

RESOLUTION NO. RES-2020-020

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE HISTORIC RAILROAD SQUARE ASSOCIATION AS THE MANAGEMENT ORGANIZATION FOR THE RAILROAD SQUARE-SANTA ROSA COMMUNITY BENEFIT DISTRICT; APPROVING THE RAILROAD SQUARE-SANTA ROSA COMMUNITY BENEFIT DISTRICT MANAGEMENT AND DISBURSEMENT AGREEMENT; INCREASING THE ECONOMIC DEVELOPMENT GENERAL FUND; AND AUTHORIZING THE FINANCE DEPARTMENT TO DISBURSE ASSESSMENT FUNDS

WHEREAS, Ordinance ORD-2018-004 authorizes the City to establish Community Benefit Districts (CBDs) to promote the economic vitality and physical maintenance of mixed use and business districts in Santa Rosa; and

WHEREAS, the Ordinance authorizes the City to levy and collect assessments on real property within such districts for the purpose of providing improvements and promoting activities that specially benefit real property within such districts; and

WHEREAS, consistent with the process defined by the Ordinance, and codified as Santa Rosa Municipal Code Chapter 6-56 Article V, on September 5, 2019, the City Council adopted Resolution No. RES-2019-173 approving the formation of the Railroad Square-Santa Rosa Community Benefit District of 2019 (“District”); and

WHEREAS, the Management District Plan and Engineer’s Report that provides the legal basis for the District describes and sets forth the intended particular and special benefits the property owners in the District will receive through activities and improvements to be provided by the Historic Railroad Square Association (“RSA”) through implementation of the Management District Plan; and

WHEREAS, the Management District Plan improvements will be funded through an annual levy of special assessments upon real property within the District commencing on April 1, 2020, and continuing in perpetuity or until the property owner petition and vote to remove the district; and

WHEREAS, the Historic Railroad Square Association is a California non-profit public benefit corporation that was formed to be the management organization for the new Railroad Square District; and

WHEREAS, the Historic Railroad Square Association Board of Director Bylaws (Exhibit A) set the number of board members at a minimum of five and a maximum of seventeen members, with at least two-thirds of the directors consisting of owners of real property within the boundaries of the District, and the remaining one-third consisting of community at large directors such as owners of businesses or residents within the District boundaries; and

WHEREAS, the Historic Railroad Square Association is responsible for implementing the Management District Plan using the funds assessed and collected by the City in year one, and by the County of Sonoma through property tax bills thereafter, and disbursed to the Historic Railroad Square Association through the City, thus necessitating a management and disbursement agreement (Exhibit B); and

WHEREAS, the City and Historic Railroad Square Association desire to enter into an agreement in order to coordinate their respective activities necessary for the successful operation, administration and implementation of the Management District Plan and District improvements; and

WHEREAS, the duties the Historic Railroad Square Association is expected to perform are described in the Management District Plan (attached to Exhibit B), as are the method, details and means of performing the disbursement duties of District revenues; and

WHEREAS, property within the District that is owned by the City of Santa Rosa is also assessed, with the year one assessment set at \$2,538.00, and thereafter at \$3,384.00 comprised of funds from the General Fund.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approve the Historic Railroad Square Association as the management organization for the Railroad Square-Santa Rosa Community Benefit District.

BE IT FURTHER RESOLVED that the Council approve the Railroad Square-Santa Rosa Community Benefit District Management and Disbursement Agreement between the City of Santa Rosa and the Historic Railroad Square Association, in substantially the same for as Exhibit A to this resolution, subject to approval as to form by the City Attorney.

BE IT FURTHER RESOLVED that the Council increase appropriations to the Economic Development General Fund by \$2,538.00 from unallocated General Fund monies.

BE IT FURTHER RESOLVED that the Council authorize the disbursement of assessment funds beginning with the City of Santa Rosa's year one property assessment amount of \$2,538.00.00.

IN COUNCIL DULY PASSED this 11th day of February 2020.

AYES: (6) Mayor Schwedhelm, Vice Mayor Fleming, Council Members Dowd, Olivares, Rogers, Sawyer

NOES: (0)

ABSENT: (0)

ABSTAIN: (1) Council Member Tibbetts

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A – Downtown Action Organization Bylaws
Exhibit B – Management and Disbursement Agreement