



Board Agenda Item 7

DATE: June 22, 2021

TO: Board of Supervisors

SUBMITTED BY: Robert W. Bash, Director of Internal Services/Chief Information Office

SUBJECT: Renewal of Property Based Improvement District

RECOMMENDED ACTION(S):

Receive verbal report and provide direction to Internal Services Department staff regarding submission of the Petition to the City of Fresno to Renew the Downtown Fresno Property and Business Improvement District for January 1, 2023 through December 31, 2032.

The Downtown Fresno Property and Business Improvement District (PBID) is requesting that the County sign a petition to renew the PBID. If enough petitions are favorably received, the next step would be a balloting process to formally vote for renewal. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

Your Board could choose to abstain from signing the petition and take no action. It should be noted that when petitions are tabulated, if the total petitions in favor of the renewal of the PBID exceed 50% of the assessed properties, the PBID will send out ballots to allow property owners the opportunity to vote in favor or opposition of the renewal. At that time, your Board will have the opportunity to consider and act on the ballot.

FISCAL IMPACT:

The annual cost for each of the parcels varies based upon four factors, including parcel type, benefit zone, parcel size, and building size. The County owns 15 parcels within the boundaries of the PBID. The assessment for FY 2020-21 totaled \$56,448.34. The anticipated FY 2022-23 cost for these parcels is \$57,272.81. The assessment fees may increase annually but are limited to not more than a 3% increase per year. A breakdown of the assessed charges can be found in Attachment A. These costs would be budgeted in Org 8935 - Facility Services and incorporated in rate to the user of the specific buildings being assessed.

DISCUSSION:

On May 6, 2010, the City of Fresno adopted a Resolution of Intention to form the PBID. A Notice of Public Hearing and Assessment Ballot were mailed to 181 property owners, representing 307 parcels within the PBID boundary area. The purpose of the PBID is to provide Economic Enhancements, Clean & Safe Initiatives, Transportation Improvements, Fulton Zone Activation and other activities and improvements which create a special benefit to assessed parcels within its boundaries.

On June 15, 2010, the Board took a neutral position on the establishment of the assessment district and chose not to cast the County's assessment ballots. Despite the County's neutral position, enough favorable

ballots were cast that the PBID was formed and assessments were imposed for a seven-year period January 1, 2016 through December 31, 2022.

On March 10, 2015, the Board directed Internal Services Department staff to not sign the petition pertaining to the renewal of the PBID.

On June 16, 2015, the Board took a neutral position on the renewal of the assessment district and chose not to cast the County's assessment ballots. Despite the County's neutral position, enough favorable ballots were cast that the PBID was renewed and the assessments were imposed for a seven-year period January 1, 2016 through December 31, 2022.

The PBID term will end on December 31, 2022. As required by state law, property owners have created a Management District Plan to renew the PBID.

Renewal of the PBID requires submittal of petitions from property owners representing more than 50% of the assessed properties. If enough petitions are received, a separate, additional ballot vote must indicate that property owners who represent more than 50% of assessed properties are in support of the renewal. If renewed, it will have a term of ten years, extending from January 1, 2023 through December 31, 2032. The Downtown Fresno Association serves as the Owners' Association for the PBID and is responsible for managing funds in accordance with the plan, submitting an annual report to the City of Fresno. See a complete copy of the Management District Plan, Attachment A.

REFERENCE MATERIAL:

BAI#6, June 16, 2015
BAI#6, March 10, 2015
BAI#4, June 15, 2010
BAI#19, April 13, 2010

ATTACHMENTS INCLUDED AND/OR ON FILE:

On file with Clerk - Attachment A

CAO ANALYST:

Sonia M. De La Rosa