

City of Santa Rosa



Legislation Details

File #:	19-0890	Version:	1	Name:	Railroad Square Community Benefit District
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	11/6/2019	In control:		In control:	City Council
On agenda:	11/19/2019	Final action:		Final action:	

Title: PUBLIC HEARING - RESOLUTION FORMING THE SANTA ROSA RAILROAD SQUARE COMMUNITY BENEFIT DISTRICT AND LEVYING THE ASSESSMENT IN CONNECTION THEREWITH (THIS ITEM WAS CONTINUED FROM THE NOVEMBER 5, 2019, REGULAR MEETING)

BACKGROUND: On September 10, 2019, District property owners met the requirements of the Community Benefit District (CBD) Ordinance by submitting qualified petitions requesting the initiation of proceedings to establish the District. A Santa Rosa Railroad Square Community Benefit District Management District Plan, certified by a qualified District Assessment Engineer, was prepared and submitted to the Santa Rosa City Clerk. This Plan was made available on the City's website and in hard copy at the City Clerk's Office.

On the same date, Council adopted a Resolution of Intention (Council Resolution RES-2019-141) to establish the District. The Resolution of Intention states that the assessment proposed to be levied and collected for Fiscal Year 2019-2020 is \$231,826.09. The amount to be levied and collected for the subsequent years may be increased by a vote of the property owner Board of Directors by an amount not to exceed five percent (5%) per year.

Due to the special benefit nature of assessments levied within a CBD, program costs are distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected. The purpose of the assessments is to fund physical improvements, attract new customers, and increase business sales through maintenance, special events, marketing and other such activities.

The methodology used for the assessment is calculated based on a given property's linear frontage, lot size square footage, and building square footage. Future residential condominiums constructed within the District will have a separate calculation as identified in the management district plan included in this packet, in that linear frontage and lot size are not relevant to residential condominiums. A more detailed breakdown of the assessment methodology can be found in Section 4 of the Management District Plan.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council hold a public hearing to consider oral and written testimony regarding the formation of a community benefit improvement district, and tabulate all assessment ballots returned to the City pursuant to procedures set forth in the Resolution of Intention; and, if the assessment balloting does not result in a majority protest, then waive first reading and approve the resolution forming the Santa Rosa Railroad Square Community Benefit District and levying and collecting the Assessment in connection therewith.

Sponsors: Planning and Economic Development

Indexes: Not a Project

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 - Cover Letter and Sample Ballot, 3. Resolution, 4. Exhibit A - Management Plan and Engineers Report, 5. Presentation, 6. Late Correspondence (Uploaded 11/22/2019)

Date	Ver.	Action By	Action	Result
11/19/2019	1	City Council	to waive reading of the text and adopt	Pass