



3.1

**DEPARTMENT OF  
PUBLIC WORKS**

SPECIAL DISTRICTS  
DIVISION

**CITY OF SACRAMENTO  
CALIFORNIA**

FROM CONTINUED  
TO 6.10.97  
6.17.97

CITY HALL  
151 STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2608

PH 916-264-7113  
FAX 916-264-5573

**APPROVED**  
BY THE CITY COUNCIL

**JUN 17 1997**

OFFICE OF THE  
CITY CLERK

May 20, 1996

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT PUBLIC  
HEARING (FY 1997/98)**

**LOCATION AND COUNCIL DISTRICT:**

The proposed Downtown Sacramento Management District (DSMD) is located in Council District No. 1. The district is comprised of approximately 65 city blocks (see attached map, Exhibit A).

**RECOMMENDATION:**

This report recommends that the City Council:

- Adopt Resolution Overruling Protests
- Adopt Resolution Approving the FY 1997/98 Annual Report and Budget
- Adopt Resolution Confirming Diagram and Levying FY 1997/98 Annual Assessments

**CONTACT PERSON:** Edward Williams, Real Estate Services and Special Districts, 264-5440

**FOR COUNCIL MEETING OF:** June 3, 1997

**SUMMARY:**

The DSMD was established to provide funding for security, maintenance and revitalization services in the downtown area. This report presents the recommended budget of \$1,247,801 for FY 1997/98 which is (Exhibit B) an adjustment of 2.2% from the 1996/97 budget. The purpose of this public hearing is to report on the annual budget and levy the annual assessments. As of May 26, 1997 the City Clerk has received no protests of the District.

**COMMITTEE/COMMISSION ACTION:**

None.

## **BACKGROUND INFORMATION:**

The DSMD was approved by City Council on June 13, 1995, in accordance with the Property and Business Improvement District Area Law of 1994 and became effective on January 1, 1996. The district provides funding for the Downtown Sacramento Partnership to provide the following services in a 65 city block area of Downtown and Old Sacramento:

- Security
  - Guide Program
- Maintenance
  - Clean Streets Program
  - Clean Sweep Program
- Revitalization
  - Marketing and Business Recruitment

The properties within the district are split into six sub-districts (benefit zones). The assessment rates for each sub-district are based on the levels of service and benefit received. Assessment rates are determined as a cost per square foot of parcel area and cost per square foot of building area.

The DSMD 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 that services being provided remain at the current levels and the district itself unchanged.

## **FINANCIAL CONSIDERATIONS:**

The total cost of services/assessments is estimated to be \$1,247,801 for the 1997/98 fiscal year. This is an adjustment of 2.2% based on the average consumer price index (CPI) for 1996 as provided for in the approved Management District Plan. The total budget for district operation is listed in Exhibit B. The assessment rates by sub-district are listed in Exhibit C.

### City/SHRA Contributions

In consideration of the services being provided and Council's goal of enhancement and revitalization of the downtown area, the City and SHRA have each entered into agreements with the Downtown Sacramento Partnership in which the following contributions are identified.

TABLE 1

Agency	Contribution
City/Library JPA	\$223,489
SHRA	\$55,070
County	\$0
State	\$0

The majority of the City contribution will be from existing enterprise funds, as determined by the City. Contribution from the General Fund portion is expected to be approximately \$41,000.

**ENVIRONMENTAL CONSIDERATIONS:**

Under CEQA guidelines, continuing administration and annual services do not constitute a project and, therefore, are exempt from review.

**POLICY CONSIDERATIONS:**

These proceedings are being conducted in accordance with the Property and Business Improvement District Law of 1994 as set forth in Section 36600 of the California Streets and Highways Code.

**MBE/WBE:**

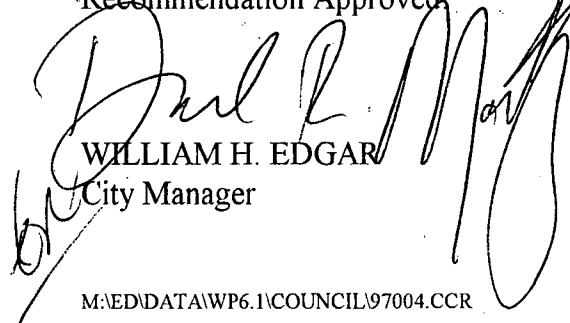
The annual budget and assessment levy process does not involve the MBE/WBE contractor selection process.

Respectfully submitted,

  
GARY ALM

Manager, Real Estate Services and Special Districts

Recommendation Approved:

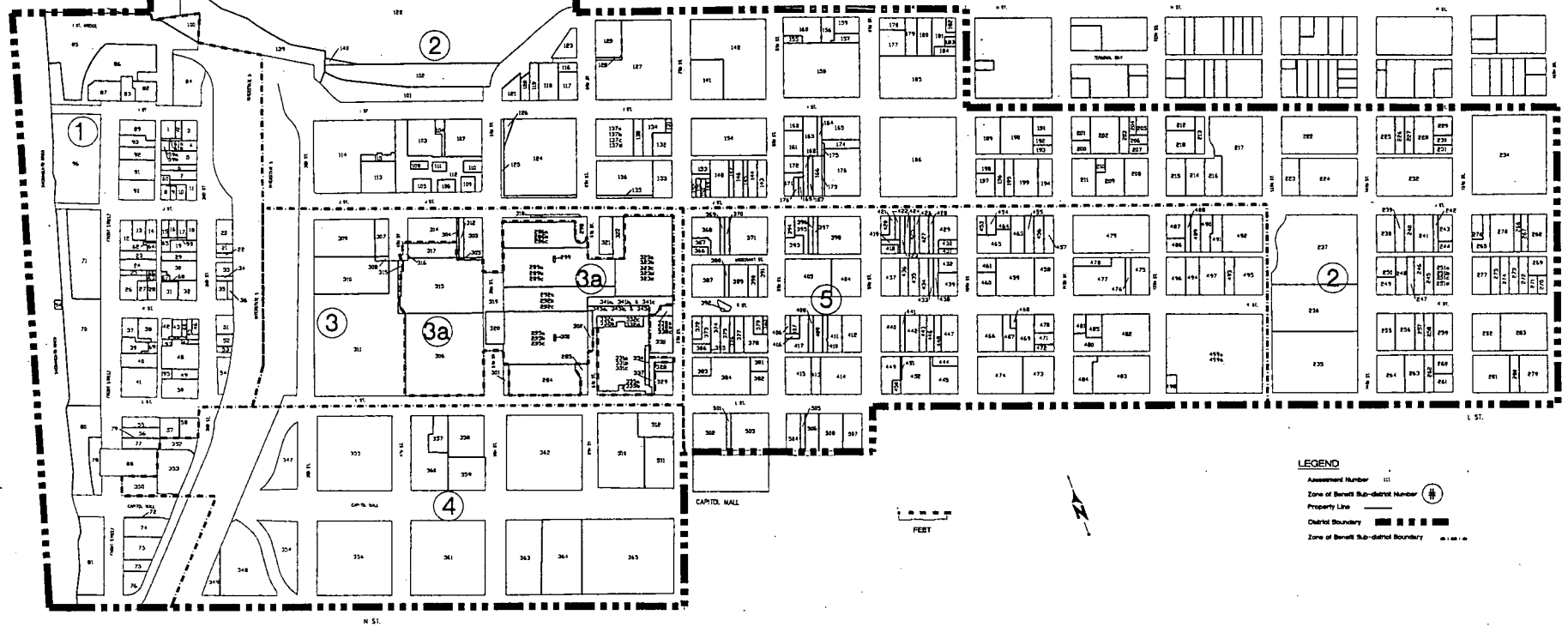
  
WILLIAM H. EDGAR  
City Manager

Approved:

  
MICHAEL KASHIWAGI  
Director of Public Works

# BOUNDARY MAP OF DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT

NOTE: For exact detail of this area see County Assessor Map Book 002, Parcel 002-000-032



## LEGEND

- Assessment Number 121
- Zone of Benefit Sub-district Number ①
- Property Line ———
- District Boundary ———
- Zone of Benefit Sub-district Boundary ———

**EXHIBIT B****MANAGEMENT DISTRICT BUDGET**

1997 Annual Budget	1996 Annual Budget	1997 Annual Budget	1998 Annual Budget
Security	\$463,239	\$472,503	\$482,899
Maintenance	\$308,826	\$315,003	\$321,933
Revitalization	\$257,355	\$262,502	\$268,277
Administration	\$142,580	\$163,932	\$167,692
	\$1,172,000	\$1,213,940	\$1,239,801
District Administration	(formation) \$23,144	\$6,000	\$6,000
Annual City Administration	\$1,856	\$1,000	\$1,000
<b>TOTAL BUDGET</b>	\$1,197,000	\$1,220,940	\$1,247,801
Less Contributions	(\$267,215)	(\$272,559)	(\$278,455)
Less Surplus	\$0	\$0	\$0
<b>TOTAL ASSESSED</b>	\$929,785	\$948,381	\$969,346

**EXHIBIT C****1997/98 ASSESSMENT RATES FOR PARCEL AREA**

No	Sub-District	Cost/Sq. Ft./Parcel	Amount of Increase from 1996/97
1	Old Sacramento	\$0.0829	\$0.0018
2	Civic Center	\$0.1031	\$0.0022
3	Plaza	\$0.0918	\$0.0020
3a	Downtown Plaza shopping Center	\$0.0322	\$0.0007
4	Capitol Mall	\$0.0322	\$0.0007
5	K Street	\$0.1205	\$0.0026

**1997/98 ASSESSMENT RATES FOR BUILDING AREA**

No	Sub-District	Cost/Sq. Ft./Building	Amount of Increase from 1996/97
1	Old Sacramento	\$0.0415	\$0.0009
2	Civic Center	\$0.0516	\$0.0011
3	Plaza	\$0.0459	\$0.0010
3a	Downtown Plaza shopping Center	\$0.0161	\$0.0003
4	Capitol Mall	\$0.0161	\$0.0003
5	K Street	\$0.0603	\$0.0013

# RESOLUTION NO. 97-333

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL  
JUN 17 1997  
OFFICE OF THE  
CITY CLERK

## RESOLUTION OVERRULING PROTESTS

### DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT NO. 95-04

#### BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

On June 3, 1997, the City Council opened a public hearing on the resolution of intention to levy and collect assessments in the Downtown Sacramento Management District No. 95-04.

At or before the time set for hearing, certain interested persons made protests or objections to the proposed services, the extent of the assessment district or the proposed assessment.

The City Council hereby overrules each of these protests, written or oral.

The City Council finds that the protest against the proposed services (including all written protests not withdrawn in writing before the conclusion of the protest hearing) is made by the owners of property who will pay less than 50% of the total assessments proposed.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# RESOLUTION NO. 97-334

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL  
JUN 17 1997  
OFFICE OF THE  
CITY CLERK

## RESOLUTION APPROVING THE ANNUAL REPORT AND BUDGET FOR THE FISCAL YEAR 1996/97

### DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT NO. 95-04

#### BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

1. The Downtown Sacramento Management District Annual Report which is on file with the Office of the City Clerk is incorporated herein by this reference is hereby approved.
2. The Fiscal Year 1997/98 Expenditure Budget for the Downtown Sacramento Management District is adopted as follows:

#### Downtown Managment District

Security Guides	\$482,899
Maintenance	\$321,933
Revitalization	\$268,277
District Administration	\$167,692

#### City Departments

P.W. Special Districts Administration	\$ 6,000
Finance Dept. Administration	\$ 1,000
	\$1,247,801

3. The Fiscal Year 1997/98 Revenue from Property Owners for the Downtown Sacramento Management District is adopted as follows: 261-310-3131-3657 \$969,345
4. The Fiscal 1996/97 Operating Budget will be adjusted to reflect a City contribution of \$223,489 having impact on Fund No. 101, 412, 419 and 420.
5. The Director of Finance is authorized to disburse funds to the Downtown Sacramento Partnership, Inc. (DPI), as defined in the City agreement (95-119) between the City and DPI.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



# RESOLUTION NO. 97-335

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL  
JUN 17 1997  
OFFICE OF THE  
CITY CLERK

## RESOLUTION CONFIRMING DIAGRAM AND LEVYING ASSESSMENTS IN THE DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT FOR FY 1997/98 No. 95-04

(Pursuant to the Property and Business Improvement District Law of 1994)

### BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

#### Section 1

1. The City Council makes the following findings, pursuant to Streets and Highways Code Sections 36627 and 36626.7:
  - a. The management district annual budget report is on file with the Office of the City Clerk and is incorporated herein by this reference.
  - b. On May 20, 1997, the City Council adopted Resolution No. 97-XXX, which was the Resolution of Intention to Levy and Collect Assessments.
  - c. On June 3, 1997, the City Council conducted public hearings at 2:00 p.m. at 915 I Street, Sacramento, California, with respect to the levy of assessments.
  - d. Properties within the district are subject to any amendments to Part 7 (commencing with Section 36600) of Division 18 of the Streets and Highways Code.
  - e. The improvements and activities to be provided in the district will be funded by the levy of the assessments specified in the assessment roll. The revenue from the levy of such assessments shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention.

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- f. All property within the district will be benefitted specially and directly by the improvements and activities funded by the assessments to be levied.
- h. The assessment roll, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, has fairly and properly apportioned the cost of the services to be provided within the district, to each parcel in the district in proportion to the estimated benefits to be received by each parcel, respectively, for the services.

Section 2

1. The City Council makes the following orders:

- a. The City Council hereby confirms the diagram and assessment rates as set forth in the Annual Report for FY 1997/98
- b. Assessments are hereby levied in accordance with the assessment roll.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
1	006 0012 032 0000	\$880.50
2	006 0012 036 0000	\$456.10
3	006 0012 037 0000	\$753.40
4	006 0012 021 0000	\$823.90
5	006 0012 022 0000	\$1,900.80
6	006 0012 023 0000	\$743.10
7	006 0012 024 0000	\$838.90
8	006 0012 031 0000	\$663.60
9	006 0012 030 0000	\$305.50
11	006 0012 028 0000	\$1,169.50
12	006 0071 035 0000	\$1,532.30
13	006 0071 034 0000	\$888.90
14	006 0071 033 0000	\$910.90
16	006 0071 045 0000	\$517.30
17	006 0071 027 0000	\$595.20
19	006 0071 043 0000	\$1,071.80
20	006 0073 039 0000	\$624.90
21	006 0073 040 0000	\$501.70
22	006 0073 041 0000	\$263.60
23	006 0071 041 0000	\$989.70
24	006 0071 040 0000	\$1,292.20
25	006 0071 050 0000	\$454.20
26	006 0071 025 0000	\$1,114.10
27	006 0071 014 0000	\$833.80
28	006 0071 013 0000	\$602.10
29	006 0071 032 0000	\$1,000.30
31	006 0071 038 0000	\$916.00
32	006 0071 055 0000	\$1,744.20
33	006 0073 047 0000	\$859.10

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
34	006 0073 045 0000	\$306.90
35	006 0073 048 0000	\$718.40
37	006 0072 047 0000	\$1,412.80
38	006 0072 039 0000	\$1,060.30
39	006 0072 046 0000	\$864.50
40	006 0072 024 0000	\$1,872.30
41	006 0072 025 0000	\$1,626.20
44	006 0072 032 0000	\$253.40
45	006 0072 033 0000	\$519.80
46	006 0072 034 0000	\$440.30
47	006 0072 035 0000	\$264.20
48	006 0072 036 0000	\$1,976.50
49	006 0072 045 0000	\$1,112.60
50	006 0072 043 0000	\$2,576.20
51	006 0074 035 0000	\$1,134.50
52	006 0074 037 0000	\$742.40
54	006 0074 032 0000	\$1,111.20
55	006 0136 002 0000	\$1,293.40
56	006 0136 003 0000	\$1,089.30
57	006 0136 008 0000	\$965.00
58	006 0136 009 0000	\$963.30
59 b	006 0012 020 0002	\$118.30
61 b	006 0012 034 0002	\$82.90
97	006 0072 030 0000	\$150.00
98	006 0072 031 0000	\$62.60
102	006 0023 006 0000	\$6,364.30
103	006 0024 032 0000	\$4,109.40
105	006 0024 034 0000	\$1,130.60
106	006 0024 035 0000	\$1,117.10

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
108	006 0024 044 0000	\$539.30
109	006 0024 045 0000	\$1,156.60
110	006 0024 047 0000	\$938.10
111	006 0024 049 0000	\$517.20
113	006 0024 052 0000	\$3,124.10
114	006 0024 053 0000	\$10,508.80
122	002 0010 032 0000	\$6,548.60
124	006 0026 018 0000	\$30,356.80
133	006 0032 012 0000	\$2,968.30
136	006 0032 028 0000	\$6,843.20
140	002 0010 025 0000	\$1,031.50
143	006 0034 008 0000	\$1,320.30
144	006 0034 009 0000	\$1,320.30
145	006 0034 010 0000	\$845.80
146	006 0034 011 0000	\$1,217.20
147	006 0034 012 0000	\$682.80
148	006 0034 013 0000	\$1,836.00
149	006 0034 014 0000	\$412.60
150	006 0034 015 0000	\$330.10
151	006 0034 016 0000	\$330.10
152	006 0034 017 0000	\$701.40
153	006 0034 018 0000	\$1,055.70
154	006 0034 019 0000	\$9,200.50
155	006 0035 001 0000	\$427.70
156	006 0035 005 0000	\$1,154.20
157	006 0035 009 0000	\$448.70
159	006 0035 011 0000	\$1,873.20
160	006 0035 012 0000	\$3,623.40
176	006 0036 031 0000	\$25,190.90

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
194	006 0044 006 0000	\$3,878.40
195	006 0044 009 0000	\$1,347.90
196	006 0044 010 0000	\$1,684.90
197	006 0044 011 0000	\$2,587.00
199	006 0044 013 0000	\$3,042.90
201	006 0047 002 0000	\$825.20
202	006 0047 003 0000	\$3,421.40
203	006 0047 004 0000	\$660.20
204	006 0047 005 0000	\$495.10
205	006 0047 006 0000	\$1,010.90
206	006 0047 007 0000	\$825.20
207	006 0047 008 0000	\$991.40
208	006 0047 009 0000	\$4,865.60
209	006 0047 010 0000	\$1,650.40
210	006 0047 011 0000	\$628.20
211	006 0047 012 0000	\$5,776.30
212	006 0052 003 0000	\$825.30
213	006 0052 004 0000	\$866.40
214	006 0052 018 0000	\$1,980.50
215	006 0052 019 0000	\$3,300.80
218	006 0052 022 0000	\$739.70
223	006 0054 024 0000	\$5,684.20
224	006 0054 025 0000	\$34,381.50
225	006 0056 001 0000	\$1,320.30
226	006 0056 002 0000	\$660.20
227	006 0056 003 0000	\$660.20
228	006 0056 004 0000	\$1,320.30
229	006 0056 005 0000	\$965.90
230	006 0056 006 0000	\$495.10

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
231	006 0056 007 0000	\$495.10
232	006 0056 014 0000	\$29,918.60
243	006 0115 006 0000	\$1,437.90
244	006 0115 007 0000	\$272.30
251 d	006 0115 016 0004	\$1,006.00
255	006 0116 001 0000	\$3,972.70
256	006 0116 002 0000	\$4,011.20
257	006 0116 003 0000	\$986.60
258	006 0116 004 0000	\$986.10
259	006 0116 005 0000	\$1,966.20
260	006 0116 006 0000	\$990.20
261	006 0116 007 0000	\$660.20
262	006 0116 008 0000	\$990.20
263	006 0116 009 0000	\$2,053.10
264	006 0116 012 0000	\$1,980.50
265	006 0121 001 0000	\$1,207.90
266	006 0121 006 0000	\$495.10
267	006 0121 007 0000	\$495.10
268	006 0121 008 0000	\$3,411.30
269	006 0121 009 0000	\$660.20
270	006 0121 010 0000	\$330.10
271	006 0121 011 0000	\$330.10
272	006 0121 012 0000	\$660.20
273	006 0121 013 0000	\$660.20
274	006 0121 014 0000	\$660.20
275	006 0121 015 0000	\$660.20
277	006 0121 019 0000	\$8,984.30
278	006 0121 020 0000	\$3,300.80
279	006 0122 006 0000	\$3,341.50

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
280	006 0122 007 0000	\$1,320.30
281	006 0122 010 0000	\$3,930.00
282	006 0122 012 0000	\$1,980.50
283	006 0122 013 0000	\$7,700.70
303	006 0087 043 0000	\$6,358.80
304	006 0087 044 0000	\$163.10
305	006 0087 045 0000	\$101.20
307	006 0087 047 0000	\$3,179.60
308	006 0087 048 0000	\$110.40
309	006 0087 049 0000	\$3,857.90
310	006 0087 050 0000	\$14,154.30
312	006 0087 052 0000	\$293.60
321	006 0091 001 0000	\$3,358.30
328	006 0091 023 0000	\$725.60
329	006 0091 024 0000	\$2,569.20
330	006 0091 025 0000	\$5,390.70
338 a	006 0091 031 0001	\$239.90
284	006 0087 031 0000	\$2,586.80
286 a	006 0087 034 0001	\$2,029.90
289 a	006 0087 035 0001	\$4,774.20
292 a	006 0087 036 0001	\$1,331.60
295 a	006 0087 037 0001	\$4,718.30
302	006 0087 042 0000	\$108.70
306	006 0087 046 0000	\$10,945.10
313	006 0087 053 0000	\$3,894.70
316	006 0087 057 0000	\$49.80
317	006 0087 058 0000	\$417.20
320	006 0087 061 0000	\$712.70
323 d	006 0091 022 0004	\$2,250.50



**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
323 e	006 0091 022 0005	\$3,010.40
331 a	006 0091 034 0001	\$4,586.90
332 d	006 0091 035 0004	\$363.90
334	006 0091 027 0000	\$91.90
335 a	006 0091 028 0001	\$128.60
337	006 0091 029 0000	\$143.00
341 a	006 0091 032 0001	\$516.30
345 a	006 0091 033 0001	\$388.10
350	006 0136 007 0000	\$4,268.10
352	006 0136 021 0000	\$280.30
353	006 0136 022 0000	\$777.20
355	006 0141 043 0000	\$4,443.50
356	006 0142 038 0000	\$14,212.50
357	006 0143 035 0000	\$360.40
358	006 0143 038 0000	\$1,342.80
359	006 0143 039 0000	\$2,923.40
360	006 0143 040 0000	\$3,320.40
361	006 0144 029 0000	\$19,298.90
362	006 0145 025 0000	\$13,433.30
363	006 0146 030 0000	\$4,066.40
366	006 0094 001 0000	\$925.30
367	006 0094 002 0000	\$1,044.70
368	006 0094 003 0000	\$6,567.00
369	006 0094 004 0000	\$385.70
370	006 0094 005 0000	\$584.50
371	006 0094 009 0000	\$11,347.40
372	006 0096 002 0000	\$1,205.20
373	006 0096 003 0000	\$1,682.20
374	006 0096 004 0000	\$2,338.30

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
375	006 0096 005 0000	\$1,277.50
376	006 0096 006 0000	\$679.70
377	006 0096 007 0000	\$1,542.60
378	006 0096 008 0000	\$2,338.10
379	006 0096 009 0000	\$964.20
380	006 0096 010 0000	\$478.80
381	006 0096 011 0000	\$520.60
382	006 0096 012 0000	\$3,548.00
383	006 0096 016 0000	\$2,346.30
384	006 0096 017 0000	\$5,731.30
385	006 0096 018 0000	\$6.00
386	006 0096 019 0000	\$727.90
389	006 0096 022 0000	\$4,577.30
390	006 0096 023 0000	\$1,354.00
391	006 0096 024 0000	\$2,020.50
393	006 0097 001 0000	\$1,416.10
394	006 0097 002 0000	\$433.90
395	006 0097 003 0000	\$785.80
396	006 0097 004 0000	\$385.70
397	006 0097 005 0000	\$661.70
404	006 0097 012 0000	\$6,469.50
405	006 0097 013 0000	\$38,736.30
406	006 0098 003 0000	\$576.10
407	006 0098 004 0000	\$713.50
408	006 0098 006 0000	\$964.20
409	006 0098 007 0000	\$1,157.00
410	006 0098 008 0000	\$807.50
411	006 0098 009 0000	\$4,652.00
412	006 0098 010 0000	\$5,399.30

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
413	006 0098 014 0000	\$1,446.20
414	006 0098 020 0000	\$6,471.90
415	006 0098 021 0000	\$3,181.70
416	006 0098 022 0000	\$361.60
417	006 0098 024 0000	\$1,807.80
418	006 0101 001 0000	\$676.80
419	006 0101 002 0000	\$581.40
420	006 0101 003 0000	\$1,248.60
421	006 0101 004 0000	\$919.90
422	006 0101 005 0000	\$482.10
423	006 0101 006 0000	\$595.80
424	006 0101 007 0000	\$775.50
425	006 0101 008 0000	\$536.30
426	006 0101 009 0000	\$771.30
427	006 0101 010 0000	\$1,687.30
428	006 0101 011 0000	\$964.20
429	006 0101 012 0000	\$8,948.80
430	006 0101 013 0000	\$928.00
431	006 0101 014 0000	\$608.30
432	006 0101 015 0000	\$1,353.90
433	006 0101 017 0000	\$624.30
434	006 0101 018 0000	\$1,218.80
435	006 0101 019 0000	\$1,252.30
436	006 0101 020 0000	\$3,393.80
437	006 0101 021 0000	\$3,663.80
438	006 0101 023 0000	\$908.70
439	006 0101 024 0000	\$3,032.00
440	006 0102 001 0000	\$9,244.90
441	006 0102 002 0000	\$385.70

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
442	006 0102 003 0000	\$3,366.30
443	006 0102 004 0000	\$1,157.00
444	006 0102 006 0000	\$1,325.70
445	006 0102 007 0000	\$12,094.70
446	006 0102 012 0000	\$1,157.00
447	006 0102 014 0000	\$3,663.80
448	006 0102 015 0000	\$867.70
449	006 0102 016 0000	\$6,013.90
450	006 0102 017 0000	\$253.10
451	006 0102 018 0000	\$60.30
452	006 0102 019 0000	\$18,049.80
453	006 0103 002 0000	\$971.40
454	006 0103 003 0000	\$1,009.20
455	006 0103 007 0000	\$1,241.30
456	006 0103 008 0000	\$1,542.60
457	006 0103 009 0000	\$1,723.40
458	006 0103 010 0000	\$3,639.70
459	006 0103 011 0000	\$4,093.10
460	006 0103 012 0000	\$3,627.90
463	006 0103 015 0000	\$2,086.20
464	006 0103 019 0000	\$1,063.70
465	006 0103 020 0000	\$3,409.00
466	006 0104 001 0000	\$5,152.60
467	006 0104 002 0000	\$2,596.70
468	006 0104 003 0000	\$338.70
469	006 0104 004 0000	\$3,085.30
470	006 0104 005 0000	\$2,198.80
471	006 0104 006 0000	\$1,663.20
472	006 0104 007 0000	\$629.10

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
475	006 0105 009 0000	\$3,738.90
476	006 0105 010 0000	\$614.60
478	006 0105 012 0000	\$306.60
479	006 0105 013 0000	\$20,941.80
480	006 0106 001 0000	\$2,479.90
481	006 0106 002 0000	\$1,764.80
482	006 0106 004 0000	\$11,365.00
483	006 0106 005 0000	\$16,510.90
484	006 0106 006 0000	\$7,026.30
485	006 0106 009 0000	\$1,639.80
486	006 0111 001 0000	\$812.90
487	006 0111 002 0000	\$2,326.00
488	006 0111 003 0000	\$1,075.00
489	006 0111 004 0000	\$6,734.40
490	006 0111 005 0000	\$1,163.40
491	006 0111 006 0000	\$1,725.00
492	006 0111 007 0000	\$5,995.00
493	006 0111 010 0000	\$1,301.60
494	006 0111 013 0000	\$7,371.10
495	006 0111 015 0000	\$2,314.00
496	006 0111 016 0000	\$10,721.70
497	006 0111 017 0000	\$3,928.90
498	006 0112 023 0000	\$594.20
499 a	006 0112 022 0001	\$48,874.80
501	006 0153 005 0000	\$396.30
502	006 0153 012 0000	\$4,344.80
503	006 0153 015 0000	\$19,463.60
504	006 0155 001 0000	\$3,085.30
505	006 0155 002 0000	\$621.90

**ASSESSMENT ROLL**  
**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT**  
FY 1997/98

ASSESSMENT NUMBER	ASSESSOR'S PARCEL No.	ASSESSMENT
506	006 0155 003 0000	\$2,314.00
507	006 0155 007 0000	\$3,085.30
508	006 0155 013 0000	\$2,988.90

KS  
PUBLIC WORKS

MAY 28 1997

RECEIVED

City of Sacramento, Calif.  
 Department of Public Works  
 Special Districts Division  
 City Hall 915 - I Street  
 Sacramento, CA 95814-2608

Dear Sirs;

As owners of 908 - 15th Parcel #006-0056-006-0000  
 910 - 15th Parcel #006-0056-007-0000  
 an 80 x 80 Total one story building - on alley corner.

As we are into a third year without a tenant  
 we are without income and not in a  
 position to take on any additional assessments!

Thank you for your interest in this property.

Sincerely,

Helen Culpepper #231  
 E. G. Henderson Co  
 847 - Commons Ave  
 Sacramento CA 95825

FROM: A.J. JORDAN

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

DATE: 5/30/97  
AT: Shell Beach CA

TO: City Clerk of Sacramento

SUBJECT: PROTEST RE: REST. ASSESSMENT

MESSAGE: OF 006 0056-005; AKA, 900, 904, 906  
15th Street,

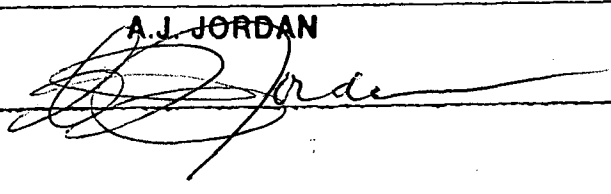
PLEASE BE AWARE I VIGOROUSLY  
OPPOSE ANY INCREASE IN CHARGES  
MADE BY D.S.M.D. I AM NOT GETTING  
SERVICES, AS WERE ASSURED.

MY REALTOR, LEASING AGENT,  
REPORTS THAT SUITABLE CLEANING  
& MAINTENANCE, IS NOT BEING  
PERFORMED AT ON OR ABOUT CITY  
TREES, AND/OR SIDEWALK IN FRONT  
OF OR ADJOINING PREMISES @ 904,  
906-15th STREET + THUS THIS NEGLECT

REPLY TO: IMPACTS THE PRODUCTIVE LEASING  
OF MY PROPERTY.

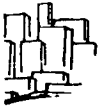
ADDRESS

A.J. JORDAN



PHONE  
ANATOL J. JORDAN  
126 Beachcomber Dr.  
Shell Beach, CA 93449  
(805) 773-3810





THE LYCETTE CO.

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

REAL ESTATE INVESTMENTS • LEASING • MANAGEMENT

2161 SHATTUCK AVE. BERKELEY, CA 94704

PHONE (510) 848-3707 • FAX (510) 848-7992

JUN 3 2 15 PM '97

June 2, 1997

City Clerk  
City of Sacramento  
915 "I" Street, Room 304  
Sacramento, CA 95814

RE: The Cathedral Office Building, 1100 J Street, Sacramento

Dear City Clerk:

This letter is to formerly protest the increase in assessments for the Downtown Sacramento Management District.

We feel the costs are already excessive. Our building has a 24 hour security. We also have a maintenance person to clean daily the exterior of the building. We are of the opinion that not only do we have the cost to take care of our own building we are also paying a disproportionately high portion of this "service".

Please do not approve of another increase in the fees for The Downtown Sacramento Management District!!!

Sincerely,

Robert Lycette

RL/js

**ARJAY, LLC**  
**The Elk's Building**  
**921 11th Street, Suite 110**  
**Sacramento, CA 95814**  
**(916) 442-7500**

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
JUN 4 2 26 PM '97

May 29, 1997

City Clerk, City of Sacramento  
915 "T" Street, Room 304  
Sacramento, CA 95814

Re: Protest of Budget Increase; Downtown Sacramento Management District.  
ARJAY, LLC; Parcels 006-0047-011-0000 & 006-0047-012-0000.  
The Elk's Building

City Clerk:

**This letter is to protest the granting of a increase/CPI adjustment for the operating budget of the Downtown Sacramento Management District.**

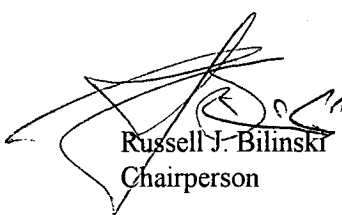
The present assessment for their service is already a burden to Landlords who operate in market that continues to decline in spite of the efforts of the Downtown Sacramento Management District. We do not believe this organization provides us with any "value added" benefits for our dollars.

We are strong supporters for abolishing the Downtown Sacramento Downtown Management District. The property taxes we pay to the County of Sacramento is substantial. We do not see that the services provided warrant the additional burden imposed by the operation of the Downtown Management District.

In addition to property taxes and the special assessment for the Downtown Management District, we must continue to pay for private services such as security guards, sidewalk cleaning, graffiti removal, etc., etc., etc. to keep our property secure and clean.

And, where is the much needed "new business" promised by the Downtown Sacramento Management District? This effort appears to have resulted in total failure evidenced by the lack of any promised increase in bringing new business to the downtown area. In fact, we may have suffered a loss of new business being attracted to the downtown area due to the cannibalization of our market by the outlying communities offering lesser rents and ample "free" parking.

Sincerely,

  
Russell J. Bilinski  
Chairperson

25

PARCEL NUMBER 006-0047-011-0000	BILL NUMBER 96177517	CODE AREA 03187	AGENT JOHN DARK	BRANCH TAX COLLECTOR	TAXING AGENCY	TAX BASE	TAX RATE
<b>SACRAMENTO COUNTY</b> <b>SECURED PROPERTY TAX BILL 1996-1997</b> FOR FISCAL YEAR BEGINNING JULY 1, 1996 AND ENDING JUNE 30, 1997					COUNTY WIDE 1%	1	1.00000
					SACTO UNIFIED BLNG L	1	.00600
					SAC CITY BONDS	1	.00110
					REGIONAL SAN BDS	2	.01330



## ANNUAL TAX BILL

PROPERTY LOCATION 921 11TH ST
ASSESSED ON JUNE 30, 1996 TO: BILINSKI RUSSELL J/DOROTHY S
MAIL TO: BILINSKI RUSSELL J/DOROTHY S 11671 HARLAN RD DUBLIN CA 94568

### ATTENTION

PLEASE NOTE  
YOU WILL NOT RECEIVE A  
SEPARATE BILL OR REMINDER  
NOTICE FOR THE 2ND INSTALLMENT

IMPORTANT INFORMATION ON REVERSE SIDE

#### ASSESSOR

#### TAX COLLECTOR



GENERAL INFORMATION (916) 440-8271	CURRENT YEAR PAYMENTS (916) 440-8822
HOMEOWNERS EXEMPTION (916) 440-7398	PRIOR YEAR DELINQUENCIES (916) 440-8822
ASSESSED VALUES (916) 440-8231	AUDITOR CONTROLLER
COMPUTATION OF PROPERTY TAX (916) 440-7431	

CALL FOR INFORMATION

CODE	DIRECT LEVY NAME	AMOUNT
0168	SAFCA O & M ASSESSMENT #1	22.20
0600	DOWNTOWN SACTO - MGMT DIST. #95-04	614.70
0784	AMERICAN RIVER FLOOD ZONE C	16.40
DIRECT LEVY TOTAL		653.30
DESCRIPTION	ASSESSED VALUE	TAX AMOUNT
LAND	288000	2938.75
IMPROVEMENTS	157000	1602.03
FIXTURES		
PERSONAL PROPERTY		
VALUES AND TAXES SUBTOTAL	445000	4540.78
LESS: HOMEOWNERS EXEMPTION		
OTHER EXEMPTION		
NET VALUES AND TAXES	445000	4540.78
DIRECT LEVY TOTAL		653.30
ADJUSTMENT TO MAKE BILL EVEN		

FIRST INSTALLMENT  
DUE 11/1/96

2597.04

SECOND INSTALLMENT  
DUE 2/1/97

2597.04

TOTAL DUE

5194.08

PARCEL NUMBER	BILL NUMBER	CODE AREA	AGENT	BRANCH
006-0047-012-0000	96177518	03187		

# SACRAMENTO COUNTY

## SECURED PROPERTY TAX BILL 1996-1997

FOR FISCAL YEAR BEGINNING JULY 1, 1996 AND ENDING JUNE 30, 1997

**JOHN DARK**  
TAX COLLECTOR

TAXING AGENCY	TAX BASE	TAX RATE
COUNTY WIDE 1%	1	1.00000
SACTO UNIFIED BLNG L	1	.00600
SAC CITY BONDS	1	.00110
REGIONAL SAN BDS	2	.01330



## ANNUAL TAX BILL

PROPERTY LOCATION 921 11TH ST
ASSESSED ON JUNE 30, 1996 TO: BILINSKI RUSSELL J/DOROTHY S
MAIL TO: BILINSKI RUSSELL J/DOROTHY S 11671 HARLAN RD DUBLIN CA 94568

### ATTENTION

PLEASE NOTE  
YOU WILL NOT RECEIVE A  
SEPARATE BILL OR REMINDER  
NOTICE FOR THE 2ND INSTALLMENT

IMPORTANT INFORMATION ON REVERSE SIDE

#### ASSESSOR

#### TAX COLLECTOR

GENERAL INFORMATION  
(916) 440-8271CURRENT YEAR PAYMENTS  
(916) 440-8822HOMEOWNERS EXEMPTION  
(916) 440-7368PRIOR YEAR DELINQUENCIES  
(916) 440-8822ASSESSED VALUES  
(916) 440-8231

AUDITOR CONTROLLER

COMPUTATION OF  
PROPERTY TAX  
(916) 440-7431

CALL FOR INFORMATION

CODE	DIRECT LEVY NAME	AMOUNT
0168	SAFCA O & M ASSESSMENT #1	136.90
0595	SACTO CITY LIGHTING & LANDSCAPING	106.72
0600	DOWNTOWN SACTO - MGMT DIST. #95-04	5652.00
0784	AMERICAN RIVER FLOOD ZONE C	17.90

#### DIRECT LEVY TOTAL

5913.52

DESCRIPTION	ASSESSED VALUE	TAX AMOUNT
LAND	1920000	19591.68
IMPROVEMENTS	2010000	20510.04
FIXTURES		
PERSONAL PROPERTY		
VALUES AND TAXES SUBTOTAL	3930000	40101.72
LESS: HOMEOWNERS EXEMPTION		
OTHER EXEMPTION		
NET VALUES AND TAXES	3930000	40101.72
DIRECT LEVY TOTAL		5913.52
ADJUSTMENT TO MAKE BILL EVEN		

FIRST INSTALLMENT  
DUE 11/1/96

23007.62

SECOND INSTALLMENT  
DUE 2/1/97

23007.62

TOTAL DUE

46015.24



GA  
PUBLIC WORKS

Item 3.1

JUN 17 1997

RECEIVED

OFFICE OF THE  
CITY ATTORNEY

SAMUEL L. JACKSON  
CITY ATTORNEY

WILLIAM P. CARNAZZO  
ASSISTANT CITY ATTORNEY

CITY OF SACRAMENTO  
CALIFORNIA

June 13, 1997

980 NINTH STREET  
TENTH FLOOR  
SACRAMENTO, CA  
95814-2736

PH 916-264-5346  
FAX 916-264-7455

DEPUTY CITY ATTORNEYS  
RICHARD E. ARCHIBALD  
DIANE B. BALTER  
DENNIS M. BEATY  
CHRISTOPHER L. BROOKS  
BRUCE C. CLINE  
SHANA S. FABER  
H. MICHON JOHNSON  
GUSTAVO L. MARTINEZ  
JOHN A. NAGEL  
JOE ROBINSON  
ROBERT K. SANDMAN  
STEPHANIE K. SHIMAZU  
SANDRA G. TALBOTT  
ROBERT D. TOKUNAGA

**MEMORANDUM**

TO: Gary Alm, Manager, Real Estate and Special Districts

FROM: Samuel L. Jackson, City Attorney *SLJ*  
William P. Carnazzo, Assistant City Attorney

RE: Downtown Sacramento Management District

At the City Council meeting on June 10th, we were asked for our opinion on whether the City has contractually committed itself to making the annual contribution specified in the Downtown District agreement between the City and the Downtown Sacramento Partnership, as adjusted by the formula specified in that agreement. In addition, issues relating to the effect of Proposition 218 were raised.

Attached is a memorandum I prepared on April 8, 1997, which directly addresses the contractual commitment question. In summary:

- a. the City is contractually committed to the specified, adjusted payment by virtue of §3.D. on page 10 of the agreement; but
- b. the City (or DSP) is entitled to terminate the agreement without cause on thirty days' notice by virtue of §4.C. on page 11.

Because of these provisions, it would not cause a default under the agreement if the City gave the 30-day notice, terminated the agreement, and thereafter determined what amount to contribute to the district. While there are other practical problems associated with that approach, our comments are limited to the legal issues.

Because this district was established prior to the effective date of Proposition 218, and because of the procedures utilized during its formation, the levy of annual assessments

Gary Alm, Manager, Real Estate and Special Districts  
Re: Downtown Sacramento Management District  
June 13, 1997  
Page 2

increased by the formula specified in the management plan (which serves as the engineer's report) does not implicate the majority vote requirements of that measure. The measure does, however, require a majority vote in the event that changes are made to the district which would cause the assessment to increase (other than a previously specified inflationary adjustment). This would include a change in the spread methodology, or in the proportionate shares allocated among the district parcels. To the extent that a reduction in the City's contribution causes such an effect, either directly or indirectly, a majority vote would be required.

Att.

cc: Mayor Joe Serna, Jr.  
City Councilmembers  
Samuel L. Jackson, City Attorney  
William Edgar, City Manager



**OFFICE OF THE  
CITY ATTORNEY**

SAMUEL L. JACKSON  
CITY ATTORNEY

WILLIAM P. CARNAZZO  
ASSISTANT CITY ATTORNEY

**CITY OF SACRAMENTO  
CALIFORNIA**

April 8, 1997

980 NINTH STREET  
TENTH FLOOR  
SACRAMENTO, CA  
95814-2736

PH 916-264-5346  
FAX 916-264-7455

DEPUTY CITY ATTORNEYS  
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SANDRA G. TALBOTT  
ROBERT D. TOKUNAGA

**MEMORANDUM**

TO: Ed Williams, Special Districts

FROM: Samuel L. Jackson, City Attorney  
William P. Carnazzo, Assistant City Attorney

RE: Downtown District

In your memorandum dated April 3, 1997, you inquired whether an action by the city to reduce its contribution to the Downtown District by \$33,000 would cause a default by the city under the City/DPI agreement dated June 13, 1995.

The pertinent provision is found on page 10 of the City/DPI agreement, at section 3.D., where it is stated that the city will make an annual contribution to the district for its own properties located within the boundary of the district. The amount of the city payment is dependent on the size and relative location of the city properties (since there are different zones of benefit within this district), and the annual rates established by the council annually. The city's first year contribution was set at \$214,400, based on a calendar year-of-operation format (see section 2.A.). My recollection is that this amount was determined by using the spread analysis for the various zones of benefit, as applied to city property within such zones. I am not aware of what the city's second year contribution rate was; presumably it was determined in the same manner as the first year contribution.

Section 3.D. also states that the city contribution for years 2-5 will be "determined by City". This language does not, however, give the city carte blanche to change the method of calculation specified in the second sentence of this section. Rather, it contemplates that the city will determine the dollar amount of its contribution based upon the stated factors and methodology previously used.

Ed Williams, Special Districts  
Re: Downtown District  
April 8, 1997  
Page 2

It appears, therefore, that the city contractually committed itself to make a proportionate contribution throughout the life of the agreement. The "tradeoff", however, is found in the termination provisions, where either party is given the ability to terminate the agreement on thirty days notice. Therefore, even if the city would technically contravene the agreement by not following the formula it agreed to in section 3.D., the city (or DPI, for that matter) could terminate the agreement and cause a renegotiation.

If there are questions on these matters, please call.

c: Gary Alm, Manager, Real Estate and Special Districts