provide services to promote safety, and maintenance, image enhancement improvements and economic development within the Watt Avenue industrial corridor in an effort to increase business development and revenue.

Environmental Considerations: California Environmental Quality Act (CEQA): The formation of a District does not constitute a project under CEQA and is therefore exempt from review pursuant to Guidelines Section 15378(b)(4).

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: Districts activities will be funded by special assessments voted upon by the property owners within the District. If approved, the assessment rate will be based on parcel size, parcel use and frontage along Watt Avenue. The assessment should yield approximately \$446,699 annually to provide the District's services. The total proposed assessment amount proposed in Fiscal Year (FY) 2015/16 for parcels located within the City limits is \$8,682. There is one City-owned parcel located within the District with a proposed annual assessment of \$5,717.25.

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.

Property owners within the proposed District determined that the formation of the District should be undertaken. A petition drive was held to obtain signatures of property owners for formation of the District. Property owners representing over 50% of the total assessment amount have signed the petitions requesting the County to initiate the formation process.

RESOLUTION NO.

Adopted by the Sacramento City Council

GRANTING CONSENT TO THE COUNTY OF SACRAMENTO TO FORM THE WATT AVENUE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

BACKGROUND:

- A. The County of Sacramento is beginning the process to form the Watt Avenue Property and Business Improvement District for a five-year term under the Property and Business Improvement District Law of 1994, which codified as part 7 (beginning with section 36600) of division 18 in the Streets and Highways code.
- B. A portion of the property proposed to be assessed lies within the limits of the City of Sacramento.
- C. The area of the City that lies within the proposed District will, in the opinion of the City Council, benefit by the proposed services.

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

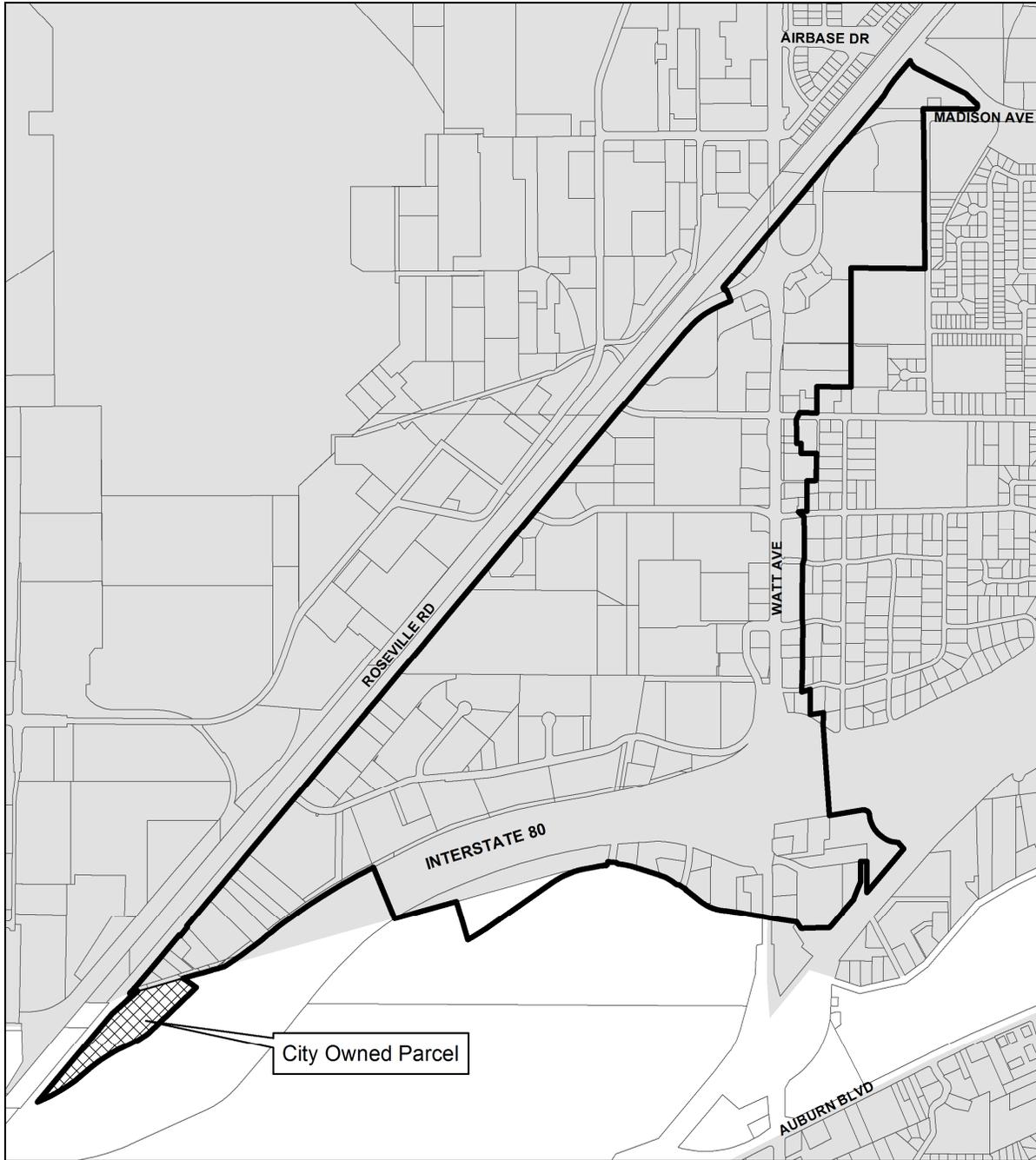
- Section 1 The City Council finds and determines that the recitals set forth above are true.
- Section 2 The consent of the City of Sacramento, through its City Council, is hereby given to authorize the formation of the Watt Avenue Property and Business Improvement District and the assessment of property within the boundary of the proposed district.
- Section 3 The City Clerk of the City Council is hereby directed to transmit a certified copy of this Resolution, to the Clerk of the Board of Supervisors of the County of Sacramento.
- Section 4 This Resolution is effective upon its adoption.
- Section 5 The exterior boundaries of the District are shown on the Proposed District Map attached to this resolution as Exhibit A.

Table of Contents:

Exhibit A: Proposed District Map

EXHIBIT A

Watt Avenue Property and Business Improvement District



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

-  PBID Boundary
-  County
-  City

