

**DOWNTOWN FRESNO PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
PUBLIC NOTICE**

Developed by a coalition of property and business owners, the Downtown Fresno Property and Business Improvement District (PBID) is a special benefit assessment district to improve and convey special benefits to properties located in the area. The renewed PBID would continue to provide the improvements and activities summarized below, above and beyond those currently provided by the City of Fresno.

**A PUBLIC HEARING ON THE PBID RENEWAL IS SCHEDULED FOR
JULY 21, 2022, AT 9:00 AM
CITY COUNCIL CHAMBERS,
2600 FRESNO STREET, FRESNO, CA 93721.**

- Location:** The DFPBID includes parcels in that portion of Downtown Fresno shown on the enclosed map.
- Services:** The purpose of the DFPBID is to provide activities and improvements which constitute and convey a special benefit to assessed parcels. The DFPBID will provide Economic Enhancements, Clean & Safe Initiatives, Fulton Zone Activation, and related Management and Administration directly and only to assessed parcels within its boundaries.
- Budget:** The DFPBID annual assessment budget for the initial year of its ten (10) year operation is anticipated to be \$826,760.82. The annual budget may be subject to an increase in assessment rates of no more than three percent (3%) per year. The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial year is estimated at \$863,166.73.
- Cost:** The annual cost to the parcel owner varies based on four factors: parcel type, benefit zone, parcel size, and building size. Parking refers to any parking garage or parking garage contained within or underneath of a building. The initial annual assessment rates are shown below. Assessment rates may be subject to an increase of no more than three percent (3%) per year as shown in Appendix 1 of the Management District Plan.

Parcel Type	Zone 1		Zone 2		Zone 3	
	Lot Size	Building Size	Lot Size	Building Size	Lot Size	Building Size
Commercial	\$0.026	\$0.013	\$0.114	\$0.057	\$0.156	\$0.077
Parking	\$0.026	\$0.0065	\$0.114	\$0.0285	\$0.156	\$0.039
Residential	\$0.0052	\$0.0026	\$0.08	\$0.04	\$0.13	\$0.064
Non-profit	\$0.0052	\$0.0026	\$0.08	\$0.04	\$0.13	\$0.064

- Duration:** The renewed DFPBID will have a ten (10)-year-life starting January 1, 2023 through December 31, 2032. Near the expiration of the DFPBID, the petition, ballot, and City Council hearing process must be repeated for the DFPBID to be renewed.

The assessment shall not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with the ballots weighted according to the proportional financial obligation of the affected property.

The Property Owner Ballot included in this packet contains important information concerning its completion, return, and tabulation, and the effect of casting ballots in support or in protest of the assessment. For more information on the documents in this packet, please call the City Clerk at (559) 621-7650. For more information about the PBID, please call Civitas at (916) 437-4300.

PROCEDURES FOR COMPLETION, RETURN, AND TABULATION OF THE ASSESSMENT BALLOT

The property owner should complete the enclosed assessment ballot. An explanation of who may complete the assessment ballot on behalf of the property owner is provided below.

To complete the assessment ballot process, property owners must complete the following steps:

- Verify that the parcel number(s), legal owner's name, and site address listed on the assessment ballot are correct. If any of these items are not correct, please contact Jimmy Cerracchio at jimmy@downtownfresno.org.
- Review the two assessment ballot options to approve or not approve the Downtown Fresno Property and Business Improvement District assessment.
- Mark your option (in the **red box**) to approve or not approve the proposed assessment.
- Print your name and sign the assessment ballot (on the lines marked with the **red X**).
Ballots that are not signed by the property owner or authorized representative will not be counted!
- Place the completed assessment ballot in the postage-paid return envelope.
- Submit the return envelope with the completed assessment ballot inside to the City Clerk of the City of Fresno.

Assessment ballots may be submitted in the following manner:

- ☐ By Mail: City Clerk, City of Fresno, 2600 Fresno St, Room 2133, Fresno, CA 93721.
- ☐ In Person: City Clerk, City of Fresno, 2600 Fresno St, Room 2133, Fresno, CA 93721. Clerk's office hours are from 8:00 a.m. to 5:00 p.m. Monday through Friday.

Please note: All ballots must be received by the City Clerk before the close of the public hearing scheduled to begin on Thursday, July 21, 2022, at 9:00 AM to be counted.

The assessment shall not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots will be weighted according to the financial obligation of the owners of the affected properties.

WHO MAY COMPLETE THE ASSESSMENT BALLOTS

Assessment Ballots may be signed by the following parties:

1. If the property is owned by an individual, the individual may sign.
2. If the property is owned by a corporation, the ballot may be signed for the corporation by any officer or officers authorized to enter into contracts by the corporate by-laws or by resolution of the corporation's Board of Directors.
3. If the property is owned by a partnership, any general partner may sign.
4. If two or more persons own the property as tenants-in-common, any one tenant-in-common may sign for all.
5. If two or more persons own the property in joint tenancy, any one joint tenant may sign for all.
6. If the property is owned by a public entity, the ballot may be signed by the party granted authority by the appropriate body.
7. If the property is owned by a trust, the ballot may be signed by a trustee.

**CITY OF FRESNO
DOWNTOWN FRESNO PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ASSESSMENT BALLOT**

This ballot is for the use of the property owner of the parcel or parcels identified below by Assessor Parcel Number (APN). The parcel or parcels are located within the Downtown Fresno Property and Business Improvement District (PBID) in the City of Fresno.

This ballot may be used to express either support for, or opposition to, the renewed assessment in the proposed renewed PBID. The assessment is described in the Engineer's Report found on page 14 of the Management District Plan. The Management District Plan is on file and available for inspection with the City Clerk. To be counted, this ballot must be completed and signed below by an owner of the identified parcel or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be returned by mail or in person to the City Clerk at 2600 Fresno Street, Fresno, CA 93721.

Delivery by Mail: Seal the ballot in the envelope provided, affix first-class postage, and place in the mail so that it is received no later than the close of the public hearing on July 21, 2022 scheduled to begin at 9:00 a.m.

Personal Delivery: Seal the ballot in the envelope provided. Then deliver the sealed envelope to the City Clerk by the close of the public hearing to be held at 9:00 a.m. on July 21, 2022 in the City Council Chambers, 2600 Fresno Street, Room 2133, Fresno, CA 93721.

The City Council will not impose the assessment if the ballots submitted in opposition to the assessment exceed those submitted in favor of it. Each ballot is weighted according to the proportional financial obligation of the affected property.

THIS BALLOT MUST BE RECEIVED BY THE CITY CLERK BEFORE THE CLOSE OF THE PUBLIC HEARING ON JULY 21, 2022 TO BE COUNTED.

To cast this ballot, return either this entire page or the portion below this line.

DOWNTOWN FRESNO PBID ASSESSMENT BALLOT

Please mark in the box below to cast your vote. Don't forget to sign and date your ballot!

☐

YES, I approve of the proposed assessment on the parcel(s) identified in this ballot.

☐

NO, I do not approve of the proposed assessment on the parcel(s) identified in this ballot.

Property Ownership ID:

3,999

Total PBID Assessment
Amount (Votes Cast):

\$6.01

Assessor Parcel Number(s)

46821442U

Owner of Record

U PARCEL

Assessment Per Parcel

\$6.01

OWNER OR REPRESENTATIVE NAME (PRINTED)

OWNER OR REPRESENTATIVE SIGNATURE

DATE

Note: Property owners with multiple parcels may have additional pages attached - please leave attached and sign all appropriate pages.

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DOWNTOWN FRESNO PBID ASSESSMENT BALLOT

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☐

YES, I approve of the proposed assessment on the parcel(s) identified in this ballot.

☐

NO, I do not approve of the proposed assessment on the parcel(s) identified in this ballot.

Property Ownership ID:

63

Total PBID Assessment
Amount (Votes Cast):

\$57,272.81

Assessor Parcel Number(s)	Owner of Record	Assessment Per Parcel
46609401	FRESNO COUNTY	\$3,152.63
46611515	COUNTY OF FRESNO C/O FACILITIES MANAGER	\$487.01
46611613	FRESNO COUNTY	\$8,394.43
46611614	FRESNO COUNTY	\$237.82
46615202	COUNTY OF FRESNO C/O FACILITIES MANAGER	\$736.16
46615203	COUNTY OF FRESNO C/O FACILITIES MANAGER	\$1,636.43
46615211	COUNTY OF FRESNO C/O FACILITIES MANAGER	\$4,137.63
46616001	FRESNO COUNTY	\$16,657.21
46621103	FRESNO COUNTY	\$10,983.22
46621104	FRESNO COUNTY	\$1,733.47

OWNER OR REPRESENTATIVE NAME (PRINTED)

OWNER OR REPRESENTATIVE SIGNATURE

DATE

Note: Property owners with multiple parcels may have additional pages attached - please leave attached and sign all appropriate pages.

Attachment B

CITY OF FRESNO
DOWNTOWN FRESNO PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
ASSESSMENT BALLOT

Property Ownership ID:

63

Total PBID Assessment
Amount (Votes Cast):

\$57,272.81

Assessor Parcel Number(s)

Owner of Record

Assessment Per Parcel

46621113

FRESNO COUNTY

\$545.17

46621119

FRESNO COUNTY

\$54.08

46821410

FRESNO COUNTY

\$6,576.75

46821449U

SBE 243-10-9-1... Couny of Fresno

\$12.04

46825209

FRESNO COUNTY

\$1,928.77

OWNER OR REPRESENTATIVE NAME (PRINTED)

OWNER OR REPRESENTATIVE SIGNATURE

/ /2022
DATE

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Attachment B

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☐

YES, I approve of the proposed assessment on the parcel(s) identified in this ballot.

☐

NO, I do not approve of the proposed assessment on the parcel(s) identified in this ballot.

Property Ownership ID:

2,078

Total PBID Assessment
Amount (Votes Cast):

\$4,753.80

Assessor Parcel Number(s)
46825110

Owner of Record
ROWELL BUILDING LLC

Assessment Per Parcel
\$4,753.80

OWNER OR REPRESENTATIVE NAME (PRINTED)

OWNER OR REPRESENTATIVE SIGNATURE

DATE

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Downtown Fresno PBID

