



# City of San Leandro

Meeting Date: May 20, 2013

## Staff Report

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**File Number:** 13-239

**Agenda Section:** ACTION ITEMS

**Agenda Number:** 10.A.

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** Cynthia Battenberg  
Community Development Director

**FINANCE REVIEW:** David Baum  
Finance Director

**TITLE:** Staff Report for the Resolution of Intent to Establish a Community Benefit District in Downtown San Leandro and a Motion Authorizing the City Manager to Sign the City-owned Property Ballots in Support of the Community Benefit District

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### SUMMARY AND RECOMMENDATIONS

City staff and New City America, Inc. have been working with the Downtown Association and a Downtown San Leandro Property Owner Steering Committee since July 2012 on the formation of a Community Benefit District (CBD). The required 30% petition threshold of property owners in support, by weight, has been met and staff recommends that the City Council adopt the Resolution of Intent which instructs the City Clerk to mail out ballots to every affected property owner. The property owners will have no less than 45 days in which to return the mail-in ballots. Additionally, staff recommends the City Council make a motion authorizing the City Manager to sign the City-owned property ballots in support of the CBD.

### BACKGROUND

The City of San Leandro, through the former Redevelopment Agency, made significant capital investments in Downtown San Leandro and funded on-going services above and beyond basic City services. These enhanced services included marketing and event support, maintenance, security, and financial assistance to businesses for façade improvements. The elimination of redevelopment by the State impacted the City's ability to continue to fund enhanced services in the Downtown. In July 2012, the City retained New City America, Inc. to assist property and business owners in the establishment of a benefit district to fund enhanced services.

New City America distributed a survey to all downtown property owners to determine their conceptual support for a benefit district and worked with a Property Owner Steering Committee to determine if there was sufficient support to move forward with the process. At an October 18, 2012 Steering Committee meeting, the committee recommended the City

proceed and develop a Management Plan for a new Downtown Community Benefit District (CBD). In November 2012 this recommendation, along with a CBD enabling ordinance which allows for the creation of a Downtown CBD, was brought to the City Council for approval.

### **Management Plan**

New City America worked with the Steering Committee and Downtown Association on the creation of a Management Plan that outlines the levels of service to be provided, the cost of the various services and a methodology to assess the costs to the benefiting parcels. On April 1, 2013 the City Council was provided an update on the Management Plan. The City Council requested one minor modification - that the maximum annual Consumer Price Index (CPI) adjustment be reduced from 5 percent to 3 percent. That recommendation is incorporated into the final plan.

Highlights of the Management Plan services and breakdown of the FY 2013-14 budget of \$384,680 follows.

### **Downtown San Leandro CBD Services & FY 2013-14 Budget**

<u>Sidewalk Operations, Beautification and Order</u>	<u>\$234,175</u>
Benefit Zone 1	
Sidewalk and gutter sweeping - 7 days per week	
Security - 5 days per week	
Quarterly steam cleaning of sidewalks	
Benefit Zone 2	
Sidewalk and gutter sweeping - 4 days per week	
Security - 5 days per week	
Thrice yearly steam cleaning of sidewalks	
<u>District Identity and Streetscape Improvements</u>	<u>\$50,000</u>
Special event underwriting, public space development, website creation and management, social media, public and media relations, business attraction	
<u>Administration and Corporate Operations</u>	<u>\$60,750</u>
Staffing, office related expenses, General liability and other insurance, accounting, and legal	
<u>Contingency</u>	<u>\$15,387</u>
Delinquencies and County costs	
<u>Residential Condos Enhanced Benefits</u>	<u>\$24,368</u>
Enhanced beautification in direct vicinity of condos, pet related sidewalk operation needs, public spaces near condo blocks	

The Downtown San Leandro Community Benefit District 2013 Management District Plan Summary, which includes a map of the CBD boundaries and identifies the properties in benefit zones 1 and 2, is attached. The Management Plan also includes information regarding the methodology used to allocate the costs of the various services by linear frontage, lot size or building square footage and the reasoning behind this recommended methodology. Estimates of the cost to provide the desired services were used to determine the amount to be assessed. The assessment methodology was reviewed and approved by an

Assessment Engineer to ensure that it reflects the benefit of the services to be received. Details regarding the annual assessments for benefit zones 1 and 2 and residential properties are also included in the attached Management Plan Summary.

### Petition & Balloting

On April 1, 2013, the City Council authorized the City Manager to sign the petition for the City properties in support of the CBD.

On April 5, 2013, the petition drive was launched and packets were mailed to all property owners in the proposed district. The packet included a letter from New City America, a flyer about how to obtain Spanish, Cantonese and Mandarin translation assistance, the petition for the property and the Management Plan Summary. The cover letter, translations flyer, a sample petition and the Management Plan summary are attached for your information.

Since April, property owners have submitted petitions to New City America and details of those in support and those opposed as of May 10, 2013 is attached in the Exhibit titled San Leandro Petition Response 5/10/2013. In summary, 35.54% of property owners, by weight, are supportive of the CBD initiative, which meets the required threshold to move to the final petition stage of the process. Petitions received by May 20 at 5pm will be included in the information presented to the City Council at the meeting that evening.

Because the petition threshold was reached, a Resolution of Intent (ROI) is before the City Council for adoption. Adoption of the resolution will bring the CBD initiative to the final balloting stage. According to the State constitution, property owners must then be allowed to submit a ballot on the formation of the district at a public hearing. By adopting the ROI, the City Council is instructing the City Clerk to mail out the ballots to every affected property owner. The property owners will have no less than 45 days in which to return the mail ballots. CBD ballots will be mailed by the City Clerk no later than May 31, 2013 and must be returned by the conclusion of the public hearing scheduled for the July 15, 2013 City Council meeting. Should 50% plus one of the ballots, by weight, be cast in favor of the CBD, the City Council can establish the CBD and authorize placement of the assessment on the Fiscal Year 2013-14 tax roll.

### Timeline

May 31, 2013	CBD Ballots mailed to property owners
July 15, 2013	City Council Public Hearing, ballots counted
Early August 2013	Assessments forwarded to Alameda County Auditor/Controller
July - Dec 2013	Formation of the CBD Management Corporation
December 2013	Revenue (50%) distributed to City and forwarded to the new CBD Management Corporation

### City Owned Properties

Based on the City's property ownership, the City would pay approximately \$41,190 annually, or 10.7% of the total assessment. The increase in enhanced services that the CBD would provide downtown would be much greater than what the City is able to currently provide. The City currently pays \$45,000 for limited maintenance and sidewalk steam cleaning and in

support of events. The CBD would fund \$385,000 worth of services including daily maintenance, sidewalk steam cleaning, and security to a larger area, funding for part-time staff as well as marketing and events.

The enhanced services and activation of downtown are in the best interests of businesses, property owners and the community. The businesses will benefit from increased commerce and improved identity, property owners will benefit from increased property values and lease revenues, and the community will benefit from a cleaner, more attractive and vibrant downtown. Staff recommends that the City Council authorize the City Manager to sign the ballots for City-owned properties in support of the Community Benefit District.

### **Conclusion**

Based on the multitude of benefits to be realized by property and business owners as well as residents, staff recommends that the City Council take the following two actions:

- Adopt the Resolution of Intent to establish a Downtown San Leandro Community Benefit District
- Authorize the City Manager to sign the ballots for the City-owned properties to establish a Downtown San Leandro Community Benefit District

### **Previous Actions**

- On April 1, 2013 the City Council authorized the City Manager to Sign a Petition to Establish the Downtown San Leandro Community Benefit District
- On November 19, 2012 the City Council adopted an Ordinance Allowing for the Establishment of Community Benefit Districts in the City of San Leandro
- On July 2, 2012 the City entered into a Consultant Services Agreement with New City America, Inc. for assistance in establishing a Downtown San Leandro Community Benefit District.

### **Summary of Public Outreach Efforts**

- July 27, 2012 Downtown Association meeting.
- August 8, September 13, October 18, 2012 and January 10, 24, February 7, 28 and April 4, 2013 Downtown San Leandro Community Benefit District Steering Committee meetings.
- Numerous one-on-one meetings with individual property owners.

### **Legal Analysis**

This report and the accompanying resolution have been reviewed and approved as to form by the City Attorney.

### **Fiscal Impacts**

There is no fiscal impact by adopting a Resolution of Intent. If the CBD is approved, the annual fiscal obligation of the City in FY 2013-14 will be \$41,190 which will replace \$45,000 in funding for Downtown Association support, sidewalk steam cleaning and maintenance services. Thus, there will be no net financial impact to the General Fund.

## **ATTACHMENTS**

- Petition Cover Letter
- Translations Flyer
- City of San Leandro Petition
- Management Plan Summary 4-6-13
- San Leandro Petition Response Report 5/10/2013

**PREPARED BY:** Cynthia Battenberg, Community Development Director



April 5, 2013

To: Property Owners in Downtown San Leandro

SUBJECT: Petition for Initiating Balloting for the Proposed New Assessment District

Dear Downtown San Leandro Property Owner or Manager:

Attached please find a petition for the proposed Downtown San Leandro Community Benefit District (CBD). By signing the petition you show your support for the CBD and enable the process to move to the balloting phase. Property owners representing 30% of the total assessment to be collected must sign a petition in order to bring this issue to an official vote. The petition includes information regarding your specific assessment – the amount and percentage of the total assessment. The petition must be signed by the legal owner or an authorized representative. Your prompt return of the petition would be appreciated. Please return no later than May 5, 2013.

Assuming the 30% petition threshold is reached, on Monday, May 20, 2013 at 7:00 p.m. the City Council of San Leandro will consider adopting a *“Resolution of Intent”* to mail out the ballots to all affected property owners. Ballots would be mailed to property owners the week of May 20<sup>th</sup> and due to be returned by the public hearing tentatively scheduled for July 15, 2013. In order for the Downtown San Leandro CBD to be implemented, 50% plus one of the weighted ballots cast must be in favor of the CBD.

Once established, the Downtown San Leandro CBD would become a line item on the Alameda County property tax bill beginning December 2013. The assessments and programs they pay for would be controlled by a non-profit organization made up of primarily of the property owners that pay into the CBD, **not the City of San Leandro**.

This package includes a summary of the Downtown San Leandro Community Benefit District 2013 Management District Plan (the full plan is available upon request), the petition and a return envelope.

You may return the petition by mail, scan and e-mail it or fax it into our offices at (619) 239-7105 or e-mail to [mail@newcityamerica.com](mailto:mail@newcityamerica.com). We have a chance to take Downtown to the next level and the Steering Committee believes that the proposed CBD is the most effective long term mechanism for doing just that.

For more information, or to get a copy of the full Management District Plan e-mailed or sent to you, please call Monica at (888) 356-2726. Thank you for your cooperation in this important effort.

Sincerely

Marco LiMandri

On behalf of the Downtown San Leandro CBD Steering Committee



710 W. Ivy Street ■ San Diego, CA 92101 ■ 888-356-2726 ■ 619-233-5009 ■ Fax 619-239-7105  
[mail@newcityamerica.com](mailto:mail@newcityamerica.com) ■ [www.newcityamerica.com](http://www.newcityamerica.com) ■ Facebook: New City America, Inc.

## Community Benefit District Benefits

The CBD will be a special benefits district that will fund services over and above those general services currently provided by the City of San Leandro. This project has been studied and worked on for the past 8 months by the Downtown San Leandro CBD Steering Committee. The Downtown San Leandro CBD seeks to do the following:

- *Increase commerce in the greater Downtown area, from just west of the BART station to just east of E. 14<sup>th</sup> Street in Downtown San Leandro;*
- *Build a positive identity for Downtown San Leandro in order to attract new office tenants, retailers and businesses;*
- *Provide CBD operated cleaning and beautification services throughout the District on a daily basis,*
- *Provide private security based upon need within the district;*
- *Work to build an identity for Downtown San Leandro as the best place to shop, conduct business, visit as well as live in the entire region; and*
- *Create, program and manage dynamic and popular public spaces and events to be enjoyed by residents, employees, business and property owners and visitors alike.*

Como propietario, usted tiene derecho a voto sobre la propuesta de formación de un Distrito de Beneficios Comunitarios del Centro de San Leandro (Downtown San Leandro Community Benefit District.) Si es aprobada, esta iniciativa generará fondos para medidas de seguridad mejoradas, mantención, y marketing del Centro de San Leandro. Para enterarse más en español sobre esta iniciativa y su derecho a voto, favor de contactarse con Sally Barros en el 510/577-3458.

作為業主，你有權投票表決成立聖利安珠市市中心社區福利區的建議。如獲批准，這措施將提供資金應用來增強公安，保養維修和推廣市中心。如需更深了解關於這社區福利區的建議和你的投票權，請致電 510/577-3366 (粵語) 或 510-577-3497 (國語)。



# PETITION TO ESTABLISH THE DOWNTOWN SAN LEANDRO COMMUNITY BENEFIT DISTRICT

Pursuant to San Leandro Community Benefit District Ordinance, Title 2, Chapter 2-20 of the San Leandro Municipal Code

LEGAL OWNER: CITY OF SAN LEANDRO

APN NUMBER	SITE ADDRESS	ASSESSMENT AMOUNT	PERCENTAGE
077 0551 067 00	ESTUDILLO AVE	\$439.19	0.11%
077 0551 064 00	120 ESTUDILLO AVE	\$4,948.31	1.29%
077 0551 035 00	179 ESTUDILLO AVE	\$438.02	0.11%
077 0551 034 00	1366 E 14TH ST	\$3,617.54	0.94%
077 0551 015 00	E 14TH ST.	\$1,650.54	0.43%
077 0551 014 00	143 CALLAN ST	\$513.81	0.13%
077 0551 001 00	CALLAN AVE	\$10,061.62	2.62%
077 0545 063 00	1350 WASHINGTON AVE	\$672.85	0.17%
077 0545 010 00	WASHINGTON AVE	\$397.64	0.10%
077 0545 009 00	WASHINGTON AVE	\$923.31	0.24%
077 0447 007 01	HYDE ST	\$4,722.60	1.23%
075 0162 004 00	ARROYO AVE	\$2,877.82	0.75%
075 0016 015 01	384 W ESTUDILLO AVE	\$3,520.09	0.92%
075 0001 010 02	290 DAVIS ST	\$1,303.47	0.34%
075 0001 008 02	250 DAVIS ST	\$934.92	0.24%
075 0001 006 00	222 DAVIS ST	\$383.95	0.10%
075 0001 005 00	212 DAVIS ST	\$456.65	0.12%
075 0001 004 00	1199 E 14TH ST	\$856.37	0.22%
075 0001 001 01	E 14TH ST	\$2,471.56	0.64%
	TOTALS:	\$41,190.26	10.71%

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

-OR-

\_\_\_\_\_  
Duly Authorized Representative's Signature

\_\_\_\_\_  
Title (Please Print or Type)

\_\_\_\_\_  
Date

**PLEASE SIGN AND RETURN BY MAY 15, 2013** Please fax to  
619-239-7105 and mail original to: New City America, Inc. Downtown  
San Leandro CBD Steering Committee 710 West Ivy Street, San Diego  
CA 92101 or scan and email to mail@newcityamerica.com



**The Downtown San Leandro  
Community Benefit District  
2013  
Management District Plan Summary**

**Final Plan – April 6<sup>th</sup>, 2013**

*Formed Under San Leandro Community Benefit District Ordinance,  
Title 2, Chapter 2-20 of the San Leandro Municipal Code,  
City of San Leandro, California*

Prepared by:  
New City America, Inc.  
and  
The Downtown San Leandro CBD Steering Committee



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mail@newcityamerica.com ■ www.newcityamerica.com ■ Facebook: New City America, Inc.

## **CBD Management District Plan Summary**

The name of this Community Benefit District is the Downtown San Leandro Community Benefit District (the “CBD”). The District is being formed pursuant of the City of San Leandro Community Benefit District Ordinance Title 2, Chapter 2-20 of the San Leandro Municipal Code as hereinafter referred to as the Ordinance.

Developed by the San Leandro Downtown Association and the CBD Steering Committee – this Management District Plan is proposed to improve and provide special benefits to individual parcels located within the boundaries of the newly proposed 2013 Downtown San Leandro Community Benefit District. The proposed CBD will provide special benefit district improvements and activities, including cleaning, security, beautification, district identity, possible transportation related activities and other special benefit programs to parcels within the boundaries of the proposed district.

The proposed Downtown San Leandro CBD serves to improve the individual parcels, attract new customers to their businesses, increase sales, increase occupancies and enhance the benefitting individual parcels within the CBD. The proposed CBD seeks to fund the special benefits that will be provided over the next fifteen years, based upon keeping the greater Downtown San Leandro area clean, safe, orderly, attractive, well marketed with special events and programs, and increase commerce within the boundaries.

### **Process to Establish the Improvement and Activity Plan/Outreach Efforts:**

Since summer of 2012 business and property owners in Downtown San Leandro have met to discuss the advantages of creating this downtown special benefits district. An initial survey was sent to property owners in the proposed CBD area in August 2012 to ascertain their level of support for the establishment of this assessment district and obtain information regarding the type of enhanced services they were interested in receiving. The survey information was instrumental in determining the services to be delivered by the CBD.

Numerous public meetings have been held with the Downtown Association and newly created Downtown San Leandro CBD Steering Committee. Public meeting dates follow:

- July 27, 2012 – Downtown Association
- August 8, 2012 – Steering Committee
- September 13, 2012 – Steering Committee
- October 18, 2012 – Steering Committee
- November 19, 2013 – City Council meeting
- January 10, 2013 – Steering Committee
- January 24, 2013 – Steering Committee
- February 7, 2013 – Steering Committee
- February 28, 2013 – Steering Committee approved Management Plan
- April 4<sup>th</sup>, 2013 – Steering Committee launches the petition drive

In addition to these meetings, meetings were held between Marco Li Mandri of New City America, Cynthia Battenberg, Business Development Manager of the City of San Leandro and numerous property owners explaining the purpose, services and costs of the proposed CBD.

**Explanation of Special Benefit Services:**

All of the improvements and activities detailed below are provided only to properties defined as being within the boundaries of the Downtown San Leandro CBD, as the improvements and activities will provide special benefit to the owners of those properties. No improvements or activities will be provided to properties outside the Downtown CBD boundaries. All benefits derived from the assessments outlined in this Management District Plan fund services directly benefiting the property owners in this special benefit district. Inasmuch as all services will be provided to the properties defined as being within the District boundaries and no services will be provided outside the District boundaries.

The City will continue to provide services from the general fund to the Downtown which will include public safety, street tree trimming, street sweeping, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from the Downtown CBD unless they are withdrawn by an equal amount City wide. The CBD funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of San Leandro.

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the property, business owners and residents within this area to support increased commerce, business attraction and retention, retained and increased commercial property rentals, enhanced safety and cleanliness in the CBD, improved district identity, and eventually specialized beautification and enhanced programs for the condo residential unit parcels within the District.

The total improvement and activity plan budget for 2013-14, which is funded entirely by property assessments within the CBD boundaries, is projected to be \$384,680. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services in similar districts throughout the State of California.

The Downtown San Leandro CBD Steering Committee has prioritized the following categories of special benefit services for the new District. The categories of special benefit services set forth the intent of the budget category, but also gives the District Management Corporation flexibility to allocate the services based upon the changing needs of the District from year-to-year within each budgeted category.

**Boundaries:**

The boundaries shall include approximately 30 whole or partial blocks with 290 parcels. See Downtown San Leandro Proposed Special Benefit District Zones map in Section 2, pages 8 and 9. The District is generally bounded by Alvarado Street on the west, on Santa Rosa Street on

the east, by the San Leandro Creek on the north and by Castro Street on the south. A large area bordered by Hays Street (east), West Estudillo (north) Carpentier Street (west) and Parrott Street (south), is excluded at this time since this six block area is comprised primarily of single family residents. If and when these homes convert to commercial or multi-residential usages, the CBD will seek to expand to include those parcels so they can contribute to and receive benefit from the CBD special benefit services.

**Budget:**

The total first year Downtown San Leandro CBD budget based upon assessable individual parcel owners for FY 13/14, will be \$ 384,680. Please see Section 3 for a breakdown of the categories of special benefit services and their allocation of services by Benefit Zone.

**Benefit Zones:**

State law and the State constitution, Article XIID require that special assessments be levied according to the special benefit each individual parcel receives. There will be two benefit zones in the proposed Downtown San Leandro CBD, and parcels identified in the CBD map in Benefit Zone 1 will be charged a higher linear frontage rate due to the proportional benefit they will receive.

**Improvements, Activities and Services of the Downtown San Leandro CBD Plan:**

There are five basic categories of special benefit services that will be funded by the Downtown San Leandro CBD. All of these services will confer a special benefit to the individual parcels within the Downtown San Leandro CBD. The categories of special benefits are as follows:

1. ***Sidewalk Operations, Beautification and Order:*** This includes all sidewalk and gutter cleaning services, security, sidewalk steam cleaning services, graffiti removal, trash removal, as well as enhanced services to beautify the district based upon Benefit Zone contributions. Sidewalk operations services total \$ 234,175 or 61% of the first year annual budget of the new CBD.
2. ***District Identity:*** These services include the branding of the Downtown San Leandro area, marketing and promotions, newsletter, public relations, media relations, social media, publicity, special events, website development and maintenance, public space develop and holiday decorations. These services equal \$ 50,000 or 13% of the first year annual budget of the new district.
3. ***Enhanced Residential Improvements:*** These services include, but are not limited to: enhanced beautification in blocks with a high density of condos, public space development, implementation of pet related services and administrative costs. These services equal \$ 24,368 or 6% of the first year annual budget.
4. ***Program Management and Corporate Operations:*** These services equal \$60,750 or 16% of the first year annual budget of the new district.

5. **Contingency/Reserve.** This contingency anticipates a “historic” non-payment rate percentage of 2 to 4%, and any City or County collection fees. This fund equals \$15,387 or 4% of the first year annual budget of the new district.

**Downtown San Leandro CBD FY 2013-14 Budget**

<b>Program or Service</b>	<b>% of Budget</b>	<b>Estimated Cost of Benefit</b>
Sidewalk Operations, Beautification and Order	61%	\$ 234,175 <i>(Benefit Zone 1 = \$ 153,666)</i> <i>(Benefit Zone 2 = \$ 80,511)</i>
District Identity and Streetscape Improvements	13%	\$ 50,000
Enhanced Residential Improvements	6%	\$ 24,368
Program Management, Corporate Operations	16%	\$ 60,750
Contingency	<u>4%</u>	<u>\$ 15,387</u>
<b>Total First Year Budget</b>	<b>100%</b>	<b>\$ 384,680</b>

This plan proposes percentages for groups of services with the intent that they will provide individual parcels with an understanding of the portion of the budget allocated to fund those services, while simultaneously giving the property owners and businesses an understanding of the proportional benefit they will receive. Demands for prioritization of one special benefit need over another *within the same category* will occur year by year. Security may be a priority one year, however enhanced sidewalk sweeping and beautification may be a priority another year. Both of these services fall within the same special benefit category.

**Method of Financing:**

The financing of the CBD is based upon the levy of special assessments upon real property that receive special benefits from the improvements and activities. See Section 4 for assessment methodology and compliance with Proposition 218. There will be four factors used in the determination of proportional benefit to the parcels in the CBD. Those four factors are:

- Linear frontage, (broken down by Benefit Zones). Parcels will be charged different frontage rates based upon the frequency of services that the Benefit Zone frontage will receive from the Sidewalk Operations portion of the CBD budget;
- Lot size or the footprint of the parcel;
- Building square footage (excluding parking structures built within the building that predominantly serve the tenants of the building and are not open to the public); and
- Residential condos that front along the public rights of way within the District.

The following data represents the foundation of the assessments that will generate the revenue to fund the Downtown San Leandro CBD: (verified as of March 9, 2013);

**Building Square Footage:** 1,087,295 sq. feet

**Gross Lot Size:** 3,229,475 sq. feet

**Gross Linear Frontage:** 34,276 linear feet  
(Benefit Zone 1 = 18,671 linear feet)  
(Benefit Zone 2 = 15,605 linear feet)

**Residential Condos:** 121,844 assessable building square footage.  
Currently there is only one residential condo development within the Downtown San Leandro CBD boundaries total. These and future units will be assessed at the rate of \$0.20 per square foot for their verifiable building square footage per parcel. Commercial condos will be treated as commercial buildings being assessed for their proportion of linear frontage, lot size and building square footage.

***Special Benefit Services, Funding Source, Costs and Percentage of Annual Budget***

<b>Service</b>	<b>Funded by Benefit Zone 1</b>	<b>Funded by Benefit Zone 2</b>
<b>Sidewalk Operations</b>	50% of costs funded by all linear frontage assessments in zone  50% of costs funded by lot size assessments in zone	50% of costs funded by all linear frontage assessments in zone  50% of costs funded by lot size assessments in zone
<b>District Identity</b>	Funded by building square footage assessments spread throughout the district equally	Funded by building square footage assessments spread throughout the district equally
<b>Enhanced Residential Improvements</b>	Funded by building square footage of residential condos	Funded by building square footage of residential condos
<b>Admin/Corp Operations</b>	Funded by lot size assessments spread throughout the district equally	Funded by lot size assessments spread throughout the district equally
<b>Contingency</b>	Funded by lot size assessments spread throughout the district equally	Funded by lot size assessments spread throughout the district equally

**Accumulated Cost Assessment for Benefit Zones 1 and 2:**

<i>Property Variable</i>	<i>Sub-category</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>
<b>Linear Frontage</b>		<b>\$ 4.1150980</b>	<b>\$ 2.5796200</b>
<b>Lot Size square footage</b> (Accumulated costs based upon services)	Lot/Sidewalk Operations	\$ 0.0490080	\$ 0.0242250
	Lot/Admin	\$ 0.0188110	\$ 0.0188110
	Lot/Contingency	\$ 0.0047645	\$ 0.0047645
	<b>Total Lot Costs</b>	<b>\$ 0.0725835</b>	<b>\$ 0.0478005</b>
<b>Bldg square footage</b>		<b>\$ 0.0459850</b>	<b>\$ 0.0459850</b>
<b>Residential Condo Building square foot</b>		<b>\$0.20 square foot</b>	<b>\$0.020 square foot</b>

**Annual Costs:**

Annual assessments are based upon an allocation of program costs by assessable linear frontage (by Benefit Zone), assessable on all sides of the parcels that receive benefit; PLUS lot or parcel square footage; PLUS assessable building square footage, and in the case of residential condos, by building square footage. The residential condo owners are assessed differently since they are, in essence, acquiring air rights with the condos and linear frontage and lot size is not relevant to their parcels. This alternate assessment methodology is created to respond to their special needs of homeowners within this growing Downtown district. All four property variables, including an individual parcel's location within the designated areas for Benefit Zone will be used in the calculation of the annual assessment. The FY 2013-14 year annual assessments per property variable and Benefit Zone are as follows:

<b>Linear Frontage costs:</b>	Benefit Zone 1 \$4.115098 per linear foot/year Benefit Zone 2 \$2.579620 per linear foot/year
<b>Building Square Footage costs:</b>	\$0.045985 per square foot/year
<b>Lot Size costs:</b>	Benefit Zone 1 \$0.0725835 per square foot/year Benefit Zone 2 \$0.0478005 per square foot/year
<b>Residential Condo costs:</b>	\$0.20 per square foot of parcel unit square footage

**Assessment District Revenue Generation from each property variable:**

Linear Frontage (Both Zones):	\$ 117,088
Building Square Footage:	\$ 50,000
Lot Size:	\$ 193,224
Residential Condos	<u>\$ 24,368</u>
<b>Total:</b>	<b>\$ 384,680</b>



**Cap:**

The CBD budget and assessments may be subject to changes in the Consumer Price Index (CPI) for the San Francisco – Oakland – San Jose Consumer Price Index for all urban consumers from February to February, with annual increases not to exceed 3% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 3% annually. Changes in land use, development of empty parcels, conversion of tax exempt to profitable land uses, demolition of existing buildings, and creation of new parcels through new building or residential condo development may alter the budget from year to year based upon the changes in the building square footage of an individual parcels.

**District Formation:**

The District formation and modification requires a submission of petitions from property owners representing more than 30% of the total assessments.

Once the City verifies the petitions totaling a minimum of 30% or \$115,405 in assessment contribution to the District, the City Council may adopt a Resolution of Intention to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the mail ballots. The Downtown San Leandro CBD will be formed if the weighted majority of all returned mail ballots support the District formation and if the City Council adopts a resolution of formation to levy the assessments on the benefiting parcels. We anticipate that this process will be completed by the end of July 2013.

**Duration:**

The Downtown San Leandro CBD shall have a fifteen-year term which shall commence on July 1, 2013 and expire on June 30, 2028, with operations winding down by December 31, 2028.

**Exemptions:**

No benefitting parcels, regardless of taxable or tax-exempt property tax status, will be exempt from the assessments funding the special benefit services of the Downtown San Leandro CBD. Special benefit services will not be provided to any parcels outside of the boundaries of the district. Publicly owned property will be assessed the same as privately owned parcels based upon their location within Benefit Zone 1 or 2.

**Governance:**

Pursuant to the City of San Leandro Community Benefit District Ordinance and Section 36600 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of San Leandro (City) and will oversee the day-to-day implementation of services as defined in the Management District Plan. Section 36614.5 states:

*The "Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or*

*a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose."*

**Disestablishment:**

California State Law, Section 36670 provides for the disestablishment of a District. Provisions for annual disestablishment of the CBD are provided for in the local CBD ordinance through Section 36600 of the California Streets and Highway Code. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the CBD, in the same method in which they petitioned the City Council to establish the District. Section 36670 states:

*"2) During the operation of the district, there shall be a 30-day period each year in which assesses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners of real property or of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.*

*(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention."*

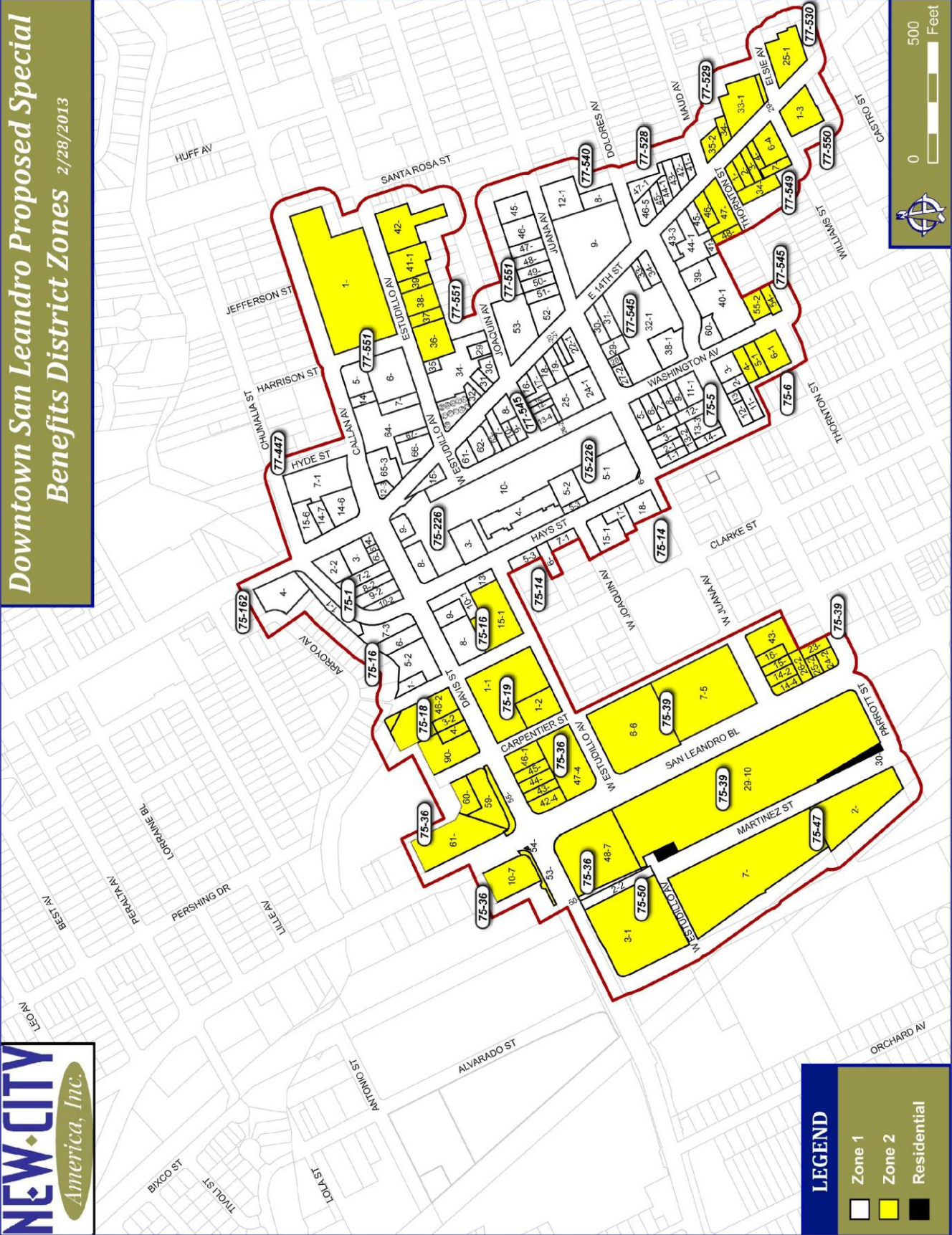
Upon the termination of the previous District, any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660(b). Unexpended surplus funds will be returned to property owners based upon each parcels percentage contribution to the previous fiscal year's assessments if the District is not renewed.

**Government Assessments:**

The Downtown San Leandro CBD Management Plan assumes that the City of San Leandro, the Successor Agency and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Section 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of San Leandro, controlled by the Successor Agency, the State of California, the San Leandro City Unified School District, BART and the County of Alameda shall receive benefits, commensurate with the assessments paid into the Downtown San Leandro CBD. The publicly owned parcels are presumed to benefit equally to the privately owned parcels for the special benefits provided.

# Downtown San Leandro Proposed Special Benefits District Zones 2/28/2013



# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

## Petition Response

AVILA SANTIAGO & SANTIAGO	\$0.00	0.00%	Supportive
CHANG INCOME PROP PTSHP LP	\$3,312.30	0.86%	Supportive
CHANG INCOME PROP PTSHP LP	\$9,670.87	2.51%	Supportive
CITY OF SAN LEANDRO	\$856.37	0.22%	Supportive
CITY OF SAN LEANDRO	\$934.92	0.24%	Supportive
CITY OF SAN LEANDRO	\$1,303.47	0.34%	Supportive
CITY OF SAN LEANDRO	\$672.85	0.17%	Supportive
CITY OF SAN LEANDRO	\$10,061.62	2.62%	Supportive
CITY OF SAN LEANDRO	\$3,617.54	0.94%	Supportive
CITY OF SAN LEANDRO	\$438.02	0.11%	Supportive
CITY OF SAN LEANDRO	\$4,948.31	1.29%	Supportive
CITY OF SAN LEANDRO	\$439.19	0.11%	Supportive
CITY OF SAN LEANDRO	\$456.65	0.12%	Supportive
CITY OF SAN LEANDRO	\$383.95	0.10%	Supportive
CITY OF SAN LEANDRO	\$3,520.09	0.92%	Supportive
CITY OF SAN LEANDRO	\$4,722.60	1.23%	Supportive
CITY OF SAN LEANDRO	\$923.31	0.24%	Supportive
CITY OF SAN LEANDRO	\$397.64	0.10%	Supportive
CITY OF SAN LEANDRO	\$513.81	0.13%	Supportive
CITY OF SAN LEANDRO	\$2,877.82	0.75%	Supportive
CITY OF SAN LEANDRO	\$1,650.54	0.43%	Supportive
CITY OF SAN LEANDRO	\$2,471.56	0.64%	Supportive
CREEKSIDE PLAZA PARTNERS LLC	\$1,309.60	0.34%	Supportive
CREEKSIDE PLAZA PARTNERS LLC	\$731.31	0.19%	Supportive
CREEKSIDE PLAZA PARTNERS LLC	\$7,563.30	1.97%	Supportive
GALVAN OLGA	\$1,540.70	0.40%	Supportive
GALVAN OLGA	\$0.00	0.00%	Supportive
GORDON BRUCE & JOHN	\$1,636.17	0.43%	Supportive
GORDON BRUCE & JOHN	\$1,152.23	0.30%	Supportive
HALLIDAY GERALD S &	\$757.38	0.20%	Supportive
HARBAND M E & CAROLA	\$1,467.66	0.38%	Supportive
INNISFREE VENTURES II, LLC	\$8,967.65	2.33%	Supportive
KNELL GREG & VICKIE	\$334.20	0.09%	Supportive
PSK DEVELOPMENT LLC	\$1,919.00	0.50%	Supportive
RASSIER PETTS MORRISSEY PTSHP	\$1,154.49	0.30%	Supportive
ROMANI PATRICK	\$236.40	0.06%	Supportive
SAN LEANDRO CHAMBER OF	\$918.34	0.24%	Supportive
SARA RICHARD A TR SURV TRUST ETAL	\$10,234.87	2.66%	Supportive
SCRIBNER PARTNERSHIP LTD	\$1,172.62	0.30%	Supportive
SCRIBNER PARTNERSHIP LTD	\$4,858.13	1.26%	Supportive
SCRIBNER PARTNERSHIP LTD	\$1,698.64	0.44%	Supportive
SF BAY AREA RAPID TRANSIT	\$5,034.89	1.31%	Supportive

## San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

			Petition Response
SF BAY AREA RAPID TRANSIT	\$7,269.86	1.89%	Supportive
SF BAY AREA RAPID TRANSIT	\$18,148.46	4.72%	Supportive
SL 101 LLC	\$4,157.29	1.08%	Supportive
SO JOHN & SUE	\$0.00	0.00%	Supportive
VU PHUONG	\$0.00	0.00%	Supportive
YAMAMURA RUTH	\$286.20	0.07%	Supportive
<b>SUPPORTIVE</b>	<b>\$136,722.83</b>	<b>35.54%</b>	

# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

Petition Response

			Petition Response
A2D LLC	\$1,638.44	0.43%	Opposed
AGOR EDWARD	\$0.00	0.00%	Opposed
AICARDI GIOVANNA	\$0.00	0.00%	Opposed
AUSTIN BETTIE	\$236.40	0.06%	Opposed
BAIN DEL & DIANA	\$236.40	0.06%	Opposed
BAIN DELBERT & DELBERT	\$236.00	0.06%	Opposed
BAIN DELBERT & DELBERT	\$236.40	0.06%	Opposed
BAIN DELBERT & DELBERT	\$236.00	0.06%	Opposed
BEST BUILDING PARTNERSHIP	\$166.11	0.04%	Opposed
BEST BUILDING PARTNERSHIP	\$127.66	0.03%	Opposed
BEST BUILDING PARTNERSHIP	\$158.29	0.04%	Opposed
BEST BUILDING PARTNERSHIP	\$127.66	0.03%	Opposed
BEST BUILDING PARTNERSHIP	\$189.93	0.05%	Opposed
BEST BUILDING PARTNERSHIP	\$181.74	0.05%	Opposed
BEST BUILDING PARTNERSHIP	\$237.11	0.06%	Opposed
BEST BUILDING PARTNERSHIP	\$111.11	0.03%	Opposed
BEST BUILDING PARTNERSHIP	\$251.64	0.07%	Opposed
BEST BUILDING PARTNERSHIP/CITY	\$322.09	0.08%	Opposed
BLUER STEVEN & HAROLD	\$247.20	0.06%	Opposed
BURNHAM RAYMOND	\$247.20	0.06%	Opposed
CABRAL LEVERN & MARIA	\$0.00	0.00%	Opposed
CALLAN PARTNERSHIP	\$3,336.20	0.87%	Opposed
COOK DALE	\$236.00	0.06%	Opposed
CORNELIUS IVAN G & JOANN	\$553.27	0.14%	Opposed
CORNELIUS IVAN G & JOANN	\$1,153.21	0.30%	Opposed
DILLING GUY & MARY	\$1,331.43	0.35%	Opposed
DOLORES BUILDING LLC	\$1,445.91	0.38%	Opposed
DYER SUSAN	\$293.60	0.08%	Opposed
FLYNN MONTERO JACQUELINE TRUST	\$2,150.20	0.56%	Opposed
FRIDEN LINNEA	\$345.60	0.09%	Opposed
HAALAND CARL & THELMA	\$293.60	0.08%	Opposed
JOHNSON CARLA	\$236.40	0.06%	Opposed
KWAN YUN	\$236.00	0.06%	Opposed
LANCASTER LAWRENCE	\$236.40	0.06%	Opposed
MARCONI KEVIN & AMANDA	\$1,807.38	0.47%	Opposed
MARYMOUNT VILLA LLC	\$5,007.82	1.30%	Opposed
MCDONALD GARY T	\$562.51	0.15%	Opposed
MUNTEANU GAVRIL & LAVINIA	\$1,347.07	0.35%	Opposed
OWYANG BENJAMIN	\$641.97	0.17%	Opposed
PARSONS DOROTHY	\$286.20	0.07%	Opposed
REESOR CHRISTOPHER & DOROTHY	\$427.73	0.11%	Opposed
REESOR CHRISTOPHER & DOROTHY	\$711.00	0.18%	Opposed

# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

			Petition Response
SHEROD ROBERT F & CHARLOTTE K	\$1,219.89	0.32%	Opposed
SIMAS RODNEY & RICK	\$1,460.83	0.38%	Opposed
SPENCER DANITA	\$265.20	0.07%	Opposed
TELLES RAYMOND & MURIEL	\$643.98	0.17%	Opposed
THREE FORTY FIVE ESTUDILLO	\$2,722.74	0.71%	Opposed
TOMPKINS MICHAEL	\$1,484.83	0.39%	Opposed
TRUJILLO JOHN	\$530.56	0.14%	Opposed
WILSON ELEANOR	\$784.73	0.20%	Opposed
WILSON ELEANOR	\$455.55	0.12%	Opposed
ZHAO FENG XIU	\$279.60	0.07%	Opposed
<b>OPPOSED</b>	<b>\$37,674.77</b>	<b>9.79%</b>	

# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

Petition Response

ADDISON ARNOLD A & HARRIET P TRS	\$945.54	0.25%
ALANIS RICARDO	\$236.40	0.06%
ALCALDE	\$0.00	0.00%
ALMAULA BIPIN & VICTORIA	\$334.20	0.09%
ARICAUBERTASTA LLC	\$1,852.38	0.48%
ATC BUILDING COMPANY	\$3,139.77	0.82%
BABINEC MARTIN & KRISTA	\$309.40	0.08%
BANK OF AMERICA	\$4,953.80	1.29%
BARRON CHARLENE	\$236.40	0.06%
BASNET NARAYAN & SITA	\$334.20	0.09%
BELL WILLIE	\$293.60	0.08%
BOYNS WANDA	\$236.40	0.06%
BREWER AARON	\$1,013.70	0.26%
BREWER AARON	\$309.70	0.08%
BRICKELL ENTERPRISES INC	\$2,407.18	0.63%
BRITTO ARTHUR & GERMANDA	\$314.98	0.08%
BROOKS BARBARA	\$2,003.97	0.52%
BROOKS BARBARA	\$487.48	0.13%
BROWN BUNNIE	\$293.60	0.08%
BUNEA PETRILENA & GHEORGHE	\$293.60	0.08%
BURKE FIONAN	\$286.20	0.07%
BURKE GAIL	\$2,652.67	0.69%
CALIFORNIA FIRST BANK	\$1,009.91	0.26%
CAVA EARL	\$334.20	0.09%
CHAN CINDY	\$1,156.13	0.30%
CHAN DANIEL	\$247.20	0.06%
CHEN CHAOLU	\$236.00	0.06%
CHEVRON USA INC	\$1,530.64	0.40%
CHEW ROWLAND	\$293.60	0.08%
CHUNG I C & MEI	\$236.00	0.06%
CHUONG RANDY & TRINA	\$640.72	0.17%
CONSELHO SUPREMO UNIAO	\$1,237.30	0.32%
CORBETT KEVIN	\$927.89	0.24%
CORREIA MARIA	\$224.60	0.06%
CUNERT ANDREW	\$224.60	0.06%
CWP PROPERTY MANAGEMENT INC /	\$865.14	0.22%
DAS LLC	\$877.30	0.23%
DAS LLC	\$2,960.05	0.77%
DAS LLC	\$928.86	0.24%
DAS LLC	\$2,496.84	0.65%
DEAF COUNSELING ADVOCACY AND	\$474.04	0.12%
DEAF COUNSELING ADVOCACY AND	\$735.57	0.19%



# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

Petition Response

DEAF COUNSELING ADVOCACY AND	\$329.74	0.09%
DEAF COUNSELING ADVOCACY AND	\$587.57	0.15%
DENG LIU & SAM	\$224.60	0.06%
DIAMOND SOPHIE	\$894.07	0.23%
DO RAYMOND M	\$584.74	0.15%
DUNN BARBARA	\$293.60	0.08%
ENG JULIANNE	\$224.60	0.06%
EPSTEIN GORDON	\$2,465.82	0.64%
ETS REALTY LLC	\$1,005.06	0.26%
FEDERAL NATIONAL MORTGAGE	\$236.40	0.06%
FIRST PRESBYTERIAN CHURCH OF SAN	\$5,061.06	1.32%
FONG ALBERT & AMY	\$1,716.90	0.45%
FORTENBERRY EDWARD	\$247.20	0.06%
GAMBREL MELODY & CURTIS	\$429.00	0.11%
GEE STEVEN & PHYLLIS	\$1,188.83	0.31%
GENSLER LP II	\$722.40	0.19%
GENSLER LP II	\$2,657.96	0.69%
GHUMAN HARJEET & BECKY	\$804.86	0.21%
GIGLI LEROY	\$828.10	0.22%
GIRMA BLEN	\$236.40	0.06%
GODWIN LARRY W & JEAN A	\$2,788.67	0.72%
GORRINGE RICHARD	\$236.40	0.06%
HARRIS JONATHAN	\$293.60	0.08%
HEEP BARBARA	\$236.00	0.06%
HEMMANN JAMES	\$1,254.45	0.33%
HERBERT EVELYN	\$244.80	0.06%
HERNANDEZ RAFAEL & CARMEN	\$685.43	0.18%
HO MARY	\$286.20	0.07%
HORNET ASSOCIATES	\$729.75	0.19%
HUANG JUN	\$224.60	0.06%
I O O F HALL ASSOC OF SAN LEANDRO	\$1,225.19	0.32%
JAFFER ANWAR & NOORJHAN	\$702.94	0.18%
JLS ASSOCIATES XIV LP	\$1,110.79	0.29%
JMF PROPERTIES LLC	\$806.01	0.21%
JP MORGAN CHASE BANK	\$178.34	0.05%
JP MORGAN CHASE BANK	\$2,007.44	0.52%
JP MORGAN CHASE BANK	\$2,305.72	0.60%
JP MORGAN CHASE BANK	\$342.19	0.09%
JP MORGAN CHASE BANK	\$611.65	0.16%
KAMEI KENZO & RUTH	\$986.60	0.26%
KAO JUN	\$334.20	0.09%
KERRY MARJORIE	\$713.01	0.19%

# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

Petition Response

KODA TAMA	\$0.00	0.00%
KOSEBA RUTH	\$0.00	0.00%
KRAFT WILLIAM	\$236.00	0.06%
KWAN RICHARD & VELMA	\$1,904.65	0.50%
KWON JOON & LAURA	\$236.40	0.06%
LAFAVE EVELYN	\$826.93	0.21%
LAU MAY	\$334.20	0.09%
LEE DON & GRACE	\$1,352.58	0.35%
LEE KENNETH & ANGELA	\$1,407.08	0.37%
LEE KEVIN	\$244.80	0.06%
LI GUANG	\$236.00	0.06%
LI SA	\$236.40	0.06%
LIANG FENG	\$224.60	0.06%
LIEU GIMN & RITA W TRS ETAL	\$3,525.88	0.92%
LIU JESSICA	\$224.60	0.06%
LONGS DRUG STORES INC	\$3,416.91	0.89%
LOWERY DIANE	\$236.00	0.06%
LOZANO MARIA	\$334.20	0.09%
LUI Y ANNA	\$2,319.54	0.60%
LYDON BARBARA & CATHERINE	\$401.00	0.10%
MANGAL ROBERT & SUMITA	\$795.27	0.21%
MANGAL ROBERT & SUMITA	\$1,810.13	0.47%
MAR JEFFREY	\$0.00	0.00%
MARTINEZ VICTOR & LETICIA	\$1,704.10	0.44%
MASON XIAOJIE	\$224.60	0.06%
MATHEWS WILLIAM AGENCY INC.	\$471.82	0.12%
MATHEWS WM INC	\$1,706.79	0.44%
MAYRENA ALLISON	\$342.00	0.09%
MCCARTHY CYNTHIA	\$224.60	0.06%
MCEACHERN ALYCE	\$334.20	0.09%
MCINTOSH DOROTHY	\$293.60	0.08%
METROPOLITAN BK	\$1,079.71	0.28%
MITCHELL JACQUELINE	\$244.80	0.06%
MOK RAYMOND & TSUNG	\$236.00	0.06%
MOTTA CAROL & STEPHEN	\$1,926.78	0.50%
NG STEVEN	\$236.40	0.06%
NGUYEN XUONG	\$236.00	0.06%
NOURI AFSHIN	\$777.29	0.20%
ORVISS GROZELIA	\$236.40	0.06%
OU ZICHENG	\$236.00	0.06%
OU ZIJIAN	\$236.40	0.06%
PARKMAN MALCOLM & ADRIANA	\$236.40	0.06%

# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

Petition Response

PASKEWITZ SUNG H	\$760.95	0.20%
PASKEWITZ SUNG H	\$8,377.60	2.18%
PORTUGUESE FRATERNAL SOCIETY OF	\$2,435.74	0.63%
PYNE BARBARA	\$236.00	0.06%
REGENCY CENTERS LP	\$2,256.52	0.59%
REGENCY CENTERS LP	\$3,009.07	0.78%
REGENCY CENTERS LP	\$2,368.28	0.62%
REGENCY CENTERS LP	\$1,105.20	0.29%
RICHARDSON MARTHA	\$236.00	0.06%
ROMAN CATHOLIC BISHOP OF	\$1,199.99	0.31%
ROMAN CATHOLIC BISHOP OF	\$6,317.59	1.64%
ROMAN CATHOLIC BISHOP OF	\$3,483.60	0.91%
ROMAN CATHOLIC BISHOP OF	\$1,613.06	0.42%
ROMAN CATHOLIC BISHOP OF	\$5,772.34	1.50%
SAFEWAY INC	\$1,650.78	0.43%
SAFEWAY INC	\$718.58	0.19%
SAFEWAY INC	\$6,239.19	1.62%
SAN LEANDRO MASONIC BUILDING	\$2,011.24	0.52%
SANCHEZ JORGE	\$0.00	0.00%
SBMANN1 LLC	\$0.00	0.00%
SBMANN1 LLC	\$0.00	0.00%
SCRUGGS PAMELA	\$334.20	0.09%
SENNA MANUEL & HELEN	\$507.55	0.13%
SHIMASAKI GARY & FRED	\$334.20	0.09%
SHIN JAMES	\$236.40	0.06%
SILVA MATILDE	\$293.60	0.08%
SILVA ROLEEN	\$334.80	0.09%
SIU VICTOR	\$1,231.61	0.32%
SMITH DEBORAH	\$236.40	0.06%
SNELLING SHARON	\$334.40	0.09%
SOKHI SHARANJEET	\$777.09	0.20%
SOTELO JIM & CAROL	\$224.60	0.06%
STAMATAKIS NICHOLAS & CATHERINE	\$1,093.87	0.28%
STARR KAREN	\$334.20	0.09%
STATE OF CALIFORNIA	\$982.15	0.26%
STATE OF CALIFORNIA	\$82.17	0.02%
STATE OF CALIFORNIA	\$1,276.80	0.33%
SUCCESSOR AGENCY	\$20,162.89	5.24%
SUCCESSOR AGENCY	\$1,661.75	0.43%
SUCCESSOR AGENCY	\$801.54	0.21%
SUCCESSOR AGENCY	\$212.06	0.06%
SUCCESSOR AGENCY	\$272.89	0.07%

# San Leandro Petition Response Report 5/10/2013 @ 9:56:26 AM

Petition Response

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SUCCESSOR AGENCY	\$2,147.95	0.56%
SUCCESSOR AGENCY	\$1,476.38	0.38%
SUCCESSOR AGENCY	\$193.28	0.05%
SUCCESSOR AGENCY	\$611.71	0.16%
SYQUIA MARIA & MARIA	\$334.20	0.09%
THARP JOSEPHINE	\$1,160.26	0.30%
TRUNK OF OUR CAR LLC	\$1,679.52	0.44%
TRUNK OF OUR CAR LLC	\$1,095.23	0.28%
URI GEORGE W JR	\$1,173.23	0.30%
VALLEJOS RODOLFO	\$236.40	0.06%
VAN VICTOR	\$447.30	0.12%
WALLERTEIN, E. / BARNETT B.	\$1,149.92	0.30%
WARD WILLIAM	\$244.80	0.06%
WHEELER JR. SYLVIA R & CLYDE	\$577.61	0.15%
WOOD JACK & CELIA	\$721.28	0.19%
WOOD PATRICIA	\$553.90	0.14%
WOOD PATRICIA	\$1,330.23	0.35%
WOOD PATRICIA	\$0.00	0.00%
WW LLC	\$1,525.27	0.40%
YEE FRANK	\$224.60	0.06%
YOUNG DONNA	\$293.60	0.08%
ZHAO WEN & LISA	\$687.53	0.18%

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	<b>\$210,282.82</b>	<b>54.66%</b>
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# City of San Leandro

Meeting Date: May 20, 2013

## Resolution - Council

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**File Number:** 13-247

**Agenda Section:** ACTION ITEMS

**Agenda Number:**

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** Chris Zapata  
City Manager

**FINANCE REVIEW:** Not Applicable

**TITLE:** ADOPT: Resolution of the City Council of the City of San Leandro Stating Its Intention to Establish the Downtown San Leandro Community Benefit District and to Levy and Collect Assessments Within Said District Pursuant to City of San Leandro Ordinance No. 2012-014 Pertaining to the Formation of a Community Benefit District, and Appointing a Time and Place for Hearing Objections Thereto (declares the intention to establish a Community Benefit District for 15 years and sets a public hearing for July 15, 2013)

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WHEREAS, the City of San Leandro's Community Benefit District Ordinance No. 2012-014 (the "Ordinance") authorizes the City to establish a Community Benefit District ("CBD") for up to 20 years to promote the economic revitalization and physical maintenance of business districts, and mixed use communities in the City; 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, the Ordinance authorizes the City to use the procedures set forth in the Property and Business Improvement District Law of 1994 (Streets & Highways Code sections 36600 et seq. (the "PBID Law") as modified by the Ordinance for purposes of forming an assessment district; and

WHEREAS, Articles XIIC and XIID of the California Constitution and Section 53753 of the California Government Code (Proposition 218 Omnibus Implementation Act) also impose certain procedural and substantive requirements relating to the notice, protests and hearing requirements pertaining to new or increased assessments; and

WHEREAS, written petitions have been submitted by property owners within the area of the proposed CBD in Downtown San Leandro that request the City Council initiate proceedings pursuant to the Ordinance to establish a Downtown San Leandro CBD for a fifteen year period; and

WHEREAS, such petitions were signed by property owners in the proposed CBD who will pay more than thirty percent (30%) of the assessments proposed to be levied; and

WHEREAS, a Management District Plan entitled the "Downtown San Leandro Community Benefit District 2013 Management District Plan" (the "Management Plan" attached hereto as Exhibit 1) for the proposed Downtown San Leandro CBD has been prepared and contains all of the information required by the Ordinance, including, but not limited to, a description of the boundaries of the proposed CBD, the special benefit improvements and activities proposed for the CBD, and the cost of such special benefit improvements and activities. The proposed boundaries of the Downtown San Leandro CBD are also shown in the Management Plan that is attached.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN LEANDRO AS FOLLOWS:

Section 1. Pursuant to San Leandro Ordinance No. 2012-014, the City Council declares its intention to establish the Downtown San Leandro Community Benefit District ("Downtown San Leandro CBD") for a period of fifteen (15) years, and to levy and collect assessments against lots and parcels of real property within the Downtown San Leandro CBD commencing in fiscal year 2013-14.

Section 2. The City Council hereby approves the Management Plan for the proposed Downtown San Leandro CBD, which Management Plan is on file in the office of the City Clerk, and is attached hereto as Exhibit 1.

Section 3. The City Clerk shall make the Management Plan and other documents related thereto available to the public for review during normal business hours.

Section 4. The proposed activities as set forth in the Management Plan include marketing, District identity, beautification, security, maintenance, administration/corporate operations and an appropriate contingency/reserve. All proposed services and improvements will provide a special benefit to businesses and real property located in the Downtown San Leandro CBD.

Section 5. The total assessment proposed to be levied and collected within the proposed Downtown San Leandro CBD for fiscal year 2013-14 is \$384,680. Section 7 of the Management Plan attached sets forth the proposed Downtown San Leandro CBD annual assessment amount by Assessor's parcel number. The amount to be levied and collected for subsequent years may be increased by an amount not to exceed three percent (3%) per year in accordance with increases in the San Francisco - Oakland - San Jose Consumer Price Index for all urban consumers from February to February.

Section 6. NOTICE IS HEREBY GIVEN that the City Council shall conduct a public hearing to establish the Downtown San Leandro CBD, and to levy and collect assessments for fiscal year 2013-14 on July 15, 2013 at 7:00 p.m. or as soon thereafter as the matter may be heard, in the City Council Chambers located at 835 East 14th Street, San Leandro, California 94577.

At the public hearing, the City Council will consider all objections or protests, if any, to the proposed establishment of the Downtown San Leandro CBD, and all objections to the proposed assessment.

Every written protest shall be filed with the City Clerk at or before the time fixed for the public hearing by either delivery in person or by mail to the City Clerk's office at City Hall , 835 East 14th Street, San Leandro, California 94577, or personally by submitting the protest at or before the public hearing. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

At the conclusion of the public hearing, the City Clerk shall open and tabulate all ballots received and ballots that have not been withdrawn at that time. Results of the ballot procedure will be announced, and provided a weighted majority in opposition to the formation of the Downtown San Leandro CBD does not occur, the City Council may then establish the Downtown San Leandro CBD by adopting a resolution to that effect.

Section 7. The City Clerk is hereby authorized and directed to give notice of the public hearing as provided in Section 53753 of the Government Code and Article XIID, Section 4 of the California Constitution.



**The Downtown San Leandro  
Community Benefit District  
2013  
Management District Plan**

**Final Plan – April 2<sup>nd</sup>, 2013**

*Formed Under San Leandro Community Benefit District Ordinance,  
Title 2, Chapter 2-20 of the San Leandro Municipal Code,  
City of San Leandro, California*

Prepared by:  
New City America, Inc.  
and  
The Downtown San Leandro CBD Steering Committee



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# Downtown San Leandro Community Benefit District (CBD) Management District Plan

## Table of Contents

### Section Number

1.	Management District Plan Summary	3
2.	Downtown San Leandro CBD Boundaries	8
3.	District Improvement and Activity Plan	10
4.	Assessment Methodology	17
5.	District Rules, Regulations and Governance	29
6.	Implementation Timetable	30
7.	Assessment Roll of Properties Included	31

Attachment:

A. Engineer's Report

# Section 1

## Management District Plan Summary

The name of this Community Benefit District is the Downtown San Leandro Community Benefit District (the “CBD”). The District is being formed pursuant of the City of San Leandro Community Benefit District Ordinance Title 2, Chapter 2-20 of the San Leandro Municipal Code as hereinafter referred to as the Ordinance.

Developed by the San Leandro Downtown Association and the CBD Steering Committee – this Management District Plan is proposed to improve and provide special benefits to individual parcels located within the boundaries of the newly proposed 2013 Downtown San Leandro Community Benefit District. The proposed CBD will provide special benefit district improvements and activities, including cleaning, security, beautification, district identity, possible transportation related activities and other special benefit programs to parcels within the boundaries of the proposed district.

The proposed Downtown San Leandro CBD serves to improve the individual parcels, attract new customers to their businesses, increase sales, increase occupancies and enhance the benefitting individual parcels within the CBD. The proposed CBD seeks to fund the special benefits that will be provided over the next fifteen years, based upon keeping the greater Downtown San Leandro area clean, safe, orderly, attractive, well marketed with special events and programs, and increase commerce within the boundaries.

### **Boundaries:**

The boundaries shall include approximately 30 whole or partial blocks with 290 parcels. See Downtown San Leandro Proposed Special Benefit District Zones map in Section 2, pages 8 and 9. The District is generally bounded by Alvarado Street on the west, on Santa Rosa Street on the east, by the San Leandro Creek on the north and by Castro Street on the south. A large area bordered by Hays Street (east), West Estudillo (north) Carpentier Street (west) and Parrott Street (south), is excluded at this time since this six block area is comprised primarily of single family residents. If and when these homes convert to commercial or multi-residential usages, the CBD will seek to expand to include those parcels so they can contribute to and receive benefit from the CBD special benefit services.

### **Budget:**

The total first year Downtown San Leandro CBD budget based upon assessable individual parcel owners for FY 13/14, will be \$ 384,680. Please see Section 3 for a breakdown of the categories of special benefit services and their allocation of services by Benefit Zone.

**Improvements, Activities and Services of the Downtown San Leandro CBD Plan:**

There are five basic categories of special benefit services that will be funded by the Downtown San Leandro CBD. All of these services will confer a special benefit to the individual parcels within the Downtown San Leandro CBD. The categories of special benefits are as follows:

1. ***Sidewalk Operations, Beautification and Order:*** This includes all sidewalk and gutter cleaning services, security, sidewalk steam cleaning services, graffiti removal, trash removal, as well as enhanced services to beautify the district based upon Benefit Zone contributions. Sidewalk operations services total \$ 234,175 or 61% of the first year annual budget of the new CBD.
2. ***District Identity:*** These services include the branding of the Downtown San Leandro area, marketing and promotions, newsletter, public relations, media relations, social media, publicity, special events, website development and maintenance, public space develop and holiday decorations. These services equal \$ 50,000 or 13% of the first year annual budget of the new district.
3. ***Enhanced Residential Improvements:*** These services include, but are not limited to: enhanced beautification in blocks with a high density of condos, public space development, implementation of pet related services and administrative costs. These services equal \$ 24,368 or 6% of the first year annual budget.
4. ***Program Management and Corporate Operations:*** These services equal \$60,750 or 16% of the first year annual budget of the new district.
5. ***Contingency/Reserve.*** This contingency anticipates a “historic” non-payment rate percentage of 2 to 4%, and any City or County collection fees. This fund equals \$15,387 or 4% of the first year annual budget of the new district.

**Table 1**  
***Downtown CBD FY 2013-14 Budget***

<b>Program or Service</b>	<b>% of Budget</b>	<b>Estimated Cost of Benefit</b>
Sidewalk Operations, Beautification and Order	61%	\$ 234,175 <i>(Benefit Zone 1 = \$ 153,666)</i> <i>(Benefit Zone 2 = \$ 80,511)</i>
District Identity and Streetscape Improvements	13%	\$ 50,000
Enhanced Residential Improvements	6%	\$ 24,368
Program Management, Corporate Operations	16%	\$ 60,750
Contingency	4%	\$ 15,387
<b>Total First Year Budget</b>	<b>100%</b>	<b>\$ 384,680</b>

This plan proposes percentages for groups of services with the intent that they will provide individual parcels with an understanding of the portion of the budget allocated to fund those services, while simultaneously giving the property owners and businesses an understanding of the proportional benefit they will receive. Demands for prioritization of one special benefit need over another *within the same category* will occur year by year. Security may be a priority one year, however enhanced sidewalk sweeping and beautification may be a priority another year. Both of these services fall within the same special benefit category.

**Method of Financing:**

The financing of the CBD is based upon the levy of special assessments upon real property that receive special benefits from the improvements and activities. See Section 4 for assessment methodology and compliance with Proposition 218. There will be four factors used in the determination of proportional benefit to the parcels in the CBD. Those four factors are:

- Linear frontage, (broken down by Benefit Zones). Parcels will be charged different frontage rates based upon the frequency of services that the Benefit Zone frontage will receive from the Sidewalk Operations portion of the CBD budget;
- Lot size or the footprint of the parcel;
- Building square footage (excluding parking structures built within the building that predominantly serve the tenants of the building and are not open to the public); and
- Residential condos that front along the public rights of way within the District.

The following data represents the foundation of the assessments that will generate the revenue to fund the Downtown San Leandro CBD: (verified as of March 9, 2013);

***Building Square Footage:*** 1,087,295 sq. feet

***Gross Lot Size:*** 3,229,475 sq. feet

***Gross Linear Frontage:*** 34,276 linear feet  
(Benefit Zone 1 = 18,671 linear feet)  
(Benefit Zone 2 = 15,605 linear feet )

***Residential Condos:*** 121,844 assessable building square footage.  
Currently there is only one residential condo development within the Downtown San Leandro CBD boundaries total. These and future units will be assessed at the rate of \$0.20 per square foot for their verifiable building square footage per parcel. Commercial condos will be treated as commercial buildings being assessed for their proportion of linear frontage, lot size and building square footage. For a more detailed explanation of residential assessments and services please see Section 4, pages 22 and 23.

**Benefit Zones:**

State law and the State constitution, Article XIID require that special assessments be levied according to the special benefit each individual parcel receives. There will be two benefit zones in the proposed Downtown San Leandro CBD, and parcels identified in the CBD map in Benefit Zone 1 will be charged a higher linear frontage rate due to the proportional benefit they will receive.

**Cost:**

Annual assessments are based upon an allocation of program costs by assessable linear frontage (by Benefit Zone), assessable on all sides of the parcels that receive benefit; PLUS lot or parcel square footage; PLUS assessable building square footage, and in the case of residential condos, by building square footage. The residential condo owners are assessed differently since they are, in essence, acquiring air rights with the condos and linear frontage and lot size is not relevant to their parcels. This alternate assessment methodology is created to respond to their special needs of homeowners within this growing Downtown district. All four property variables, including an individual parcel’s location within the designated areas for Benefit Zone will be used in the calculation of the annual assessment.

The FY 2013-14 year annual assessments per property variable and Benefit Zone are as follows:

<b><i>Linear Frontage costs:</i></b>	Benefit Zone 1 \$4.115098 per linear foot/year Benefit Zone 2 \$2.579620 per linear foot/year
<b><i>Building Square Footage costs:</i></b>	\$0.045985 per square foot/year
<b><i>Lot Size costs:</i></b>	Benefit Zone 1 \$0.0725835 per square foot/year Benefit Zone 2 \$0.0478005 per square foot/year
<b><i>Residential Condo costs:</i></b>	\$0.20 per square foot of parcel unit square footage

Assessment District Revenue Generation from each property variable:

Linear Frontage (Both Zones):	\$ 117,088
Building Square Footage:	\$ 50,000
Lot Size:	\$ 193,224
Residential Condos	<u>\$ 24,368</u>
<b>Total:</b>	<b>\$ 384,680</b>

**Cap:**

The CBD budget and assessments may be subject to changes in the Consumer Price Index (CPI) for the San Francisco – Oakland – San Jose Consumer Price Index for all urban consumers from February to February, with annual increases not to exceed 3% per year. Increases will be determined by the Owners’ Association/District Management Corporation and will vary between 0% and 3% annually. Changes in land use, development of empty parcels, conversion of tax exempt to profitable land uses, demolition of existing buildings, and creation of new

parcels through new building or residential condo development may alter the budget from year to year based upon the changes in the building square footage of an individual parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes realized in the CBD will be through the building square footage. In addition, changes in the budget may occur due to the conversion of single parcels to multiple parcels due to the construction of residential or commercial condos.

**Bonds:**

The District will not issue any bonds related to any program.

**District Formation:**

The District formation and modification requires a submission of petitions from property owners representing more than 30% of the total assessments.

Once the City verifies the petitions totaling a minimum of 30% or \$115,405 in assessment contribution to the District, the City Council may adopt a Resolution of Intention to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the mail ballots. The Downtown San Leandro CBD will be formed if the weighted majority of all returned mail ballots support the District formation and if the City Council adopts a resolution of formation to levy the assessments on the benefiting parcels. We anticipate that this process will be completed by the end of July 2013.

**Duration:**

The Downtown San Leandro CBD shall have a fifteen-year term which shall commence on July 1, 2013 and expire on June 30, 2028, with operations winding down by December 31, 2028.

**Governance:**

Pursuant to the City of San Leandro Community Benefit District Ordinance and Section 36600 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of San Leandro (City) and will oversee the day-to-day implementation of services as defined in the Management District Plan. Section 36614.5 states:

*The "Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose."*

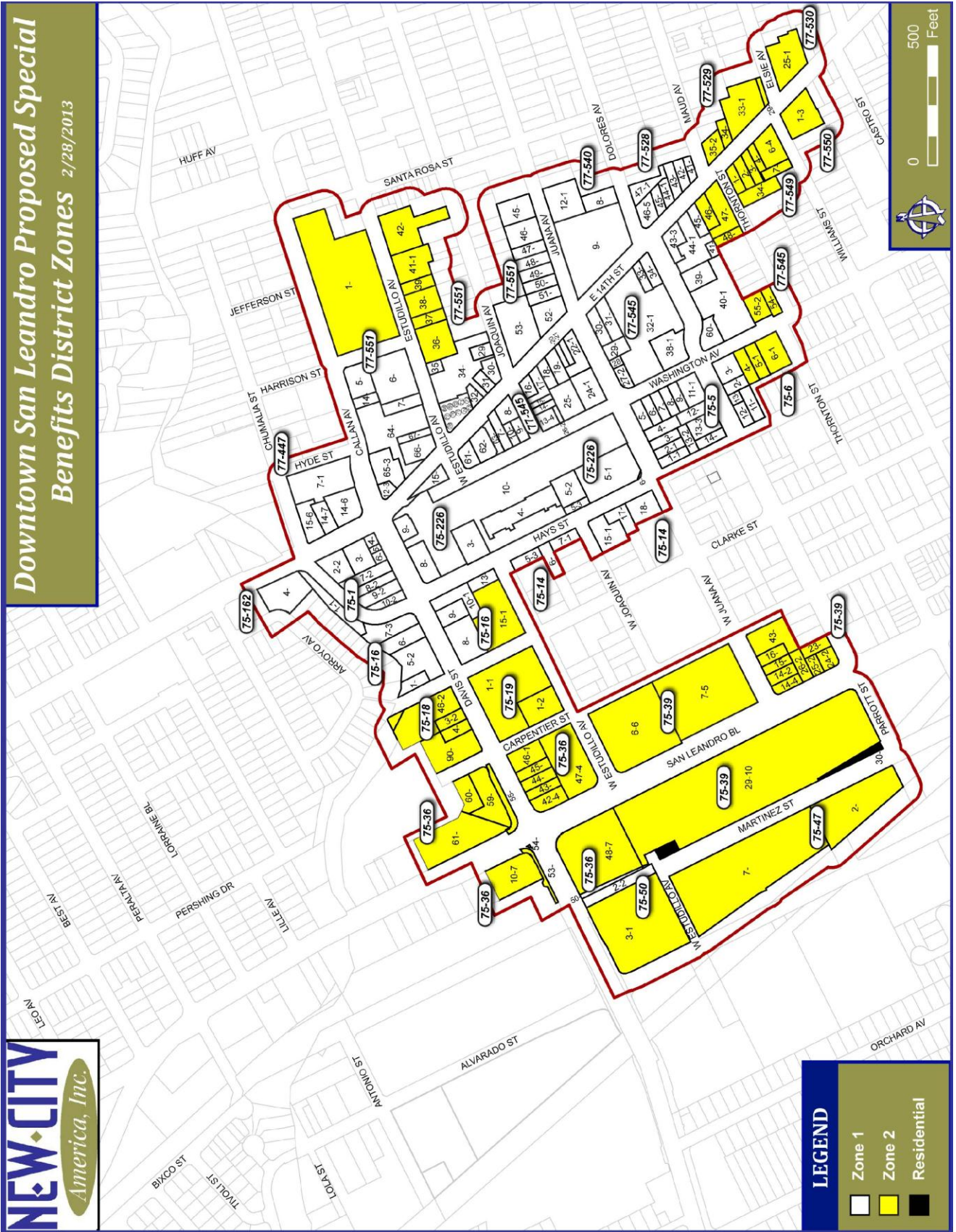
## Section 2

# Downtown San Leandro Community Benefit District Boundaries

**Boundaries:** The following text will define the boundaries of the Downtown San Leandro CBD.

General Description of the Proposed Boundaries: Parcels in the commercial corridors of the Downtown San Leandro CBD will include as follows:

- ***Northern Boundary:*** Starting at the northeast corner of the district, the northern boundary begins with parcel 77-551-001 at the intersection of Santa Rosa Street and Callahan Street and runs west to Hyde Street. At Hyde Street the boundary runs along the west side of Hyde Street to the San Leandro Creek. The boundary then runs west to include parcel 75-162-004 at Hays and E. 14<sup>th</sup> and continues westward along the Creek up to parcels 75-36-061 and parcel 75-36-10-7 on the northwest and northeast corners of the intersection of San Leandro Blvd. and Davis Street.
- ***Southern Boundary:*** Starting at the corner of Parrott and Alvarado Streets, at parcel 75-47-002 running eastward along the north side of Parrott Street to include the parcels at the southeast corner of Parrott and San Leandro Blvd. The southern boundary then continues at the northwestern corner parcel of the intersection of Thorton Street and Washington Avenue (parcel 75-60-6-1) including the parcel at the northeastern corner of the same intersection. The southern boundary then continues along the southern side of parcel 77-550-1-3 and parcel 77-530-25-1 at the southwestern and southeastern corners of the intersection of Williams Street, Elsie Avenue and E. 14<sup>th</sup> Street.
- ***Eastern Boundary:*** Starting at the parcel at the southeastern corner of Elsie and E. 14<sup>th</sup>, running north along the eastern side of the parcels in general, fronting along E. 14<sup>th</sup> Street, and excluding single family residential parcels on the east side of E. 14<sup>th</sup> Street. (please see map for exact boundaries), up to parcel 77-551-01 at the intersection of Santa Rosa and Callan Avenue.
- ***Western Boundary:*** Starting at the northeastern corner of the intersection of Parrot Street and Alvarado, parcel 75-47-002 running northward along the east side of Alvarado Street up to the parcel at the southeastern corner of Davis Street and Alvarado, parcel 75-50-3-1.





## Section 3

### District Improvement and Activity Plan

#### **Process to Establish the Improvement and Activity Plan/Outreach Efforts:**

Since summer of 2012 business and property owners in Downtown San Leandro have met to discuss the advantages of creating this downtown special benefits district. An initial survey was sent to property owners in the proposed CBD area in August 2012 to ascertain their level of support for the establishment of this assessment district and obtain information regarding the type of enhanced services they were interested in receiving. The survey information was instrumental in determining the services to be delivered by the CBD.

Numerous public meetings have been held with the Downtown Association and newly created Downtown San Leandro CBD Steering Committee. Public meeting dates follow:

- July 27, 2012 – Downtown Association
- August 8, 2012 – Steering Committee
- September 13, 2012 – Steering Committee
- October 18, 2012 – Steering Committee
- November 19, 2013 – City Council meeting
- January 10, 2013 – Steering Committee
- January 24, 2013 – Steering Committee
- February 7, 2013 – Steering Committee
- February 28, 2013 – Steering Committee approved Management Plan

In addition to these meetings, meetings were held between Marco Li Mandri of New City America, Cynthia Battenberg, Business Development Manager of the City of San Leandro and numerous property owners explaining the purpose, services and costs of the proposed CBD.

#### **Explanation of Special Benefit Services:**

All of the improvements and activities detailed below are provided only to properties defined as being within the boundaries of the Downtown San Leandro CBD, as the improvements and activities will provide special benefit to the owners of those properties. No improvements or activities will be provided to properties outside the Downtown CBD boundaries. All benefits derived from the assessments outlined in this Management District Plan fund services directly benefiting the property owners in this special benefit district. Inasmuch as all services will be provided to the properties defined as being within the District boundaries and no services will be provided outside the District boundaries.

The City will continue to provide services from the general fund to the Downtown which will include public safety, street tree trimming, street sweeping, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from the Downtown CBD unless they are withdrawn by an equal amount City wide.

The CBD funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of San Leandro.

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the property, business owners and residents within this area to support increased commerce, business attraction and retention, retained and increased commercial property rentals, enhanced safety and cleanliness in the CBD, improved district identity, and eventually specialized beautification and enhanced programs for the condo residential unit parcels within the District.

The total improvement and activity plan budget for 2013-14, which is funded entirely by property assessments within the CBD boundaries, is projected to be \$384,680. The costs of providing each of the budget components was developed from actual experience obtained in providing these same services in similar districts throughout the State of California.

The Downtown San Leandro CBD Steering Committee has prioritized the following categories of special benefit services for the new District. The categories of special benefit services set forth the intent of the budget category, but also gives the District Management Corporation flexibility to allocate the services based upon the changing needs of the District from year-to-year within each budgeted category.

**Improvements Activities and Services of the Downtown San Leandro CBD Plan:**

There are five basic categories of special benefit services that will be funded within the Downtown San Leandro CBD. All of these services are designed to confer a special benefit to the individual parcels within the Downtown San Leandro CBD over and above the General Benefits already received. The categories of special benefits are as follows:

1. ***Sidewalk Operations, Beautification and Order:*** This includes all private security services, beautification programs, sidewalk and gutter cleaning services, sidewalk steam cleaning services, graffiti removal, trash removal, as well as enhanced services between the curb and property lines of both Benefit Zones in the CBD. These services equal \$234,175 or 61% of the first year annual budget of the CBD.
2. ***District Identity and Streetscape Improvements:*** These services include the branding of the Downtown San Leandro area, marketing and promotions, newsletter, public relations, media relations, social media, publicity, special events, website development and maintenance, and holiday decorations. These services equal \$50,000 or 13% of the first year annual budget of the CBD. NOTE: As new residential and commercial development occurs in the next fifteen years, this category of services may also include creation and maintenance of a CBD wide shuttle service between various Downtown locations and the San Leandro BART station. This special benefit service will be provided to the business and property owners, residents, visitors, employees and others that will benefit from this enhanced service.

3. **Enhanced Residential Improvements:** These services include, but are not limited to: enhanced beautification in blocks with high density of condos, public space development, implementation of pet related services and administrative costs. These services equal \$24,368 or 6% of the first year annual budget. The largest growth in the Downtown anticipated over the next 15 years will likely be in market rate multi-family housing, whether it be in the form of apartments or residential condominiums.
4. **Program Management and Corporate Operations.** These services equal \$60,750 or 16% of the first year annual budget of the new district and will fund the oversight of all of the special benefit programs of the CBD including all administrative and advocacy services of the District Management Corporation.
5. **Contingency/Reserve.** This fund equals \$15,387 or 4% of the first year annual budget of the new district. This contingency anticipates an “historic” non-payment rate percentage of around 2 - 4%, and any City or County collection fees.

**Table 3 - A**  
**First Year Downtown San Leandro CBD Special Benefit Service Budget**

<u>Program or Service</u>	<u>% of Budget</u>	<u>Est. Cost of Benefit</u>
Sidewalk Operations, Beautification & Order	61%	\$ 234,175 <i>Benefit Zone 1 = \$153,666</i> <i>Benefit Zone 2 = \$ 80,511</i>
District Identity & Streetscape Improvements	13%	\$ 50,000
Enhanced Residential Improvements	6%	\$ 24,368
Program Management, Corporate Operations	16%	\$ 60,750
Contingency	4%	\$ 15,387
<b>Total First Year Budget</b>	<b>100%</b>	<b>\$ 384,680</b>

The following categories of special benefit services shall only be provided to parcels within the District.

**1- Sidewalk Operations , Beautification, and Order (SOBO):            \$ 234,175            61%**

Examples of these special benefit services are allocated per benefit zone with Benefit Zone 1 parcels receiving a higher frequency of services relative to the Benefit Zone 2 parcels. All of these services will not replace or reduce current city services but will rather enhance services above their current general benefit level. Costs may include, but are not limited to:

- Private security services
- Regular sidewalk and gutter sweeping
- Special event management, security and clean up
- Respond to complaints of aggressive panhandling

- Timely graffiti removal, within 24 hours as necessary
- Tree and vegetation planting and maintenance
- Special events maintenance and security
- Quarterly sidewalk steam cleaning

**Level of SOBO Special Service as determined by Benefit Zone:**

	<u>Maintenance</u>	<u>Security</u>	<u>Steam Cleaning</u>
Benefit Zone 1	7 days/week	7 days/week	Quarterly
Benefit Zone 2	4 days/week	5 days/week	Three times/year

**Assumptions on Level and Costs of SOBO Services Per Benefit Zone:**

	<u>Maintenance *</u>	<u>Security **</u>	<u>Steam Cleaning</u>
Benefit Zone 1	\$1,400/wk; \$72,800/yr <i>70 hours/week</i>	\$875/wk; \$45,500/yr <i>35 hours/week</i>	\$20,00/yr
Benefit Zone 2	\$480/wk; \$24,960/yr <i>24 hours/week</i>	\$625/wk; \$32,500/yr <i>25 hours/week</i>	\$15,000/yr

**Totals of Costs of SOBO Services Per Benefit Zone:**

	<u>Subtotal Labor Costs</u>	<u>Supplies &amp; Materials</u>	<u>Totals</u>
Benefit Zone 1	\$138,300	\$15,366	<b>\$153,666</b>
Benefit Zone 2	<u>\$ 72,460</u>	<u>\$ 8,051</u>	<b><u>\$ 80,511</u></b>
Total	\$210,760	\$23,417	<b>\$234,177</b>

\*Assumes that each maintenance worker covers ¼ - 1 mile per day and an hourly maintenance costs of \$20.00 per hour which includes hourly rate, workers comp insurance, payroll taxes, benefits, etc.

\*\*Assumes hourly security costs at \$25.00 per hour which includes above related costs;

Calculation of Costs for SOBO per Benefit Zone - ½ of the costs apportioned to linear frontage per zone, ½ of the costs apportioned to lot size per zone:

**Benefit Zone 1:**

*\$76,833 divided by 18,671 linear feet = \$ 4.115098 per linear foot*

*\$76,833 divided by 1,567,763 lot square footage = \$ 0.049008 per lot square footage*

Benefit Zone 2:

\$40,255 divided by 15,605 linear feet = \$ 2.57962 per linear foot

\$40,255 divided by 1,661,712 lot square footage = \$ 0.024225 per lot square footage

**2- District Identity/Visitor Attraction: \$ 50,000 13%**

Examples of these special benefit services and costs include, but are not limited to:

- *Business attraction and expansion*
- *Web site development and updating*
- *Brochures*
- *Tourist related activities*
- *Marketing*
- *Advertising*
- *Special Events*
- *Logo development*
- *Signage*
- *Public relations*
- *In the future, possible transportation/shuttle service between various stops and BART*

	<b>Benefit Zone 1</b>	<b>Benefit Zone 2</b>
Special event underwriting	Yes	Where applicable
Public space development	Yes	Yes
Website creation and management	Yes	Yes
Social media	Yes	Yes
Public and media relations	Yes	Yes
Business attraction	Yes	Yes

**3- Enhanced Residential Improvements: \$ 24.368 6%**

Residential condos will be assessed separately due to their unique parcel status and special benefit needs in the district. Residential condos blocks will have the following special benefit services conferred on the frontage their parcels. These services include, but are not limited to:

- *Installation, stocking and upkeep of pet waste distribution stations on the frontages adjacent to the high concentrations of residential condo individually assessed parcels;*
- *Enhancement and beautification of sidewalks on the frontages adjacent to the high concentrations of residential individually assessed parcels;*
- *Installation of hanging plants, and enhanced upkeep in the sidewalks surrounding these frontages adjacent to these residential condos;*
- *Other services requested by the residents that confer special benefit to the areas directly adjacent to the parcels with high concentrations of residential condos;*
- *Proportional share of the Administrative and Contingency costs to cover the oversight of the Enhanced beautification special benefit services.*

Residential condo individually assessed parcels are assessed as a separate category. These residential condo individually assessed parcels will be assessed *for their building square footage only at the rate of \$0.20 per square foot per year, commencing the first year of the new District.*

**4- Program Management And Corporate Operations: \$ 60,750 16 %**

Examples of these special benefit services and costs include, but are not limited to:

- Staff and administrative costs
- Directors and Officers Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work

	<b>Benefit Zone 1</b>	<b>Benefit Zone 2</b>
Staffing	Yes	Yes
Office related expenses	Yes	Yes
General Liability and Insurance	Yes	Yes
Accounting	Yes	Yes
Legal	Yes	Yes

**5- Contingency/Reserve: \$ 15,387.00 4%**

Examples of these special benefit services and costs include, but are not limited to:

- Delinquencies
- Reserves
- City and county administration costs

	Delinquencies	County costs
<b>Benefit Zone 1</b>	Yes	Yes
<b>Benefit Zone 2</b>	Yes	Yes

**Fifteen-Year Operating Budget:**

A projected fifteen-year operating budget for the Downtown San Leandro CBD is provided below. The projections are based upon the following assumptions:

- Assessments will be subject to changes in the Alameda County Consumer Price Index (CPI), with annual increases not to exceed 3% per year.
- Increases will be determined by the District Management Corporation and in no case shall annual increases exceed 3% per year.

The budget for specific programs may be reallocated within the categories by up to 10% of each budget category. The Management Corporation Board may alter the budget based upon service needs and such changes shall be included in the Annual report and submitted to the

**Table 3 – B**  
***Fifteen-Year Projection of Maximum Assessment for the***  
***Downtown San Leandro CBD***

	FY 1	FY 2	FY 3	FY 4	FY 5	FY 6	FY 7	
Sidewalk Operations, Beautification	\$234,175.00	\$241,200.25	\$248,436.26	\$255,889.35	\$263,566.03	\$271,473.01	\$279,617.20	
District Identity	\$50,000.00	\$51,500.00	\$53,045.00	\$54,636.35	\$56,275.44	\$57,963.70	\$59,702.61	
Enhanced Residential Improvements	\$24,368.00	\$25,099.04	\$25,852.01	\$26,627.57	\$27,426.40	\$28,249.19	\$29,096.67	
Program Management	\$60,750.00	\$62,572.50	\$64,449.68	\$66,383.17	\$68,374.66	\$70,425.90	\$72,538.68	
Contingency	\$15,387.00	\$15,848.61	\$16,324.07	\$16,813.79	\$17,318.20	\$17,837.75	\$18,372.88	
<b>Total</b>	<b>\$384,680.00</b>	<b>\$396,220.40</b>	<b>\$408,107.01</b>	<b>\$420,350.22</b>	<b>\$432,960.73</b>	<b>\$445,949.55</b>	<b>\$459,328.04</b>	
	FY 8	FY 9	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15
Sidewalk Operations, Beautification	\$288,005.71	\$296,645.88	\$305,545.26	\$314,711.62	\$324,152.97	\$333,877.56	\$343,893.88	\$354,210.70
District Identity	\$61,493.69	\$63,338.50	\$65,238.66	\$67,195.82	\$69,211.69	\$71,288.04	\$73,426.69	\$75,629.49
Enhanced Residential Improvements	\$29,969.57	\$30,868.65	\$31,794.71	\$32,748.55	\$33,731.01	\$34,742.94	\$35,785.23	\$36,858.79
Program Management	\$74,714.84	\$76,956.28	\$79,264.97	\$81,642.92	\$84,092.21	\$86,614.97	\$89,213.42	\$91,889.83
Contingency	\$18,924.07	\$19,491.79	\$20,076.54	\$20,678.84	\$21,299.21	\$21,938.18	\$22,596.33	\$23,274.22
<b>Total</b>	<b>\$473,107.88</b>	<b>\$487,301.11</b>	<b>\$501,920.15</b>	<b>\$516,977.75</b>	<b>\$532,487.09</b>	<b>\$548,461.70</b>	<b>\$564,915.55</b>	<b>\$581,863.02</b>

Notes:

- Assumes a 3% yearly increase on all budget items.
- Any accrued interest or delinquent payments will be expended in the above categories.

## Section 4

### Assessment Methodology

The Downtown San Leandro CBD is a property-based benefit assessment district being established pursuant to the San Leandro Community Benefit District Ordinance Title 2, Chapter 2 - 20, ("the Ordinance") adopted unanimously by the San Leandro City Council on November 19, 2012. Due to the special benefit assessment nature of assessments levied within a CBD, program costs are to be distributed amongst all identified specially benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments collected. The Ordinance refers to the concept of relative "benefit" received from CBD funded programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

The method used to determine special benefits derived by each identified property within a CBD begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the Downtown San Leandro CBD, the benefit unit may be measured in terms of in linear feet of primary street frontage or parcel size in square feet or building size in square feet or number of building floors or proximity to major corridors in average linear feet, or any combination of these factors.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different "weights" or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and other program costs, and benefit zones are estimated. There are two benefit zones in the proposed Downtown San Leandro CBD. Proposition 218 requires that indirect or general benefits not be incorporated into the assessment formula and levied on the District properties in property based assessment Districts; only direct or "special" benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a "net" cost figure.

In addition, tax exempt, non-profit and other public or government owned properties are not exempt from being assessed and if special benefit is determined to be conferred upon government owned properties, then those properties must be assessed in proportion to the special benefits conferred in a manner similar to privately owned property assessments.



Based on the foregoing, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. Then the amount of assessment for each parcel can be computed by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all properties within the CBD.

The method and basis of spreading program costs varies from one CBD to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the District. For example, CBDs may require other benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

Here, program costs spreading variables include benefit zones, linear frontage, lot or parcel size and building square footage, and residential condo parcels.

**Assessment District Revenue Generation in Fiscal Year 2013-14 from each property variable:**

Linear Frontage (Both Zones):	\$117,087	31%
Building Square Footage:	\$50,000	13%
Lot Size:	\$193,225	50%
Residential Condos:	<u>\$24,368</u>	<u>6%</u>
Total:	\$384,680	100%

**Annual assessment per property variable and Benefit Zone:**

<b>Linear frontage costs:</b>	Benefit Zone 1 \$ 4.115098 per linear foot/year Benefit Zone 2 \$ 2.57962 per linear foot/year
<b>Building Square footage costs:</b>	\$0.045985 per square foot/year
<b>Lot Size costs:</b>	Benefit Zone 1 \$0.0725835 per square foot/year Benefit Zone 2 \$0.0478005 per square foot/year
<b>Residential Condo costs:</b>	\$0.20 per square foot of parcel unit square footage

**Table 4-A**  
**Special Benefit Services, Funding Source, Costs and Percentage of Annual Budget**

<i>Service</i>	<i>Funded by Benefit Zone 1</i>	<i>Funded by Benefit Zone 2</i>
<b>Sidewalk Operations</b>	50% of costs funded by all linear frontage assessments in zone	50% of costs funded by all linear frontage assessments in zone
	50% of costs funded by lot size assessments in zone	50% of costs funded by lot size assessments in zone
<b>District Identity</b>	Funded by building square footage assessments spread throughout the district equally	Funded by building square footage assessments spread throughout the district equally
<b>Enhanced Residential Improvements</b>	Funded by building square footage of residential condos	Funded by building square footage of residential condos
<b>Admin/Corp Operations</b>	Funded by lot size assessments spread throughout the district equally	Funded by lot size assessments spread throughout the district equally
<b>Contingency</b>	Funded by lot size assessments spread throughout the district equally	Funded by lot size assessments spread throughout the district equally

**Table 4-B**  
**Accumulated Cost Assessment for Benefit Zones 1 and 2:**

<i>Property Variable</i>	<i>Sub-category</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>
<b>Linear Frontage</b>		<b>\$ 4.1150980</b>	<b>\$ 2.5796200</b>
<b>Lot Size square footage</b> (Accumulated costs based upon services)	Lot/Sidewalk Operations	\$ 0.0490080	\$ 0.0242250
	Lot/Admin	\$ 0.0188110	\$ 0.0188110
	Lot/Contingency	\$ 0.0047645	\$ 0.0047645
	<b>Total Lot Costs</b>	<b>\$ 0.0725835</b>	<b>\$ 0.0478005</b>
<b>Bldg square footage</b>		<b>\$ 0.0459850</b>	<b>\$ 0.0459850</b>
<b>Residential Condo Building square foot</b>		<b>\$0.20 square foot</b>	<b>\$0.020 square foot</b>

**Table 4-C**  
**Final First Year CBD Budget – both Benefit Zones:**

<i>CBD Service</i>	<i>Budgeted Amount</i>	<i>% of Budget</i>
Sidewalk Operations	\$ 234,175.00	61%
District Identity, Streetscape Improvements	\$ 50,000.00	13%
Residential Condo Enhanced Services	\$ 24,368.00	6%
Admin Corporate operations	\$ 60,750.00	16%
Contingency	\$ 15,572.00	4%
<b>Total First Year Budget</b>	<b>\$ 384,680.00</b>	<b>100%</b>

**Linear Frontage Defined:**

Individual parcels will be assessed for all sides that receive benefit from the Sidewalk Operations portion of the budget. Linear frontage is assessed differently in each Benefit Zone based upon the anticipated frequency of sidewalk operations services that will be required for each benefitting parcel. Linear frontage costs will fund half of the costs of Sidewalk Operations services in each respective Benefit Zone.

Linear front footage data was obtained from the County Assessor’s parcel maps and reviewed by staff at New City America, and finally verified by the City of San Leandro.

**Building Square Footage Defined:**

Building square footage is defined as gross building square footage throughout the CBD. The percentage of building square footage that is dedicated to private or internal tenant parking needs has been deducted from the gross building square footage. Only parking structures that are open to the public and charge fees to the general public on a regular basis will have their building square footage assessed as any other commercial building. Apartment buildings within the boundaries of the CBD, regardless of Benefit Zone, will be assessed as a commercial building. Building square footage data was obtained from the County Assessor’s property records and reviewed by staff at New City America.

The building square footage will fund the costs of all “District Identity and Streetscape Improvement” special benefits funded from the CBD.

**Lot Square Footage Defined:**

Lot square footage is defined as the total amount of area within the borders of the parcel. Lot size square footage will fund: 1) half of the Sidewalk Operation services within each Benefit Zone, based upon the gross lot size within that respective zone; 2) program and corporate operations services costs which will be equally apportioned among all of the lot size within the entire district; 3) Contingency cost which will be equally apportioned among all of the lot size

within the entire district. The lot square footage of a parcel are defined on the County Assessor's parcel maps and were confirmed by New City America staff and City of San Leandro.

**Commercial Condominium Parcels Defined:**

Ground floor commercial condominiums will be treated like independent "mini" commercial buildings and assessed based on their divided building area, the footprint of land they cover, and the amount of direct street frontage towards the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment based upon the benefit zone rates.

**Residential Condo Unit Parcels Defined:**

Condo Residential Unit building square footage is defined as the livable building square footage within the walls of the condo residential unit parcel. They are included in a special zone to designate their unique special benefits relative to the other commercial parcels within the Downtown San Leandro CBD. Unlike the other commercial parcels in the district, including commercially operated apartment buildings, residential condo parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Ground floor commercial condos or office condos would be assessed just as other commercial properties, based upon their location in a benefit zone.

Residential condo individually assessed parcels are assessed as a separate category. These residential condo individual parcels will be assessed *for their building square footage only at the rate of \$0.20 per square foot per year*, commencing the first year of the new District. The rationale for assessing residential condos only for the building square footage rate is provided below.

Residential condo individually assessed parcels are assessed differently than multi-unit, for-rent apartment buildings, due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condo buildings where individual property owners own separate air space parcels on a single lot. Residential apartment buildings can be bought or sold just as like commercial buildings whereas residential condo individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual unit owners are as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condo owners based upon "separate interests" (i.e. ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condo unit owners demonstrate greater care for their property and concerns about quality of life issues due to their investment in real estate.*

3. *Residential owners and have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condo owners are required to contribute to a legally established Homeowners Associations to oversee building maintenance, tenants are no.;*

The assessment methodology has been written to confer special benefits to residential condo individual assessed parcels since residential condo owners have unique investment backed expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest. The residential condos' special assessment methodology ensures that a fund will be established to maintain high levels of special benefit services that apply directly and proportional to the blocks that demand virtually seven days per week, 365 days per year special benefits.

As redevelopment of various parcels occurs within the boundaries of the CBD in the next 15 years, building square footage may be removed, and then added onto that parcel through the process of redevelopment. The Management Corporation operating the CBD will ensure that the removal or addition of building square footage is reported to the city and county annually through their annual report on any changes to the assessment district. The parcel costs will be lowered, or rise accordingly, based upon the activity within that parcel – from year to year.

In future years, the assessments for the special benefits bestowed upon the included CBD parcels may change in accordance with the assessment methodology formula listed in this Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required for approval of the formula changes.

**Exemptions:**

No benefitting parcels, regardless of taxable or tax-exempt property tax status, will be exempt from the assessments funding the special benefit services of the Downtown San Leandro CBD. Special benefit services will not be provided to any parcels outside of the boundaries of the district. Publicly owned property will be assessed the same as privately owned parcels based upon their location within Benefit Zone 1 or 2.

**Calculation of Assessments:**

The proportionate special benefit derived by each identified parcel shall be determined in a relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitutional Amendment Article XIII D, Section 2(i), "Special Benefit", means a particular and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large.

No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable and these benefits must be separated from any general benefits. A general benefit is defined as

a benefit to properties in the surrounding community or a benefit to the public in general resulting from improvement, activity or service to be provided by the assessment levied. For example, CBD property owners will derive benefit from sidewalk cleaning and security services, however the general public will also benefit from the delivery of these special benefit services.

The special benefits funded by this new Downtown San Leandro CBD will be over and above existing City of San Leandro baseline service levels in the commercially zoned parcels and will serve to increase tenancies, increase commerce, increase economic viability and fund a system of cleanliness and beautification over and above current service levels.

All benefits derived from the assessment outlined in the Management District Plan fund only services directly and specifically benefiting the property owners in the CBD. These special benefits will include maintenance and security, increased commerce and all the other goals and objectives of the Downtown San Leandro CBD's purpose.

Properties are assessed as defined on the County Assessor's most current parcel maps.

The preceding methodology is applied to the database of parcels within the District. The process for compiling the property database includes the following steps:

- A report was submitted to the City Manager's office using the data obtained from the Alameda County Tax Assessors office.
- A list of properties to be included within the Downtown San Leandro CBD is provided in Section 7.

The basis of funding shall be through special benefit assessments levied on real property throughout the District. The rates of assessment vary by the proportionate amount of special benefit received by each parcel. A detailed explanation of the special benefit assessment rationale is made in the attached Engineer's Report.

The Calculation of Assessment for each parcel in the Downtown San Leandro CBD is as follows:

**Parcel Assessment – Benefit Zone 1**

**The annual assessment method for all parcels and ground floor commercial condominiums is:**

$$\begin{aligned} & \text{Total Street Frontage X } \$ 4.115098 \text{ per linear foot} \\ & \quad + \\ & \text{Total Lot Square Footage X } \$0.0725835 \text{ per square foot} \\ & \quad + \\ & \text{Total Building Square footage X } \$0.045985 \text{ per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

**Parcel Assessment – Benefit Zone 2**

The annual assessment method for all parcels and ground floor commercial condominiums is:

$$\begin{aligned} & \text{Total Street Frontage X } \$ 2.57962 \text{ per linear foot} \\ & \quad + \\ & \text{Total Lot Square Footage X } \$0.0478005 \text{ per square foot} \\ & \quad + \\ & \text{Total Building Square footage X } \$0.045985 \text{ per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

**Residential Condo Assessment:**

The annual assessment method for a residential condo, regardless of Benefit Zone is:

$$\begin{aligned} & \text{Total Residential Unit Building Square footage X } \$0.20 \text{ per Square Foot} \\ & \quad = \\ & \text{TOTAL RESIDENTIAL CONDO UNIT ASSESSMENT} \end{aligned}$$

**Table 4 – D**  
***Database for Downtown San Leandro CBD:***  
***Assessable property variables in Benefit Zone 1***

<b><i>Linear Frontage Total</i></b>	<b><i>Lot Square Footage Total</i></b>	<b><i>Building Square Footage Total</i></b>	<b><i>Condo Residents Unit Parcels, Building Square Footage to be assessed</i></b>
18,671 linear feet	1,567,763 sq. ft.	791,834 sq. ft.	0 sq. feet

**Table 4 – E**  
***Database for Downtown San Leandro CBD:***  
***Assessable property variables in Benefit Zone 2***

<b><i>Linear Frontage Total</i></b>	<b><i>Lot Square Footage Total</i></b>	<b><i>Building Square Footage Total</i></b>	<b><i>Condo Residents Unit Parcels, Building Square Footage to be assessed</i></b>
15,605 linear feet	1,661,712 sq. ft.	295,461 sq. ft.	121,844 sq. ft.

**Maximum Assessment:**

Assessments will be subject to changes in the San Francisco - Oakland - San Jose Consumer Price Index for all urban consumers from February to February, annual increases not to exceed 3% per year. Increases will be determined by the CBD District Management Corporation and will vary between 0% and 3% in any given year. The maximum the assessments can be increased is 3% over the previous fiscal year's base assessments. Not implementing the increase for one year does not give the District Management Corporation the authority to accumulate increases above 3% within any given fiscal year. The following projections illustrate a potential 3% annual increase.

**Table 4 – F**  
***Benefit Zone 1 and 2 Maximum Assessments by Property Variable***

<b>Projected Assessment</b>	<b>FY1</b>	<b>FY2</b>	<b>FY3</b>	<b>FY4</b>	<b>FY5</b>
Linear Frontage Z1	\$4.12	\$4.24	\$4.37	\$4.50	\$4.63
Linear Frontage Z2	\$ 2.57962	\$ 2.65701	\$ 2.73672	\$ 2.81882	\$ 2.90339
Building Sq. Ft. Z1& 2	\$ 0.0459850	\$ 0.0473646	\$ 0.0487855	\$ 0.0502491	\$ 0.0517565
Lot Square Footage Z1	\$ 0.0725835	\$ 0.0747610	\$ 0.0770038	\$ 0.0793140	\$ 0.0816934
Lot Square Footage Z2	\$ 0.0478005	\$ 0.0492345	\$ 0.0507116	\$ 0.0522329	\$ 0.0537999
Condo Bldg SF Z1& 2	\$ 0.2000000	\$ 0.2060000	\$ 0.2121800	\$ 0.2185454	\$ 0.2251018

<b>Projected Assessment</b>	<b>FY6</b>	<b>FY7</b>	<b>FY8</b>	<b>FY9</b>	<b>FY10</b>
Linear Frontage Z1	\$4.86	\$5.01	\$5.16	\$5.31	\$5.47
Linear Frontage Z2	\$ 3.04855	\$ 3.14001	\$ 3.23421	\$ 3.33124	\$ 3.43117
Building Sq. Ft. Z1& 2	\$ 0.0543443	\$ 0.0559747	\$ 0.0576539	\$ 0.0593835	\$ 0.0611650
Lot Square Footage Z1	\$ 0.0857780	\$ 0.0883514	\$ 0.0910019	\$ 0.0937320	\$ 0.0965439
Lot Square Footage Z2	\$ 0.0564899	\$ 0.0581846	\$ 0.0599301	\$ 0.0617280	\$ 0.0635799
Condo Bldg SF Z1& 2	\$ 0.2363569	\$ 0.2434476	\$ 0.2507510	\$ 0.2582735	\$ 0.2660217

<b>Projected Assessment</b>	<b>FY11</b>	<b>FY12</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>
Linear Frontage Z1	\$5.75	\$5.92	\$6.10	\$6.28	\$6.47
Linear Frontage Z2	\$ 3.60273	\$ 3.71082	\$ 3.82214	\$ 3.93680	\$ 4.05491
Building Sq. Ft. Z1& 2	\$ 0.0642233	\$ 0.0661500	\$ 0.0681345	\$ 0.0701785	\$ 0.0722839
Lot Square Footage Z1	\$ 0.1013711	\$ 0.1044123	\$ 0.1075446	\$ 0.1107710	\$ 0.1140941
Lot Square Footage Z2	\$ 0.0667588	\$ 0.0687616	\$ 0.0708245	\$ 0.0729492	\$ 0.0751377
Condos Bldg SF Z1& 2	\$ 0.2793228	\$ 0.2877025	\$ 0.2963336	\$ 0.3052236	\$ 0.3143803



**Budget Adjustments:**

Annual budget surpluses, if any, will be rolled into the following year’s budget. Assessments will be set annually, within the constraints of the CPI or land use changes. Revenues from the delinquent accounts may be expended in the year they are received. If the District is not renewed, any remaining funds will be returned to property owners in the proportion by what each property owner paid.

If after the initial term the District decides to renew and if there is money left over from the previous term, the balance of remaining funds will be rolled over into the renewed district. These “rolled over” funds may only be used within the boundaries of the renewed district and cannot be expended for activities, services, or improvements in an area expanded beyond the original District. However, the rolled over funds may be used to finish District Management Corporation activities in the original district.

**Time and Manner for Collecting Assessments:**

The Downtown San Leandro CBD assessments will appear as a separate line item on annual property tax bills prepared by the County of Alameda. The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Alameda. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The “property owner” means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

**Disestablishment:**

California State Law, Section 36670 provides for the disestablishment of a District. Provisions for annual disestablishment of the CBD are provided for in the local CBD ordinance through Section 36600 of the California Streets and Highway Code. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the CBD, in the same method in which they petitioned the City Council to establish the District. Section 36670 states:

*“2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners of real property or of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.*

*(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on*

*disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.”*

Upon the termination of the previous District, any remaining revenues shall be transferred to the renewed District, if one is established, pursuant to Streets and Highways Code Section 36660(b). Unexpended surplus funds will be returned to property owners based upon each parcels percentage contribution to the previous fiscal year’s assessments if the District is not renewed.

**Government Assessments:**

The Downtown San Leandro CBD Management Plan assumes that the City of San Leandro, the Successor Agency and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Section 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of San Leandro, controlled by the Successor Agency, the State of California, the San Leandro City Unified School District, BART and the County of Alameda shall receive benefits, commensurate with the assessments paid into the Downtown San Leandro CBD. The publicly owned parcels are presumed to benefit equally to the privately owned parcels for the special benefits provided.

**Future Development:**

As a result of continued development, the District may experience the addition or subtraction of assessable commercial or residential building footage for parcels included and assessed within the District boundaries. The modification of parcel improvement assessed within the District may then change upwards or downwards the amount of total building square footage assessment for these parcels.

In the future years, the assessments for the special benefits bestowed upon the included CBD parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer’s Report provided the assessment rate does not change. If the assessment formula changes, then a Proposition 218 ballot will be required to approve the formula changes.

**Table 4 - G**  
**Government Owned Parcels in the Downtown San Leandro CBD**

Legal Owner	APN	Site Street Number	Site Street	Benefit Zone	Annual Assessment	Percent
City Of San Leandro	075 0001 001 01		E 14th St	1	\$2,471.56	0.64%
City Of San Leandro	075 0001 004 00	1199	E 14th St	1	\$856.37	0.22%
City Of San Leandro	075 0001 005 00	212	Davis St	1	\$456.65	0.12%
City Of San Leandro	075 0001 006 00	222	Davis St	1	\$383.95	0.10%
City Of San Leandro	075 0001 008 02	250	Davis St	1	\$934.92	0.24%
City Of San Leandro	075 0001 010 02	290	Davis St	1	\$1,303.47	0.34%
City Of San Leandro	075 0016 015 01	384	W Estudillo Ave	2	\$3,520.09	0.92%
City Of San Leandro	075 0162 004 00		Arroyo Ave	1	\$2,877.82	0.75%
City Of San Leandro	077 0447 007 01		Hyde St	1	\$4,722.60	1.23%
City Of San Leandro	077 0545 009 00		Washington Ave	1	\$923.31	0.24%
City Of San Leandro	077 0545 010 00		Washington Ave	1	\$397.64	0.10%
City Of San Leandro	077 0545 063 00	1350	Washington Ave	1	\$672.85	0.17%
City Of San Leandro	077 0551 001 00		Callan Ave	2	\$10,061.62	2.62%
City Of San Leandro	077 0551 014 00	143	Callan St	1	\$513.81	0.13%
City Of San Leandro	077 0551 015 00		E 14th St.	1	\$1,650.54	0.43%
City Of San Leandro	077 0551 034 00	1366	E 14th St	1	\$3,617.54	0.94%
City Of San Leandro	077 0551 035 00	179	Estudillo Ave	1	\$438.02	0.11%
City Of San Leandro	077 0551 064 00	120	Estudillo Ave	1	\$4,948.31	1.29%
City Of San Leandro	077 0551 067 00		Estudillo Ave	1	\$439.19	0.11%
				<b>Total</b>	<b>\$41,190.26</b>	<b>10.71%</b>
SF Bay Area Rapid Transit Dist	075 0036 048 07		W Estudillo Ave	2	\$5,034.89	1.31%
SF Bay Area Rapid Transit Dist	075 0039 007 05		San Leandro Blvd	2	\$7,269.86	1.89%
SF Bay Area Rapid Transit Dist	075 0039 029 10		San Leandro Blvd	2	\$18,148.46	4.72%
				<b>Total</b>	<b>\$30,453.21</b>	<b>7.92%</b>
State Of California	075 0036 053 00		Davis St	2	\$982.15	0.26%
State Of California	075 0036 054 00		Davis St	2	\$82.17	0.02%
State Of California	075 0036 055 00		Davis St	2	\$1,276.80	0.33%
				<b>Total</b>	<b>\$2,341.12</b>	<b>0.61%</b>
Successor Agency	075 0005 011 01	1595	Washington Ave	1	\$1,661.75	0.43%
Successor Agency	075 0005 012 00	268	Parrott St	1	\$801.54	0.21%
Successor Agency	075 0226 006 00		W Juana Ave	1	\$212.06	0.06%
Successor Agency	075 0226 010 00		Washington Ave	1	\$20,162.89	5.24%
Successor Agency	077 0545 015 00	135	W Joaquin Ave	1	\$272.89	0.07%
Successor Agency	077 0545 018 00	835	E 14th St	1	\$611.71	0.16%
Successor Agency	077 0545 024 01	1490	Washington Ave	1	\$2,147.95	0.56%
Successor Agency	077 0545 025 00	1446	Washington Ave	1	\$1,476.38	0.38%
Successor Agency	077 0545 026 02		Washington Ave	1	\$193.28	0.05%
				<b>Total</b>	<b>\$27,540.45</b>	<b>7.16%</b>

## Section 5

### District Rules and Regulations and Governance

There are no specific rules and regulations prescribed for the proposed Downtown San Leandro Community Benefit District Management Corporation except that it will adhere to the open meeting provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the CBD assesses and the public at large as is reasonably possible.

Pursuant to the City of San Leandro Community Benefit District Ordinance and Section 36600 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of San Leandro and will oversee the day-to-day implementation of services as defined in the Management District Plan. Section 36614.5 states:

*"The "Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose."*

**Bonds:**

The District will not issue any bonds related to any program.

## Section 6 Implementation Timetable

The Downtown San Leandro CBD is expected to be established and begin assessing benefiting parcels as of July 1, 2013. Due to the timing of revenue collection and need to establish the owners' association or District Management Corporation, implementation of the Management District Plan is scheduled to occur on January 1, 2014. Consistent with the local enabling ordinance, the Downtown San Leandro CBD will have a fifteen-year term through June 30, 2028 with operations winding down by December 31, 2028.

Section 7  
Assessment Roll of Properties Included

APN	Assessment
075 0001 001 01	\$2,471.56
075 0001 002 02	\$1,530.64
075 0001 003 00	\$1,919.00
075 0001 004 00	\$856.37
075 0001 005 00	\$456.65
075 0001 006 00	\$383.95
075 0001 007 02	\$1,009.91
075 0001 008 02	\$934.92
075 0001 009 02	\$918.34
075 0001 010 02	\$1,303.47
075 0005 001 01	\$1,160.26
075 0005 002 01	\$0.00
075 0005 003 00	\$0.00
075 0005 004 00	\$0.00
075 0005 005 00	\$1,188.83
075 0005 006 00	\$640.72
075 0005 007 00	\$826.93
075 0005 008 00	\$757.38
075 0005 009 00	\$0.00
075 0005 011 01	\$1,661.75
075 0005 012 00	\$801.54
075 0005 013 02	\$553.90
075 0005 013 03	\$1,330.23
075 0005 014 00	\$0.00
075 0006 002 00	\$641.97
075 0006 003 00	\$2,003.97
075 0006 004 00	\$487.48
075 0006 005 01	\$0.00
075 0006 006 01	\$1,540.70
075 0006 011 00	\$0.00
075 0006 012 00	\$1,079.71
075 0006 013 00	\$0.00
075 0014 005 03	\$1,352.58
075 0014 006 00	\$1,225.19
075 0014 007 01	\$1,254.45
075 0014 015 01	\$2,652.67
075 0014 017 00	\$1,219.89
075 0014 018 00	\$1,904.65
075 0016 001 00	\$877.30
075 0016 005 02	\$2,960.05
075 0016 006 00	\$928.86
075 0016 007 03	\$2,496.84
075 0016 008 00	\$5,007.82
075 0016 009 00	\$1,173.23
075 0016 010 01	\$2,788.67
075 0016 013 00	\$1,460.83
075 0016 015 01	\$3,520.09
075 0018 003 02	\$427.73

075 0018 004 00	\$711.00
075 0018 008 00	\$334.40
075 0018 009 00	\$334.20
075 0018 010 00	\$293.60
075 0018 011 00	\$334.80
075 0018 012 00	\$334.20
075 0018 013 00	\$293.60
075 0018 014 00	\$345.60
075 0018 015 00	\$334.20
075 0018 016 00	\$293.60
075 0018 017 00	\$309.40
075 0018 018 00	\$334.20
075 0018 019 00	\$293.60
075 0018 020 00	\$429.00
075 0018 021 00	\$334.20
075 0018 022 00	\$293.60
075 0018 023 00	\$293.60
075 0018 024 00	\$293.60
075 0018 025 00	\$244.80
075 0018 026 00	\$286.20
075 0018 027 00	\$334.20
075 0018 028 00	\$244.80
075 0018 029 00	\$286.20
075 0018 030 00	\$334.20
075 0018 031 00	\$244.80
075 0018 032 00	\$286.20
075 0018 033 00	\$334.20
075 0018 034 00	\$293.60
075 0018 035 00	\$334.20
075 0018 036 00	\$286.20
075 0018 037 00	\$293.60
075 0018 038 00	\$334.20
075 0018 039 00	\$279.60
075 0018 040 00	\$293.60
075 0018 041 00	\$334.20
075 0018 042 00	\$265.20
075 0018 043 00	\$293.60
075 0018 044 00	\$334.20
075 0018 045 00	\$244.80
075 0018 048 00	\$236.40
075 0018 049 00	\$236.40
075 0018 050 00	\$236.40
075 0018 051 00	\$236.40
075 0018 052 00	\$236.00
075 0018 053 00	\$236.00
075 0018 054 00	\$236.00
075 0018 055 00	\$236.00
075 0018 056 00	\$236.00
075 0018 057 00	\$236.00
075 0018 058 00	\$236.00

075 0018 059 00	\$236.00	075 0039 014 04	\$721.28
075 0018 060 00	\$247.20	075 0039 015 00	\$0.00
075 0018 061 00	\$247.20	075 0039 016 00	\$530.56
075 0018 062 00	\$247.20	075 0039 023 00	\$474.04
075 0018 063 00	\$247.20	075 0039 024 02	\$735.57
075 0018 064 00	\$236.00	075 0039 025 02	\$329.74
075 0018 065 00	\$236.00	075 0039 026 02	\$587.57
075 0018 066 00	\$236.00	075 0039 029 10	\$18,148.46
075 0018 067 00	\$236.00	075 0039 032 00	\$224.60
075 0018 068 00	\$236.40	075 0039 033 00	\$224.60
075 0018 069 00	\$236.40	075 0039 034 00	\$224.60
075 0018 070 00	\$236.40	075 0039 035 00	\$224.60
075 0018 071 00	\$236.40	075 0039 036 00	\$224.60
075 0018 072 00	\$236.40	075 0039 037 00	\$224.60
075 0018 073 00	\$236.40	075 0039 038 00	\$224.60
075 0018 074 00	\$236.40	075 0039 039 00	\$224.60
075 0018 075 00	\$236.40	075 0039 040 00	\$224.60
075 0018 076 00	\$401.00	075 0039 041 00	\$224.60
075 0018 077 00	\$236.40	075 0039 042 00	\$224.60
075 0018 078 00	\$236.40	075 0047 002 00	\$3,312.30
075 0018 079 00	\$236.40	075 0047 007 00	\$9,670.87
075 0018 080 00	\$236.00	075 0050 003 01	\$10,234.87
075 0018 081 00	\$236.00	075 0162 004 00	\$2,877.82
075 0018 082 00	\$236.00	075 0226 003 00	\$2,256.52
075 0018 083 00	\$342.00	075 0226 004 00	\$3,009.07
075 0018 084 00	\$236.40	075 0226 005 01	\$6,239.19
075 0018 085 00	\$236.40	075 0226 005 02	\$1,650.78
075 0018 086 00	\$236.40	075 0226 005 03	\$718.58
075 0018 087 00	\$236.40	075 0226 006 00	\$212.06
075 0018 088 00	\$236.40	075 0226 008 00	\$2,368.28
075 0018 089 00	\$236.40	075 0226 009 00	\$1,105.20
075 0019 001 01	\$5,772.34	075 0226 010 00	\$20,162.89
075 0019 001 02	\$1,613.06	077 0447 007 01	\$4,722.60
075 0036 010 07	\$1,638.44	077 0447 014 06	\$3,416.91
075 0036 042 04	\$1,005.06	077 0447 014 07	\$1,237.30
075 0036 043 00	\$0.00	077 0447 015 06	\$2,435.74
075 0036 044 00	\$584.74	077 0528 041 00	\$828.10
075 0036 045 00	\$577.61	077 0528 042 00	\$1,093.87
075 0036 046 01	\$1,199.99	077 0528 043 00	\$945.54
075 0036 047 04	\$3,483.60	077 0528 044 01	\$687.53
075 0036 048 07	\$5,034.89	077 0528 045 00	\$777.09
075 0036 053 00	\$982.15	077 0528 046 05	\$1,679.52
075 0036 054 00	\$82.17	077 0528 047 01	\$1,095.23
075 0036 055 00	\$1,276.80	077 0529 029 00	\$643.98
075 0036 059 00	\$1,309.60	077 0529 033 01	\$2,319.54
075 0036 060 00	\$731.31	077 0529 034 00	\$507.55
075 0036 061 00	\$7,563.30	077 0529 035 02	\$986.60
075 0039 006 06	\$6,317.59	077 0530 025 01	\$2,407.18
075 0039 007 05	\$7,269.86	077 0540 008 00	\$1,445.91
075 0039 014 02	\$0.00	077 0540 009 00	\$8,967.65



077 0540 012 01	\$3,525.88	077 0551 001 00	\$10,061.62
077 0545 007 00	\$1,156.13	077 0551 005 00	\$3,336.20
077 0545 008 00	\$2,011.24	077 0551 006 00	\$5,061.06
077 0545 009 00	\$923.31	077 0551 007 00	\$1,331.43
077 0545 010 00	\$397.64	077 0551 012 03	\$1,149.92
077 0545 013 04	\$1,347.07	077 0551 014 00	\$513.81
077 0545 014 00	\$471.82	077 0551 015 00	\$1,650.54
077 0545 015 00	\$272.89	077 0551 029 00	\$729.75
077 0545 016 00	\$1,110.79	077 0551 030 00	\$1,231.61
077 0545 017 00	\$1,154.49	077 0551 031 00	\$713.01
077 0545 018 00	\$611.71	077 0551 032 00	\$685.43
077 0545 019 00	\$1,407.08	077 0551 034 00	\$3,617.54
077 0545 020 00	\$314.98	077 0551 035 00	\$438.02
077 0545 021 00	\$447.30	077 0551 036 00	\$1,852.38
077 0545 022 01	\$2,150.20	077 0551 037 00	\$553.27
077 0545 024 01	\$2,147.95	077 0551 038 00	\$1,153.21
077 0545 025 00	\$1,476.38	077 0551 039 00	\$562.51
077 0545 026 02	\$193.28	077 0551 041 01	\$1,525.27
077 0545 027 02	\$1,013.70	077 0551 042 00	\$2,722.74
077 0545 028 00	\$309.70	077 0551 045 00	\$1,484.83
077 0545 029 00	\$760.95	077 0551 046 00	\$1,807.38
077 0545 030 00	\$1,636.17	077 0551 047 00	\$927.89
077 0545 031 00	\$1,152.23	077 0551 048 00	\$865.14
077 0545 032 01	\$8,377.60	077 0551 049 00	\$804.86
077 0545 033 00	\$702.94	077 0551 050 00	\$0.00
077 0545 034 00	\$1,467.66	077 0551 051 00	\$722.40
077 0545 038 01	\$2,465.82	077 0551 052 00	\$2,657.96
077 0545 039 00	\$1,172.62	077 0551 053 00	\$4,953.80
077 0545 040 01	\$4,858.13	077 0551 064 00	\$4,948.31
077 0545 041 00	\$178.34	077 0551 065 03	\$4,157.29
077 0545 043 03	\$2,007.44	077 0551 066 00	\$3,139.77
077 0545 044 01	\$2,305.72	077 0551 067 00	\$439.19
077 0545 045 00	\$806.01	077 0551 068 00	\$166.11
077 0545 046 00	\$795.27	077 0551 069 00	\$127.66
077 0545 047 00	\$1,810.13	077 0551 070 00	\$158.29
077 0545 048 00	\$342.19	077 0551 071 00	\$322.09
077 0545 054 00	\$894.07	077 0551 072 00	\$127.66
077 0545 055 02	\$777.29	077 0551 073 00	\$189.93
077 0545 060 00	\$1,698.64	077 0551 074 00	\$181.74
077 0545 061 00	\$1,706.79	077 0551 075 00	\$237.11
077 0545 062 00	\$1,716.90	077 0551 076 00	\$111.11
077 0545 063 00	\$672.85	077 0551 077 00	\$251.64
077 0549 001 00	\$784.73	<b>TOTAL</b>	<b>\$384,680.42</b>
077 0549 002 00	\$455.55		
077 0549 003 00	\$0.00		
077 0549 004 00	\$0.00		
077 0549 006 04	\$1,704.10		
077 0549 007 00	\$0.00		
077 0549 034 00	\$611.65		
077 0550 001 03	\$1,926.78		