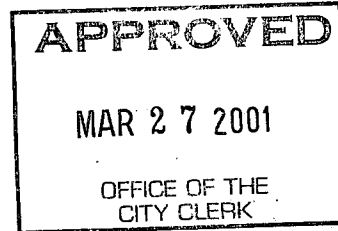


1.8

ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO



March 15, 2001

City Council of the City of Sacramento
Sacramento, California

Honorable Members in Session

SUBJECT: RECOMMENDATION APPROVING MEMBERS OF ADVISORY COMMITTEE
TO THE CAPITOL STATION PROPERTY OWNERS BUSINESS IMPROVEMENT
DISTRICT NO. 99-03

LOCATION/COUNCIL DISTRICT: District 1, Richards Boulevard Redevelopment Project Area

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution appointing new members to the advisory committee to the Capitol Station Property Owners Business Improvement District (PBID) No. 99-03.

CONTACT PERSON: Paul Blumberg, Sr. Management Analyst, 264-7204
Wendy Saunders, Downtown Development Manager, 264-8196

FOR THE COUNCIL MEETING OF: March 27, 2001

SUMMARY:

The Capitol Station Property Owners District Business Improvement District ("District") is located in the Richards Boulevard Redevelopment Area, on the northern edge of the downtown area. It is comprised of approximately 1,089 acres and includes 490 individual parcels of land (Exhibit A). On July 27, 1999, City Council approved formation of the District. The purpose of this report is to approve a change the composition of the advisory committee and the appointment of new members to the District's advisory committee.

COMMITTEE/COMMISSION ACTION: None at this time.

BACKGROUND:

- The District is a cooperative effort between the Capitol Station District (CSD), a California nonprofit corporation, and the City of Sacramento. The purpose of the District is to provide special services to enhance and revitalize the Richards Boulevard Redevelopment Project Area. The District will enhance and support the City's Economic Development Department efforts to attract new business investment and jobs to the area, as described in the adopted Richards Boulevard Area Redevelopment Plan and other City policy documents. Under the Business Improvement District concept, each property owner within the District pays his/her share of the cost based on the level of benefit received, over and above a baseline level of City services already being provided to the area. The baseline City services will not change (will not decrease) from the current level provided because of the enhanced services provided by the District.
- City Council approved a resolution forming the District on July 27, 1999, and approved the 18-member advisory committee to the District on August 17, 1999. Since formation, the advisory committee has consisted of the same members as the CSD Board of Directors. The attached resolution amends the composition of the advisory committee to include five representatives, rather than 18.
- State Property and Business Improvement District Law of 1994 requires that the City Council appoint new members and approve changes in composition of the advisory committee to PBIDs. The attached resolution approves a five-member board composed of the following:
 - (2) Two representatives of the Capitol Station District business and property owners community, one of which must be a business licensee but with no real estate holdings in the District (Recommendation: Greta Lacin, property owner, and Nick Walker, business licensee)
 - (1) One representative of the City of Sacramento (Recommendation: Andrew Plescia, City Economic Development Director)
 - (1) One representative of the County of Sacramento (Recommendation: Paul Hahn, County Economic Development Director)
 - (1) One representative of the State of California (Recommendation: Michael Courtney, State Department of General Services)
- The role of the five-member advisory committee is:
 - Review the past year's budget and management activities and set a budget and management plan for the next year.
 - Make recommendations for Council approval if there are any changes to the District's geographical boundaries.
 - Meet at least once a year, as required of PBID's by State law.
 - Approve the District's budget and assessments in advance of the City Council approval of the City of Sacramento's fiscal year July 2001-June 2002 budget.

ENVIRONMENTAL CONSIDERATIONS: None

POLICY CONSIDERATIONS: None

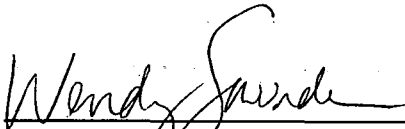
FINANCIAL CONSIDERATIONS:

- There are no financial considerations related to the appointment of the District's advisory committee. Any committee meeting expenses will be funded through CSD administrative budget.
- The CSD (nonprofit) Board of Directors will forward the District's advisory committee budget recommendation directly to City Council for approval. The recommendation will then be forwarded to City Council as part of the regular assessment district calendar item that City Public Works Special Districts staff prepare each spring.
- The Property and Business Improvement District Law of 1994 requires that City Council approve a budget for each year of operations during the five-year term of the District, and the City Public Works Department normally brings forward all district budgets in a consolidated staff report. The the Fiscal Year 2000/2001 expenditure plan for the District allocated the annual \$185,500 in revenues among various tasks, including transportation, economic development, and "clean and safe" programs.

ESBD CONSIDERATIONS: Not applicable

Respectfully submitted

Approved,



Wendy S. Saunders
Downtown Development Manager

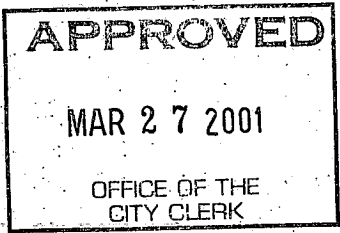


Andrew J. Plescia
Economic Development Department Director

RECOMMENDATION APPROVED:



ROBERT R. THOMAS
City Manager



RESOLUTION NO. 2001-183

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVAL OF ADVISORY COMMITTEE
FOR THE CAPITOL STATION PROPERTY OWNERS
BUSINESS IMPROVEMENT DISTRICT**

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Sacramento resolves, as follows:

Section 1: The City Council approves the following changes in the Capitol Station Property Owners Business Improvement District Advisory Committee:

- a) the change in composition from 18 to five individuals
- b) the appointment of five persons:

Two representatives of the Capitol Station District (Greta-Lacin, property owner; Nick Walker, business licensee)

One representative of the City of Sacramento (Andy Plescia, Economic Development)

One representative of the County of Sacramento (Paul Hahn, Economic Development)

One representative of the State of California (Mike Courtney, Dept of General Services)

Section 2: The members of the Advisory Committee shall cause to be prepared a report for each fiscal year for which assessments are to be levied. The report will recommend a budget, assessment rates and service levels for the following year. The report may also propose changes in the boundaries of the district and any benefit zones within the district, the basis and method of levying assessments, and changes in classification of property.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____ 4