

Meeting Date: 6/14/2016

Report Type: Consent

Report ID: 2016-00240

Title: Fiscal Year (FY) 2016/17 Property and Business Improvement District (PBID) Annual Proceedings

Location: Districts 2, 4, 5, 6, 7, & 8

Recommendation: Pass: 1) a Resolution approving the Del Paso Boulevard PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17; 2) a Resolution approving the Downtown Sacramento PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17; 3) a Resolution approving the Greater Broadway PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17; 4) a Resolution approving the Mack Road PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17; 5) a Resolution approving the North Franklin PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17; and 6) a Resolution approving the Power Inn Area PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17; and 7) a Resolution approving the River District PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17. 7) a Resolution approving the Stockton Boulevard PBID Annual Report, establishing a budget, and levying an assessment for FY2016/17.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Special Districts Manager, (916) 808-8788, Department of Finance

Presenter: None

Department: Finance

Division: Public Improvement Finance

Dept ID: 06001321

Attachments:

- 01-Description/Analysis
- 02-Schedule of Proceedings
- 03-Resolution, Del Paso Blvd. PBID
- 04-Resolution, Downtown Sacramento PBID
- 05-Resolution, Greater Broadway PBID
- 06-Resolution, Mack Road PBID
- 07-Resolution, North Franklin PBID
- 08-Resolution, Power Inn Area PBID
- 09-Resolution, River District PBID
- 10-Resolution, Stockton Blvd. PBID

City Attorney Review

Approved as to Form
Michael W. Voss
6/1/2016 3:13:32 PM

Approvals/Acknowledgements

Department Director or Designee: Brad Wasson - 5/26/2016 2:52:39 PM

Description/Analysis

Issue Detail: Annually, each Property and Business Improvement District (District) is required to file an Annual Report (Report) with the City Clerk for Council approval. The District Advisory Boards of eight of ten Districts detailed below have prepared Reports for their respective districts for Fiscal Year (FY) 2016/17 detailing the proposed budgets, assessments, and services to be provided. The remaining two Districts, Oak Park and Midtown, are in the process of reformation and have submitted District specific Council items.

Reports are on file with the Public Improvement Finance Division of the Department of Finance, which the City Clerk has designated as the custodian of such records. A summary of proposed assessments and fund budgets for each District is attached as Exhibit B and incorporated into the Resolution adopting the Report for each District. Approval is recommended for the following Districts: Del Paso Boulevard, Downtown Sacramento, Greater Broadway, Mack Road, North Franklin, 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 FY2016/17, and to establish the associated budgets.

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

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

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. The specific limits by District are included in each of the attached Resolutions along with the proposed increase.

The City and Redevelopment Agency Successor Agency (RASA) participate as property owners in the eight Districts. City-owned properties will have a total annual assessment of approximately \$778,064. The City will also pay an additional \$66,232 for RASA properties. Funding to pay the City’s assessment is included in the FY2016/17 Budget. The annual operating budget for each District will be adjusted to reflect the Council approved assessments and expenditure plans.

Individual budgets showing District assessments and expenditures are attached as exhibits to the respective resolutions. The expenditures are summarized as follows:

District Name	Expenditures
Del Paso Blvd.	479,796
Downtown Sacramento	2,949,913
Greater Broadway	277,467
Mack Road	649,621
North Franklin	141,274
Power Inn Area	519,175
River District	496,306
Stockton Blvd.	331,532
Total	\$5,845,084

Detailed budgets for services and programs are included in the Reports submitted by each of the Advisory Boards.

Local Business Enterprise (LBE): Not applicable.

SCHEDULE OF PROCEEDINGS

**PROPERTY AND BUSINESS IMPROVEMENT DISTRICTS
FY2016/17 SCHEDULE**

June 14, 2016	City Council – Approves District Budgets and Orders Annual Levy for FY2016/17
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August 2016 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 AND LEVYING
ASSESSMENT FOR FISCAL YEAR 2016/17**

BACKGROUND

- A. The Del Paso Boulevard Property and Business Improvement District No. 2015-03 (District), boundaries of which are depicted in Exhibit A, was renewed by the City Council and approved by the property owners on July 21, 2015.
- 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 Del Paso Boulevard Arden Way Business 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 Finance Division, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will not increase from FY2015/16. 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund Budget & Parcel Assessment

Exhibit A

Del Paso Boulevard
Property and Business Improvement District No. 2015-03

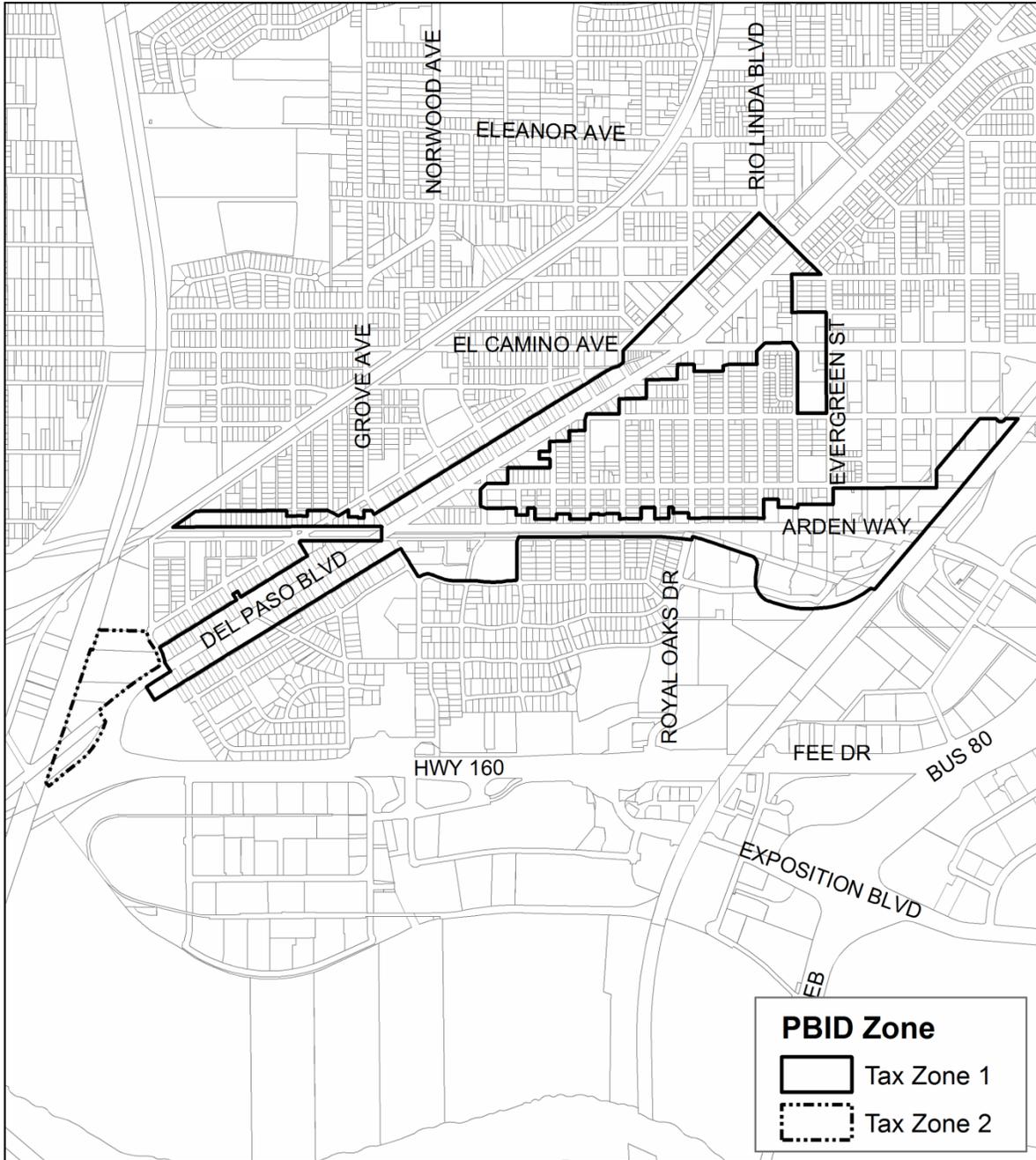


EXHIBIT B

**DEL PASO BOULEVARD (FUND 2218)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)
FY2016/17 DISTRICT FUND BUDGET OF THE CITY
& PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>479,796</u>
Total Resources	<u><u>\$479,796</u></u>
PBID Activities	
Estimated Disbursement	474,535
Administrative Costs	
Public Improvement Finance (PIF)	
Administration	4,150
Parcel reporting	-
Accounting	
Administration	958
County Billing	153
Total Expenditures	<u><u>\$479,796</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

Parcel Assessment

Parcel Type	Zone 1	Zone 2
Standard	\$0.0975	\$0.0341
Auto Wrecking	\$0.0293	\$0.0102
Private Tax Exempt	\$0.0488	\$0.0171

Annual assessment rates are based on an allocation of program costs and a calculation of parcel square footage. Assessment rates may be subject to an increase of no more than three (3%) percent per year. The determination of the annual assessment rates will be subject to the review and approval of the Board of Directors of the PBID Owner's Association.

RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING THE ANNUAL REPORT FOR THE DOWNTOWN SACRAMENTO
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND LEVYING
ASSESSMENT FOR FISCAL YEAR 2016/17**

BACKGROUND

- A. The Downtown Sacramento Property and Business Improvement District No. 2014-06 (District), boundaries of which are depicted in Exhibit A, was renewed by the City Council and approved by the property owners on April 23, 2015.
- 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 Downtown 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 Finance Division, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will increase by 4% from FY2015/16. 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

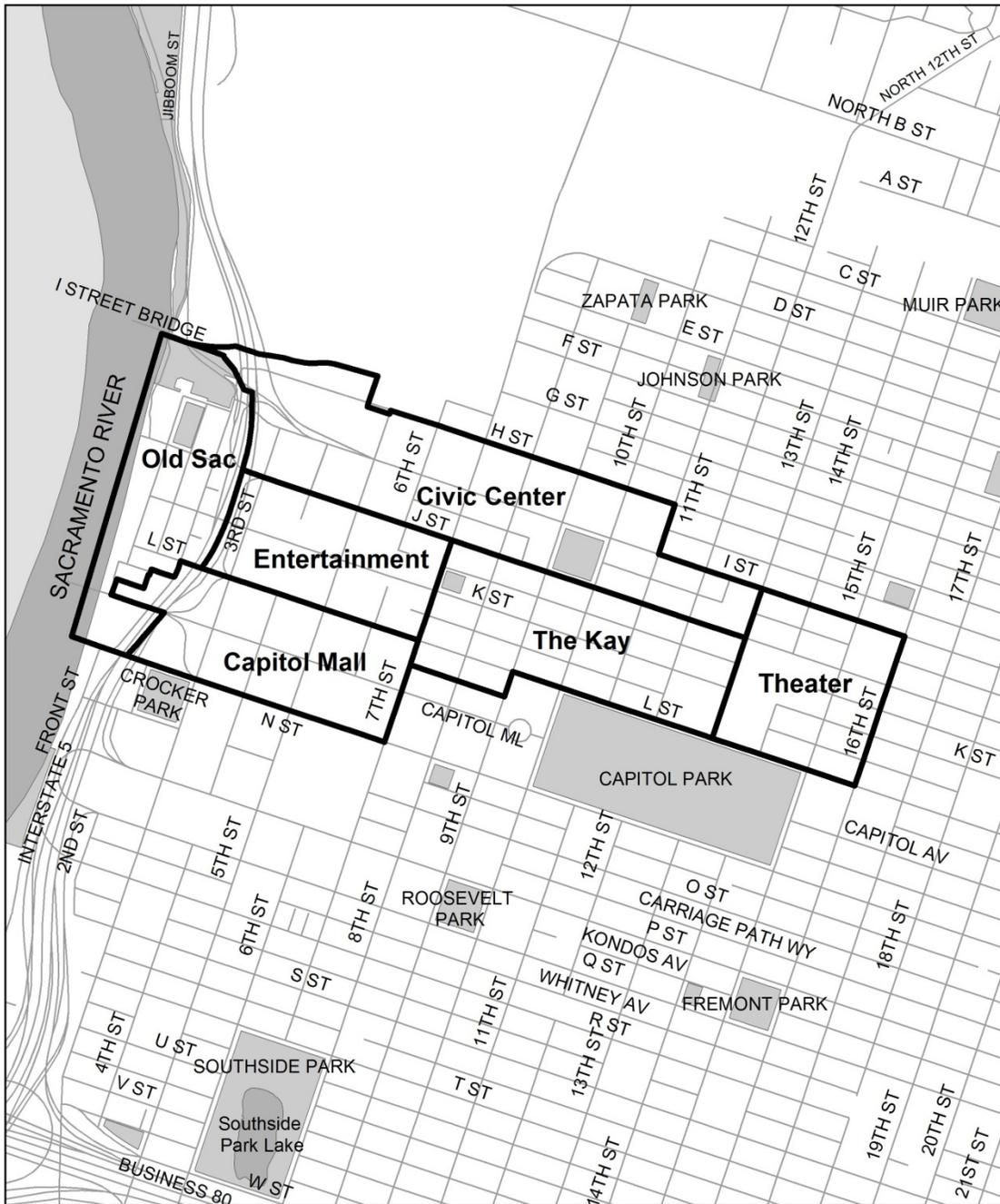
Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund Budget & Parcel Assessment

Exhibit A

Downtown Sacramento Property and Business Improvement District (PBID) 2014-06



City of
SACRAMENTO
Finance Department
B Mueller 11/10/14

 Downtown Sacramento PBID
 Parks

0 0.125 0.25 0.5
Miles



EXHIBIT B

**DOWNTOWN SACRAMENTO (FUND 2221)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)
FY2016/17 DISTRICT FUND BUDGET OF THE CITY
& PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>2,949,913</u>
Total Resources	<u><u>\$2,949,913</u></u>
PBID Activities	
Estimated Disbursement	2,940,474
Administrative Costs	
Public Improvement Finance (PIF)	
Administration	8,276
Parcel reporting	-
Accounting	
Administration	958
County Billing	205
Total Expenditures	<u><u>\$2,949,913</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

Parcel Assessment

Benefit Zone	Parcel Assessment Rate (\$/sqft/yr)	Building Assessment Rate (\$/sqft/yr)
A – The Kay	\$0.1872	\$0.0936
B – Civic Center	\$0.1664	\$0.0832
C – Old Sacramento	\$0.1976	\$0.0988
D – Capitol Mall	\$0.0686	\$0.0343
E – Entertainment	\$0.1268	\$0.0634
F – Theater	\$0.1601	\$0.0800

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE GREATER BROADWAY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND LEVYING ASSESSMENT FOR FISCAL YEAR 2016/17

BACKGROUND

- A. The Greater Broadway Property and Business Improvement District 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 Finance Division, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will not increase from FY2015/16, 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

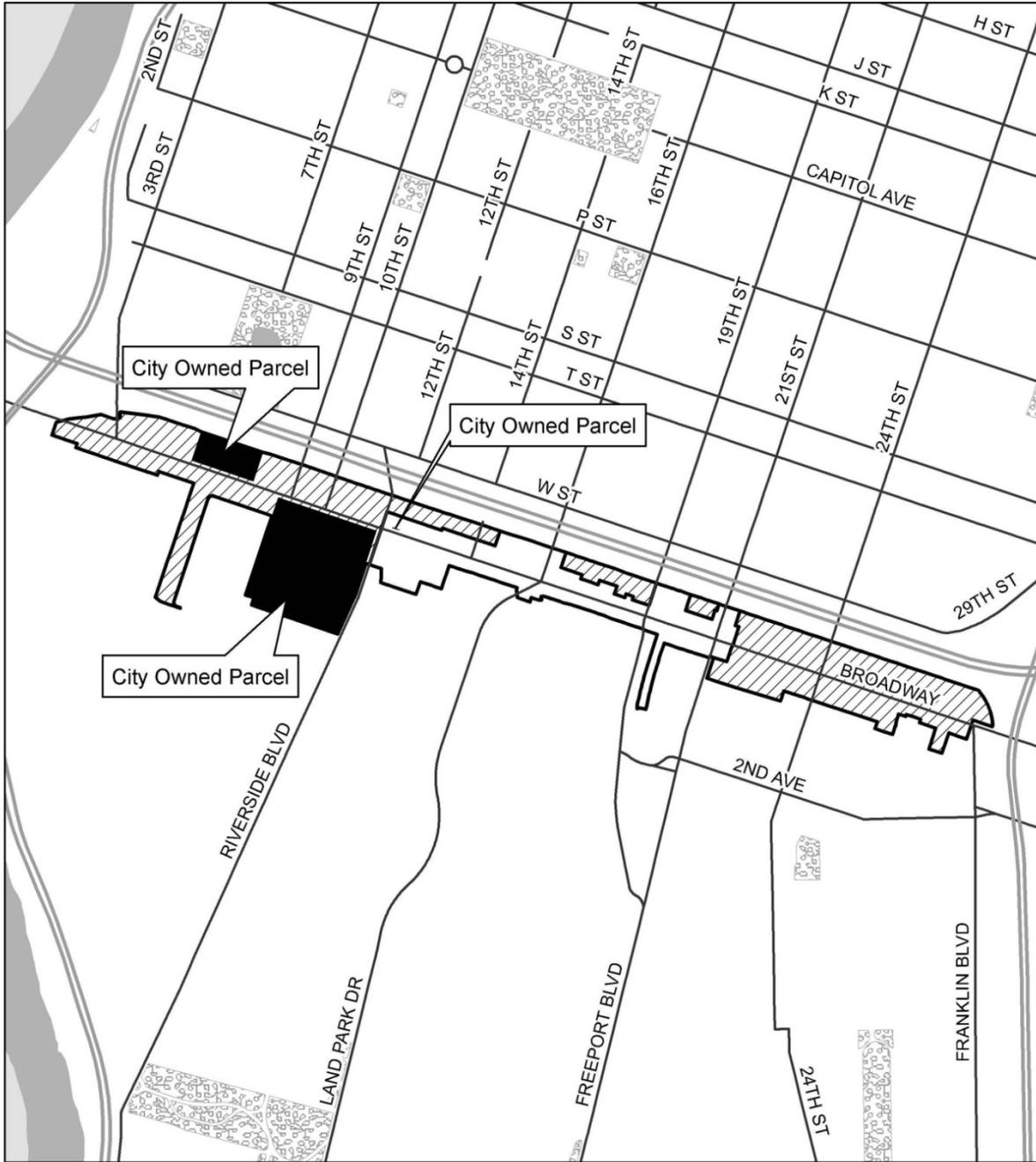
Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund 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 (PBID)
FY2016/17 DISTRICT BUDGET & PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>277,467</u>
Total Resources	<u><u>\$277,467</u></u>
PBID Activities	
Estimated Disbursement	276,348
Administrative Costs	
Public Improvement Financing (PIF)	
Administration	-
Parcel reporting	-
Accounting	
Administration	958
County Billing	<u>161</u>
Total Expenditures	<u><u>\$277,467</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

Parcel Assessment

The assessment rate will not increase from current year’s rate, 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	\$0.067430
	Tax Exempt	\$0.031706
Zone 2	Commercial	\$0.054508
	Tax Exempt	\$0.031706
	Residential Parcels Zoned for Commercial Use	\$0.015853

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE MACK ROAD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND LEVYING ASSESSMENT FOR FISCAL YEAR 2016/17

BACKGROUND

- A. The Mack Road Property and Business Improvement District No. 2014-05 (District), boundaries of which are depicted in Exhibit A, was renewed by the City Council and approved by the property owners on June 9, 2015.
- 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 Mack Road 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 Finance Division, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will not increase from FY2015/16. 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

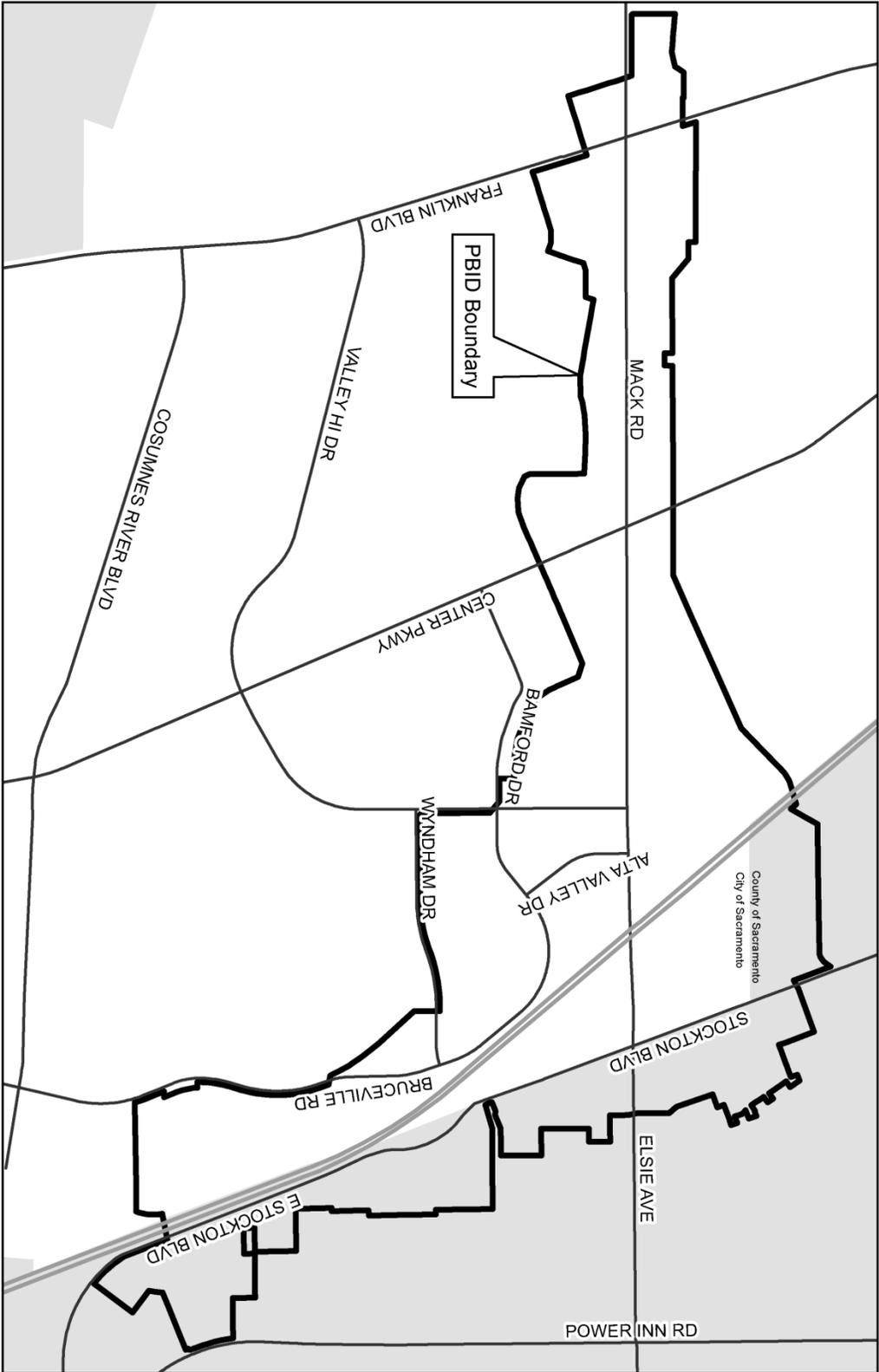
Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund Budget & Parcel Assessment

Mack Road Property and Business Improvement District No. 2014-05

Exhibit A



SACRAMENTO
City of
Finance Department
BM 01/30/15



EXHIBIT B

**MACK ROAD (FUND 2242)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)
FY2016/17 DISTRICT FUND BUDGET OF THE CITY
& PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>649,621</u>
Total Resources	<u><u>\$649,621</u></u>
PBID Activities	
Estimated Disbursement	645,636
Administrative Costs	
Public Improvement Finance (PIF)	
Administration	2,915
Parcel reporting	-
Accounting	
Administration	958
County Billing	112
Total Expenditures	<u><u>\$649,621</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

Parcel Assessment

The initial annual cost to commercial parcels is \$0.03 per parcel square foot.

Annual assessment rates are based on an allocation of program costs and a calculation of parcel square footage. Assessment rates may be subject to an increase of no more than three (3%) percent per year. The determination of the annual assessment rates will be subject to the review and approval of the Board of Directors of the PBID Owner's Association.

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE ANNUAL REPORT FOR THE NORTH FRANKLIN PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND LEVYING ASSESSMENT FOR FISCAL YEAR 2016/17

BACKGROUND

- A. The North Franklin Property and Business Improvement District 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 Finance Division, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will not increase from FY2015/16. 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund Budget & Parcel Assessment

Exhibit A

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

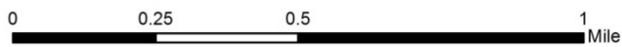
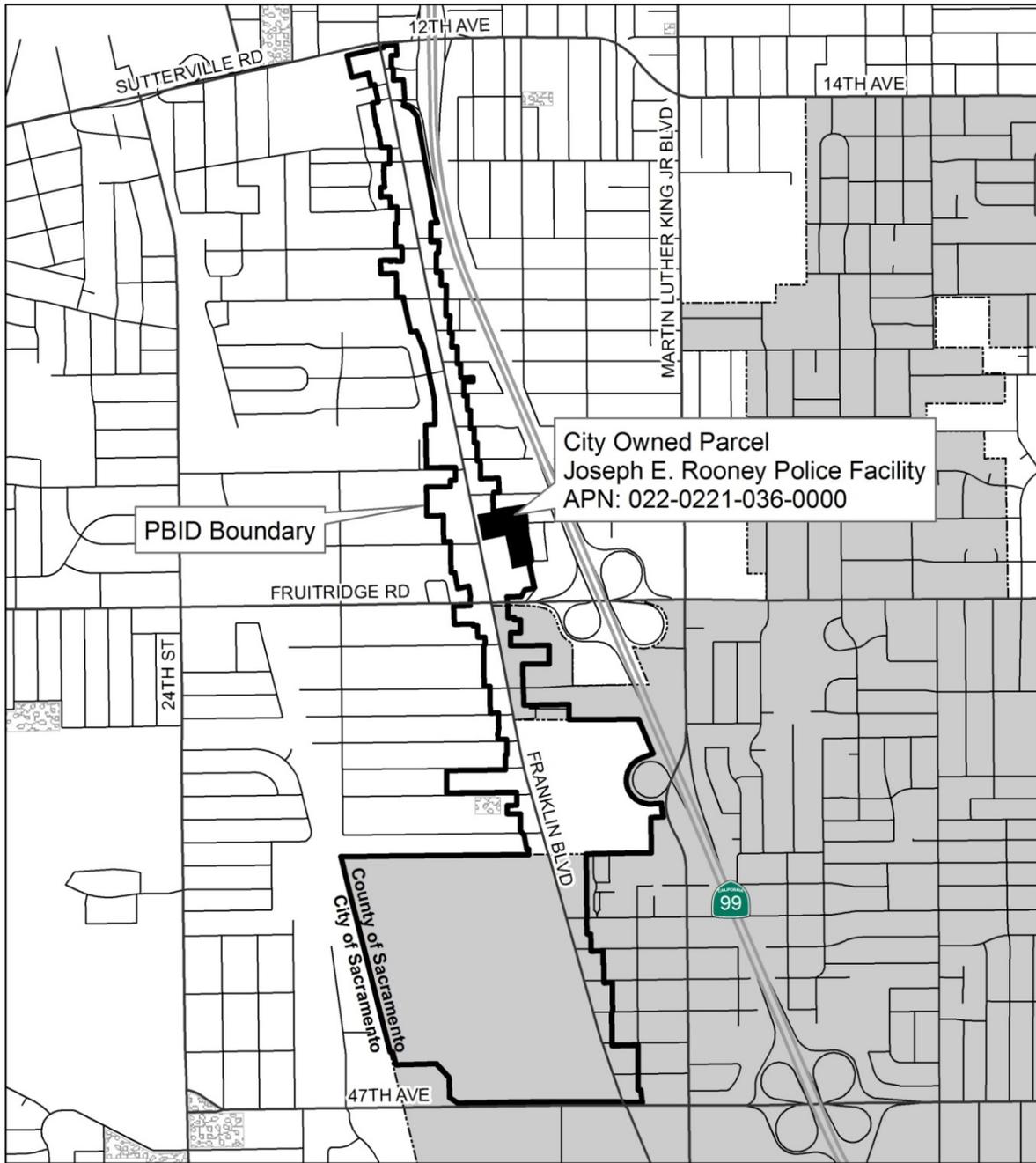


EXHIBIT B

**NORTH FRANKLIN (FUND 2217)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)
FY2016/17 DISTRICT FUND BUDGET OF THE CITY
& PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>141,274</u>
Total Resources	<u><u>\$141,274</u></u>
PBID Activities	
Estimated Disbursement	139,804
Administrative Costs	
Public Improvement Finance (PIF)	
Administration	412
Parcel reporting	-
Accounting	
Administration	958
County Billing	100
Total Expenditures	<u><u>\$141,274</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

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 POWER INN AREA
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND LEVYING
ASSESSMENT FOR FISCAL YEAR 2016/17**

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 Finance Division, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will not increase from FY2015/16. 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund Budget & Parcel Assessment

Exhibit A

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

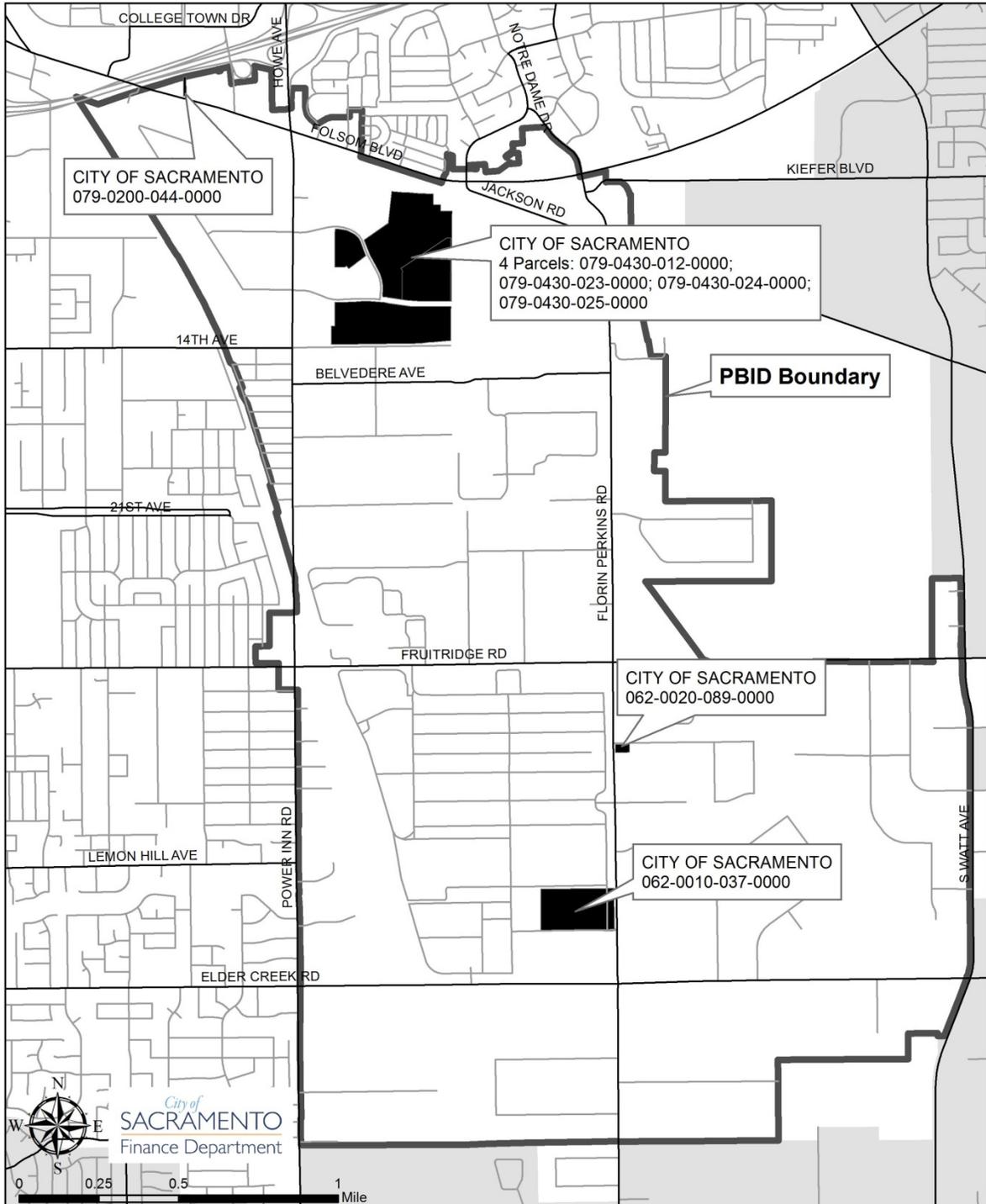


Exhibit B

**POWER INN AREA (FUND 2234)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)
FY2016/17 DISTRICT FUND BUDGET OF THE CITY
& PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>519,175</u>
Total Resources	<u><u>\$519,175</u></u>
PBID Activities	
Estimated Disbursement	515,267
Administrative Costs	
Public Improvement Financing (PIF)	
Administration	2,520
Parcel reporting	-
Accounting	
Administration	958
County Billing	430
Total Expenditures	<u><u>\$519,175</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

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 AND LEVYING ASSESSMENT FOR FISCAL YEAR 2016/17

BACKGROUND

- A. The River District Property and Business Improvement District (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 a ten-year term on July 22, 2014 (Resolution No. 2014-0243).
- 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 safety and maintenance program to mitigate the impact of homelessness and economic development to attract, grow, and retain new businesses in the River District commercial corridor. All services are as defined within the Management District Plan (Plan). The Plan is on file with the Public Improvement Finance Division of the Department of Finance which has been designated by the City Clerk as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will increase 5% from FY2015/16, 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

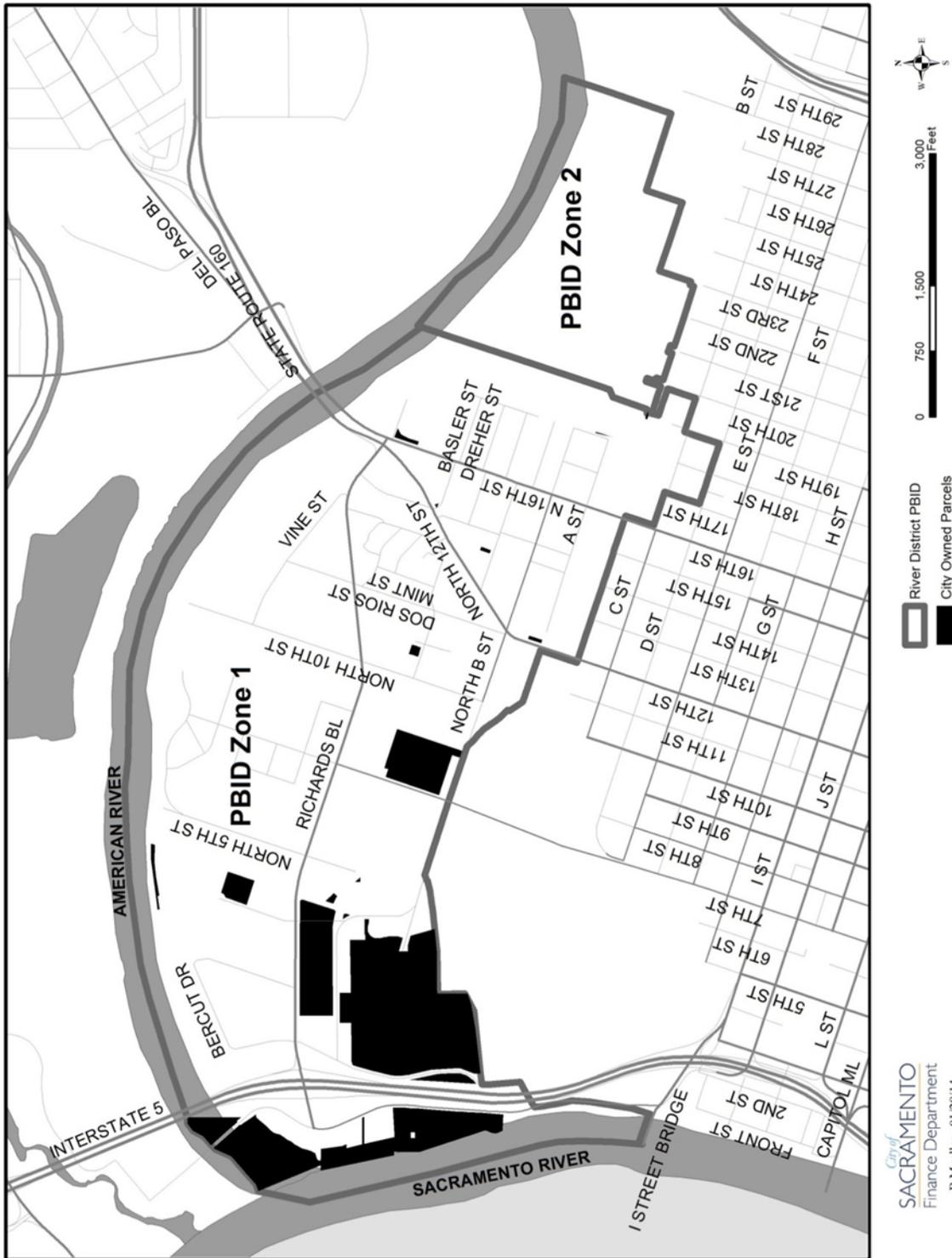
Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund Budget & Parcel Assessment

Exhibit A

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



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

Exhibit B

**RIVER DISTRICT (FUND 2222)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)
FY2016/17 DISTRICT FUND BUDGET OF THE CITY
& PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>496,306</u>
Total Resources	<u><u>\$496,306</u></u>
PBID Activities	
Estimated Disbursement	494,605
Administrative Costs	
Public Improvement Finance (PIF)	
Administration	525
Parcel reporting	-
Accounting	
Administration	958
County Billing	218
Total Expenditures	<u><u>\$496,306</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

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 are based on allocation of program costs and a calculation of per acre within each benefit zone. Residential condominiums are calculated based on allocation of program costs and number of units (if and when built in the district).

Benefit Zone	Cost
Zone 1 (including Commercial Condo)	\$689.06 per acre
Zone 2 (including Commercial Condo)	\$165.37 per acre
Residential Condo	\$19.85 per unit

RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING THE ANNUAL REPORT FOR THE STOCKTON BOULEVARD
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND LEVYING
ASSESSMENT FOR FISCAL YEAR 2016/17**

BACKGROUND

- A. The Stockton Boulevard Property and Business Improvement District (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 a ten-year term 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 Finance Division, which the City Clerk has designated as the custodian of such records.
- D. The Fiscal Year (FY) 2016/17 assessment rates will increase by 3% from FY2015/16, 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 FY2016/17 District fund budget of the City as detailed in Exhibit B of the resolution.
- Section 3 The annual budget and assessments as set forth in the FY2016/17 Annual Report are authorized.
- Section 4 Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: District Map

Exhibit B: FY2016/17 District Fund Budget & Parcel Assessment

Exhibit A

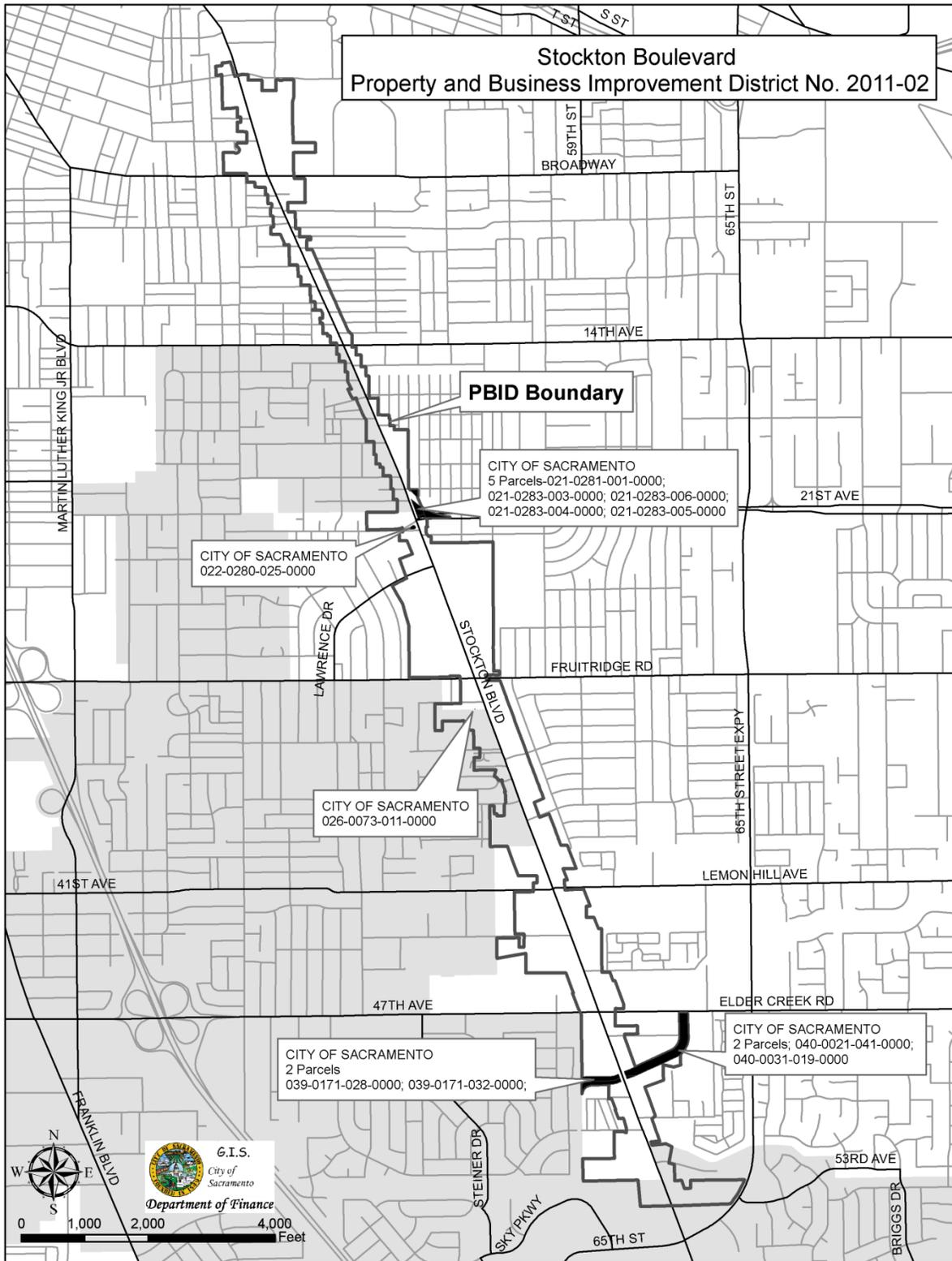


Exhibit B

**STOCKTON BOULEVARD (FUND 2224)
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)
FY2016/17 DISTRICT FUND BUDGET OF THE CITY
& PARCEL ASSESSMENT**

Estimated Beginning Fund Balance	-
Total Assessed to Property (Business) Owners	<u>331,532</u>
Total Resources	<u><u>\$331,532</u></u>
PBID Activities	
Estimated Disbursement	330,448
Administrative Costs	
Public Improvement Financing (PIF)	
Administration	-
Parcel reporting	-
Accounting	
Administration	958
County Billing	126
Total Expenditures	<u><u>\$331,532</u></u>
Estimated Ending Fund Balance	<u><u>-</u></u>
Year-Over-Year Change in Fund Balance	-

Parcel Assessment

The assessment rate will increase by 3% from FY2015-16. 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
FY2016/17	\$0.0151	\$5.08