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APPROVED
BY THE CITY COUNCIL

JUN 11 1996

OFFICE OF THE
CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUN 4 1996

OFFICE OF THE
CITY CLERK

Hearing #1
CITY HALL
915 I STREET
ROOM 200
SACRAMENTO, CA
95814-2608

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DEPARTMENT OF
PUBLIC WORKS

SPECIAL DISTRICTS
DIVISION

CITY OF SACRAMENTO
CALIFORNIA

May 17, 1996

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT FY 1996/97
BUDGET - PUBLIC HEARING**

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:

- 1) On June 4, 1996 -
 - Conduct public hearing #1, close the hearing and
 - Continue the item to June 11, 1996
- 2) On June 11, 1996 -
 - Conduct Public Hearing #2, and
 - Adopt Resolution Overruling Protests
 - Adopt Resolution Approving the FY 1996/97 Annual Revenue Budget
 - Adopt Resolution Confirming Report and Levying FY 1996/97 Annual Assessments

CONTACT PERSON: Edward Williams, Real Estate and Special Districts, 2

FOR COUNCIL MEETING OF: June 4, 1996

City Council
Downtown Sacramento Management District Annual Budget Hearings
June 4, & June 11, 1996

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 \$1,220,940 for FY 1996/97 (Exhibit B). This years programs reflect an increase of 2.0% from the 1995/96 budget. The purpose of this public hearing is to receive public testimony and/or protests regarding the proposed budget, services and assessments. No council action is required at Public Hearing #1 on June 4, 1996. Council action on June 11, 1996 will request approval of the annual budget and annual report, and establish the assessment rates for FY 1996/97. As of May 29, 1996 the City Clerk has received 1 protest which represents approximately 2% 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 under the proposed budget. The management district's advisory board is recommending additional sidewalk and alley cleaning in the K Street Mall zone. All other services with in the district will remain unchanged.

FINANCIAL CONSIDERATIONS:

The total cost of services/assessments is estimated to be \$1,220,940 for the 1996/97 fiscal year. This is an increase for FY 1995/96 budget of 2.0% based on the 1995 Consumer Price Index 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.

Although the District's overall budget increases by 2.0%, the assessment rates increase from 0% to 10% as a result of the following:

- Increase in annual budget of 2.0% for inflation.
- Designation of properties as 501 (c) (3) tax exempt.
- Change in property ownership to public (state).
- Additional services in the K St. Mall zone.

The assessments for the district are billed and collected by the County of Sacramento as part of the property tax bill. Services funded by the district become effective on January 1st of each year. Due to the short period of time that the district has been in effect (since Jan. 1, 1996), no surplus of funds are anticipated at fiscal year end.

City/SHRA Contributions

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	\$218,678
SHRA	\$53,885
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 is projected to be approximately \$41,000.

POLICY CONSIDERATIONS:

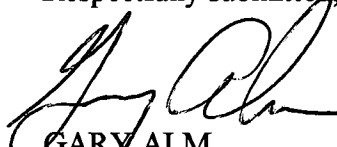
These proceedings are being conducted in accordance with the Property and Business Improvement District Law of 1994 as set forth in Section 36600 of the California Streets and Highways Code.

City Council
Downtown Sacramento Management District Annual Budget Hearings
June 4, & June 11, 1996

MBE/WBE:

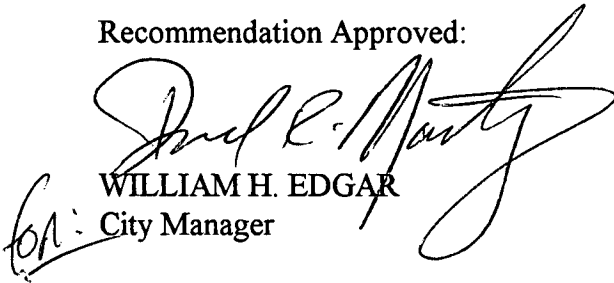
The annual budget and assessment levy process does not involve the MBE/WBE contractor selection process.

Respectfully submitted,



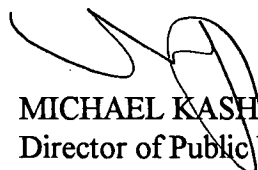
GARY ALM
Manager, Special Districts and Real Estate Division

Recommendation Approved:



WILLIAM H. EDGAR
City Manager

Approved:

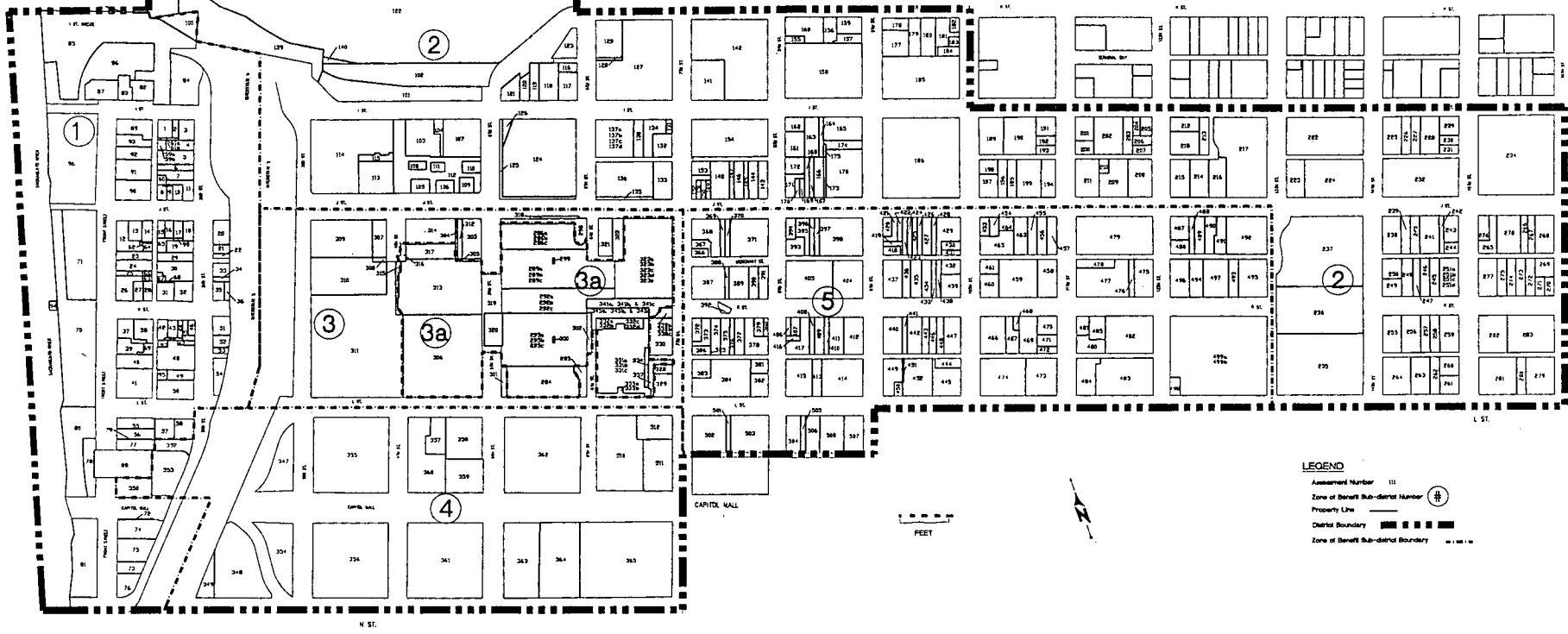


MICHAEL KASHIWAGI
Director of Public Works, Technical Services

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BOUNDARY MAP OF DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT

NOTE: For exact detail of this area see County Assessor Map Book 002, Parcel 002-0070-032



LEGEND
 Assessment Number 111
 Zone of Benefit Sub-district Number #
 Property Line ———
 District Boundary - - - - -
 Zone of Benefit Sub-district Boundary - - - - -

NO SCALE NUMBERED OR NOT MAP JURISDICTION EXTENDS TO UNINCORPORATED AND INCORPORATED PLANNED AREAS

NO SCALE NUMBERED OR NOT MAP JURISDICTION EXTENDS TO UNINCORPORATED AND INCORPORATED PLANNED AREAS

EXHIBIT B**MANAGEMENT DISTRICT BUDGET**

1997 Annual Budget	1996 Annual Budget	1997 Annual Budget
Security	\$463,239	\$472,503
Maintenance	\$308,826	\$315,003
Revitalization	\$257,355	\$262,502
Administration	\$142,580	\$163,932
	\$1,172,000	\$1,213,940
District Administration	(formation) \$23,144	\$6,000
Annual City Administration	\$1,856	\$1,000
TOTAL BUDGET	\$1,197,000	\$1,220,940
Less Contributions	(\$267,215)	(\$272,559)
Less Surplus	\$0	\$0
TOTAL ASSESSED	\$929,785	\$948,381

EXHIBIT C**1996/97 ASSESSMENT RATES FOR PARCEL AREA**

No	Sub-District	Cost/Sq. Ft./Parcel	Amount of Increase from 1995/96
1	Old Sacramento	\$0.0811	\$0.0023
2	Civic Center	\$0.1009	\$0.0027
3	Plaza	\$0.0898	<\$0.0001>
3a	Downtown Plaza shopping Center	\$0.0315	\$0.0018
4	Capitol Mall	\$0.0315	\$0.0018
5	K Street	\$0.1179	\$0.0108

1996/97 ASSESSMENT RATES FOR BUILDING AREA

No.	Sub-District	Cost/Sq. Ft./Building	Amount of Increase from 1995/96
1	Old Sacramento	\$0.0405	\$0.0011
2	Civic Center	\$0.0505	\$0.0013
3	Plaza	\$0.0449	\$0.0000
3a	Downtown Plaza shopping Center	\$0.0157	\$0.0009
4	Capitol Mall	\$0.0157	\$0.0009
5	K Street	\$0.0590	\$0.0054

**DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
ANNUAL PROCESSING TIME SCHEDULE**

FY 1996/97

April 23, 1996	Council Directs Filing of Annual Report / Set Hearing Dates
April 24, 1996	Mail Notice of Hearings
May 07, 1996	City Council - Resolution of Intention to Levy and Collect Assessments
June 04, 1996	City Council - Public Hearing No. 1 No Council Action
June 11, 1996	City Council - Public Hearing No. 2 Reso. Approving Annual Report & Levying Assessments
July 01, 1996	Assessment Roll to County Auditor/Collector

RESOLUTION NO. 96-286

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL
JUN 11 1996
OFFICE OF THE
CITY CLERK

ON DATE OF _____

RESOLUTION OVERRULING PROTESTS

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

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

On June 11, 1996, 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: _____

APPROVED
BY THE CITY COUNCIL
JUN 11 1996
OFFICE OF THE
CITY CLERK

96-287

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**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. Approve the Downtown Sacramento Management District Annual Report which is on file with the Office of the City Clerk is incorporated herein by this reference, and is hereby approved.
2. The Fiscal Year 1996/97 Expenditure Budget for the Downtown Sacramento Management District is adopted as follows:

Security Guides	\$472,504
Maintenance	\$315,003
Revitalization	\$262,502
Administration	<u>\$170,932</u>
	\$1,220,940
3. The Fiscal Year 1996/97 Revenue from Property Owners for the Downtown Sacramento Management District will be \$948,381.
4. The Fiscal 1996/97 Operating Budget will be adjusted to reflect a City contribution of \$218,678 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 agreement between the City and DPI.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 96-288

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
JUN 11 1996
OFFICE OF THE
CITY CLERK

**RESOLUTION CONFIRMING DIAGRAM AND LEVYING ASSESSMENTS
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT FOR FY 1996/97
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 7, 1996, the City Council adopted Resolution No. 96-177, which was the Resolution of Intention to Levy and Collect Assessments.
 - c. On June 4, 1996 and June 11, 1996, 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. Protests against the levy of assessments for the district have not been made by property owners who will pay more than fifty percent (50%) of the total assessments proposed. By separate resolution, the City Council has made its determination on protests.
 - e. 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- f. 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.
- g. 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 1996/97.
 - b. 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. Assessments are hereby levied in accordance with the assessment roll.

Mayor

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A**ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97**

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
1	006 0012 032 0000	\$861.60
2	006 0012 036 0000	\$446.30
3	006 0012 037 0000	\$737.20
4	006 0012 021 0000	\$806.10
5	006 0012 022 0000	\$1,859.90
6	006 0012 023 0000	\$727.10
7	006 0012 024 0000	\$820.90
8	006 0012 031 0000	\$649.30
9	006 0012 030 0000	\$298.90
11	006 0012 028 0000	\$1,144.40
12	006 0071 035 0000	\$1,499.30
13	006 0071 034 0000	\$869.70
14	006 0071 033 0000	\$891.30
16	006 0071 045 0000	\$506.20
17	006 0071 027 0000	\$582.40
19	006 0071 043 0000	\$1,048.80
20	006 0073 039 0000	\$611.40
21	006 0073 040 0000	\$490.90
22	006 0073 041 0000	\$258.00
23	006 0071 041 0000	\$968.40
24	006 0071 040 0000	\$1,264.40
25	006 0071 050 0000	\$444.40
26	006 0071 025 0000	\$1,090.10
27	006 0071 014 0000	\$815.90
28	006 0071 013 0000	\$589.10
29	006 0071 032 0000	\$978.70
31	006 0071 038 0000	\$896.30
32	006 0071 055 0000	\$1,706.60

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT

FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
33	006 0073 047 0000	\$840.60
34	006 0073 045 0000	\$300.30
35	006 0073 048 0000	\$702.90
37	006 0072 047 0000	\$1,382.40
38	006 0072 039 0000	\$1,037.50
39	006 0072 046 0000	\$845.90
40	006 0072 024 0000	\$1,832.00
41	006 0072 025 0000	\$1,591.20
44	006 0072 032 0000	\$247.90
45	006 0072 033 0000	\$508.60
46	006 0072 034 0000	\$430.80
47	006 0072 035 0000	\$258.50
48	006 0072 036 0000	\$1,933.90
49	006 0072 045 0000	\$1,088.60
50	006 0072 043 0000	\$2,520.70
51	006 0074 035 0000	\$1,110.10
52	006 0074 037 0000	\$726.40
54	006 0074 032 0000	\$1,087.30
55	006 0136 002 0000	\$1,265.50
56	006 0136 003 0000	\$1,065.90
57	006 0136 008 0000	\$944.20
58	006 0136 009 0000	\$942.60
59	006 0012 020 0002	\$115.80
61	006 0012 034 0002	\$81.10
97	006 0072 030 0000	\$146.70
98	006 0072 031 0000	\$61.20
102	006 0023 006 0000	\$6,227.30
103	006 0024 032 0000	\$4,021.00

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
105	006 0024 034 0000	\$1,106.30
106	006 0024 035 0000	\$1,093.10
108	006 0024 044 0000	\$527.70
109	006 0024 045 0000	\$1,131.70
110	006 0024 047 0000	\$917.90
111	006 0024 049 0000	\$506.10
113	006 0024 052 0000	\$3,056.80
114	006 0024 053 0000	\$10,282.60
122	002 0010 032 0000	\$6,407.60
124	006 0026 018 0000	\$29,703.30
133	006 0032 012 0000	\$2,904.40
136	006 0032 028 0000	\$6,695.90
140	002 0010 025 0000	\$1,009.30
143	006 0034 008 0000	\$1,291.90
144	006 0034 009 0000	\$1,291.90
145	006 0034 010 0000	\$827.60
146	006 0034 011 0000	\$1,191.00
147	006 0034 012 0000	\$668.10
148	006 0034 013 0000	\$1,796.50
149	006 0034 014 0000	\$403.70
150	006 0034 015 0000	\$323.00
151	006 0034 016 0000	\$323.00
152	006 0034 017 0000	\$686.30
153	006 0034 018 0000	\$1,033.00
154	006 0034 019 0000	\$9,002.40
155	006 0035 001 0000	\$418.40
156	006 0035 005 0000	\$1,129.40
157	006 0035 009 0000	\$439.00

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
159	006 0035 011 0000	\$1,832.90
160	006 0035 012 0000	\$3,545.40
176	006 0036 031 0000	\$24,648.70
194	006 0044 006 0000	\$3,794.90
195	006 0044 009 0000	\$1,318.90
196	006 0044 010 0000	\$1,648.70
197	006 0044 011 0000	\$2,531.30
199	006 0044 013 0000	\$2,977.40
201	006 0047 002 0000	\$807.40
202	006 0047 003 0000	\$3,347.80
203	006 0047 004 0000	\$645.90
204	006 0047 005 0000	\$484.50
205	006 0047 006 0000	\$989.10
206	006 0047 007 0000	\$807.40
207	006 0047 008 0000	\$970.00
208	006 0047 009 0000	\$4,760.90
209	006 0047 010 0000	\$1,614.90
210	006 0047 011 0000	\$614.70
211	006 0047 012 0000	\$5,652.00
212	006 0052 003 0000	\$807.60
213	006 0052 004 0000	\$847.80
214	006 0052 018 0000	\$1,937.80
215	006 0052 019 0000	\$3,229.70
218	006 0052 022 0000	\$723.80
223	006 0054 024 0000	\$5,561.90
224	006 0054 025 0000	\$33,641.30
225	006 0056 001 0000	\$1,291.90
226	006 0056 002 0000	\$645.90

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
 FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
227	006 0056 003 0000	\$645.90
228	006 0056 004 0000	\$1,291.90
229	006 0056 005 0000	\$945.10
230	006 0056 006 0000	\$484.50
231	006 0056 007 0000	\$484.50
232	006 0056 014 0000	\$29,274.50
243	006 0115 006 0000	\$1,406.90
244	006 0115 007 0000	\$266.50
251	006 0115 016 0004	\$984.40
255	006 0116 001 0000	\$3,887.20
256	006 0116 002 0000	\$3,924.90
257	006 0116 003 0000	\$965.40
258	006 0116 004 0000	\$964.90
259	006 0116 005 0000	\$1,923.90
260	006 0116 006 0000	\$968.90
261	006 0116 007 0000	\$645.90
262	006 0116 008 0000	\$968.90
263	006 0116 009 0000	\$2,008.90
264	006 0116 012 0000	\$1,937.80
265	006 0121 001 0000	\$1,181.90
266	006 0121 006 0000	\$484.50
267	006 0121 007 0000	\$484.50
268	006 0121 008 0000	\$3,337.90
269	006 0121 009 0000	\$645.90
270	006 0121 010 0000	\$323.00
271	006 0121 011 0000	\$323.00
272	006 0121 012 0000	\$645.90
273	006 0121 013 0000	\$645.90

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
 FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
274	006 0121 014 0000	\$645.90
275	006 0121 015 0000	\$645.90
277	006 0121 019 0000	\$8,790.90
278	006 0121 020 0000	\$3,229.70
279	006 0122 006 0000	\$3,269.60
280	006 0122 007 0000	\$1,291.90
281	006 0122 010 0000	\$3,845.40
282	006 0122 012 0000	\$1,937.80
283	006 0122 013 0000	\$7,535.00
303	006 0087 043 0000	\$6,802.00
304	006 0087 044 0000	\$159.50
305	006 0087 045 0000	\$99.00
307	006 0087 047 0000	\$3,367.80
308	006 0087 048 0000	\$108.00
309	006 0087 049 0000	\$3,774.90
310	006 0087 050 0000	\$14,923.50
312	006 0087 052 0000	\$287.30
321	006 0091 001 0000	\$3,563.20
328	006 0091 023 0000	\$758.30
329	006 0091 024 0000	\$2,719.20
330	006 0091 025 0000	\$5,713.60
338	006 0091 031 0001	\$234.70
284	006 0087 031 0000	\$2,531.10
286	006 0087 034 0001	\$1,986.20
289	006 0087 035 0001	\$4,671.40
292	006 0087 036 0001	\$1,302.90
295	006 0087 037 0001	\$4,616.80
302	006 0087 042 0000	\$106.40

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
306	006 0087 046 0000	\$10,709.50
313	006 0087 053 0000	\$3,810.90
316	006 0087 057 0000	\$48.70
317	006 0087 058 0000	\$408.30
320	006 0087 061 0000	\$697.30
323	006 0091 022 0004	\$2,202.10
323	006 0091 022 0005	\$2,945.60
331	006 0091 034 0001	\$4,488.20
332	006 0091 035 0004	\$356.10
334	006 0091 027 0000	\$89.90
335	006 0091 028 0001	\$125.80
337	006 0091 029 0000	\$139.90
341	006 0091 032 0001	\$505.20
345	006 0091 033 0001	\$379.80
350	006 0136 007 0000	\$4,176.20
352	006 0136 021 0000	\$274.30
353	006 0136 022 0000	\$760.50
355	006 0141 043 0000	\$4,347.90
356	006 0142 038 0000	\$13,906.50
357	006 0143 035 0000	\$352.60
358	006 0143 038 0000	\$1,313.90
359	006 0143 039 0000	\$2,860.40
360	006 0143 040 0000	\$3,248.90
361	006 0144 029 0000	\$18,883.50
362	006 0145 025 0000	\$13,144.10
363	006 0146 030 0000	\$3,978.90
366	006 0094 001 0000	\$905.40
367	006 0094 002 0000	\$1,022.20

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
368	006 0094 003 0000	\$6,425.60
369	006 0094 004 0000	\$377.40
370	006 0094 005 0000	\$571.90
371	006 0094 009 0000	\$11,103.20
372	006 0096 002 0000	\$1,179.30
373	006 0096 003 0000	\$1,646.00
374	006 0096 004 0000	\$2,288.00
375	006 0096 005 0000	\$1,250.00
376	006 0096 006 0000	\$665.10
377	006 0096 007 0000	\$1,509.40
378	006 0096 008 0000	\$2,287.70
379	006 0096 009 0000	\$943.40
380	006 0096 010 0000	\$468.50
381	006 0096 011 0000	\$509.40
382	006 0096 012 0000	\$3,471.60
383	006 0096 016 0000	\$2,295.80
384	006 0096 017 0000	\$5,607.90
385	006 0096 018 0000	\$5.90
386	006 0096 019 0000	\$712.30
389	006 0096 022 0000	\$4,478.80
390	006 0096 023 0000	\$1,324.90
391	006 0096 024 0000	\$1,977.00
393	006 0097 001 0000	\$1,385.60
394	006 0097 002 0000	\$424.50
395	006 0097 003 0000	\$768.90
396	006 0097 004 0000	\$377.40
397	006 0097 005 0000	\$647.40
404	006 0097 012 0000	\$6,330.20

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
405	006 0097 013 0000	\$37,902.50
406	006 0098 003 0000	\$563.70
407	006 0098 004 0000	\$698.10
408	006 0098 006 0000	\$943.40
409	006 0098 007 0000	\$1,132.10
410	006 0098 008 0000	\$790.10
411	006 0098 009 0000	\$4,551.90
412	006 0098 010 0000	\$5,283.00
413	006 0098 014 0000	\$1,415.10
414	006 0098 020 0000	\$6,332.60
415	006 0098 021 0000	\$3,113.20
416	006 0098 022 0000	\$353.80
417	006 0098 024 0000	\$1,768.90
418	006 0101 001 0000	\$662.30
419	006 0101 002 0000	\$568.90
420	006 0101 003 0000	\$1,221.70
421	006 0101 004 0000	\$900.10
422	006 0101 005 0000	\$471.70
423	006 0101 006 0000	\$583.00
424	006 0101 007 0000	\$758.80
425	006 0101 008 0000	\$524.80
426	006 0101 009 0000	\$754.70
427	006 0101 010 0000	\$1,651.00
428	006 0101 011 0000	\$943.40
429	006 0101 012 0000	\$8,756.20
430	006 0101 013 0000	\$908.00
431	006 0101 014 0000	\$595.20
432	006 0101 015 0000	\$1,324.80

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
433	006 0101 017 0000	\$610.90
434	006 0101 018 0000	\$1,192.60
435	006 0101 019 0000	\$1,225.30
436	006 0101 020 0000	\$3,320.80
437	006 0101 021 0000	\$3,584.90
438	006 0101 023 0000	\$889.20
439	006 0101 024 0000	\$2,966.80
440	006 0102 001 0000	\$9,045.90
441	006 0102 002 0000	\$377.40
442	006 0102 003 0000	\$3,293.90
443	006 0102 004 0000	\$1,132.10
444	006 0102 006 0000	\$1,297.20
445	006 0102 007 0000	\$11,834.40
446	006 0102 012 0000	\$1,132.10
447	006 0102 014 0000	\$3,584.90
448	006 0102 015 0000	\$849.10
449	006 0102 016 0000	\$5,884.50
450	006 0102 017 0000	\$247.60
451	006 0102 018 0000	\$59.00
452	006 0102 019 0000	\$17,661.20
453	006 0103 002 0000	\$950.50
454	006 0103 003 0000	\$987.50
455	006 0103 007 0000	\$1,214.60
456	006 0103 008 0000	\$1,509.40
457	006 0103 009 0000	\$1,686.30
458	006 0103 010 0000	\$3,561.30
459	006 0103 011 0000	\$4,005.00
460	006 0103 012 0000	\$3,549.80

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
463	006 0103 015 0000	\$2,041.30
464	006 0103 019 0000	\$1,040.80
465	006 0103 020 0000	\$3,335.60
466	006 0104 001 0000	\$5,041.60
467	006 0104 002 0000	\$2,540.80
468	006 0104 003 0000	\$331.40
469	006 0104 004 0000	\$3,018.90
470	006 0104 005 0000	\$2,151.50
471	006 0104 006 0000	\$1,627.40
472	006 0104 007 0000	\$615.60
475	006 0105 009 0000	\$3,658.40
476	006 0105 010 0000	\$601.40
478	006 0105 012 0000	\$300.00
479	006 0105 013 0000	\$20,491.00
480	006 0106 001 0000	\$2,426.50
481	006 0106 002 0000	\$1,726.80
482	006 0106 004 0000	\$11,120.30
483	006 0106 005 0000	\$16,155.40
484	006 0106 006 0000	\$6,875.00
485	006 0106 009 0000	\$1,604.50
486	006 0111 001 0000	\$795.40
487	006 0111 002 0000	\$2,276.00
488	006 0111 003 0000	\$1,051.80
489	006 0111 004 0000	\$6,589.50
490	006 0111 005 0000	\$1,138.30
491	006 0111 006 0000	\$1,687.90
492	006 0111 007 0000	\$5,865.90
493	006 0111 010 0000	\$1,273.60

ASSESSMENT ROLL
DOWNTOWN SACRAMENTO MANAGEMENT DISTRICT
FY 1996/97

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ASSESSMENT
494	006 0111 013 0000	\$7,212.50
495	006 0111 015 0000	\$2,264.20
496	006 0111 016 0000	\$10,490.90
497	006 0111 017 0000	\$3,844.40
498	006 0112 023 0000	\$581.40
499	006 0112 022 0001	\$47,822.70
501	006 0153 005 0000	\$387.70
502	006 0153 012 0000	\$4,251.30
503	006 0153 015 0000	\$19,044.70
504	006 0155 001 0000	\$3,018.90
505	006 0155 002 0000	\$608.50
506	006 0155 003 0000	\$2,264.20
507	006 0155 007 0000	\$3,018.90
508	006 0155 013 0000	\$2,924.50



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAY 20 2 10 PM '96

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
915 I STREET
ROOM 200
SACRAMENTO, CA
95814-2608

SPECIAL DISTRICTS
DIVISION

IMPORTANT NOTICE

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

Dear Property Owner:

The City of Sacramento will conduct public hearings on the proposed FY 1996/97 annual assessments for the Downtown Sacramento Management District established on June 13, 1995. The purpose of the district is to provide funding for security, maintenance and revitalization services within a 65 block area in Downtown and Old Sacramento.

City Council is required to annually approve a district budget for the next year. City Council will hold the following meetings to discuss the proposed FY 1996/97 budget for the Downtown Sacramento Management District.

First Public Hearing - June 4, 1996

Second Public Hearing - June 11, 1996

The Hearings will be held at 2:00 p.m. during the regularly scheduled Council Meeting in the City Council Chambers, City Hall, 915 I Street, 2nd Floor, Sacramento, California, 95814.

The total estimated cost of proposed services is \$1,220,940. You may protest the proposed services or assessments in writing, or in person at the protest hearings. State law does not allow a legal protest by telephone. To protest, send a letter to: City Clerk, City of Sacramento, 915 "I" Street, Room 304, Sacramento, CA. 95814. Include your name, address, property parcel number or a property description, and explanation of your concerns or objections. The City must receive your letter no later than June 11, 1996, prior to the close of the hearing.

If you have questions regarding this notice, the service provided or your estimated assessment, you may call Edward Williams, Associate Engineer, Special Districts & Real Estate Division, Department of Public Works Department at (916) 264-5440.

The total estimated amount of the assessment against your property is as follows:

<u>Site Address</u>	<u>Assessment No.</u>	<u>APN</u>	<u>1995/96 Assessment</u>	<u>Estimated 1996/97 Assessment</u>
904 15th St	229	006 0056 005 0000	\$919.90	\$940.90

I PROTEST:
 My 80' x 80' corner, single story Building cannot support this growing out of control government expenditure. It's just a cancer that's inflicted on small Real Estate owners. Circumvents Prop. 13!
 Anatol Jordan, 126 Beachcomber Dr, Shell Beach 93449-1614



RICHARD RALPH & COMPANY, INC.
3600 JACKSON STREET
SAN FRANCISCO, CA. 94118
415/752-4900 FAX 415/386-4909

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO May 23, 1996

MAY 28 8 19 AM '96

City Clerk
City of Sacramento
915 "I" St., Rm. 304
Sacramento, CA. 95814

Re: Assessment - Downtown Sacramento Management District - 1400, 1408
"I" St. - Assessm't #225, 226 - 006 0056 001, 002

Per Notice received this date, this is a letter of protest on the assessment allocation on our parcels noted above.

1. I approve of the formation, efforts and intent of the Downtown Management District. However, I do not approved of the method of allocation of the operating costs.
2. We own a vacant lot on the FRINGE of the area of the subject district. Our use of this property has been limited by the city's refusal to allow it's full utilization as a temporary parking lot, providing a more adequate revenue in order to assist in partially offsetting the enormous real estate tax bill.
3. The nearby convention facility requires parking, including parking for vans used to by exhibitors. There is demand by the newly opened A.G. building directly across the street. The City has refused our use application permitting the use of the balance of the lot for parking. They continue to operate their own nearby parking facilities. We are talking about an additional 40 spaces - not 400!
4. The assessment district costs should be allocated more closely to sq. ft. of improvements, not vacant (and unusable) vacant land -- weighing the ground floor space more heavily than upper floor space - i.e., retail space users obviously obtain a greater pro rata benefit from the worthwhile efforts of the promotion, safety, etc. of the District. We do not participate in these benefits.

Our property, is being charged \$1,929.30 per annum, for 1996/97. It obtains few direct benefits. While one could argue that it provides an improved environment in the central area, in fact, it's benefits to our vacant land are few.

We respectively request a drastic realignment of the method of allocations of the assessment charges.

Sincerely yours,


Richard Ralph
RALPH FAMILY TRUST

Sacrm't Assessm't/City/May 23, 1996



ms 5/23/96

DEPARTMENT OF
PUBLIC WORKS

SPECIAL DISTRICTS
DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
915 I STREET
ROOM 200
SACRAMENTO, CA
95814-2608

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

IMPORTANT NOTICE

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The total estimated amount of the assessment against your property is as follows:

<u>Site Address</u>	<u>Assessment No.</u>	<u>APN</u>	<u>1995/96 Assessment</u>	<u>Estimated 1996/97 Assessment</u>
1400 I St	225	006 0056 001 0000	\$1,257.30	\$1,286.10
1408 I St	226	006 0056 002 0000	\$628.70	\$643.10

1,886.00

1,929.20

27

01005

MMI

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

May 28 8 27 AM '96

May 24, 1996

MMI REALTY SERVICES INC.

50 CALIFORNIA STREET

SUITE 2925

SAN FRANCISCO, CA 94111

TELEPHONE (415) 288-6888

FACSIMILE (415) 288-6877

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

Re: Downtown Sacramento Management District
Estimated 1996/97 Assessment
1130 K Street Building, Assessment No. 482
APN # 006-0106-004-000

To whom it may concern:

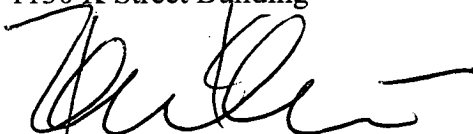
We represent the owners of the 1130 K Street Building in Downtown Sacramento. We supported the formation of the Downtown Partnership despite the significant increase in our property tax assessments.

While we believe the Downtown Partnership is performing admirably, the estimated 1996/97 assessment for our property is 9.3% above the 1995/96 assessment. Whatever new or improved services may be implemented by the Management District during the next fiscal year, a 9.3% increase in our contribution seems excessively high. Had we known that the property might be subject to annual increases of this magnitude, we may have reconsidered our support of the formation of the Management District.

The Downtown Partnership seems to be off to a fine start. We urge the Downtown Partnership to implement a budget that does not result in such a significant tax increase. Thank you for your consideration.

Sincerely,

MMI REALTY SERVICES, INC. for
1130 K Street Building



Thomas N. Klein
Regional Manager, Northern California

cc: Richard Dooley, NML



THE LYCETTE CO.

2161 SHATTUCK AVE. BERKELEY, CA 94704

RECEIVED
REAL ESTATE INVESTMENTS • LEASING • MANAGEMENT
CITY OF SACRAMENTO OFFICE
PHONE (510) 848-3707 • FAX (510) 848-7992

MAY 21 2 17 PM '96

May 20, 1996

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

RE: 1100 J Street, Sacramento
APN 006-0105-013-0000

Dear City Clerk:

This letter is to protest the 1996-97 budget for the Downtown Sacramento Management District.

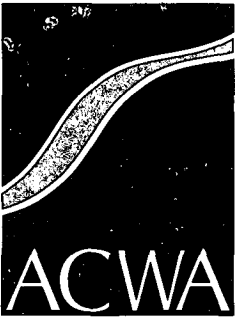
The assessment against our property is disproportionately high (\$20,346.40). Our building has 24 hour security and we have had to hire someone to clean the outside of the building and grounds daily. We feel this annually escalating assessment is an excessive amount of money that really does not benefit us.

Should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

Robert Lycette, Legal Agent

EL/js



RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAY 17 1 39 PM '96

May 16, 1996

City Clerk
City of Sacramento
915 I Street, Room 304
Sacramento, California 95814

ACWA's mission is to assist its members in promoting the development, management and reasonable beneficial use of good quality water at the lowest practical cost in an environmentally balanced manner.

Dear City Clerk:

I am responding to your notice of public hearing regarding the proposed FY 1996/97 annual assessments for the Downtown Sacramento Management District, which was established on June 13, 1995.

While I am not protesting the assessment at this time, I am requesting an explanation as to the reasons and the basis for the increase. Our 1995/96 assessment was \$2,993.10; the proposed 1996/96 amount is \$3,270.60 - an increase of \$277.50.

Please respond in writing at your earliest convenience, prior to June 4, the date of the first public hearing. If you have any questions, you can reach me at 441-4545.

Sincerely,

Nancy L. Applegate
Administration / Building Manager

Association of California
Water Agencies
910 K Street, Suite 250
Sacramento, California
95814-3577

916/441-4545
FAX 916/441-7893

Hall of the States
444 N. Capitol St., N.W.
Suite 357 South
Washington, D.C.
20001-1512

202/434-4760
FAX 202/434-4763

/nla