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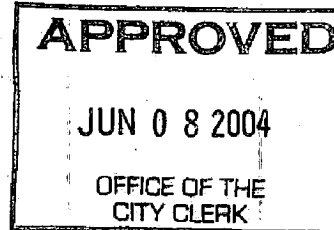
DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

City Clerk's Office
1231 I Street, Room 300
Sacramento, CA 95814
PH 916-808-7113
FAX 916808-7480

DEVELOPMENT ENGINEERING
AND FINANCE

May 18, 2004



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: STOCKTON BOULEVARD PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT (FY 2004/05) – PUBLIC HEARING

LOCATION AND COUNCIL DISTRICT:

The Stockton Boulevard Property Owners Business Improvement District (PBID) is located in City Council Districts 5 and 6, and County Board of Supervisors Districts 1 and 2. The district includes approximately 202 properties and 147 property owners located within a 3.5-mile area along Stockton Boulevard from 2nd Avenue to 48th Avenue (see Attachment A).

RECOMMENDATION:

This report recommends that City Council adopt the attached resolutions:

- Overruling Protests if any for FY 2004/05
- Approving the FY 2004/05 Annual Report and Budget
- Confirming Diagram and Levying FY 2004/05 Annual Assessments

CONTACT PERSON: Sini Makasini, Administrative Analyst, 264-7967

FOR COUNCIL MEETING OF: June 8, 2004

SUMMARY:

The PBID was established to recover the annual costs for special services to enhance and revitalize the Stockton Boulevard area. This report presents the recommended budget of \$177,000 for FY 2004/05, which represents a zero (0.00%) rate increase from the previous year. The purpose of the public hearing is to report on the annual budget and levy the annual assessments.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The PBID was approved by City Council on August 9, 2001, in accordance with the Property and Business Improvement District Area Law of 1994, and became effective on January 1, 2002. The district provides funding for Stockton Boulevard Partnership to provide the following services in the Stockton Boulevard area.

- Public Safety and Maintenance Perception
 - Vehicular Security Patrol
 - Integration with City Police and County Sheriffs Departments
- Advocacy, Advertising and Economic Development
- Marketing and Image Enhancement

The annual costs to the property owners along Stockton Boulevard are based on an allocation of the parcels front footage and total square footage. The assessment rates proposed for FY 2004/05 are \$3.81 per foot of frontage and \$0.0112 per square foot of parcel.

The 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 recommends that services remain at the current level, and that the district itself remains unchanged.

FINANCIAL CONSIDERATIONS:

The total cost of services is estimated to be \$177,000 for FY 2004/05. This represents a zero (0.00%) rate increase from the FY 2003/04 budget.

District	FY 2003/04 Cost/Linear Ft.	FY 2004/05 Cost/Linear Ft.	FY 2003/04 Cost/Sq. Ft.	FY 2004/05 Cost/Sq. Ft.
Stockton Boulevard PBID	\$3.81	\$3.81	\$0.0112	\$0.0112

ENVIRONMENTAL CONSIDERATIONS:

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

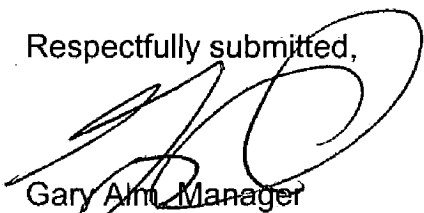
POLICY CONSIDERATIONS:

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. Annual approval of the Stockton Boulevard Property and Business Improvement District is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

ESBD CONSIDERATIONS:

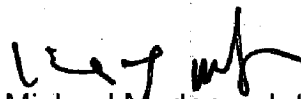
City Council adoption of the attached resolution is not affected by City policy related to ESBD.

Respectfully submitted,



Gary Ahn, Manager
Development Engineering and Finance

Approved:



Michael Medema, Interim Director
Development Services Department

RECOMMENDATION APPROVED:

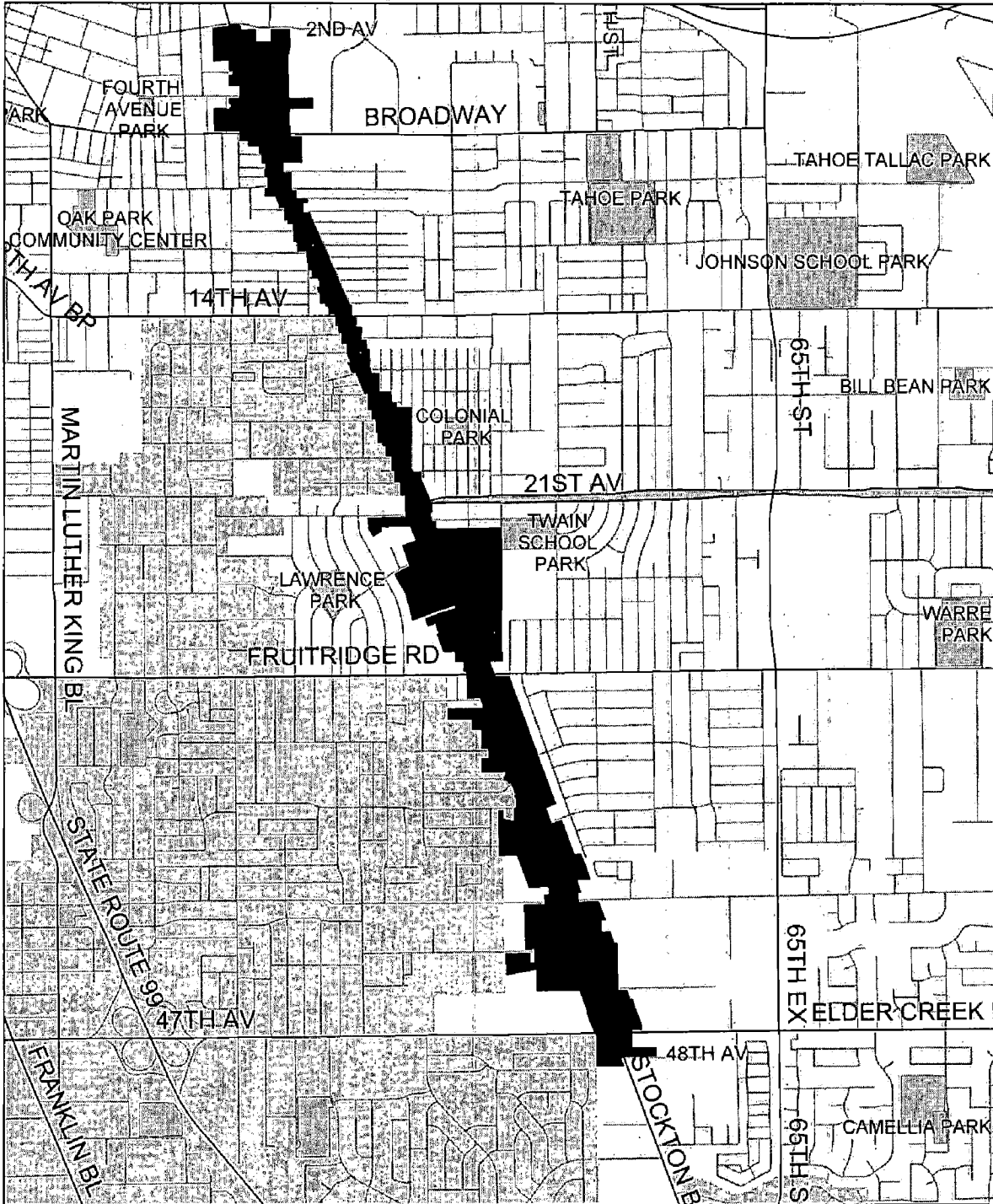


ROBERT P. THOMAS
City Manager

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5. Exhibit A, Budget Preparation Table -pg. 9
6. Resolution Confirming Diagram & Levying Assessments -pg. 10
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Stockton Boulevard PBID



City of Stockton
Development Services
Department
Special Districts

B Mueller 5/6/04
R Liu 5/21/04



ATTACHMENT B

**STOCKTON BOULEVARD PROPERTY OWNERS BUSINESS IMPROVEMENT DISTRICT
FY 2004/05**

May 2004 Post and Publish Notice of Public Hearing
May 18, 2004 Council Adopts Resolution of Intention and Set Date For Hearing

June 8, 2004	Hold Hearing <u>COUNCIL CONSIDERS ALL PROTESTS, LEVIES ANNUAL ASSESSMENT</u>
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July 2004 Record Assessment Diagram and Notice of Assessment with County Recorder

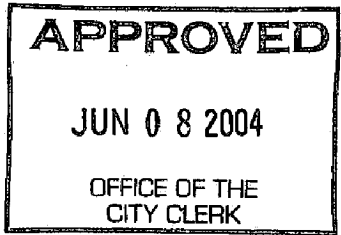
July 2004 Liens Placed on Affected Properties

RESOLUTION NO. 2004-441

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

**RESOLUTION OVERRULING PROTESTS
STOCKTON BOULEVARD PROPERTY OWNERS
BUSINESS IMPROVEMENT DISTRICT FY 2004/05**



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

On June 8, 2004, City Council opened a public hearing on the resolution of intention to levy and collect assessments in the Stockton Boulevard Property Owner Business Improvement District.

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.

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

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:

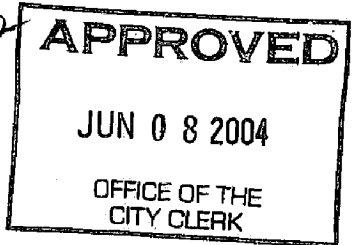
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 2004-442



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

**RESOLUTION APPROVING THE ANNUAL REPORT AND BUDGET
FOR THE FY 2004/05 STOCKTON BOULEVARD PROPERTY OWNERS
BUSINESS IMPROVEMENT DISTRICT**

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

1. The Stockton Boulevard Property Owners Business Improvement District Annual Report, which is on file with the Office of the City Clerk and incorporated herein by this reference is hereby approved.
2. The Fiscal Year 2004/05 Expenditure Budget for the Stockton Boulevard Property Owners Business Improvement District is adopted as follows:

<u>Stockton Boulevard</u>	264-750-7110-4258	\$ 173,420
<u>Department</u>		
Development Services	264-480-4815-4390	\$ 2,500
Finance	264-110-1131-4390	\$ 1,080
Subtotal		\$ 3,580
TOTAL		\$ 177,000

3. The Fiscal Year 2004/05 Revenue from property owners for the Stockton Boulevard Property Owners Business Improvement District is adopted as follows:

264-480-4815-3657 \$177,000

(See Budget Preparation Table – Exhibit A)

FOR CITY COUNCIL USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

4. The Director of Finance is authorized to disburse funds to the Stockton Boulevard Property Owners Business Improvement District, as defined in the City agreement between the City and the Stockton Boulevard Property Owners Business Improvement District.

MAYOR

ATTEST:

CITY CLERK

FOR CITY COUNCIL USE ONLY

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RESOLUTION NO: _____

DATE ADOPTED: _____

EXHIBIT A

Budget Preparation Table: **Stockton Boulevard Property Owners
Business Improvement District**

FUND	ACT	AGY	ORGN	OBJ/REV	CURRENT BUDGET	REVISED BUDGET	INCREASE (DECREASE)	BUDGET REFERENCE
264	C	480	4815	3657	177,000	177,000	0	A
RB Totals:					177,000	177,000	0	
264	C	110	1131	4390	1,038	1,080	42	B
264	C	480	4815	4390	2,500	2,500	0	C
264	C	710	7012	4999	6,780	0	(6,780)	D
264	C	750	7110	4258	173,462	173,420	(42)	E
EB Totals:					183,780	177,000	(6,780)	

FOR CITY COUNCIL USE ONLY

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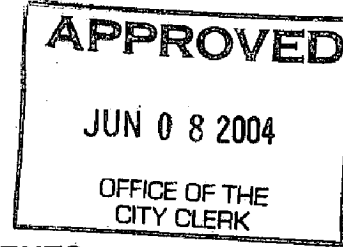
RESOLUTION NO: _____

DATE ADOPTED: _____

RESOLUTION NO. 2004-443

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



**RESOLUTION CONFIRMING DIAGRAM AND LEVYING ASSESSMENTS
IN THE STOCKTON BOULEVARD PROPERTY OWNERS
BUSINESS IMPROVEMENT DISTRICT FOR FY 2004/05**

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

Section 1

1. City Council makes the following findings, pursuant to Streets and Highways Code Sections 36627 and 36626.7:
 - a. The management district's annual budget report is on file with the Office of the City Clerk and is incorporated herein by this reference.
 - b. On May 18, 2004, City Council adopted Resolution No. 2004-361, which was the Resolution of Intention to Levy and Collect Assessments.
 - c. On June 8, 2004, City Council conducted public hearings at 2:00 PM at 730 I Street, Sacramento, California, with respect to the levy of assessments.
 - d. Properties within the district are subject to any amendments to Part 7 (commenting 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.
 - f. All property within the district will be benefited specially and directly by the improvements and activities funded by the assessments to be levied.

FOR CITY COUNCIL USE ONLY

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RESOLUTION NO: _____

DATE ADOPTED: _____

- g. 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. City Council makes the following orders:
 - a. City Council hereby confirms the diagram and assessment rates as set forth in the Annual Report for FY 2004/05.
 - b. Assessments are hereby levied in accordance with the assessment roll.

MAYOR

ATTEST:

CITY CLERK

FOR CITY COUNCIL USE ONLY

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RESOLUTION NO: _____

DATE ADOPTED: _____

**EXHIBIT A
STOCKTON BOULEVARD PBID
FY 2004/05 ASSESSMENT ROLL**

APN	Assessment Amount
011-0191-015-0000	0.00
011-0193-003-0000	1299.26
011-0200-056-0000	4410.58
011-0200-057-0000	8393.16
011-0200-070-0000	872.80
011-0200-071-0000	337.96
014-0121-001-0000	1498.52
014-0121-029-0000	869.02
014-0121-030-0000	305.10
014-0121-031-0000	1545.39
014-0123-004-0000	187.309
014-0123-005-0000	416.19
014-0123-032-0000	952.98
014-0123-033-0000	200.22
014-0163-060-0000	748.063
014-0163-065-0000	1559.93
014-0163-066-0000	2021.96
014-0194-002-0000	307.63
014-0194-004-0000	577.80
014-0194-014-0000	637.77
014-0195-012-0000	256.01
014-0195-024-0000	547.68
014-0196-025-0000	541.07
014-0196-026-0000	614.00
014-0222-028-0000	502.77
014-0222-029-0000	265.84
014-0222-030-0000	260.33
014-0222-031-0000	128.11
014-0222-032-0000	344.10
014-0223-002-0000	1948.10
014-0251-022-0000	284.23
014-0251-023-0000	187.47
014-0251-050-0000	1103.29
014-0252-023-0000	286.05
014-0252-024-0000	302.07
014-0252-025-0000	0.00
014-0293-005-0000	196.39
014-0293-006-0000	198.49
014-0293-007-0000	636.02
014-0293-014-0000	261.57

FOR CITY COUNCIL USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

APN	Assessment Amount
014-0293-015-0000	231.44
014-0294-003-0000	234.59
014-0294-006-0000	222.03
014-0294-007-0000	211.90
014-0294-008-0000	219.79
014-0294-009-0000	227.56
014-0294-021-0000	492.55
015-0041-001-0000	513.36
015-0041-005-0000	2492.84
015-0111-001-0000	532.46
015-0112-001-0000	588.52
015-0112-054-0000	0.00
015-0113-001-0000	0.00
015-0113-053-0000	312.44
015-0113-055-0000	520.08
015-0181-043-0000	0.00
015-0181-044-0000	229.63
015-0181-045-0000	229.63
015-0181-046-0000	459.29
015-0181-048-0000	444.64
015-0182-035-0000	0.00
015-0182-036-0000	0.00
015-0182-037-0000	0.00
015-0182-038-0000	0.00
015-0182-039-0000	0.00
015-0182-040-0000	0.00
015-0182-041-0000	0.00
015-0241-027-0000	229.63
015-0241-028-0000	0.00
015-0241-029-0000	0.00
015-0241-030-0000	0.00
015-0241-031-0000	0.00
015-0241-032-0000	0.00
015-0241-033-0000	0.00
015-0242-023-0000	229.63
015-0242-024-0000	229.63
015-0242-025-0000	229.63
015-0242-026-0000	229.63
015-0242-027-0000	229.63
015-0242-028-0000	229.63
015-0242-029-0000	229.63
015-0243-019-0000	754.85
020-0101-019-0000	273.70
020-0101-020-0000	288.67
020-0101-021-0000	87.18

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RESOLUTION NO: _____

DATE ADOPTED: _____

APN	Assessment Amount
020-0101-022-0000	269.87
020-0101-023-0000	0.00
020-0103-013-0000	17.18
020-0103-014-0000	275.01
020-0103-015-0000	290.18
020-0103-016-0000	0.00
020-0103-017-0000	0.00
020-0103-018-0000	0.00
020-0171-014-0000	260.39
020-0171-038-0000	1119.04
020-0192-011-0000	566.78
020-0192-012-0000	303.63
020-0192-013-0000	0.00
020-0192-014-0000	212.54
020-0192-015-0000	261.89
020-0194-009-0000	342.82
020-0194-011-0000	249.50
020-0194-012-0000	260.03
020-0194-027-0000	571.35
020-0194-029-0000	271.65
020-0194-030-0000	281.06
020-0253-005-0000	860.79
020-0253-006-0000	624.79
020-0253-007-0000	0.00
020-0253-008-0000	0.00
020-0253-009-0000	0.00
020-0253-010-0000	0.00
020-0253-011-0000	317.48
020-0313-018-0000	277.91
020-0313-019-0000	288.00
020-0313-020-0000	295.93
020-0313-021-0000	587.35
020-0313-022-0000	320.59
020-0314-021-0000	602.31
021-0021-001-0000	415.01
021-0021-023-0000	241.10
021-0021-024-0000	254.12
021-0021-025-0000	264.64
021-0021-026-0000	318.88
021-0023-001-0000	786.01
021-0023-047-0000	0.00
021-0023-050-0000	0.00
021-0023-053-0000	621.18
021-0111-001-0000	633.90
021-0111-002-0000	671.61

FOR CITY COUNCIL USE ONLY

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RESOLUTION NO: _____

DATE ADOPTED: _____

APN	Assessment Amount
021-0111-017-0000	0.00
021-0111-018-0000	0.00
021-0111-019-0000	0.00
021-0112-016-0000	667.41
021-0112-017-0000	0.00
021-0201-021-0000	273.29
021-0201-022-0000	283.69
021-0201-023-0000	0.00
021-0201-024-0000	0.00
021-0201-025-0000	0.00
021-0201-033-0000	1157.63
021-0201-034-0000	0.00
021-0201-035-0000	1005.02
021-0281-001-0000	622.15
021-0283-003-0000	789.17
021-0283-005-0000	226.54
021-0283-006-0000	525.13
022-0280-003-0000	2041.59
022-0280-015-0000	962.08
022-0280-018-0000	3115.31
022-0280-025-0000	0.00
022-0280-029-0000	924.84
022-0280-030-0000	1895.90
022-0280-031-0000	3442.37
022-0280-037-0000	828.47
022-0280-038-0000	813.89
022-0280-039-0000	6358.60
022-0280-040-0000	739.19
023-0021-025-0000	867.20
023-0026-024-0000	124.79
023-0026-025-0000	262.47
023-0026-026-0000	4849.96
023-0026-027-0000	2401.22
023-0111-018-0000	769.69
023-0111-019-0000	1645.66
023-0111-020-0000	779.82
023-0111-025-0000	991.58
023-0111-026-0000	788.59
023-0111-028-0000	389.80
023-0111-029-0000	366.69
023-0211-001-0000	548.61
023-0211-024-0000	743.72
023-0211-025-0000	488.88
023-0211-026-0000	1434.81
023-0221-012-0000	1205.56

FOR CITY COUNCIL USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

APN	Assessment Amount
023-0221-015-0000	932.42
023-0221-018-0000	672.84
026-0072-020-0000	1635.58
026-0073-013-0000	517.82
026-0073-014-0000	664.43
026-0073-017-0000	603.90
026-0102-019-0000	668.86
026-0102-021-0000	485.88
026-0102-025-0000	906.46
026-0103-019-0000	415.05
026-0103-028-0000	114.41
026-0103-029-0000	395.02
026-0103-032-0000	381.37
026-0181-008-0000	785.32
026-0183-009-0000	593.42
026-0183-010-0000	439.99
026-0183-025-0000	382.70
026-0244-015-0000	933.83
026-0244-016-0000	1985.05
026-0244-017-0000	1591.15
026-0244-020-0000	862.08
026-0244-021-0000	387.24
026-0244-022-0000	849.69
027-0011-021-0000	9418.04
027-0171-011-0000	3797.62
027-0181-011-0000	911.61
027-0181-012-0000	729.59
027-0181-013-0000	796.77
027-0271-011-0000	381.38
027-0271-012-0000	2528.50
037-0081-001-0000	1220.18
037-0081-002-0000	611.01
037-0081-005-0000	286.03
037-0081-023-0000	1135.03
037-0081-025-0000	762.75
037-0161-002-0000	0.00
037-0310-002-0000	3544.64
037-0310-018-0000	0.00
037-0310-023-0000	1998.26
037-0310-026-0000	1414.51
037-0310-028-0000	1681.22
038-0011-001-0000	481.59
038-0011-011-0000	1590.19
038-0011-012-0000	1137.84
038-0011-015-0000	1224.72

FOR CITY COUNCIL USE ONLY

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RESOLUTION NO: _____

DATE ADOPTED: _____

APN	Assessment Amount
038-0011-021-0000	508.92
038-0081-007-0000	775.77
038-0081-008-0000	775.77
038-0081-011-0000	488.81
038-0081-015-0000	1828.97
038-0081-019-0000	711.63
038-0081-020-0000	677.83
038-0161-005-0000	1490.95
038-0161-007-0000	2664.32
038-0161-008-0000	891.71
038-0191-001-0000	1060.63
038-0191-022-0000	610.48
038-0191-023-0000	857.38
038-0191-024-0000	857.38
038-0191-025-0000	1374.84
039-0012-013-0000	2524.68
039-0012-014-0000	914.02
040-0021-001-0000	1618.71
040-0021-032-0000	1080.66

FOR CITY COUNCIL USE ONLY

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RESOLUTION NO: _____

DATE ADOPTED: _____