REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
June 26, 2007

Honorable Mayor and
Members of the City Council

Title: Stockton Boulevard Property and Business Improvement District – Initiate Annual Proceedings FY2007/08

Location/Council District: The Stockton Boulevard Property and Business Improvement District (PBID) is located in Council Districts 5 and 6. The Stockton Boulevard PBID includes approximately 262 individual parcels and 194 property owners (Exhibit A, page 7).

Recommendation: Adopt 1) a **Resolution** adopting the Stockton Boulevard PBID annual budget, and levying assessment; and 2) a **Resolution** amending the Fiscal Year 2007/08 City Budget for the Stockton Boulevard PBID.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Fiscal Manager, (916) 808-8788

Presenters: Not Applicable

Department: Planning Department

Division: Public Improvement Financing

Organization No: 4915

Description/Analysis

Issue: The existing district is required by the Property and Business Improvement District Area Law of 1994 to present before City Council an annual budget for approval. Approval of the district's annual budget will authorize the City to collect assessments in the amount sufficient to provide funding for economic development, security services, maintenance services, and image enhancement within the Stockton Blvd. commercial corridor for FY2007-08.

Policy Considerations: The annual proceedings for this district are being processed as set forth in section 36600 of the California Streets and Highways Code, entitled "Property and Business Improvement District Law of 1994." This process is consistent with the City's Strategic Plan 3 Year Goals to "achieve sustainability and enhance livability" and to "expand economic development throughout the City."

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

Committee/Commission Action: None

Rationale for Recommendation: The actions in the recommended Resolutions are required by the California Streets and Highways Code, which is codified as part 7 (beginning with section 36600) of division 18.

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

The PBID assessment budget for FY 2007/08 is $253,000 (details on Exhibit "B", page 11). The Stockton Blvd. PBID will receive an approximate total of $249,077. The remaining $3,923 will be retained by the City to cover City administration cost.

Program	Budget	% of Total
Image Enhancement	$60,000	25
Security and Safety Programs	91,000	37
Advocacy and Economic Development	34,000	14
Administration	45,000	19
Contingency	23,000	5
Total	242,000	100

Annual assessment rates are based on an allocation of program costs and a calculation of parcel square footage and per linear front footage. The cost to the property owner is $0.123 per parcel square foot and $4.13 per linear frontage.

Emerging Small Business Development (ESBD): City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully Submitted by: _____
Mark Griffin
Fiscal Manager

Approved by: _____
Carol Shearly
Director of Planning

Recommendation Approved:

_____
for Ray Kerridge
City Manager

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Attachment 1

BACKGROUND

The Stockton Boulevard Property and Business Improvement District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners on August 2001. The District was renewed for 10 more years effective January 1, 2007. The District provides funding for the Stockton Boulevard PBID to provide the following services in the Stockton Boulevard commercial corridor:

- Public Safety and Maintenance Perception
  - Clean and Safe Program
  - Integration with City Police
  - Maintenance Patrol
- Advocacy, Advertising and Economic Development
- Image Enhancement Program

The annual assessments are based upon allocation of program costs and a calculation per parcel square foot. The assessment rates proposed for FY 2007/08 are based on an allocation of program costs and a calculation of parcel square footage and per linear front footage. The cost to the property owner is $0.123 per parcel square foot and $4.13 per foot of linear frontage.

The Stockton Boulevard PBID Advisory Board has prepared the Annual Report, which is on file with the City Clerk. The report addresses the current and proposed budgets and services to be provided. The Management District's Advisory Board is recommending a 3% increase in the assessment rate in accordance with the CPI increase.

Attachment 2

RESOLUTION NO.

Adopted by the Sacramento City Council

ADOPTING THE ANNUAL BUDGET AND LEVYING ASSESSMENT FOR STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (FY 2007/08)

BACKGROUND

A. The Stockton Boulevard Property and Business Improvement District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners in August 2001. The District was renewed for 10 more years effective January 1, 2007.

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) 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 of 1994.

C. The Stockton Boulevard Property and Business Improvement 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 Stockton Boulevard Commercial Corridor Area. All services are as defined within the Management Plan Annual Report, separately bound and on file in the City Clerk's Office, and by reference made a part of this resolution.

D. This year's assessments will increase by 3% from the previous year, and is still below the highest authorized amount for this district shown on Exhibit B.

E. The Council is fully advised in this matter.

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 E are true and correct.

Section 2. The City Council:

a) adopts the annual budget set forth in the FY 2007/08 Management Plan; and

b) levies the assessment set forth in the FY 2007/08 Management Plan.

Section 3. Exhibits A and B are part of this resolution.

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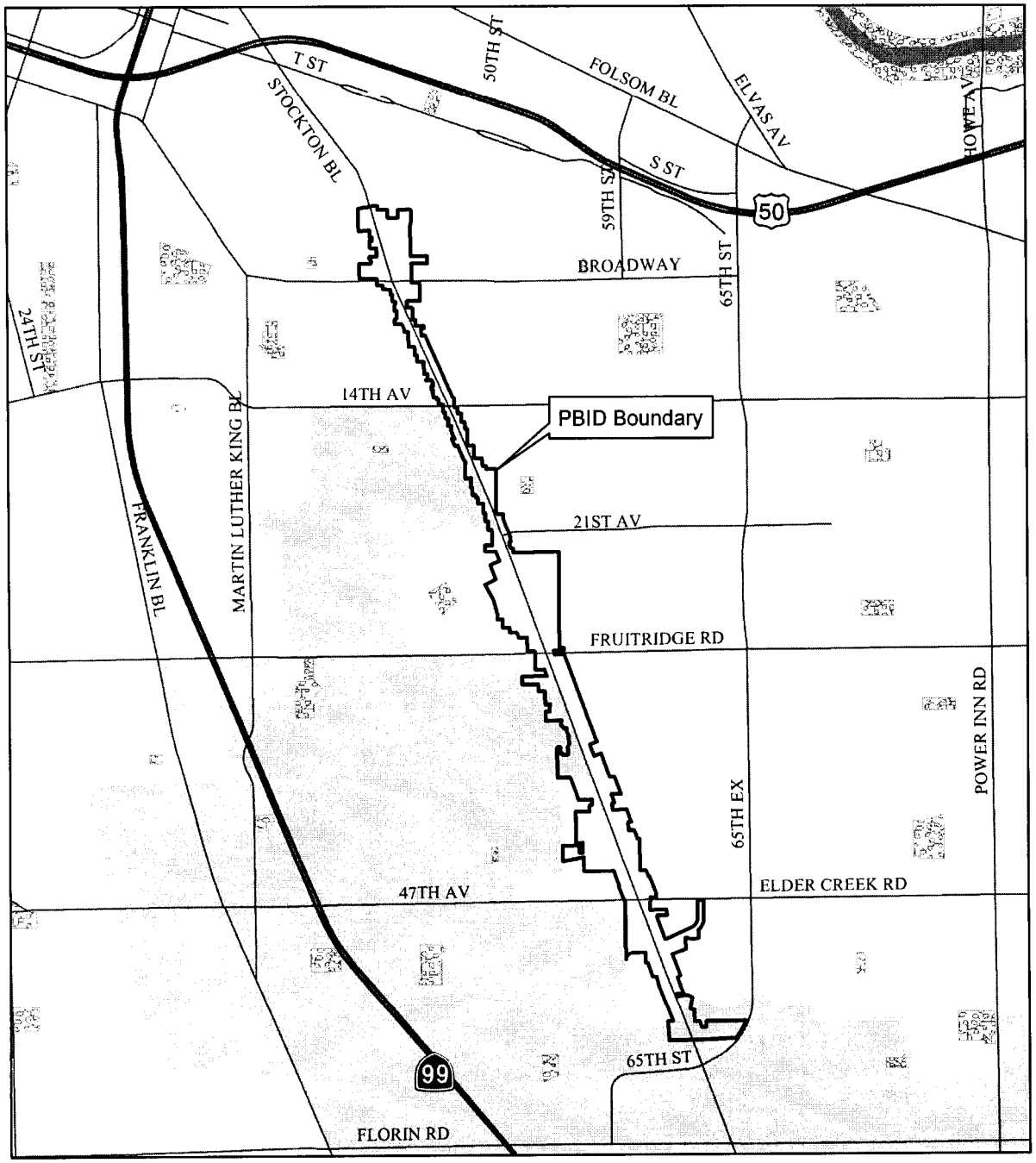
Exhibit A: District Map -1 Page
Exhibit B: FY2007/08 District & Parcel Assessment -1 Page

EXHIBIT A

Stockton Blvd PBID



City of Sacramento Planning Department
BMueller, 04/12/07

0 2,250 4,500 9,000 Feet

N W E S

EXHIBIT B

STOCKTON BOULEVARD
PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
FY 2007/2008 DISTRICT AND PARCEL ASSESSMENT

DISTRICT ASSESSMENT

District	FY 2007/08 Budget	Surplus / (deficit)	FY 2007/08 Assessed
Stockton Blvd. PBID	$255,435	$2,435	$253,000

PARCEL ASSESSMENT

ANNUAL ASSESSMENT RATES ARE BASED ON AN ALLOCATION OF PROGRAM COSTS ON A COST PER PARCEL SQ. FT. CALCULATION AS REFLECTED BELOW:

Rate per Parcel Square Foot	Rate per Parcel Front Foot along Stockton Boulevard
$0.0123	$4.13

Attachment 3

RESOLUTION NO.

Adopted by the Sacramento City Council

AMENDING THE CITY'S FISCAL YEAR 2007/08 BUDGET FOR THE STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, FUND 264

BACKGROUND

A. The Stockton Boulevard Property and Business Improvement District ("District"), as depicted in Exhibit A, was established by the City Council and approved by the property owners in August 2001. The District was renewed for 10 more years effective January 1, 2007.

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) 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 of 1994.

C. The Council is fully advised in this matter.

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 C are true and correct.

Section 2. The FY 2007/08 revenue budget of $253,000 [$255,435 - $2,435 surplus] and expenditure budget of $255,435 are amended for the District as set forth in Exhibit B.

Section 3. The Finance Director is authorized to expend a portion of the budgeted funds in the amount of $3,923 for the Planning Department and for the Department of Finance to provide services for the District, as set forth in Exhibit B, which will be reimbursed by the District.

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

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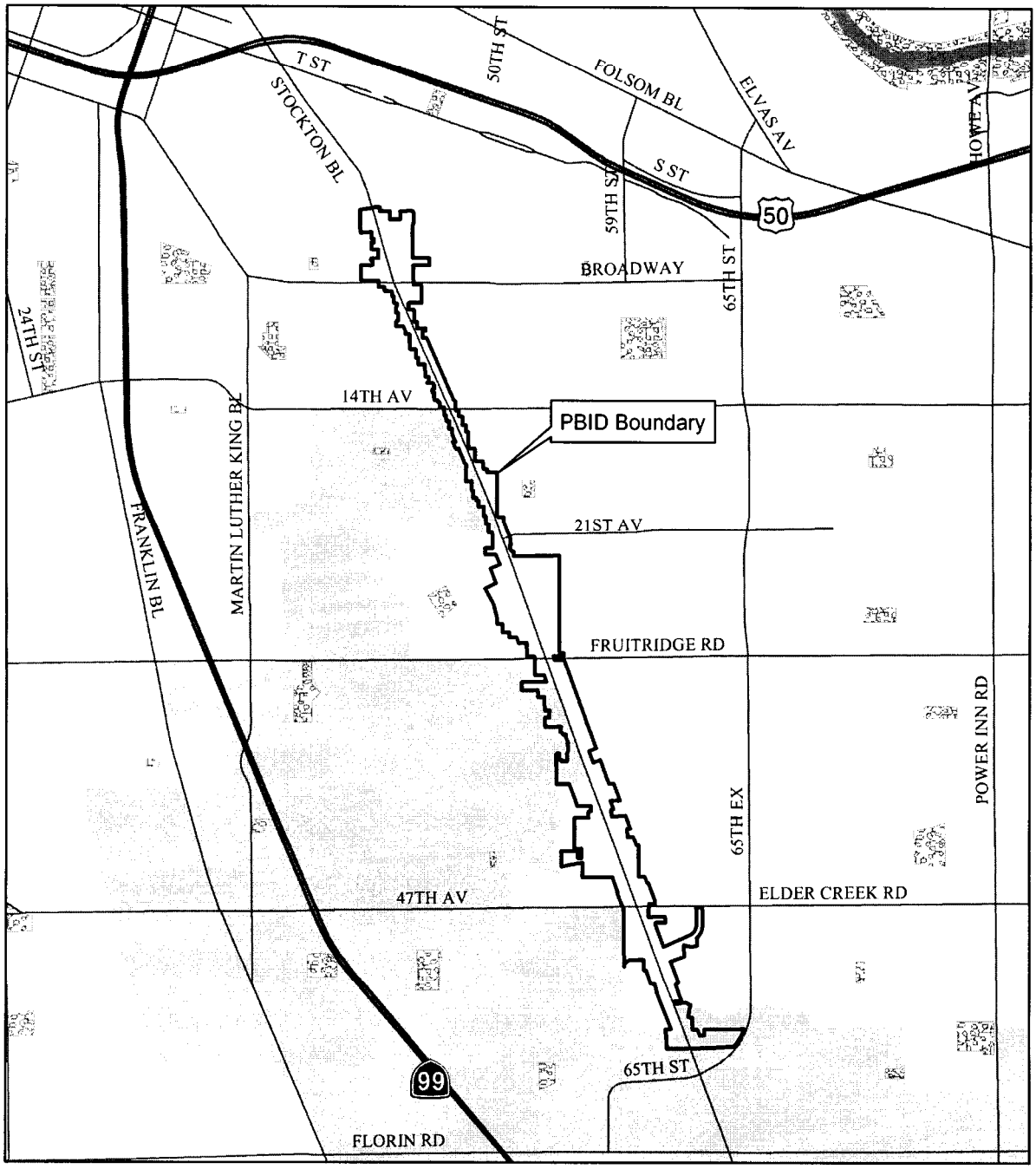
Exhibit A: District Map – 1 Page
Exhibit B: FY2007/08 District Budget & Parcel Assessment – 1 Page

EXHIBIT A

Stockton Blvd PBID



City of Sacramento Planning Department
BMueller, 04/12/07

0 2,250 4,500 9,000 Feet

N W E S

EXHIBIT B

STOCKTON BOULEVARD PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FY 2007/08 BUDGET & PARCEL ASSESSMENT

Stockton Blvd PBID	$249,077
Interest Earned (Surplus)	2435
Stockton Blvd PBID Total	$251,512
Special Districts Administration	2,500
Consultant (Muni) Reporting	479
Finance Administration	761
County Billing Cost	183
Contingency	0
Subtotal	$255,435
Less: Surplus	(2435)
Total Assessment	**$253,000**

PARCEL ASSESSMENT

ANNUAL ASSESSMENT RATES ARE BASED ON AN ALLOCATION OF PROGRAM COSTS ON A COST PER PARCEL SQ. FT AND PER LINEAR FRONT FRONTAGE CALCULATION AS REFLECTED BELOW:

Rate per Parcel Square Foot	Rate per Parcel Front Foot along Stockton Boulevard
$0.0123	$4.13