



CITY OF OAKLAND

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2017 NOV 30 PM 12: 28

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Mark Sawicki
Director, EWD

SUBJECT: Montclair BID Annual Report and
FY 2018-2019 Levy Approval

DATE: November 6, 2017

City Administrator Approval

Date:

11/30/17

RECOMMENDATION

Staff Recommends That City Council Adopt A Resolution Confirming The Annual Report Of The Montclair Business Improvement District Advisory Board And Levying The Annual Assessment For The Montclair Business Improvement District For Fiscal Year 2018-2019.

EXECUTIVE SUMMARY

State enabling legislation, requires that merchant-based business improvement districts (BIDs) receive City Council's approval before levying each fiscal year's assessment. Therefore, for the Montclair BID to collect its Fiscal Year (FY) 2018-2019 assessment, City Council would need to adopt the attached resolution to levy the FY 2018-2019 Montclair BID assessment. The attached resolution also confirms the district's annual report to the City.

If the proposed assessment is approved, the Montclair BID will generate an estimated \$92,290 of special assessment revenues in FY 2018-2019. Funds will be used to pay for special benefit services outlined in the Montclair BID District Management Plan (the "Plan") on file with the Office of the City Clerk and the attached annual report (attached as **Exhibit A** to the Resolution), prepared and submitted by the Montclair Village Association, the district's City Council appointed advisory board. Key services include, but are not limited to, enhanced cleaning and public safety services, including private security services; district beautification, including installation and maintenance of decorative banners and benches; special seasonal events such as spring and summer Jazz & Wine Festivals, and the Montclair Village Holiday Stroll; and marketing and promotion activities such as internet advertising and maintenance of a district website.

BACKGROUND / LEGISLATIVE HISTORY

Sections 36500 *et seq* of California Streets and Highway Code provides for the formation of business and property-based assessment districts. Pursuant to this legislation, on November 9, 1999, the Oakland City Council approved Resolution No. 75323 C.M.S., which initiated a City of Oakland Neighborhood Business Improvement District (NBID) Program to provide technical

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assistance to qualified stakeholder groups to explore the feasibility of forming a Business Improvement District (BID) within their respective commercial neighborhood(s). Pursuant to these efforts Ordinance No. 12378 C.M.S. was passed by City Council on November 27, 2001 to establish the Montclair BID.

Streets and Highways Code Division 18 (commencing with section 26500) also requires that merchant-based business improvement districts (BIDs) receive City Council's approval before levying each fiscal year's assessment. Therefore, to enable the Montclair BID to collect its Fiscal Year (FY) 2018-2019 assessment, on November 28, 2017 the City Council adopted a Resolution of Intention (ROI) to levy the FY 2018-2019 Montclair BID assessment, to approve the district's annual report, and to schedule a related public hearing for December 12, 2017. Adoption of the ROI was a prerequisite to City Council's consideration of the attached Resolution to approve the FY 2018-2019 levy. The related public hearing must take place no less than 10 days and no more than 30 days after adoption of the ROI. Following the public input portion of the hearing City Council will take final action on the proposed levy.

The billing period for the proposed assessment will be January 1, 2018 through December 31, 2018 and services to be paid for by the above billing and collections will also occur on a January 1, 2018 through December 31, 2018 fiscal year basis, per the attached proposed budget (Exhibit A to the Resolution of Intention).

If the City Council approves the proposed FY 2018-2019 assessment, the Montclair BID will generate an estimated \$92,290 of special assessment revenues, which is 5% greater than in FY 2017-2018, based on a recommendation by the Montclair Village Association Board of Directors to increase the assessment. Additional funds generated will be used to keep up with rising costs of services and inflation and represents the first proposed increase to the assessment since the district was established in 2001. Recommendations to increase the assessment, up to 5% per year, are allowable per page 7 of the "Final Management District Plan For The Montclair Business Improvement District", dated August 1, 2001.

The assessment is based on two variables which include business gross receipts and business type. If approved, the assessments, including the 5% increase for FY 2018-2019, will be collected and expended in accordance with the District Management Plan (the "Plan") on file with the Office of the City Clerk and the attached annual report (**Exhibit A** to the Resolution) submitted by the Montclair Village Association, the district's City Council appointed advisory board.

The annual report does not propose any changes to the boundaries of the district or to the method and basis of levying the assessment approved by the City Council for FY 2018-2019; however, the district advisory board recommends an allowable 5% increase to the assessment for FY 2018-2019 as referenced above.

Other BIDs (also known as Community Benefit Districts, or, CBDs) successfully formed within the City of Oakland include those located within the Rockridge (established 2000), Fruitvale (established 2001, renewed in 2006 and 2011), Lakeshore/Lake Park (established 2002, renewed in 2012), Temescal/Telegraph Avenue (established 2004, renewed in 2014), Laurel (established 2005, renewed in 2015), Koreatown/Northgate (established 2007, renewed 2017), Lake Merritt/Uptown (established 2008), Downtown Oakland (established 2008) and Jack

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London (established 2013) commercial neighborhoods. BIDs are generally recognized as supporting the goals of comprehensive economic development strategies in various cities throughout the United States and designated international countries (e.g. Italy, South Africa, United Kingdom, etc.).

Revenues generated by BIDs are used to provide a variety of special benefit improvements and services beyond those already provided by the local municipality. Examples of BID-funded special benefits include, but are not limited to, enhanced maintenance, public safety, as well as marketing and promotion services within affected districts. Enhanced services of this type are intended to support increased sales and business tax revenues as well as increased job opportunities and economic vitality of affected commercial neighborhoods.

ANALYSIS AND POLICY ALTERNATIVES

There is no anticipated adverse impact associated with the approval of the proposed resolution. Adoption of the attached resolution will approve the FY 2018-2019 special assessment for the Montclair BID. The special benefit services provided by the BID aim to support the economic vitality of the corresponding commercial neighborhood.

Since BIDs are self-initiated, self-funded, and self-administered entities, there are no anticipated fiscal impacts for the City associated with continuance of the above-referenced BID. Given the approximate \$92,290 of private funds that will be generated to support continued economic development within the affected district, the project merits consideration of City Council support.

The Montclair BID encompasses approximately 218 businesses located in and around the Montclair commercial area and estimates an upcoming annual budget of approximately \$86,752, which includes \$92,290 of projected assessments due in FY 2018-2019, less a 6% anticipated delinquency rate as indicated in *Exhibit A* to the attached Resolution

FISCAL IMPACT

No fiscal impact is anticipated to the City. The Montclair BID is a self-funded, self-administered entity. The proposed special assessment district will pay its own operating and administrative costs, including costs for assessment collections and disbursements. If the levy is approved, the City of Oakland will conduct a special billing to collect the assessment and will remit the amount collected (minus the City's costs of collection) to the Montclair Village Association, the district's designated non-profit administrator. Until disbursed, Montclair BID assessments will be held in a special trust fund established by the Finance Management Bureau on behalf of the district in Miscellaneous Trusts Fund (7999)/Economic Development Org (85411)/Pass Thru Assessments Account (24224)/ Administrative Project (1000019)/Montclair BID Program (MBID).

PUBLIC OUTREACH / INTEREST

To adopt the attached resolution, enabling legislation does not require City staff to conduct public outreach other than the required posting on the City's website. District stakeholders, however, did perform outreach necessary to secure advisory board consensus sufficient to generate the attached annual report and proposed FY 2018-2019 district budget (attached as **Exhibit A** to the Resolution).

COORDINATION

The Controller's Bureau and Office of the City Attorney were consulted in the preparation of this report and/or its attachments and exhibits.

SUSTAINABLE OPPORTUNITIES

Economic: Montclair BID assessments will fund activities which are intended to support the eventual increase of sales and business tax revenues, as well as, increased job opportunities and on-going economic development of the affected commercial districts.

Environmental: No specific environmental opportunities have been identified.

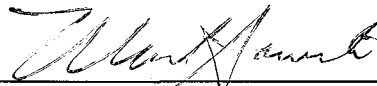
Social Equity: BIDs incorporate all members of an affected business owner community into a proactive entity with the financial resources to productively influence their shared environment which may be compatible with some aspects of various social equity models.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that City Council adopt a resolution confirming the annual report of the Montclair Business Improvement District Advisory Board and levying the annual assessment for the Montclair Business Improvement District for fiscal year 2018-2019.

For questions regarding this report, please contact Maria Rocha, BID Program Manager, at 510-238-6176.

Respectfully submitted,

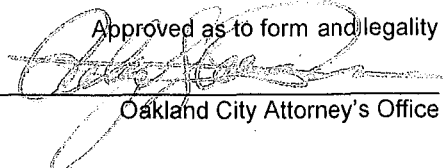


Mark Sawicki, Director
Economic and Workforce Development Department

Prepared by:
Maria Rocha, BID Program Manager
Economic Development

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FILED
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OAKLAND

Approved as to form and legality

Oakland City Attorney's Office

2017 NOV 30 PM 12:23 OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION CONFIRMING THE ANNUAL REPORT OF THE MONTCLAIR BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD AND LEVYING THE ANNUAL ASSESSMENT FOR THE MONTCLAIR BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2018-2019

WHEREAS, the State of California allows for the formation of business assessment districts under Street and Highways Code Section 36500 *et seq.*; and

WHEREAS, the business license holders in the Montclair business district petitioned to form the Montclair Business Improvement District ("District") under said legislation to undertake the Management Plan for the District ("Plan") which is on file with the City Clerk; and

WHEREAS, the Plan provides for special benefit services such as enhanced security, beautification, sidewalk sweeping, and economic development and marketing activities with the intent of creating a positive atmosphere in the District area (as more specifically identified in the Plan); and

WHEREAS, the Montclair Business Improvement District was established by the City Council on November 27, 2001 pursuant to Ordinance No. 12378 C.M.S.; and

WHEREAS, pursuant to Streets and Highways Code Section 36533, the Montclair Business Improvement District Advisory Board has prepared and filed with the City Clerk, the Annual Assessment Report (attached hereto as **Exhibit A**) ("Report"), which contains the required particulars including a detailed description of the improvements and activities to be provided for the 2018-2019 fiscal year (January 1, 2018 through December 31, 2018), the boundaries of the area and any benefit zones within the area, and the proposed assessments to be levied upon the businesses within the area for the 2018-2019 fiscal year; and

WHEREAS, the City Council desires to confirm the Report, and levy the annual assessment for the Montclair Business Improvement District for fiscal year 2018-2019; and

WHEREAS, on November 28, 2017, the City Council Adopted a Resolution of Intention to levy the fiscal year 2018-2019 assessment, approve the district's annual report, and schedule a related public hearing for December 12, 2017, as required by Government Code section 36534; and

WHEREAS, the FY 2018-2019 Annual Report for the Montclair Business Improvement District includes a determination and recommendation by the District Advisory Board for a 5% increase in the amount of the annual assessment in fiscal year 2018-2019 for the Montclair BID, which is within the allowable maximum annual assessment increase set forth in the approved Plan; and

WHEREAS, if the District's proposed assessments for FY 2018-2019 are approved and levied, they will be held (until disbursed) in a special trust fund established by the Finance Management Bureau on behalf of the District in Miscellaneous Trusts Fund (7999)/Economic Development Org (85411)/Pass Thru Assessments Account (24224)/ Administrative Project (1000019)/Montclair BID Program (MBID); now therefore be it

RESOLVED: that the Council of the City of Oakland does hereby find and determine as follows:

1. The Montclair Business Improvement District was established in the Montclair area of the City of Oakland, California as a parking and business improvement area pursuant to Street and Highways Code section 36500 *et seq.* with the boundaries as specified in the Plan on file with the City Clerk.
2. Pursuant to Streets and Highways Code Section 36535, a Public Hearing was held on December 12, 2017, to hear all public comments, protests, and take final action as to the levying of the proposed assessments for the District for the fiscal year 2018-2019. The City Council finds that there was no majority protest as defined in the Street and Highways Code Section 36500 *et seq.*
3. The Annual Assessment Report for the District is approved and confirmed.
4. The City Council approves and adopts the assessments as provided for in the Plan and the Annual Assessment Report of the Advisory Board and does hereby levy and direct the collection of the assessments for the 2018-2019 fiscal year as provided for in the Annual Assessment Report in accordance with the assessment formula as provided for in the Plan and Annual Assessment Report.
5. The proposed method and basis of calculating the assessments to be levied against each business in the District are those specified in the Plan and Annual Assessment Report on file with the City Clerk, which includes a 5% increase in the 2018-2019 annual assessment recommended by the Montclair Business Improvement District Advisory Board compared to the 2017-2018 assessment.
6. The time and manner of collecting assessments shall be at the same time and in the same manner as for the annual business tax billings and may provide for the same penalties for delinquent payment. The City may use the same process and procedures for the collection of delinquent assessments as it uses to collect delinquent business tax billings or such other processes and procedures as are

convenient to complete such collection and may reimburse itself out of the proceeds collected for the costs of such collection. The assessments shall be coordinated with the City of Oakland's annual business tax billing cycle, and shall be included along with the annual business tax notifications, or in a supplemental notice following thereafter if, for any reason, they are not ready or cannot be included along with the business tax notices. Supplemental notices shall be permissible for new businesses or for correction or supplementation of prior notices.

7. The boundaries of the District shall remain the same as specified in the Plan on file with the City Clerk and there are no changes to the boundaries or benefit zones.
8. The types of the improvements and activities proposed to be funded by the levy of assessments on businesses in the area are those described in the Plan and the Annual Assessment Report on file with the City Clerk. There are no substantial changes in the improvements or activities for the District.
9. Until disbursed, BID assessments will be held in a special trust fund established by the City on behalf of the Montclair Business Improvement District in: Miscellaneous Trusts Fund (7999), Economic Development Organization (85411), Pass Thru Assessments Account (24224), Administrative Project (1000019), Montclair Business Improvement District Program (MBID).
10. The City Administrator is hereby authorized to enter into annual contracts and related amendments for the security, marketing, maintenance, or other activities and improvements for the District, or to conduct or contract for such services and improvements as provided for in the State of California Streets and Highways Code Section 36500 *et seq.*

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20__

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN, and PRESIDENT REID

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

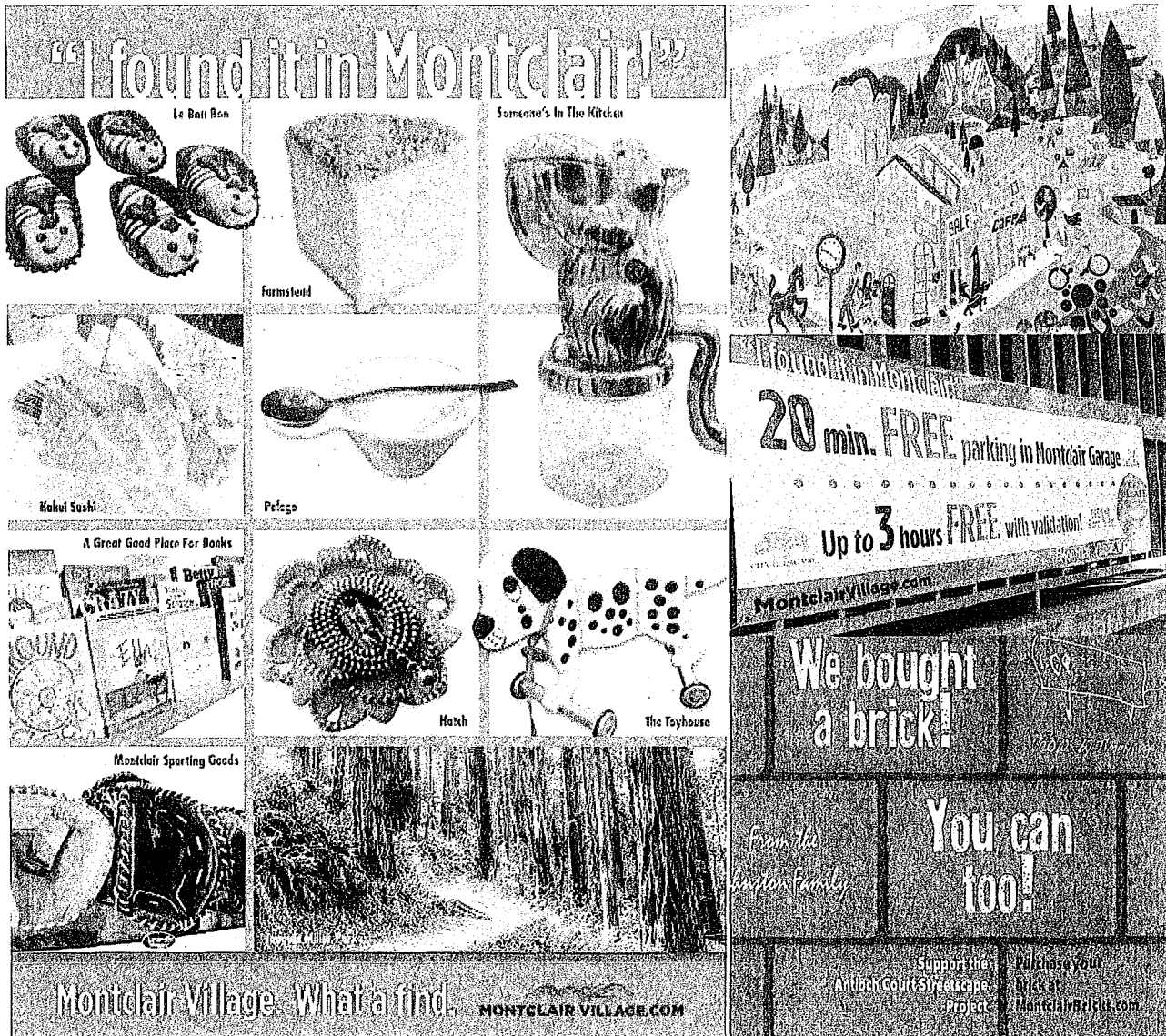
Exhibit A
(to the Resolution to Levy the FY 2018-2019 Montclair BID Assessment)



MONTCLAIR VILLAGE

The MVA's mission is to support our merchant members and help the Village thrive.

Annual Report Relating to the 2018-2019 Montclair Village Association Business Improvement District



"I found it in Montclair!"

Le Bain Bon

Someone's In The Kitchen

formsleud

Kokui Sushi

Pelago

A Great Good Place For Books

Hatch

The Toyhouse

Montclair Sporting Goods

20 min. FREE parking in Montclair Garage

Up to 3 hours FREE with validation!

MontclairVillage.com

We bought a brick!

You can too!

Support the Antioch Court Streetscape Project

Purchase your brick at MontclairVillage.com

Montclair Village. What a find. MONTCLAIRVILLAGE.COM

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www.montclairvillage.com

Annual Report to the Oakland City Council Relating to the 2018-2019 Montclair BID

Pursuant to California Streets and Highways Code Part 6
Parking and Business Improvement Area Law of 1989
Chapter 4, Section 36533

I. Proposed changes in boundaries of the parking and business improvement area or in any other benefit zones within the area.

There are no proposed changes in the boundaries of the parking and business improvement area or any benefit zones in the area.

II. Improvements and activities to be provided for in upcoming fiscal year.

See the attached budget, which outlines the improvements and activities to be funded and provided in the year ending December 31, 2017.

III. Estimate of the cost of providing the improvements and activities for upcoming fiscal year.

See attached budget

IV. Method and basis of levying the assessment.

The method and basis of levying the assessment has not changed from the adoption of the original ordinance; however, the Montclair Village Association (MVA) Board is recommending a 5% increase across all categories beginning January 1, 2018 for fiscal year 2018-2019 (see attached May 31, 2017, MVA Board meeting minutes). Increases to the assessment of up to 5% per year are allowable per the "Annual Assessment Adjustments" section (page 7) of the "Final Management District Plan For Montclair Business Improvement District" dated August 1, 2001 as follows:

Since Montclair Village is, for all intents and purposes, built out, there will probably not be any significant commercial expansion in the village, Therefore, the only way to have the district keep up with the cost of inflation is to make such a provision with the plan. Only the Management Corporation Board of Directors shall have the option to exercise and recommend an increase in assessments annually, not to exceed 5% of the previous year's assessments."

Extra funds are necessary to keep up with rising costs and inflation; costs of expenses, paid labor and contracted work have increased. The funds will be used to pay market rate contractors. Therefore the Montclair Village Association (MVA) Board has approved a 5% increase across all categories beginning January 1, 2018 for fiscal year 2018-2019.

Exhibit A

(to the Resolution to Levy the FY 2018-2019 Montclair BID Assessment)

- V. **The amount of any surplus or deficit revenues to be carried over from the previous fiscal year.**

See attached budget.

- VI. **The amount of any contributions to be made from sources other than assessments levied.**

Other than assessments levied, funds have been generated from Pacific Fine Arts Festivals, and from management of the Montclair Village Parking Garage. Funds from Associate Member program, started in mid-2010, are also shown on the attached budget.

Jeff Diamond
President, Montclair Village Association

Accomplishments 2017

Beautification/Design/Land Use

- Maintained Village planters, tree wells, and median plantings
 - Planted (9) new trees in partnership with the Sierra Club
- Provided weekly sidewalk and gutter sweeping; 5-20 lbs. of litter removal per week
- Completed final phase Gateway Mural, beautifying a high traffic gateway to the commercial district
- Provided sidewalk steam cleaning and cleaning of City trash receptacles
- Continued to obtain City and public utility support to address pot holes, graffiti, infrastructure damage, signage and recycling issues in the Village
- Hosted (1) community workdays with 40+ volunteers; to address litter and vegetation overgrowth along Hwy 13 and in Montclair Park and a service appreciation BBQ
 - April 2017 Community Work Day – cleaned 1000+ linear feet along sidewalk along Moraga
- Murals, Planters and New Art raised over \$10,000 in private investment.
- Progressed the Antioch Court safety improvement project to the 100% construction design phase
- Initiated phase 2 of the rooftop lighting program encompassing 9 blocks of the district; creating an illumined aesthetic and adding to the safety of the district at night
- Initiated re-planting of sidewalk planter for an improved streetscape aesthetic.

Board of Directors

- Held monthly meetings where merchant members and members of the public could comment, share partner opportunities and ask questions.
- Held annual merchant mixer to honor incoming and departing Board members, and to provide opportunities for merchants to share marketing ideas and network
- Expanded Board participation, and merchant participation in committees and working groups

Businesses

- Continued the Associate Membership program to represent area businesses, enabling businesses neighboring the BID or in home offices to become involved in the Association and benefit from the collective marketing effort
- Maintained/updated database of Village merchants, property owners/managers
- Grow the new MVA website and calendar function to include area events
- Produced Montclair Village electronic newsletter
- Worked closely with the Oakland Tax Division to collect assessments from severely delinquent BID members
- Initiated a district marketing campaign for business promotion and to highlight the assets of the District
- Involved (10) high school and college interns to learn about community organizing and business support
- Farmer's Market – Supported a vibrant and active destination market
- Website – Front facing promotion of businesses
- Worked with City of Oakland and Oakland City Council to evaluate and enhance Flexible Parking Pilot (start date 8/18/2014) and Parking Assessment district

Exhibit A

(to the Resolution to Levy the FY 2018-2019 Montclair BID Assessment)

Promotions

- Hosted a street festival fundraiser with over 2,000 attendees - Facilitated the Montclair Beer and Wine Celebration in partnership with the Pacific Fine Arts Festivals to produce their two annual events; raised approximately \$14,000 for the Village.
- Managed Farmers' Market activities, upgrading the cleanliness and presentation of the market
 - Expanded the use of a Farmers' Market booth by MVA businesses
- Working closely with the Lions Club to produce a Village Restaurant Walk in April and Halloween Parade through the Village.
- Facilitated late night Thursday shopping during the holiday season
- Produced Village Annual Holiday Stroll event – 2,000+ attendees
- Co - Produced a summer outdoor movie series in the commercial district that draws over 150 attendees to each show
- District Marketing Campaign
 - 7 different publications (print and online)
 - Bay Area wide reach
 - "I Found it in Montclair. Montclair Village. What a Find."

Safety/Security

- Assured security contract has responsive coverage and improved connectivity with surrounding residential areas.
- Facilitated the installation of security cameras at the parking garage and at key locations in the district
- Partnered with OPD walking officer and merchant watch to educate merchants and utilize CEPTD tactics for crime deterrence
- Partnered with MSIC (beat 13Z NCPC) to address district issues

2017 - 2018 Board of Directors

	First	Last	Position
1	Jeff	Diamond	President
2	Pat	Benson	Vice President
3	Susan	Scott	Secretary
4	Tom	Revelli	Treasurer
5	Howard	Neal	Director

Summary of BID Functions

Private security, maintenance, beautification, design, land use, promotion activities

Committees

Promotions/Farmers' Market
 Beautification/Design/Land Use/Safety
 Executive
 Nominations
 Finance

Montclair BID 2018 Proposed Budget

Revenue	
	Estimated Amount
Assessment Revenue 100% Collection	\$92,290
Projected Prior Year Carry Forward	0
Assessment Revenue Collection	94%
Total Income	\$86,752

Expenses		
Category of Special Benefit Service	Estimated Percentage	Estimated Amount
PROW (Public Right of Way/Economic Restructuring)	30%	\$26,026
DISI (District Identity & Streetscape Improvements/Promotions & Designs Committees)	35%	\$30,363
Organization (Organization Committee)	30%	\$26,026
Reserve	5%	\$4,337
Total Expenses	100%	\$86,752

MVA BOARD MEETING Minutes
US Bank – Conference Rm
1991 Mountain Blvd.
Wednesday, May 31, 2017, 9:15 - 10:20AM



***The Mission of the MVA is to
Support and enhance the Montclair Village business district to be a vibrant destination for
MVA members, residents, and visitors***

MVA Board meeting 9:15-10:20AM

Board Members Present: Pat Benson, Jeff Diamond, Susan Scott, Tom Revelli
Absent: Howard Neal
Executive Director: Daniel Swafford

Agenda

- 9:15 Call to Order – Vice-President Pat Benson
- Welcome & Introductions
 - Review of Agenda; Minutes Approval : Susan motion; Second Tom; all in favor
- 9:20 Montclair Village Association Committee Updates
- Financial Report - Treasurer Tom Revelli
 - Executive Committee – President Jeff Diamond
 - Board Election – Officer Slate: Jeff motion; Second Tom ; all in favor
 - BID Assessment increase of 5% to all categories for 2018: Jeff motion, Second Tom; all in favor
 - MVA Strategic Plan/ Survey sharing with membership
 - Promotions; Beautification/Safety; Land Use
 - LCB Women's Club sold to pre-school
 - MOvE update – Karen
 - 6/14 meet with ACW; Restaurant use on NextDoor 116 responses
- 9:40 Planter Plant assessment and initial recommendation – Presenter Will Rogers:
- 26 Mosaic complete; Volunteer Work Day as possible program to replant; reviewed current conditions
 - Motion to allocate \$5,000 to replant all 39 planters
- 10:00 Annual Member Mixer (location: Italian Colors)
- Sponsor
 - Date/ Time preference – 2nd Wednesday
- 10:05 Beer & Wine Celebration – June 17, 2017; 12-6pm
- 10:15 MVA Summer Intern Program
- 10:20 Open Forum/ Adjourn

Thank you US Bank for hosting

Upcoming Meetings

- **MVA Association Meeting: Annual Mixer – at Italian Colors**
- **MVA Board Meeting: Last Wednesdays of the Month, 9:15 AM @ US Bank – NEXT June 28th**
- **Montclair Safety and Improvement Council – General Meeting/ Election – June 1st, 7PM @ Montclair Presbyterian**
- **Montclair Beer and Wine Celebration – June 17th, 12-6PM**

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(510)339-1000 • (510)339-2368 fax • montclairvillage@sbcglobal.net
www.montclairvillage.com

Updated 5/26/2017

Bay Alarm Security Service, contact (800) 470-1000 mention Montclair Village Assoc.