

CITY OF OAKLAND
COUNCIL AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2004 APR 28 PM 5: 14

TO: Office of the City Administrator
Attn: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: May 11, 2004

RE: RESOLUTION OF INTENTION TO FORM THE TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT DISTRICT OF 2005, GRANTING PRELIMINARY APPROVAL OF THE MANAGEMENT PLAN, DIRECTING FILING OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, SUBMITTING A PROPOSED ASSESSMENT TO THE AFFECTED PROPERTY OWNERS FOR MAJORITY PROTEST PROCEDURE APPROVAL, AND SCHEDULING A PUBLIC HEARING FOR JULY 20, 2004

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE BALLOT FOR ONE CITY-OWNED PROPERTY ON WHICH ASSESSMENTS ARE TO BE LEVIED (APN 014-1219-003-00 – THE TEMESCAL LIBRARY) TO SUPPORT THE FORMATION OF THE TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT DISTRICT OF 2005

RESOLUTION APPOINTING THE TEMESCAL/TELEGRAPH AVENUE ADVISORY BOARD AS THE ADVISORY BOARD FOR THE TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT DISTRICT OF 2005

SUMMARY

Three resolutions have been prepared in response to a petition by real property owners in the Temescal area to form a special assessment district pursuant to the City of Oakland Business Improvement Management District (BIMD) Ordinance (Ord. 12190, 1999).

The first resolution of intention is to initiate a formal balloting of all property owners to vote on the proposed special assessment district. Ballots will be mailed to each affected property owner and a public hearing set for July 20, 2004 (i.e. not less than 45 days after passage of the resolution of intention). At the public hearing ballots will be tallied and the City Council will hear public testimony before making a decision on the formation of the proposed Temescal/Telegraph Avenue Property Business Improvement District (PBID). Formation of the district requires that a weighted majority (51%) of those responding be in favor of the assessment.

The second resolution is to authorize the City Administrator to cast a favorable vote on behalf of one City-owned parcel, the Temescal Library, located within the proposed PBID.

Item _____
Community & Economic Development Committee
May 11, 2004

The third resolution is to appoint an advisory board to monitor the implementation of the Management District Plan for the Temescal/Telegraph Avenue Property Business Improvement District (Exhibit A to the attached resolution of intention) and to submit to the City annual service plan reports, including budgets.

An additional resolution to authorize payment of a related assessment, including approval of any required new appropriation, in an amount not to exceed \$22,951.89 over the ten year life of the district will be presented at the public hearing on July 20 for approval, if the district is formed.

The Temescal/Telegraph Avenue PBID, if established, will generate private assessment funds of approximately \$241,458.36 per year, or, approximately three million dollars (\$3,000,000) over a ten year period to pay for services outlined in the above Management Plan, including enhanced security, maintenance, economic development and marketing activities within the Temescal/Telegraph Avenue commercial district.

FISCAL IMPACTS

There is no fiscal impact associated with approval of the present three resolutions. No new financial obligations to the City are triggered by stating the intent to form a district, by approving initiation of the Proposition 218 ballot process, by authorizing the City to vote in the ballot process, by scheduling a related public hearing, or by appointing an advisory board for the proposed district.

However, there will be a fiscal impact associated with future related resolutions to be submitted to City Council at the public hearing to be held on July 20, 2004. If on that future date, the City Council votes to establish the Temescal/Telegraph Avenue PBID, the City will be obligated to pay its fair share of assessments on City-owned property within the proposed district. Accordingly, an additional resolution will be presented to City Council to authorize payment of the required assessment in an amount not to exceed \$1,824.78 in FY 2004-05. Staff will make recommendations regarding any new appropriation that may be required to fund the new financial obligation during FY 2005-07 budget development.

The City-owned property within the proposed PBID is the Temescal Library (APN 014-1219-003-00).

The following table illustrates what the City will owe for the assessment on the library, if the district is established on July 20, 2004:

FY04/05	FY05/06	FY06/07	FY07/08	FY08/09	FY09/10	FY10/11	FY11/12	FY12/13	FY13/14
\$1,824.78	\$1,916.02	\$2,011.82	\$2,112.41	\$2,218.03	\$2,328.93	\$2,445.38	\$2,567.65	\$2,696.03	\$2,830.84

Total projected assessments FY04/05 to FY13/14 = \$22,951.89

The above amounts account for an allowable 5% annual increase in assessments throughout the ten year life of the district. Any percentage increase must be recommended by the district's advisory board and approved by City Council.

Under Proposition 218, government-owned properties are not exempt from property-based assessments. This is because public as well as private properties are expected to derive distinct benefits from the activities of the district.

If the levy is approved, the County of Alameda will add the assessment as a line item to the annual property tax bill of each affected property owner and remit the amount collected less the County's collection fee (approximately 1.7% of total assessment) to the City. The City, in turn, disburses the funds to the district, pursuant to a written agreement between the City and the district's non-profit management corporation, less the City's costs of processing the disbursement.

Lastly, if the Temescal PBID succeeds, program guidelines state that the City is expected to maintain a base level of service within the PBID equivalent to the level prior to establishment of the assessment district. Maintaining baseline services, however, commits no additional City funds to the district beyond what already exists. Reductions may occur in keeping with proportional adjustments throughout the city resulting from changes in the City's overall financial condition.

BACKGROUND

In 1999, the City Council approved the City of Oakland's Business Improvement Management District Ordinance (ORD 12190). The ordinance complements the State's Property and Business Improvement District law under AB3752. These two pieces of legislation allow for the formation of property-based assessment districts to undertake a range of independent services within the assessment area, independent from government, to further the development and economic viability of the area.

Also in 1999, Oakland City Council authorized the initiation of the Neighborhood Business Improvement District (NBID) Program to assist neighborhood representatives in their attempts to establish business and property-based assessment districts. Under this program, the Temescal area applied for and received a seed grant of \$7,500 in February 2003. These funds were used to hire consultant, New City America, Inc., to assist the Temescal Merchants' Association to complete a preliminary PBID feasibility study and to begin the process of solidifying support for the concept of a PBID among area property owners.

In December 2003, the Temescal stakeholders' group submitted evidence of support among affected property owners sufficient to qualify for an additional \$32,000 of City loan assistance to continue the process of district formation.

In April 2003, district representatives submitted supportive petitions signed by property owners representing 30% or more of total projected assessments. This documented level of support satisfies the legal threshold necessary for City Council to consider the three resolutions currently before it.

KEY ISSUES AND IMPACTS

There is no anticipated adverse impact associated with the formation and operation of the Temescal/Telegraph Avenue PBID. However, if formation succeeds the City must pay its fair share of assessments on City-owned property within the district. Payments of these assessments, as described above, will leverage about ten times as much in private dollars over the ten year life of the district and, therefore, represents a strategic and productive investment of public funds.

Additional positive impacts include an ongoing private funding source for enhanced safety and security, beautified physical appearance, and organized economic development and marketing activities within the Temescal/Telegraph Avenue district. Accordingly, formation of the proposed PBID will enable the district to serve as a positive self-help model for other Oakland business districts.

PROGRAM DESCRIPTION

The proposed Temescal/Telegraph Avenue PBID encompasses approximately 260 parcels and 211 property owners. The boundaries of the proposed district would include all parcels along Telegraph from 40th to the Berkeley border, Shattuck to the Highway 24 overpass, Claremont one block up from Telegraph, and 51st Street up to and including Children's Hospital to one block east of Telegraph Avenue. Assessments are based on lot size, building size and linear frontage of properties located within the proposed zone and by law must be in proportion to the anticipated benefit received by each property.

It is anticipated that the Temescal/Telegraph Avenue PBID will generate approximately \$241,458.36 of assessment funds per year. Allowing for a 5% discretionary increase per year in assessment billings this represents approximately three million (\$3,000,000) of private investment funds to be collected over the ten year life of the district. These funds will be used to pay for services outlined in the Temescal/Telegraph Avenue PBID management plan, developed through a series of meetings with affected property owners over the last year. The plan sets forth actions which will establish various programs to attract business and improve the commercial climate within the district. Key aspects of the service plan include cleaning and beautification of public rights of way, enhanced security, and marketing, including special events, pedestrian kiosks and a district website.

The Temescal/Telegraph Avenue PBID will have a non-profit management corporation contracted by the City to handle district operations. A City-appointed advisory board will also be charged with monitoring service delivery within the district and submitting annual service plan reports, including budgets, to the City. The advisory board is recommended by representatives from the local Temescal Merchants Association and the Telegraph Avenue Business Association, but appointed by City Council. The board is required to have at least one member who is a business licensee within the district who is not also a district property owner.

SUSTAINABLE OPPORTUNITIES

Economic: The proposed levy will fund activities which are intended to support the eventual increase of property, sales, and business tax revenues, as well as, increased job

opportunities and economic development of the Temescal/Telegraph Avenue commercial district.

Environmental: The proposed levy will enable the Temescal/Telegraph Avenue PBID to continue its efforts to strengthen and beautify the physical image of the existing neighborhood commercial area through the implementation of services such as enhanced sidewalk sweeping to uplift the district's appearance.

Social Equity: PBIDs incorporate members of a business community into a productive and proactive entity representing the interests of that community. Input regarding use of the cash flow generated by the district itself contributes to local entrepreneur self-empowerment and provides enhanced services for the overall physical and economic betterment of the district.

DISABILITY AND SENIOR ACCESS

The authorization of assessments for the PBID has no direct implications for disability and senior access. However, the PBID's efforts toward revitalization may encourage businesses to continue to abide by applicable state, federal and local codes and legislation regarding disability and senior access. Improved public safety and security provided by the PBID could also serve to make the area safer and more accessible to all visitors, including senior citizens and disabled persons.

RECOMMENDATION(S) AND RATIONALE

Adoption of the attached resolutions will support the formation of the Temescal/Telegraph Avenue PBID and its planned activities. The formation of the Temescal/Telegraph Avenue PBID represents a proactive effort on the part of private property owners within the district to improve the conditions and image of their area and to productively participate in its economic revitalization. This initiative presents a positive model for other neighborhood commercial areas.

Additionally, because PBIDs are self-initiated, self-funded, and self-administered, there are no anticipated fiscal impacts for the City associated with formation of the Temescal/Telegraph Avenue PBID beyond the total \$22,951.89 to pay the City's share of assessments over a ten year period. This amount compared to the approximate \$3 million private dollars it would leverage seems a strategic and reasonable investment of public resources.

Staff recommends that the City Council approve all three of the present resolutions intended to support the continued formation of the proposed Temescal/Telegraph Avenue PBID.

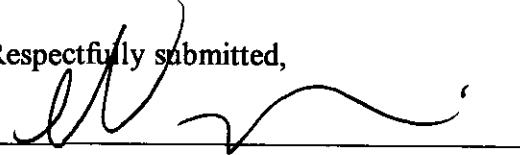
ACTION REQUESTED OF THE CITY COUNCIL

The actions requested of the City Council are:

1. To approve the resolution of intention to form the Temescal/Telegraph Avenue Property Business Improvement District, granting preliminary approval of the management plan, directing filing of the proposed assessment district boundary description, submitting a proposed assessment to the affected property owners for

- majority protest procedure approval; and scheduling a public hearing for July 20, 2004.
2. To approve the resolution authorizing the City Administrator to execute the ballot for the City-owned property on which an assessment is to be levied (APN 014-1219-003-00) to support the formation of the Temescal/Telegraph Avenue Property Business Improvement District.
 3. To adopt the resolution appointing the Temescal/Telegraph Avenue Advisory Board as the advisory board for the Temescal/Telegraph Avenue Property Business Improvement District.

Respectfully submitted,



Daniel Vanderprien
Director of Redevelopment,
Economic Development and Housing

Prepared by:
Maria Rocha, Urban Economic Analyst III
Neighborhood Commercial Revitalization

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE


OFFICE OF THE CITY ADMINISTRATOR

OAKLAND CITY COUNCIL

FILED
OFFICE OF THE CITY CLERK
OAKLAND

RESOLUTION No. _____ C.M.S.

2004 APR 28 PM 5: 14

B. Platero

RESOLUTION OF INTENTION TO FORM THE TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT DISTRICT OF 2005, GRANTING PRELIMINARY APPROVAL OF THE MANAGEMENT PLAN, DIRECTING FILING OF THE PROPOSED ASSESSMENT DISTRICT BOUNDARY DESCRIPTION, SUBMITTING A PROPOSED ASSESSMENT TO THE AFFECTED PROPERTY OWNERS FOR MAJORITY PROTEST PROCEDURE APPROVAL; AND SCHEDULING A PUBLIC HEARING FOR JULY 20, 2004

WHEREAS, the City Council of the City of Oakland enacted the City of Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999) establishing the procedures for the formation of business improvement management districts; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District ("NBID") Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business and property owners in the City to assist in the formation of such districts; and

WHEREAS, the property owners in the Temescal/Telegraph Avenue district have duly petitioned to form the Temescal/Telegraph Avenue Property Business Improvement District of 2005 ("District") under the City of Oakland Business Improvement Management District Ordinance (the "BIMD Ordinance") and have proposed the Management Plan for the operation of the District ("Plan") (Exhibit A); and

WHEREAS, the Plan contains a detailed engineer's report prepared by a registered professional engineer recognized by the State of California; and

WHEREAS, the Plan was prepared in accordance with the provisions Article XIII of the California Constitution, and has been filed with the City Clerk for proceedings in formation of this district; and

WHEREAS, the Plan, incorporated by this reference, provides for new security, cleaning and beautification of public rights of way, promotional and marketing activities and improvements of particular benefit to the properties located within the District (as more specifically identified in the Plan); and

WHEREAS, the Plan was prepared in accord with the provisions of the BIMD Ordinance overseeing the formation of the District as

referenced above, and has been filed with the City Clerk for proceedings in formation of this District;

NOW, THEREFORE, the City Council of the City of Oakland finds that the Management Plan for the District satisfies all the requirements of the BIMD Ordinance, the laws of the State of California and the California Constitution with regard to the formation of business improvement management districts, and does hereby resolve and give notice as follows:

1. A business improvement management district is proposed to be established pursuant to the BIMD Ordinance with the boundaries as specified in the Plan on file in the office of the City Clerk, a copy of which is attached hereto as **Exhibit A**.
2. A copy of the preliminary report of the City Clerk is on file in the office of the City Clerk relating to the formation of the District.
3. The Plan for the District is preliminarily approved and the assessments for the first year shall be as provided for in the Plan if the district is established.
4. The name of the District shall be the Temescal/Telegraph Avenue Property Business Improvement District of 2005.
5. The reasons for the assessments and the types of the improvements and activities proposed to be funded and acquired by the levy of assessments on property in the District and the time period for which the proposed improvements are to be made are those specified in the Plan on file in the office of the City Clerk and attached hereto (**Exhibit A**).
6. Except where funds are otherwise available, an assessment will be levied annually to pay for all improvements and activities within the area.
7. The boundaries of the District and of each separate benefit zone within the district are delineated in the description contained in the Plan which is on file in the office of the City Clerk (**Exhibit A**).
8. The proposed method and basis of levying the assessments to be levied against each property in the District are based on the gross lot size, gross building square footage, building use, linear frontage of each property located within the District, and upon the benefit zone in which the property is located (as specified in the Plan - **Exhibit A**), and the assessments proposed for each property are contained in the appendix to the Plan and are incorporated herein by this reference (**Exhibit A**).
9. The assessments for the entire District total \$241,458.36 for the first year of the District, and the amount chargeable to each parcel are as shown in the Plan on file in the office of

the City Clerk and on the appendix to Exhibit A attached hereto

10. The District shall be in existence for a period of ten (10) years (as provided for in the Plan) during which a maximum 5% increase per year in the amount of the assessment on each property shall be allowable as provided for in the Plan.
11. The assessment shall be attached to the property and collected with the annual county property taxes, and in certain cases through a special municipal billing, and shall continue annually as provided for in the Plan for each year that the District is in existence unless modified by the City Council on the recommendation of the District Advisory Board.
12. The City Clerk is directed to mail a copy of the Resolution of Intention to form the District along with the ballots for the written protest procedure to all affected property owners in the District in compliance with the BIMD Ordinance and Article XIII of the California Constitution and to each local Chamber of Commerce and business organization known to be located within the District, give all other notices and take all other actions required by law, and give notice of the dates of the Public Hearing and Final Action on the Petition for Formation of the District to all affected property owners in the proposed District no later than forty five (45) days before the scheduled public hearing, and also publish the Resolution of Intention in a newspaper of general circulation in the City of Oakland once, at least seven (7) days before the public hearing. The ballots mailed to the affected property owners shall contain the procedures for the completion and return of the ballots.
13. A Public Hearing is set for July 20, 2004, (at 7:00 P.M. in the City Council Chambers in City Hall, located at 1 Frank H. Ogawa Plaza, Oakland California) to hear all public comments, protests, count the returned ballots as to the formation of the District, and take final action as to the formation of the District.
14. At the hearing the testimony of all interested persons for or against the establishment of the District, the proposed assessment, the boundaries of the District, or the furnishing of the specified types of improvements or activities will be heard.
15. A protest may be made in writing by any interested person through the ballot procedure. The procedures applicable to the completion and return of the ballots are as specified in the ballot, a copy of which is attached hereto and incorporated herein by this reference. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made.

16. Every written protest shall be filed with the City Clerk at or before the time fixed for the public hearing. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.
17. Each written protest shall contain a description of the property in which the person subscribing the protest is interested sufficient to identify the property and, if a person subscribing is not shown on the official records of the City as the owner of the property, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the property.
18. A written protest which does not comply with the requirements stated above shall not be counted in determining a majority protest.
19. After the close of the Public Hearing, the ballots will be tabulated under the direction of the City Clerk and the results of the tabulation will be reported to the City Council. If written protests are received from the property owners in the proposed area which will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than that 50 percent, the assessment will not be imposed. If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the area, those types of improvements or activities shall be eliminated.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, ____

PASSED BY THE FOLLOWING VOTE:

AYES- BRUNNER, CHANG, , BROOKS, NADEL, REID, , QUAN, WAN and PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

SAMPLE BALLOT FORMAT

**CITY OF OAKLAND
TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT
DISTRICT
PROPERTY OWNER BALLOT**

This ballot is for the property owners of the parcel(s) identified below by Assessment Parcel Numbers (APN), which parcel(s) are located within the proposed Temescal/Telegraph Avenue Property Business Improvement District (PBID), in the City of Oakland. Please advise the City of Oakland as soon as possible at (510) 238-6176 if the information set forth below is incorrect.

This ballot may be used to express either support for or opposition to the proposed Temescal/Telegraph Avenue PBID assessment. In order to be counted, this ballot must be completed, signed, and dated below by an owner of the identified parcel(s) or by an authorized representative of the owner. The ballot must be returned to the City Clerk of Oakland either by mail or in person to: Office of the City Clerk, Oakland City Hall, One Frank H. Ogawa Plaza, First Floor, Oakland, CA, 94612. If a majority of ballots received (as weighted by assessment) oppose the Temescal/Telegraph Avenue PBID assessment, the Temescal/Telegraph Avenue PBID will not be established and the Temescal/Telegraph Avenue PBID assessment will not be levied.

Mail Delivery: If by mail, fold and insert the ballot in the enclosed self-addressed stamped envelope, seal the envelope, and deposit in the U.S. mail.

Personal Delivery: If in person, fold and insert the ballot in the enclosed self-addressed envelope, seal the envelope provided and deliver to the City Clerk's office (address shown above) or deliver to the City Clerk at the public hearing on the Temescal/Telegraph Avenue PBID.

The assessment shall not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with the ballots weighted according to the proportional financial obligation of the affected property.

IN ORDER TO BE COUNTED, THIS BALLOT MUST BE RECEIVED BY THE CITY CLERK PRIOR TO THE CLOSE OF THE PUBLIC INPUT PORTION OF THE PUBLIC HEARING ON THE TEMESCAL/TELEGRAPH AVENUE PBID, WHICH IS SCHEDULED FOR JULY 20, 2004, AT 7:01 PM IN THE CITY COUNCIL CHAMBERS, OAKLAND CITY HALL, 1 FRANK OGAWA PLAZA, OAKLAND, CALIFORNIA 94612. To cast this ballot, check the appropriate box below (either yes or no), sign the ballot at the bottom, and return either this entire page or the portion below this line.

BALLOT

Please mark in the box below to cast your vote:

- YES**, I am in favor of the formation of the district and the proposed assessments against the parcel(s) identified on this ballot.
- NO**, I oppose the formation of the district and the proposed assessment against the parcel(s) identified on this ballot.

Owner	APN	Assessment
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Total Temescal/Telegraph Avenue PBID Assessment Amount (Votes Cast)

XXXXXXX

NAME (PRINTED)

SIGNATURE DATE



EXHIBIT A
(to resolution of intention to form the
Temescal/Telegraph Avenue PBID)

Marco Li Mandri, President • www.newcityamerica.com

FINAL PLAN

**MANAGEMENT DISTRICT PLAN FOR THE
TEMESCAL/TELEGRAPH AVENUE
PROPERTY BUSINESS IMPROVEMENT DISTRICT**

OAKLAND, CALIFORNIA

*Prepared pursuant to the City of Oakland's
Business Improvement Management District Ordinance of 1999
12190, Under Municipal Code Chapter 4.48
for the Temescal/Telegraph Avenue Business District*

Prepared for:

**Temescal/Telegraph Avenue P.B.I.D. Steering Committee
City Councilwoman Jane Bruenner
Neighborhood Commercial Revitalization Program
Community Economic Development Agency - City of Oakland**

by

**Marco Li Mandri, President
NEW CITY AMERICA INC.
(888) 356-2726**

FEBRUARY 24, 2004



**TEMESCAL/TELEGRAPH AVENUE MANAGEMENT DISTRICT
PLAN FOR THE NEW PROPERTY BUSINESS IMPROVEMENT
DISTRICT – FEBRUARY 2004**

*(Formed under the Business Improvement Management District Ordinance
12190, Passed November 1999, Chapter 4.48 City of Oakland Municipal Code)*

**SECTION 6 - MANAGEMENT DISTRICT PLAN, PROPERTY
BUSINESS IMPROVEMENT DISTRICT**

- 1. MAP OF THE DISTRICT**
- 2. NAME OF THE PROPOSED DISTRICT**
- 3. DESCRIPTION OF BOUNDARIES OF THE DISTRICT**
- 4. THE IMPROVEMENT AND ACTIVITIES PROPOSED EACH YEAR**
- 5. TOTAL ANNUAL AMOUNT PROPOSED TO BE EXPENDED FOR IMPROVEMENT,
MAINTENANCE AND OPERATIONS**
- 6. THE PROPOSED SOURCE(S) OF FINANCING INCLUDING THE PROPOSED
METHOD AND BASIS OF LEVYING THE ASSESSMENTS**
- 7. THE TIME AND MANNER OF COLLECTING THE ASSESSMENTS**
- 8. PROPOSED RULES AND REGULATIONS TO BE APPLICABLE IN THE DISTRICT**
- 9. ADVISORY BOARD AND MANAGEMENT OF THE DISTRICT**
- 10. ENGINEER'S REPORT**

APPENDIX:

PARCEL LIST

TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN - EXECUTIVE SUMMARY

The Temescal District and Telegraph Avenue business district is a vibrant place with a rich history and changing demographics. The architectural charm, the street ambiance, the reservoir of high disposable income in the peripheral blocks, access to the freeway and BART, are all assets which make this an attractive and desirable business district. All of the elements are present to make this district as popular as the neighboring Rockridge district, or similar linear commercial corridors in the East Bay Area.

Over the past nine months, property owners in the Temescal Merchants Association and the Telegraph Avenue Business Association have discussed the possible formation of a new *special benefits assessment district*. The purpose of this district would be to fund special benefits for the public rights of way, over and above the current level of services funded by the City of Oakland.

This new district would be known as the Temescal/Telegraph Property Business Improvement District (PBID). Any and all assessments generated from the formation of the district would, by law, be required to stay in the district's boundaries to fund special benefit services. The district's assessment revenues would be controlled by a new non-profit organization of the property owners paying into the district.

Survey of the Property Owners:

In early 2003, a grant was secured through the City of Oakland's Neighborhood Commercial Revitalization Program, which funded the investigation of this special benefits district. In early 2003, two separate surveys were mailed to property owners encouraging them to respond and demonstrate their level of support for the creation of the new district. Normally, such surveys of property owners are responded to by no more than 10% of the participants.

The survey results were quite stunning. It is clear that there appears to be significant support for the continued formation of this new Property Business Improvement District. The district would fund special benefits, and by law, could not function to replace existing general fund services to the community. Over 100 parcel owners responded to the survey representing the following factors.

The boundaries of the proposed district would include all parcels along Telegraph from 40th to the Berkeley border, Shattuck to the freeway bridge, Claremont one block up from Telegraph, and 51st Street to the Hospital.

The survey results revealed the following information and interests...

- *66% of the respondents have owned their property for 10 years or longer;*
- *71% of the respondents were sole proprietors or family owned parcels;*
- *48% of the respondents believe that the image of Oakland, over the past few years, has negatively impacted their property;*
- *89% of the respondents believe that the district is “unsafe” or “safe, however suffers an image as an unsafe district”;*
- *64% of the respondents would support property owner funded enhanced security services;*
- *73% of the respondents would support property owner funded services which would prioritize dealing with people demonstrating questionable behavior in the public rights of way;*
- *55% of the respondents would support property owner funded sidewalk and gutter sweeping;*
- *58% of the respondents would support property owner funded enhanced tree maintenance to beautify the district;*
- *66% of the respondents would support property owner funded planning and economic development related services to give input to proposed planning and zoning changes that would impact this district;*
- *55% of the respondents would support property owner funded marketing and promotions to bring new business and attract new tenants to the area;*
- *59% of the respondents would support property owners funded special events to improve the identity of the district;*

WHY HERE, WHY NOW?

It is best when community dollars stay in the community. Dollars that leave the neighborhood and enrich other cities such as Berkeley, Emeryville and Alameda, are referred to as “leakage”. This is something that neither the City nor the Temescal/Telegraph Avenue business and property owners can afford. The whole purpose of the PBID is to keep dollars in the community, attract commerce from outside of the district, provide services for enhanced sidewalk sweeping and trash pick up, beautify the neighborhood and fund those special benefit services which are not and will not be funded by the City of Oakland.

Business districts that have organized into BIDs, in fact, are able to extract a greater level of services from their City due to the fact that their management staff is in constant contact with City departments to ensure that the City is providing its committed level of general services.

Similar districts are currently functioning in Rockridge, Montclair, Fruitvale and in the Lakeshore District. The BID along Telegraph Avenue near UC Berkeley is credited with bringing cleanliness and order to that district over the past five years. Recently, North

Shattuck property owners voted to establish a Property Business Improvement District. Statewide, over 300 districts are operating today.

The new proposed Temescal/Telegraph Avenue Property Business Improvement District, formed under a new City enabling ordinance, is a benefit assessment district proposed to *confer special benefit services* to real property owners in and around the commercial corridors of the business district. The district, also known as a *Management District*, will provide minor capital improvements, special improvements and activities in the combined business district. These special benefit services shall include landscaping, beautification, maintenance and sidewalk cleaning, installing decorations, marketing and promotions, improvement of the image of the district, business interest advocacy, and possibly security services, (above those currently provided by the City of Oakland).

The Temescal/Telegraph Avenue PBID investigation and formation effort has been led by property owners in the community. Once a plan has been adopted by the Steering Committee (which is open to all affected property owners), a petition drive will be initiated to demonstrate support for the district by district property owners. The enabling ordinance requires that 30% of the “weighted” property owners paying into the district, affirm their support for the district and their respective assessments by signing a petition in support of the district’s formation. The term weighted represents the amount of dollars each property owner will pay into the district.

Once the petition has met this 30% weighted threshold, the plan is sent to the City of Oakland, whereby the City Council passes a resolution of intent to establish the district. Mail ballots are then sent out to each affected property owner, who then has between 45 and 60 days to return the ballots.

The ballots are then counted at an open public hearing and the district is formed once the weighted returned ballots express support for the district’s formation. This entire process must be completed by the end of July, this summer.

The district is envisioned to be established for 10 years commencing January 1, 2005. Provisions for annual disestablishment are available if the property owners no longer desire to fund the special services articulated in this plan.

Cost: There are 260 parcels and 211 property owners in the proposed district. The first year annual budget is projected to be \$ 241,458.36. The costs associated with the property variables and benefit zones per year are as follows:

<i>Property Variable</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>	<i>Benefit Zone 3</i>
Lot Size	\$0.078119	\$0.047216	\$0.009299
Building Size	\$0.060952	\$0.023468	---
Linear Frontage	\$6.815684	\$1.181375	\$11.045231

1. MAP OF THE DISTRICT:

A map of the district will be found at the end of the text of this Management District Plan.

2. NAME OF THE PROPOSED DISTRICT:

The name of the proposed special benefits district is the “Temescal/Telegraph Avenue Property Business Improvement District of 2005”.

3. DESCRIPTION OF THE BOUNDARIES OF THE DISTRICT

This district as envisioned is approximately 40 square blocks. Its boundaries are primarily along the following streets:

<i>Street</i>	<i>Address Series</i>
40th Street	500
41st Street	506 – 509
43rd Street	497
49th Street	520 – 523
51st Street	491 – 600
52nd Street	516 – 747
53rd Street	567
58th Street	510
63rd Street	509
Aileen Street	508
Alcatraz Avenue	505
Claremont Avenue	5160 – 5263
Dover Street	5203
Racine Street	5811 – 5964
Shattuck Avenue	4501 – 5216
Telegraph Avenue	4000 - 6699

4. THE IMPROVEMENT AND ACTIVITIES PLANNED FOR EACH YEAR

Based upon the survey results of the property owners, and estimated costs and services, the preliminary special benefits funded by the Temescal/Telegraph Avenue Property Business Improvement District are as follows:

Proposed Temescal/Telegraph Avenue PBID:

- 1. Public Rights of Way and Sidewalk Operations (PROWSO)**
 - Sidewalk sweeping;
 - Beautification;
 - Decorations and banners;
 - Enhanced trash receptacle placement and regular emptying;
 - Removal of bulky items;
 - Graffiti removal;
 - Work with City on hazardous issues;
 - Maintenance of public order in the sidewalks;
 - Homeless intervention;
 - Security;
 - Equipment, supplies, tools;
 - Misc.

- 2. Marketing and Identity enhancement: (Predominantly in Benefit Zone 1)**
 - Special events (1 or 2 per year);
 - Web site;
 - Pedestrian kiosks;
 - Walking map;
 - Communications;

- 3. Administration and Corporate Operations:**
 - Staffing;
 - Insurance;
 - Office related expenses;
 - Misc.

- 4. Contingency/Reserve:**
 - Delinquencies;
 - City costs;
 - County costs;
 - Hardship;
 - Reserves;

These basic services, categorized by percentages of the overall budget shall form the basis for the special benefit services budget for the ten-year period the district is in place. The Management Corporation shall have the right, with concurrence of the Advisory Board to shift categories of expenses up to 10% per year, based upon determined need of the district. This ten per cent shift is allowable after any CPI or annual increase has been taken into account.

Consistent with the law, any property assessment district must confer a special benefit to real property owners paying into the assessment district. At times, specific parcels will derive greater benefit, due to their proximity to a “core” area. These core and peripheral parcels, will from time to time, be designated through “benefit zones”. The Telegraph/Temescal PBID anticipates three benefit zones, each receiving varying degrees of special benefits funded from the assessment district. The three benefit zones are proposed as follows:

Benefit Zones:

The Temescal/Telegraph Avenue PBID Benefit Zones are created based upon the frequency and type of special benefit services that might be desired. For example, the core area near 51st and Telegraph may need services seven days per week, have large special events and be the focus of many marketing activities. These property owners would pay for those specific services based upon their anticipated benefit to be received.

There will be three benefit zones in the district. Benefit zones are determined by the type and frequency of services conferred to those parcels.

<i>Benefit Zone</i>	<i>Boundaries</i>
Zone 1 (core area)	Telegraph Avenue from 4501 to the freeway; 51st Street from the freeway to one block east of Telegraph Ave.
Zone 2 (peripheral area)	Telegraph Avenue from 4000 to 4499; Telegraph Avenue from 5601 to 6699 Shattuck Avenue, all other side streets
Zone 3	Frontage and lot size adjacent to Children’s Hospital

TABLE 1 – FREQUENCY OF SPECIAL BENEFIT SERVICES BY BENEFIT ZONES

<i>Special Benefit Service</i>	<i>Benefit Zone 1 Frequency</i>	<i>Benefit Zone 2 Frequency</i>	<i>Benefit Zone 3 Frequency</i>
<i>Public rights of way and sidewalk operations (PROWSO) (sidewalk cleaning, trash removal, security, public order, beautification)</i>	5 days per week	3 days per week	5 days per week
<i>Marketing/Identity Enhancement</i>	Through programs	Through programs	None
▪ <i>Special Events</i>	Once or twice per year	None	None
<i>Administration/Corporate Operations</i>	Monday – Friday	Monday – Friday	Monday - Friday

5. TOTAL ANNUAL AMOUNT PROPOSED TO BE EXPENDED FOR IMPROVEMENT, MAINTENANCE AND OPERATIONS, MARKETING/PROMOTIONS, ADMINISTRATION AND CONTINGENCY/RESERVE

BUDGET: The first year annual budget is projected to be \$241,458.36. Annual adjustments of up to a maximum of 5% over the previous year's gross assessment amount are allowable, subject to the approval of the Temescal/Telegraph Avenue Property Business Improvement District Management Corporation.

TABLE 2 – SPECIAL BENEFIT SERVICES BROKEN DOWN BY ESTIMATED COSTS PER BENEFIT ZONE – PROWSO PERSONNEL COSTS

<i>Service</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>	<i>Benefit Zone 3</i>
PROWSO:			
▪ Sidewalk Sweeping;	5 days per week	3 days per week	5–6 days per week
▪ Trash Emptying;	As needed	As needed	As needed
▪ Homeless intervention;	As needed	As needed	As needed

▪ Banner installation and maintenance;	Seasonal	Seasonal	Seasonal
▪ Holiday decorations;	Seasonal	Seasonal	Seasonal
▪ Reporting hazards to City;	Daily	Daily	Daily
▪ Removal of bulky items;	As needed	As needed	As needed
▪ Graffiti removal;	Within 24 hours	Within 24 hours	Within 24 hours
▪ Tree planting and maintenance	Weekly	Weekly	Weekly
▪ Miscellaneous	As needed	As needed	As needed
Estimated Personnel Need*	4/7 cost of Supervisor; (\$ 19,615) 2 maintenance workers, full time, five days per week (80 hours per week); (\$58,520)	2/7 cost of Supervisor; (\$9,807) 3/5 maintenance worker, three days/full time, per week 24 hours per week (\$ 17,556)	1/7 cost of Supervisor (\$4,910) 3/5 maintenance workers, 24 hours per week, 6 days/4 hours per day (\$17,556)
Estimated maintenance personnel costs	\$78,135.00	\$ 27,363.00	\$ 22,466.00
Total Estimated Personnel Cost			\$ 127,964.00

***THE PURPOSE OF THIS CALCULATION IS TO PROVIDE A MATERIAL BASIS FOR THE P.R.O.W.S.O. PERSONNEL COSTS. THE ADMINISTERING CORPORATION CAN CONTRACT OUT THESE SERVICES TO A FOR-PROFIT OR NON-PROFIT CORPORATION, OR PROVIDE THE SERVICES IN HOUSE. THESE COSTS ARE ONLY USED AS A REFERENCE, THE LINE ITEM IN THE BUDGET FOR THE P.R.O.W.S.O. PERSONNEL IS ESTIMATED TO BE \$ 127,964.00 ANNUALLY.**

The basis of determining personnel costs is derived from *One Source*, a nationwide company which provides employees for many building management companies, as well as

BIDs. One Source's rates on labor include workers comp, payroll taxes, check disbursement, health benefits, vacation and sick time. Most importantly, these are contracted employees and therefore release the management corporation of payroll and personnel related liabilities. Total overhead factor of employees, fully loaded, is about 1.6 in an overhead factor from the base wage rate. Supervisor rate was calculated at \$ 11.00 per hour, and maintenance workers at \$9.00 per hour, starting pay.

We reiterate that this is simply a tool for calculating costs of maintenance personnel. The free market, and competitive bidding may produce higher and better results. It is the job of the management corporation to maximize the delivery of special benefit services to the property owners based upon various category and line items of services. The function of this crew is to deal with *all services in the public rights of way, including but not limited to: sweeping, beautification, decorations, security, etc.*

TABLE 3 – SPECIAL BENEFIT SERVICES/P.R.O.W.S.O. NON-PERSONNEL ANNUAL COSTS INCLUDING EQUIPMENT AND MATERIALS

<i>PROWSO Equipment and Materials</i>	<i>Estimated Annual Cost</i>
Truck lease, insurance	\$ 6,000.00
Landscape material	\$ 3,000.00
Water usage	\$ 1,000.00
Dumpster costs	\$ 4,000.00
Supplies	\$ 3,000.00
Communications (Walkie Talkies)	\$ 2,000.00
Uniforms, Misc,	\$ 1,000.00
<i>Total Estimated Annual Equipment Costs</i>	<i>\$ 20,000.00</i>

Again, these services may be provided by an outside contractor, however accommodations must be made for these costs whether done in house or to an outside contractor.

**TABLE 4 – SPECIAL BENEFIT SERVICES/MARKETING AND IDENTITY ENHANCEMENT
SUGGESTED BUDGET ITEMS**

<i>Program to be funded/Both Benefit Zones</i>	<i>Estimated First Year Annual Cost</i>
Web site	\$ 2,000.00
Logo Creation (First Year only)	\$ 2,000.00
Walking Map	\$ 6,000.00
Banners/pedestrian kiosks, annually	\$ 5,000.00
<i>Above services will be funded by spreading costs among Benefit Zone 1 and 2, Building Square Footage A – C</i>	
<i>Sub-Total</i>	<i>\$ 15,000.00</i>
Special Events (1 or 2)	\$ 10,000.00
<i>Special Events funded by Benefit Zone 1, Building Square Footage A – C only</i>	
<i>Total Estimated Annual Costs</i>	<i>\$ 25,000.00</i>

**TABLE 5 – SPECIAL BENEFIT SERVICES/ADMINISTRATION AND CORPORATE OPERATIONS
SUGGESTED ALLOCATIONS**

<i>Program to be Funded</i>	<i>Estimated First Year Annual Cost</i>
Staff (Community Advocacy, retail attraction, Corporate minutes, administration to Board)	\$ 30,000.00
Insurance	\$ 3,000.00
Office rent	\$ 6,000.00
Phone/Fax	\$ 1,200.00
E-mail Service	\$600.00
Office supplies	\$1,000.00
Office Equipment	\$ 2,000.00
Utilities	\$ 1,200.00
<i>Total Estimated Annual Costs</i>	<i>\$ 45,000.00</i>

**TABLE 6 – SPECIAL BENEFIT SERVICES/CONTINGENCY –
RESERVE ANTICIPATED NEED**

<i>Program to be Funded</i>	<i>Estimated First Year Cost</i>
County Costs (1.7% of total assessments)	
City costs (\$500.00 per year)	
No-pays, (uncollected assessments) (?)	
Misc/Reserve (Balance of expenses)	
<i>Total Estimated Annual Costs</i>	<i>\$ 23,494.36</i>

**TABLE 7 – TOTAL FIRST YEAR SPECIAL BENEFIT SERVICES BUDGET
LINE ITEMS BASED UPON SUGGESTED PROGRAMS AND ALLOCATIONS**

<i>Program</i>	<i>First Year Allocation</i>	<i>% of Total Budget</i>
Public Rights of Way and Sidewalk Operations – Personnel and Equipment for All Benefit Zones	\$ 147,964.00	61%
Marketing/Identity Enhancement	\$ 25,000.00	10%
Administrative/Corporate Operations	\$ 45,000.00	19%
Contingency/Reserve	\$ 23,494.36	10%
Total Estimated First Year Costs of Programs	\$ 241,458.36	100%

6. THE PROPOSED SOURCE(S) OF FINANCING INCLUDING THE PROPOSED METHOD AND BASIS OF LEVYING THE ASSESSMENTS

METHOD OF FINANCING:

This method of financing the special services is based upon the levy of assessments on real property that benefits from proposed improvements and activities. This represents a “benefit assessment district” as defined in the California Streets and Highway Code. Assessed valuation cannot be used as the basis for special benefits assessments due to the introduction of Proposition 13 into the state constitution in 1978. There are at least four basic factors that will be used in determining individual assessments. These factors include 1) linear frontage, 2) land area and 3) building floor space, 4) building use. The assessments for the Temescal/Telegraph are based upon these variables, which have been endorsed by the property owners as the most fair and equitable for apportionment of assessments to participating parcels. Linear frontage will only be assessed on one side, even if two sides of frontage exist. (Note: Benefit Zone 3/Children’s Hospital is assessed on all sides of frontage due to the need for sidewalk sweeping on the full perimeter of the hospital).

The type of variables used in this assessment methodology are based upon gross lot size, linear frontage and gross building square footage. In addition, due to the special needs and size of the district, the district has been divided into three distinct Benefit Zones that determine how the special benefit services are to be apportioned and distributed. A summary of the gross property variables in the district, as of January 1, 2004, is as follows:

TEMESCAL/TELEGRAPH PBID PROPERTY VARIABLES

<i>Property Variables</i>	<i>Total in District</i>
Lot Size	2,599,552
Building Size	1,523,586
Linear Feet	19,297

The annual revenues generated from the first year of the district (fiscal year 2004-2005) is anticipated to be \$241,458.36. A P.B.I.D. is a practical “pay as you go” funding tool which allows property owners in a given designated area to be assessed, as part of the property tax collection tax process, to pay for supplemental or “special benefit services”. These special services are those, which are not normally provided by the City of Los Angeles. PBIDs are often associated with very visible and tangible program elements that, in turn, can produce very significant changes in the character and image of the district.

COST: THERE ARE 260 PARCELS AND 211 PROPERTY OWNERS IN THE PROPOSED DISTRICT. THE COSTS ASSOCIATED WITH THE PROPERTY VARIABLES AND BENEFIT ZONES ARE AS FOLLOWS:

<i>Property Variable</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>	<i>Benefit Zone 3</i>
Lot Size	\$0.078119	\$0.047216	\$0.009299
Building Size	\$0.060952	\$0.023468	---
Linear Frontage	\$6.815684	\$1.181375	\$11.045231

BENEFIT ZONES:

There will be three benefit zones in the district. Benefit Zone 1 will consist of all parcels fronting onto Telegraph from 45th to the Freeway and 51st Street from the freeway to one block north of Telegraph. Benefit Zone 2 will consist of parcels fronting Telegraph from 40th to 45th Street, from the freeway north to the Berkeley border, as well as all secondary and side streets. Benefit Zone 3 will consist only of Children’s Hospital parcels west of the freeway and include only the frontage and lot size property variable. Benefit Zone 1 parcel owners will pay a higher amount due to the need for specific and increased special benefit services for the core retail area in Temescal, as well as a special events budget. The intersection of 51st and Telegraph is the historic commercial core of the PBID and requires increased attention to maintenance, order and marketing in its public rights of way.

Amounts Generated by Temescal/Telegraph PBID Benefit Zone and Property Variables

<i>Property Variable</i>	<i>Benefit Zone 1</i>	<i>Benefit Zone 2</i>	<i>Benefit Zone 3</i>
Lot Size	950,697	1,371,002	277,853
Building Size	500,463	680,969	342,154
Linear Frontage	5,682	11,581	2,034
<i>Total Assessments Generated by Benefit Zone</i>	\$ 129,255.11	\$ 87,153.49	\$ 25,049.75

7. THE TIME AND MANNER OF COLLECTING THE ASSESSMENTS:

The *Oakland Business Improvement Maintenance District* is established with a successful petition drive by more than 30% of the property owners who *must pay* into the district. These petitions demonstrate stakeholder support for the district and trigger a Proposition 218 mail ballot procedure. The Property Business Improvement District will be established and function for a maximum of 10 years and must be re-established through a similar petitioning and balloting process at the end of its pre-designated life.

THE TEMESCAL/TELEGRAPH PROPERTY BUSINESS IMPROVEMENT DISTRICT STEERING COMMITTEE HAS ELECTED TO ESTABLISH THE DISTRICT FOR THE MAXIMUM PERIOD OF 10 YEARS COMMENCING JANUARY 1, 2005 TO SAVE ON THE COSTS AND TIME REQUIRED TO RE-ESTABLISH THE DISTRICT WITHIN 4 - 5 YEARS.

As provided by local ordinance, the Temescal/Telegraph Property Business Improvement District (PBID), will appear as a separate line item on the annual property tax bills prepared by Alameda County tax collector. Property tax bills are generally distributed in the Fall and payment is expected by lump sum or in two installments. The County tax assessor shall distribute the assessments collected to the City of Oakland who will in turn then forward them to the designated Management Corporation pursuant to the authorization of this plan. Existing laws for enforcement and appeal of property taxes apply to the Management District assessments.

Disestablishment:

Local ordinance provides for the disestablishment of the PBID pursuant to an annual review process. Each year that the Temescal/Telegraph PBID is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the district. This 30-day period begins each year on the anniversary date that the district was first established by the City Council. Within that 30 day period, if a written petition is submitted by the owners of real property who pay 30% or more of

the assessments levied, the PBID may be considered for disestablishment. The City Council will hold a public hearing on disestablishing the PBID prior to actually doing so. (Section 4.48.220)

Due to its long term nature, (10 years), the local enabling ordinance allows for the growth of landscaping, its maintenance as well as economic development strategies related to revitalization that create a more permanent improvement to the area. If there is debt against the District, the District cannot be disestablished, until all of the debt has been repaid. All financial obligations in the form of bonds or loans for capital improvements, must be paid off before the district can be disestablished.

8. ANY PROPOSED RULES AND REGULATIONS TO BE APPLICABLE TO THE DISTRICT:

CITY BASELINE SERVICES AGREEMENT AND CONTINUATION OF CITY SERVICES

Throughout the process of establishing the new Temescal/Telegraph Avenue PBID, business and property owners have voiced concerns that the City of Oakland maintain existing services at verifiable “baseline” service levels. A formal base level of services policy ensures that existing City Services are enhanced, not replaced by the new PBID services.

The Temescal/Telegraph Avenue PBID Steering Committee has requested that the City Council submit a report to the Management Corporation within 90 days of the district formation committing the City to establish and maintain base levels of service within the Management District. Only citywide service reductions can trigger a proportionate reduction in base levels of service within a Management District.

Pursuant to the Business Improvement Maintenance District Ordinance of the City of Oakland, a Management District may establish rules and regulations that uniquely apply to the District. A few initial rules and regulations should be employed by the Temescal/Telegraph PBID Steering Committee in the administration of the district.

Competitive Bidding:

Following the formation of the Management District, the Management Corporation Board should consider developing a policy for competitive bidding as it pertains to contracted services for the Temescal/Telegraph Avenue PBID. The policy will aim to maximize service quality, efficiency and cost effectiveness.

Conflict of Interest:

Any stakeholder who serves on the Temescal/Telegraph Avenue PBID Management Corporation Board shall recuse themselves from any vote in which a potential conflict of interest is apparent. Such potential conflicts include, but are not limited to, prioritizing capital improvement projects which result in special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of Board members.

Open Door Policy:

Meetings of the Board of the corporation administering the district should be open to all stakeholders paying into the district. Regular financial reports shall be submitted to the Board members and made available upon request by the membership. Sub-Committee meetings of the Management corporation shall be open and encourage participation among various stakeholders, business owners and community members. The Board shall retain the right to enter into executive session for reasons including, but not limited to strategic planning, legal matters, personnel issues, etc.

Group Advocacy:

It should be a policy of the Temescal/Telegraph Avenue PBID Management Corporation to be committed to working with other city-wide Business Improvement Districts. The true success of the PBID's efforts in the City of Oakland will be seen in the shaping of City policies and ordinances towards its various business districts.

Main Street Organizational Model:

Consistent with the recommendations of the Neighborhood Revitalization Program of the City of Oakland, and to better facilitate communication among various BIDs in Oakland and the East Bay area, the Temescal/Telegraph Avenue Management Corporation should adopt the Main Street organizational model to direct its operations, activities and programs funded by the BID. This model has been successfully used in hundreds of business districts throughout the country.

9. ADVISORY BOARD AND MANAGEMENT OF THE DISTRICT:

The Temescal/Telegraph Avenue PBID Management Corporation is charged with the day to day operations of the Management District. The entity will include all property owners paying into the district and include representation from business owners and various sectors of the assessment district.

MANAGEMENT CORPORATION AND THE ADVISORY BOARD:

The final management structure will include the Temescal/Telegraph Avenue PBID assessed property owners who will organize themselves into a new non-profit corporation whose Board will serve in the capacity of the contracted management corporation.

“The City Council may designate existing advisory boards or commissions to serve as the advisory board for the district or may create a new advisory board for that purpose. At least one member of the advisory board shall be a business

licensee within the district who is not also a property owner within the district.....The advisory board shall cause to be prepared a report of each fiscal year for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report.” (Section 4.48.190)

Members of the proposed Advisory Board will be recommended by the new non-profit PBID Management Corporation Board of Directors. The Advisory Board will be distinct from the Management Corporation and shall meet at least once per year to advise the City Council on any changes to the district.

A mix of large and small property owners will be sought to fill the non-profit corporation Board of Directors. The Board of Directors, shall make recommendations to the Advisory Board, who in turn shall adopt an annual service plan, including budgets and monitor the services delivery, as presented. The Advisory Board submits its report annually to the City Council on the anniversary of the district’s renewal. The Management Corporation, shall aim to meet the following operational objectives for the Temescal/Telegraph Avenue PBID:

- *Create and manage programs that best respond to the top priorities of Temescal/Telegraph Avenue stakeholders;*
- *Maximize coordination of the City government to avoid duplication of services and to leverage resources;*
- *Deliver services through a cost-effective, non-bureaucratic and easy to access organizational structure;*
- *Provide accountability and responsiveness to those who pay.*

10. ENGINEER’S REPORT

Property owners in the Temescal/Telegraph Avenue PBID have emphasized that an assessment formula for the PBID be fair, balanced and commensurate with special benefits received.

NEW CITY AMERICA has contracted with Ed Henning and Associates to come up with a plan that complies with Proposition 218, Article XIID of the California State Constitution.

In preparing the engineer’s report for the Temescal/Telegraph PBID Management District Plan, the engineer concluded that the special benefit to each parcel in the various benefit zones was found to be proportional to the property variable and their apportionment.

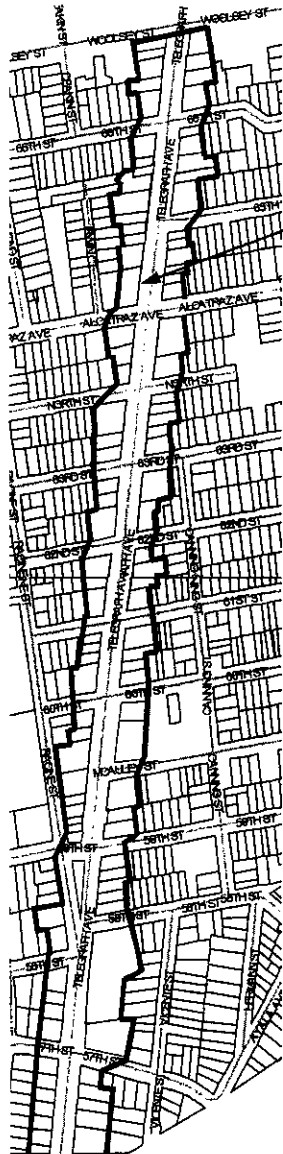
An Engineer’s report for the PBID is provided in the Appendix.

MAP OF THE TEMESCAL/TELEGRAPH AVENUE

PROPERTY BUSINESS IMPROVEMENT DISTRICT

FEBRUARY 2004

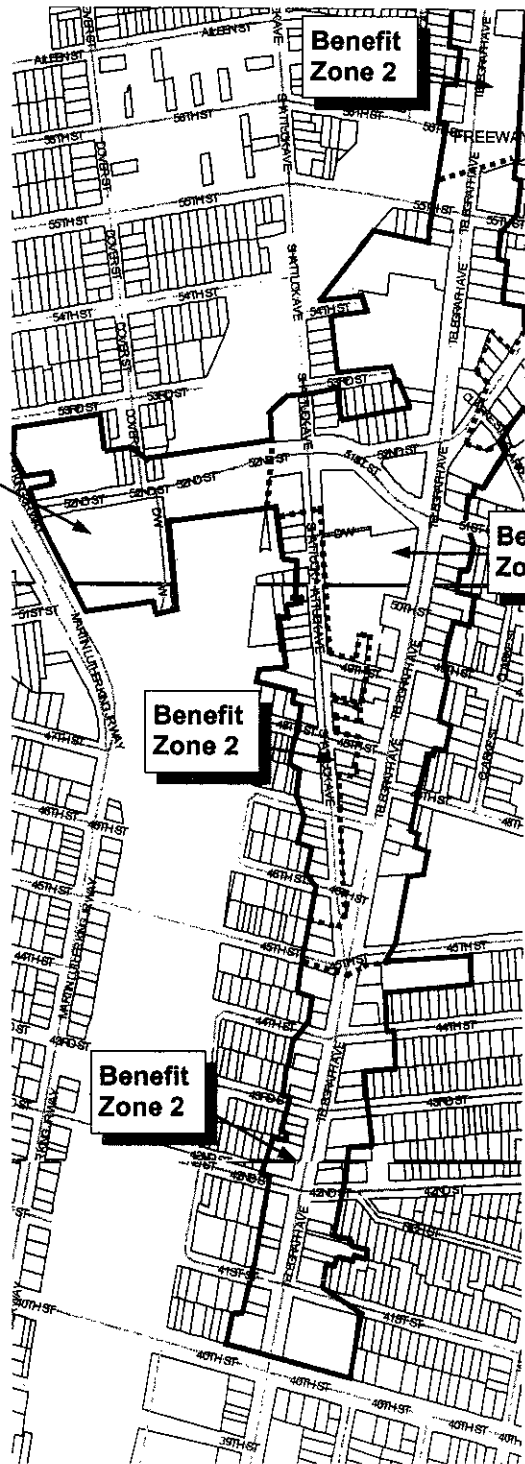
TEMESCAL/TELEGRAPH AVENUE PBID



Benefit Zone 2

Benefit Zone 3

(Continued next column.)



Benefit Zone 2

Benefit Zone 2

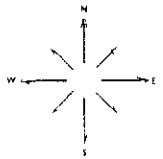
Benefit Zone 1

Benefit Zone 2

Benefit Zone 2

Key

- Benefit Zone Boundary
- District Boundary



10-YEAR PROJECTION OF ASSESSMENTS

AND FUNDING CATEGORIES

**(WITH ADJUSTMENTS MADE ASSUMING A
MAXIMUM OF 5% ADJUSTMENT FOR COST OF
LIVING INCREASES)**

2005 - 2014

TEMESCAL/TELEGRAPH AVENUE

Property Business Improvement District

Ten Year Projection, by Benefit Zone, 5% Adjustment

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Benefit Zone 1										
Frontage	\$6,815,684	\$7,156,468	\$7,514,292	\$7,890,006	\$8,284,507	\$8,698,732	\$9,133,668	\$9,590,352	\$10,069,869	\$10,573,363
Lot	\$0,078,119	\$0,082,202	\$0,086,126	\$0,090,433	\$0,094,954	\$0,099,702	\$0,104,687	\$0,109,921	\$0,115,417	\$0,121,188
Building SF	\$0,060,952	\$0,064,000	\$0,067,200	\$0,070,560	\$0,074,088	\$0,077,792	\$0,081,682	\$0,085,766	\$0,090,054	\$0,094,557
Benefit Zone 2										
Frontage	\$1,181,375	\$1,240,444	\$1,302,466	\$1,367,589	\$1,435,969	\$1,507,767	\$1,583,155	\$1,662,313	\$1,745,429	\$1,832,700
Lot	\$0,047,216	\$0,049,577	\$0,052,056	\$0,054,658	\$0,057,391	\$0,060,261	\$0,063,274	\$0,066,438	\$0,069,760	\$0,073,248
Building SF	\$0,023,468	\$0,024,641	\$0,025,873	\$0,027,167	\$0,028,526	\$0,029,952	\$0,031,449	\$0,033,022	\$0,034,673	\$0,036,407
Benefit Zone 3										
Frontage	\$11,045,231	\$11,597,493	\$12,177,367	\$12,786,236	\$13,425,547	\$14,096,825	\$14,801,666	\$15,541,749	\$16,318,837	\$17,134,779
Lot	\$0,009,299	\$0,009,784	\$0,010,252	\$0,010,765	\$0,011,303	\$0,011,868	\$0,012,462	\$0,013,085	\$0,013,739	\$0,014,426
Building SF	\$0,000,000	\$0,000,000	\$0,000,000	\$0,000,000	\$0,000,000	\$0,000,000	\$0,000,000	\$0,000,000	\$0,000,000	\$0,000,000

Ten Year Projection, by Budget Category, 5% Adjustment

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Budget Categories										
Public Rights of Way & Sidewalk Operations	\$147,964.00	\$155,362.20	\$163,130.31	\$171,286.83	\$179,851.17	\$188,843.73	\$198,285.91	\$208,200.21	\$218,610.22	\$229,540.73
Marketing/Identity Enhancement	\$25,000.00	\$26,250.00	\$27,562.50	\$28,940.63	\$30,387.66	\$31,907.04	\$33,502.39	\$35,177.51	\$36,936.39	\$38,783.21
Administrative/Corporate Operations	\$45,000.00	\$47,250.00	\$49,612.50	\$52,093.13	\$54,697.78	\$57,432.67	\$60,304.30	\$63,319.52	\$66,485.49	\$69,809.77
Contingency/Reserve	\$23,494.36	\$24,669.08	\$25,902.53	\$27,197.66	\$28,557.54	\$29,985.42	\$31,484.69	\$33,058.92	\$34,711.87	\$36,447.46
Total	\$241,458.36	\$253,531.28	\$266,207.84	\$279,518.23	\$293,494.15	\$308,168.85	\$323,577.30	\$339,756.16	\$356,743.97	\$374,581.17

APPENDIX I

LIST OF PARCELS TO BE ASSESSED

TEMESCAL/TELEGRAPH AVENUE PBID

PARCELS TO BE ASSESSED

<u>APN</u>	<u>Annual Assessment</u>	<u>APN</u>	<u>Annual Assessment</u>	<u>APN</u>	<u>Annual Assessment</u>
012 1010 001 00	\$525.07	013 1150 015 00	\$2,885.99	013 1159 001 00	\$666.52
012 1010 002 00	\$199.08	013 1150 016 00	\$570.36	013 1159 002 00	\$338.83
012 1010 003 00	\$631.19	013 1150 017 01	\$1,225.97	013 1159 003 00	\$448.35
012 1010 004 00	\$111.49	013 1150 019 02	\$1,097.07	013 1160 001 00	\$179.36
012 1010 005 00	\$388.46	013 1151 017 00	\$1,613.07	013 1160 002 00	\$216.57
012 1010 006 00	\$600.57	013 1151 018 00	\$1,797.03	013 1160 003 00	\$237.30
012 1011 018 02	\$3,551.82	013 1151 020 01	\$2,111.15	013 1160 004 00	\$318.17
012 1012 001 00	\$717.47	013 1151 022 01	\$3,051.86	013 1160 005 00	\$992.11
012 1012 005 02	\$261.66	013 1152 001 00	\$2,592.77	013 1161 001 00	\$732.66
012 1012 005 03	\$1,241.72	013 1152 016 00	\$1,034.68	013 1161 002 00	\$636.24
012 1013 001 00	\$727.76	013 1152 017 00	\$1,284.52	013 1162 001 00	\$324.25
012 1013 002 00	\$303.98	013 1152 018 00	\$1,262.57	013 1162 002 01	\$317.00
012 1013 003 00	\$256.57	013 1152 019 00	\$1,154.44	013 1162 003 01	\$342.08
012 1013 004 00	\$517.48	013 1152 020 00	\$1,939.25	013 1162 004 00	\$309.78
013 1094 001 00	\$903.95	013 1152 021 00	\$1,124.40	013 1162 006 05	\$949.97
013 1094 002 00	\$368.33	013 1154 002 00	\$1,584.40	013 1162 007 00	\$550.12
013 1094 003 00	\$368.37	013 1154 003 00	\$1,087.21	013 1162 008 00	\$200.69
013 1095 001 00	\$423.43	013 1154 005 00	\$269.18	013 1162 009 01	\$388.00
013 1095 002 00	\$369.52	013 1154 009 04	\$4,577.20	014 1205 019 01	\$15,382.95
013 1095 004 01	\$724.00	013 1154 009 05	\$12,638.37	014 1206 003 00	\$405.92
013 1095 005 00	\$347.10	013 1155 005 04	\$2,118.95	014 1206 004 00	\$405.92
013 1096 001 00	\$208.63	013 1155 005 07	\$846.53	014 1206 026 01	\$7,994.36
013 1096 002 00	\$202.49	013 1155 005 09	\$544.84	014 1215 005 01	\$3,104.64
013 1096 003 02	\$259.39	013 1155 005 10	\$224.13	014 1215 019 00	\$447.99
013 1096 004 01	\$934.36	013 1155 006 01	\$1,260.81	014 1215 020 00	\$412.62
013 1097 026 00	\$346.99	013 1155 008 00	\$354.42	014 1216 003 00	\$275.78
013 1097 027 00	\$306.39	013 1156 001 00	\$243.17	014 1216 004 00	\$272.00
013 1097 028 01	\$1,347.70	013 1156 002 00	\$1,189.74	014 1216 005 00	\$336.46
013 1098 028 00	\$352.77	013 1156 003 01	\$535.65	014 1216 031 02	\$2,672.77
013 1098 029 00	\$381.55	013 1156 004 00	\$456.05	014 1217 012 00	\$416.29
013 1098 033 04	\$1,545.27	013 1156 005 00	\$1,360.21	014 1218 012 03	\$3,537.45
013 1099 025 01	\$944.43	013 1156 006 00	\$440.86	014 1218 017 11	\$4,617.69
013 1099 026 00	\$645.04	013 1156 007 00	\$614.30	014 1219 002 00	\$708.53
013 1099 028 00	\$457.89	013 1156 008 01	\$132.70	014 1219 003 00	\$1,824.78
013 1099 043 00	\$2,393.37	013 1157 001 00	\$3,622.75	014 1219 004 00	\$760.59
013 1150 014 00	\$4,401.70	013 1158 001 00	\$405.31	014 1219 005 00	\$597.60

TEMESCAL/TELEGRAPH AVENUE PBID

PARCELS TO BE ASSESSED

<u>APN</u>	<u>Annual Assessment</u>	<u>APN</u>	<u>Annual Assessment</u>	<u>APN</u>	<u>Annual Assessment</u>
014 1219 006 00	\$597.60	014 1276 040 06	\$42.65	015 1380 028 00	\$42.71
014 1219 007 00	\$597.60	014 1276 041 01	\$1,199.32	015 1380 029 00	\$42.71
014 1219 008 02	\$574.03	014 1276 042 02	\$3,254.28	015 1380 030 00	\$42.71
014 1219 010 03	\$2,209.21	015 1277 003 01	\$32.36	015 1380 031 00	\$42.71
014 1219 014 00	\$603.85	015 1277 003 02	\$346.31	015 1380 032 00	\$42.71
014 1219 015 00	\$594.48	015 1277 004 00	\$304.73	015 1380 033 00	\$42.71
014 1219 016 00	\$644.08	015 1277 005 01	\$464.35	015 1380 034 00	\$42.71
014 1220 015 02	\$13,417.92	015 1277 012 01	\$324.66	015 1380 035 01	\$42.71
014 1221 002 05	\$731.38	015 1277 014 01	\$295.15	015 1380 035 02	\$42.71
014 1221 002 06	\$9,215.72	015 1277 016 01	\$295.15	015 1381 008 01	\$703.58
014 1221 027 01	\$1,709.81	015 1277 018 00	\$295.15	015 1381 009 01	\$561.97
014 1224 010 01	\$2,245.17	015 1277 019 01	\$295.15	015 1382 005 00	\$206.79
014 1225 001 00	\$999.80	015 1277 021 01	\$295.15	015 1382 006 00	\$206.79
014 1225 009 03	\$926.68	015 1277 023 00	\$295.15	015 1382 007 00	\$208.40
014 1225 010 01	\$3,184.34	015 1277 024 00	\$324.66	015 1382 009 01	\$797.76
014 1225 012 00	\$454.63	015 1277 036 00	\$555.38	015 1383 002 00	\$337.00
014 1225 013 00	\$321.73	015 1277 037 01	\$295.15	015 1383 003 00	\$318.66
014 1225 014 00	\$246.37	015 1277 039 01	\$295.15	015 1383 005 00	\$638.68
014 1225 015 01	\$1,016.53	015 1277 041 01	\$607.00	015 1383 006 00	\$189.84
014 1225 017 02	\$1,725.46	015 1373 005 00	\$587.87	015 1383 007 00	\$290.43
014 1225 020 01	\$2,127.03	015 1373 006 00	\$471.01	015 1383 008 00	\$128.26
014 1225 023 00	\$926.68	015 1379 001 01	\$589.41	015 1383 009 00	\$119.20
014 1225 024 00	\$602.64	015 1379 002 01	\$488.84	015 1383 011 01	\$512.39
014 1225 025 00	\$670.88	015 1379 003 00	\$443.92	015 1383 014 00	\$343.02
014 1226 001 00	\$508.62	015 1379 028 04	\$1,159.31	015 1383 015 00	\$170.11
014 1226 009 02	\$803.25	015 1379 029 00	\$398.46	016 1385 015 00	\$272.62
014 1226 013 00	\$3,421.75	015 1379 030 00	\$366.55	016 1385 016 00	\$254.67
014 1227 037 07	\$1,467.57	015 1380 001 00	\$308.75	016 1385 017 00	\$231.44
014 1227 038 02	\$1,246.28	015 1380 002 00	\$277.44	016 1385 018 00	\$257.79
014 1227 039 02	\$280.50	015 1380 021 00	\$42.71	016 1385 019 00	\$314.65
014 1227 040 02	\$417.94	015 1380 022 00	\$42.71	016 1386 011 00	\$473.66
014 1276 034 05	\$1,225.87	015 1380 023 00	\$42.71	016 1386 012 02	\$299.73
014 1276 035 00	\$533.38	015 1380 024 00	\$42.71	016 1386 014 01	\$674.82
014 1276 036 00	\$330.55	015 1380 025 00	\$42.71	016 1387 001 00	\$338.49
014 1276 037 00	\$484.01	015 1380 026 00	\$42.71	016 1387 016 00	\$1,088.62
014 1276 038 01	\$401.40	015 1380 027 00	\$42.71	016 1388 001 00	\$648.96

TEMESCAL/TELEGRAPH AVENUE PBID

PARCELS TO BE ASSESSED

<u>APN</u>	<u>Annual Assessment</u>	<u>APN</u>	<u>Annual Assessment</u>	<u>APN</u>	<u>Annual Assessment</u>
016 1388 013 00	\$328.11	016 1424 015 01	\$137.90		
016 1388 014 00	\$209.72	016 1424 016 02	\$548.55		
016 1388 015 00	\$294.15	016 1424 017 00	\$593.81		
016 1390 007 00	\$448.65	016 1424 018 00	\$302.64		
016 1390 008 01	\$743.25	016 1424 019 02	\$245.14		
016 1390 009 00	\$219.51	016 1424 019 03	\$214.59		
016 1390 019 00	\$353.15	016 1424 021 00	\$717.34		
016 1390 021 01	\$573.05	016 1424 022 05	\$834.75		
016 1391 019 00	\$538.64				
016 1391 020 00	\$269.04				
016 1391 021 00	\$278.23				
016 1391 022 00	\$263.78				
016 1391 023 00	\$225.73				
016 1391 034 01	\$487.44				
016 1391 036 01	\$931.90				
016 1415 021 00	\$343.67				
016 1415 022 00	\$152.63				
016 1415 023 00	\$175.53				
016 1415 024 00	\$406.11				
016 1415 025 00	\$171.90				
016 1415 026 00	\$217.60				
016 1416 018 00	\$727.81				
016 1416 019 00	\$346.51				
016 1416 021 01	\$512.26				
016 1416 022 00	\$552.62				
016 1416 023 00	\$232.01				
016 1421 016 01	\$574.71				
016 1421 017 00	\$375.42				
016 1421 018 00	\$398.42				
016 1421 019 01	\$246.29				
016 1422 002 02	\$800.63				
016 1422 004 00	\$295.85				
016 1422 005 00	\$487.78				
016 1422 021 00	\$371.43				
016 1424 013 00	\$644.03				
016 1424 014 00	\$215.09				

Temescal / Telegraph Ave. PBID Assessment Estimate Based on Final Draft Management Plan

<u>Individual/Legal</u>			<u>Annual Assessment</u>	
JACKSON, JAMES			\$28,255.92	11.70%
CHILDRENS	5400	TELEGRAPH AVE	\$3184.34	
CHILDRENS	747	52ND ST	\$15382.95	
CHILDRENS	744	52ND ST	\$7994.36	
CHILDRENS	682	52ND ST	\$447.99	
CHILDRENS	5220	CLAREMONT AVE	\$1246.28	
Mikulich, Mike			\$17,216.57	7.13%
BERKELEY LAND CO	514	SHATTUCK AVE	\$12638.37	
BERKELEY LAND CO	490	SHATTUCK AVE	\$4577.20	
Lappln, Cindy			\$13,417.92	5.56%
KELLER HOUSING	5307	TELEGRAPH AVE	\$13417.92	
LEGALLET, ROBERT			\$9,947.10	4.12%
TELEGRAPH	5427	TELEGRAPH AVE	\$9215.72	
TELEGRAPH	5425	TELEGRAPH AVE	\$731.38	
Walte, Sarita			\$6,949.04	2.88%
LIFCHEZ RAYMOND	4926	TELEGRAPH AVE	\$1262.57	
LIFCHEZ RAYMOND	5000	TELEGRAPH AVE	\$1154.44	
LIFCHEZ RAYMOND	5006	TELEGRAPH AVE	\$1939.25	
WAITE SARITA &	491	51ST ST	\$2592.77	
P G & E CO 135-1-4D-1			\$4,617.69	1.91%
P G & E CO	542	51ST ST	\$4617.69	
MCDONALDS/FRANCHISE REALTY INTERSTATE CO			\$4,401.70	1.82%
MCDONALDS/FRANC	4530	TELEGRAPH AVE	\$4401.70	
BRIGNOLE JOSEPH E JR TR & TIRA			\$3,622.75	1.50%
BRIGNOLE JOSEPH E	4601	TELEGRAPH AVE	\$3622.75	
Mast, Fritz or Mare			\$3,551.82	1.47%
MAST FAMILY	4000	TELEGRAPH AVE	\$3551.82	
SLOAN ROBERT M			\$3,537.45	1.46%
SLOAN ROBERT M	5101	TELEGRAPH AVE	\$3537.45	
BP WEST COAST PRODUCTS LLC			\$3,507.52	1.45%
BP WEST COAST	6407	TELEGRAPH AVE	\$834.75	
BP WEST COAST	5131	SHATTUCK AVE	\$2672.77	
MORROW BIRAN H			\$3,421.75	1.42%
MORROW BIRAN H	5132	TELEGRAPH AVE	\$3421.75	
FESEAS INVESTMENT CO			\$3,254.28	1.35%
FESEAS	5730	TELEGRAPH AVE	\$3254.28	
LEE JAE M & JUNG E TRS			\$3,104.64	1.29%
LEE JAE M & JUNG E	5215	SHATTUCK AVE	\$3104.64	
SEYRANIAN, MARK			\$3,051.86	1.26%
SEYRANIAN DORIS N	4860	TELEGRAPH AVE	\$3051.86	
Phillips, Robin			\$2,885.99	1.20%
PHILLIPS ROBIN H TR	4632	TELEGRAPH AVE	\$2885.99	

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<u>Individual/Legal</u>			<u>Annual Assessment</u>	
Alper, Roy			\$2,874.77	1.19%
4700 Telegraph, LLC	4700	TELEGRAPH AVE	\$1225.97	
TEMESCAL PLACE,	4801	TELEGRAPH AVE	\$1260.81	
4801 SHATTUCK LLC	4801-48	SHATTUCK AVE	\$388.00	
Lee, Terry			\$2,393.37	0.99%
SBC		45TH ST	\$2393.37	
DORIAN, JACK			\$2,273.32	0.94%
DORIAN MARGIE &	5440	TELEGRAPH AVE	\$999.80	
DORIAN MARGIE &	5426	TELEGRAPH AVE	\$602.64	
DORIAN MARGIE &	5432	TELEGRAPH AVE	\$670.88	
BEALES KIRK/JOAN M TRUSTEES			\$2,245.17	0.93%
BEALES KIRK/JOAN M	5504	TELEGRAPH AVE	\$2245.17	
KEBEDE, SEYOUM			\$2,209.21	0.91%
KEBEDE SEYOUM &	590	52ND ST	\$2209.21	
Alexander, Lyman			\$2,127.03	0.88%
EAST BAY BAPTIST	5318	TELEGRAPH AVE	\$2127.03	
ALGAZZALI ABDO			\$2,118.95	0.88%
ALGAZZALI ABDO	4875	TELEGRAPH AVE	\$2118.95	
GOLDEN STATE MUTUAL LIFE INS C			\$2,111.15	0.87%
GOLDEN STATE	4844	TELEGRAPH AVE	\$2111.15	
CITY OF OAKLAND			\$1,824.78	0.76%
CITY OF OAKLAND	5205	TELEGRAPH AVE	\$1824.78	
Bagan, Joe			\$1,797.03	0.74%
BAGAN JOSEPH B &	4822-34	TELEGRAPH AVE	\$1797.03	
TRI-STAR PARTNERSHIP			\$1,725.46	0.71%
TRI-STAR	5240	TELEGRAPH AVE	\$1725.46	
RODD, ROSEMARY			\$1,709.81	0.71%
LEO'S	5447	TELEGRAPH AVE	\$1709.81	
Borsuk, Inc., Mark			\$1,615.50	0.67%
Barbara Jean Borsuk,	4881	TELEGRAPH AVE	\$646.53	
Barbara Jean Borsuk,	523	49TH ST	\$544.84	
Barbara Jean Borsuk,	521	49TH ST	\$224.13	
JOSEPHINE TRICHILD, FRANCES FINN			\$1,613.07	0.67%
TRICHILD THEODORE	4800-48	TELEGRAPH AVE	\$1613.07	
BANKER, STEVE			\$1,584.40	0.66%
GARDNER MARILEE K	4929	TELEGRAPH AVE	\$1584.40	
KORYO VILLAGE CENTER			\$1,545.27	0.64%
KORYO VILLAGE	4390	TELEGRAPH AVE #E	\$1545.27	
FESTINESE JOSEPH & MONIQUE M T			\$1,474.80	0.61%
FESTINESE JOSEPH	5263	CLAREMONT AVE	\$454.83	
FESTINESE JOSEPH	5255	CLAREMONT AVE	\$321.73	
FESTINESE JOSEPH	5212	CLAREMONT AVE	\$280.50	

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FESTINESE JOSEPH	5200	CLAREMONT AVE	\$417.94	
West, Joe			\$1,467.57	0.61%
WEST	5238	CLAREMONT AVE	\$1467.57	
VICAR OPERATING INC			\$1,453.69	0.60%
VICAR OPERATING	4501	SHATTUCK AVE	\$666.52	
VICAR OPERATING	4501	SHATTUCK AVE	\$338.83	
VICAR OPERATING		SHATTUCK AV	\$448.35	
WILLIAMS H D TR			\$1,427.12	0.59%
WILLIAMS H D TR	5998	TELEGRAPH AVE	\$338.49	
WILLIAMS H D TR	5976	TELEGRAPH AVE	\$1088.62	
REED RANDALL R			\$1,402.32	0.58%
REED RANDALL R	4432	TELEGRAPH AVE	\$944.43	
REED RANDALL R	4444	TELEGRAPH AVE	\$457.89	
PATEL JAGDISH N & BHARTI J VEN			\$1,360.21	0.56%
PATEL JAGDISH N &	4715	TELEGRAPH AVE	\$1360.21	
Durant, Broadus			\$1,355.33	0.56%
EAST BAY CHURCH	4130	TELEGRAPH AVE	\$525.07	
EAST BAY CHURCH	4130	TELEGRAPH AVE	\$199.08	
EAST BAY CHURCH	4130	TELEGRAPH AVE	\$631.19	
SIMPSON RONN & MARCELA			\$1,347.70	0.56%
SIMPSON RONN &	497	43RD ST	\$1347.70	
RAFFANTI, RICK			\$1,284.52	0.53%
4920 TELEGRAPH	4920	TELEGRAPH AVE	\$1284.52	
PRUITT STEVEN G JR ETAL			\$1,262.90	0.52%
PRUITT STEVEN G JR	5248	TELEGRAPH AVE	\$1016.53	
PRUITT STEVEN G JR	5239	CLAREMONT AVE	\$246.37	
SONG IN S & YONG J			\$1,241.72	0.51%
SONG IN S & YONG J	500	40TH ST	\$1241.72	
CLAR HARVEY J & DONNA J TRS			\$1,225.87	0.51%
CLAR HARVEY J &	5644	TELEGRAPH AVE	\$1225.87	
ALTA BATES MEDICAL CENTER			\$1,199.32	0.50%
ALTA BATES	5700	TELEGRAPH AVE	\$1199.32	
LEE JAE S & HE Y			\$1,189.74	0.49%
LEE JAE S & HE Y	4799	TELEGRAPH AVE	\$1189.74	
Bonham, John			\$1,172.06	0.49%
BRENDAN MORLEY	6633	TELEGRAPH AVE	\$800.63	
BRENDAN MORLEY	6699	TELEGRAPH AVE	\$371.43	
Schwartz, M P			\$1,159.31	0.48%
TELEGRAPH	6333	TELEGRAPH AVE	\$1159.31	
YOHANNES KESETE & OKBA			\$1,124.40	0.47%
YOHANNES KESETE	5012	TELEGRAPH AVE	\$1124.40	

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HEXTRUM RICHARD W			\$1,097.07	0.45%
HEXTRUM RICHARD	4770	TELEGRAPH AVE	\$1097.07	
LOUM JOHN C			\$1,087.21	0.45%
LOUM JOHN C	4901	TELEGRAPH AVE	\$1087.21	
Gravestock, Don			\$1,078.26	0.45%
Gentle Thunder	6363-63	TELEGRAPH AVE	\$488.84	
Gentle Thunder	505	ALCATRAZ AVE	\$589.41	
HURST, DONNA R			\$1,034.68	0.43%
BANK OF THE WEST	4900	TELEGRAPH AVE	\$1034.68	
Marquer, John			\$992.11	0.41%
STORQUEST	4601	SHATTUCK AVE	\$992.11	
, WM E BERRY			\$989.03	0.41%
KELLY-MOORE PAINT	4144	TELEGRAPH AVE	\$388.46	
KELLY-MOORE PAINT	4156	TELEGRAPH AVE	\$600.57	
HANIF ELIAS & J B TRS			\$950.13	0.39%
HANIF ELIAS & J B	6606	TELEGRAPH AVE	\$574.71	
HANIF ELIAS & J B	6616	TELEGRAPH AVE	\$375.42	
YEH JASON C & JEANNE L TRS			\$949.97	0.39%
YEH JASON C &	4831	SHATTUCK AVE	\$949.97	
JONES CHARLES A & MARY L TRS E			\$934.36	0.39%
JONES CHARLES A &	4201	TELEGRAPH AVE	\$934.36	
ZWEBEN R J & ELLEN C & GIVENS			\$931.90	0.39%
ZWEBEN R J & ELLEN	6398	TELEGRAPH AVE	\$931.90	
GUISTON JESSIE			\$926.68	0.38%
GUISTON JESSIE	5418	TELEGRAPH AVE	\$926.68	
KELLY JAMES J & SATAKE ALVIN T			\$926.68	0.38%
KELLY JAMES J &	5406-54	TELEGRAPH AVE	\$926.68	
Elleman, Shelly			\$903.95	0.37%
HUTCHINS LENNY F &	4425	TELEGRAPH AVE	\$903.95	
BRIGNOLE JOSEPH E			\$835.50	0.35%
BRIGNOLE JOSEPH E	4140	TELEGRAPH AVE	\$111.49	
BRIGNOLE JOSEPH E	4307	TELEGRAPH AVE	\$724.00	
CANEPA RAYMOND			\$814.56	0.34%
CANEPA RAYMOND	5670	TELEGRAPH AVE	\$330.55	
CANEPA RAYMOND	5678	TELEGRAPH AVE	\$484.01	
COTA JOHNATHAN T			\$803.25	0.33%
COTA JOHNATHAN T	5110	TELEGRAPH AVE	\$803.25	
STATE OF CALIFORNIA			\$801.44	0.33%
STATE OF	5619	TELEGRAPH AVE	\$304.73	
STATE OF	5609	TELEGRAPH AVE	\$484.35	
State of California		Telegraph Ave	\$32.36	

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TARGET MEDIA PARTNERS			\$797.76	0.33%
TARGET MEDIA	8001	TELEGRAPH AVE	\$797.76	
LEE HYUNG S & SUN J			\$792.95	0.33%
LEE HYUNG S & SUN	4345	TELEGRAPH AVE	\$369.52	
LEE HYUNG S & SUN		TELEGRAPH AVE	\$423.43	
PILLER STANLEY & DEBRA TRS			\$784.63	0.32%
PILLER STANLEY &	6536	TELEGRAPH AVE	\$552.62	
PILLER STANLEY &	6548	TELEGRAPH AVE	\$232.01	
BAUTISTA EMILIO			\$773.39	0.32%
BAUTISTA EMILIO	5900	TELEGRAPH AVE	\$473.66	
BAUTISTA EMILIO	5914	TELEGRAPH AVE	\$299.73	
SOMOGYI ERVIN V			\$760.59	0.31%
SOMOGYI ERVIN V	516	52ND ST	\$760.59	
POTTER BEVERLY A			\$750.80	0.31%
POTTER BEVERLY A	4811	SHATTUCK AVE	\$550.12	
POTTER BEVERLY A	4809	SHATTUCK AVE	\$200.69	
Magganas, Athan			\$743.25	0.31%
MAGGANAS ATHAN	6230	TELEGRAPH AVE	\$743.25	
GIVENS JOHN S JR			\$732.66	0.30%
GIVENS JOHN S JR	4799	SHATTUCK AVE	\$732.66	
Chase, Catherine			\$727.81	0.30%
HOLLANDER ADELE	6510	TELEGRAPH AVE	\$727.81	
FIRST AMERICAN TITLE INSURANCE			\$727.76	0.30%
FIRST AMERICAN	4155	TELEGRAPH AVE	\$727.76	
LOVETT PHILIP F & RORICK HUCH			\$717.47	0.30%
LOVETT PHILIP F &	509	41ST ST	\$717.47	
HEALY DON D & JODY L & KITCHEN			\$717.34	0.30%
HEALY DON D & JODY	6425	TELEGRAPH AVE	\$717.34	
MORENO RAYMOND/LINDA D			\$708.53	0.29%
MORENO	5239	TELEGRAPH AVE	\$708.53	
Orkin, Inc.			\$703.58	0.29%
Orkin, Inc.	6129	TELEGRAPH AVE	\$703.58	
CROSS JAMES A & VAUGHAN ANITA			\$686.44	0.28%
CROSS JAMES A &	8527	TELEGRAPH AVE	\$137.90	
CROSS JAMES A &	6519	TELEGRAPH AVE	\$548.55	
Smith, Patricia A			\$674.82	0.28%
ROBERT M SMITH III &	5928	TELEGRAPH AVE	\$674.82	
STEELE JAMES T & SUSAN M			\$665.66	0.27%
STEELE JAMES T &	5987	TELEGRAPH AVE	\$337.00	
STEELE JAMES T &	5981	TELEGRAPH AVE	\$318.66	
MUSGROVE LELTON D & NINA			\$648.96	0.27%
MUSGROVE LELTON	6034	TELEGRAPH AVE	\$648.96	

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CABELLO CONSTANZA R & LORENA P			\$645.04	0.27%
CABELLO	4400	TELEGRAPH AVE	\$645.04	
JACKSON PHILLIP JR			\$644.08	0.27%
JACKSON PHILLIP JR	567	53RD ST	\$644.08	
BELL GRAHAM			\$644.03	0.27%
BELL GRAHAM	6547	TELEGRAPH AVE	\$644.03	
MILLER-GABAY MAURISA & GABAY AR			\$638.68	0.26%
MILLER-GABAY	5939	TELEGRAPH AVE	\$638.68	
CLEMENT SAMUEL E & FRED J			\$636.24	0.26%
CLEMENT SAMUEL E	4703	SHATTUCK AVE	\$636.24	
HARMAN K F C INVESTMENT			\$621.98	0.26%
HARMAN K F C	6035	TELEGRAPH AVE	\$206.79	
HARMAN K F C	6033	TELEGRAPH AVE	\$206.79	
HARMAN K F C	6027	TELEGRAPH AVE	\$206.40	
DECHAMPLAIN PATRICIA A TR			\$620.56	0.26%
DECHAMPLAIN	6200	TELEGRAPH AVE	\$448.85	
DECHAMPLAIN	6430	TELEGRAPH AVE	\$171.90	
NESSELER STEVEN E & KERRY P			\$619.81	0.26%
NESSELER STEVEN E	5643	TELEGRAPH AVE	\$295.15	
NESSELER STEVEN E	508	AILEEN ST	\$324.66	
YEE EDDIE W & CARINA N TRS			\$614.30	0.25%
YEE EDDIE W &	4701	TELEGRAPH AVE	\$614.30	
EAST 14TH/KINGSTON LLC			\$607.00	0.25%
EAST	5701-57	TELEGRAPH AVE	\$607.00	
FRAM MICHAEL L & LVIA STEIN			\$603.85	0.25%
FRAM MICHAEL L &	5212	SHATTUCK AVE	\$603.85	
HARMON JANICE			\$597.60	0.25%
HARMON JANICE	520	52ND ST	\$597.60	
NEGASH ALEM B & EYASU NIGISTY			\$597.60	0.25%
NEGASH ALEM B &	530	52ND ST	\$597.60	
PATTERSON SARAH E			\$597.60	0.25%
PATTERSON SARAH	526	52ND ST	\$597.60	
DANGTRAN, DIEM K.			\$594.48	0.25%
DANGTRAN	5216	SHATTUCK AVE	\$594.48	
KALEPA PARTNERSHIP			\$593.81	0.25%
KALEPA	6515	TELEGRAPH AVE	\$593.81	
MCKELVY EARL			\$590.30	0.24%
MCKELVY EARL	5659	TELEGRAPH AVE	\$295.15	
MCKELVY EARL	5651	TELEGRAPH AVE	\$295.15	
WILLIAMS BARBARA J TRUST			\$590.30	0.24%
WILLIAMS BARBARA	5725	TELEGRAPH AVE	\$295.15	
WILLIAMS BARBARA	5715	TELEGRAPH AVE	\$295.15	

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ROMANO RONALD I			\$587.87	0.24%
ROMANO RONALD I	5811	RACINE ST	\$587.87	
CORNEJO HUGO M			\$586.19	0.24%
CORNEJO HUGO M	6221	TELEGRAPH AVE	\$277.44	
CORNEJO HUGO M	509	83RD ST	\$308.75	
NISHKAL LLC			\$574.03	0.24%
NISHKAL LLC	534	52ND ST	\$574.03	
TATUM FRANK D JR & BARBARA S T			\$573.05	0.24%
TATUM FRANK D JR &	6116	TELEGRAPH AVE	\$573.05	
NAGEL GARY D & MARY E			\$570.36	0.24%
NAGEL GARY D &	4640	TELEGRAPH AVE	\$570.36	
YI KWON H & YONG C			\$561.97	0.23%
YI KWON H & YONG C	6101	TELEGRAPH AVE	\$561.97	
KIM SOON D & HYUN J			\$560.55	0.23%
KIM SOON D & HYUN	4119	TELEGRAPH AVE	\$303.98	
KIM SOON D & HYUN	4117	TELEGRAPH AVE	\$256.57	
BIASOTTI GEORGE A & ROSEMARIE			\$555.47	0.23%
BIASOTTI GEORGE A	4617	SHATTUCK AVE	\$237.30	
BIASOTTI GEORGE A	4611	SHATTUCK AVE	\$318.17	
BURTON NANCY			\$555.38	0.23%
BURTON NANCY	5741	TELEGRAPH AVE	\$555.38	
KIM MAN S/ALICE Y;+			\$538.64	0.22%
KIM MAN S/ALICE Y;+	6300	TELEGRAPH AVE	\$538.64	
YOUNG LEWIS A & LEE PEARL			\$535.65	0.22%
YOUNG LEWIS A &	4725	TELEGRAPH AVE	\$535.65	
ASHBURN, MICHAEL			\$533.38	0.22%
TOM ANTHONY,	5686	TELEGRAPH AVE	\$533.38	
Cobbs, Rev. A. L.			\$517.48	0.21%
HARMONY	506	41ST ST	\$517.48	
EIGENBERG CECIL L TR			\$512.39	0.21%
EIGENBERG CECIL L	5964	RACINE ST	\$512.39	
WOLLENWEBER MARILYN K			\$512.26	0.21%
WOLLENWEBER	6526	TELEGRAPH AVE	\$512.26	
CLAREMONT TOWERS APARTMENTS			\$508.62	0.21%
CLAREMONT	5160	CLAREMONT AVE	\$508.62	
Nguyen Vuong B Trust			\$487.78	0.20%
Nguyen Vuong B Trust	6601	TELEGRAPH AVE	\$487.78	
ZWEBEN R & ELLEN & GIVENS B S			\$487.44	0.20%
ZWEBEN R & ELLEN	6360	TELEGRAPH AVE	\$487.44	
CHRIST HOLY SANCT CH			\$471.01	0.20%
CHRIST HOLY SANCT	510	58TH ST	\$471.01	
KIM JUNG K/SU D O			\$456.05	0.19%
KIM JUNG K/SU D O	4720	SHATTUCK AVE	\$456.05	

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PAUL BISHWENDU K & SUDA			\$443.92	0.18%
PAUL BISHWENDU K	6355	TELEGRAPH AVE	\$443.92	
BURKE STEPHEN			\$440.86	0.18%
BURKE STEPHEN	4704-47	SHATTUCK AVE	\$440.86	
GEE WHIZ LLC			\$416.29	0.17%
GEE WHIZ LLC	4925-35	SHATTUCK AVE	\$416.29	
ROLLIE JOHNIE V TR			\$412.62	0.17%
ROLLIE JOHNIE V TR	688	52ND ST	\$412.62	
KELLEY EDGAR & DOROTHY			\$406.11	0.17%
KELLEY EDGAR &	6426	TELEGRAPH AVE	\$406.11	
ODOM LEE O & MARION L			\$405.92	0.17%
ODOM LEE O &	720	52ND ST	\$405.92	
WILLIS WILLIE R			\$405.92	0.17%
WILLIS WILLIE R	5203	DOVER ST	\$405.92	
YAGLIJIAN HARRY			\$405.31	0.17%
YAGLIJIAN HARRY	4521	TELEGRAPH AVE	\$405.31	
SIU GITYEE TR ETAL			\$401.40	0.17%
SIU GITYEE TR ETAL	5688	TELEGRAPH AVE	\$401.40	
GEE HELEN Y TR			\$398.46	0.16%
GEE HELEN Y TR	6315	TELEGRAPH AVE	\$398.46	
WILKENS, JERRY			\$398.42	0.16%
WILKINS TRUST	6624	TELEGRAPH AVE	\$398.42	
Brackett, Jr., Rob			\$381.55	0.16%
Brackett Douglas Kent,	4316	TELEGRAPH AVE	\$381.55	
EBOJO MANOLO & ROSAL			\$368.37	0.15%
EBOJO MANOLO &	4401	TELEGRAPH AVE	\$368.37	
YU TIEN C/HSIU H			\$368.33	0.15%
YU TIEN C/HSIU H	4419	TELEGRAPH AVE	\$368.33	
KRASZULYAK MICHAEL S;+			\$366.55	0.15%
KRASZULYAK	6301	TELEGRAPH AVE	\$366.55	
CORDOVA HUMBERTO A/MERCEDES R			\$354.42	0.15%
CORDOVA	4810	SHATTUCK AVE	\$354.42	
OWYANG ELWOOD K & JULIA S TRS			\$353.15	0.15%
OWYANG ELWOOD K	6100	TELEGRAPH AVE	\$353.15	
DECESARE ANTHONY M TR			\$352.77	0.15%
DECESARE	4300	TELEGRAPH AVE	\$352.77	
AN YOON H & HYUN S			\$347.10	0.14%
AN YOON H & HYUN S	4305	TELEGRAPH AVE	\$347.10	
ALMEIDA MARK			\$346.99	0.14%
ALMEIDA MARK	4202	TELEGRAPH AVE	\$346.99	
KIM YONG & HYUN			\$346.51	0.14%
KIM YONG & HYUN	6520	TELEGRAPH AVE	\$346.51	

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CHOPRA VIRENDRA K & MONICA	\$346.31	0.14%
CHOPRA VIRENDRA 5627 TELEGRAPH AVE	\$346.31	
BOERNER HANS W & BARBARA L TRS	\$343.67	0.14%
BOERNER HANS W & 6400 TELEGRAPH AVE	\$343.67	
DUTHLER 91 TRUST	\$343.02	0.14%
DUTHLER 91 TRUST 5825 TELEGRAPH AVE #1	\$343.02	
MOORE CHARITY	\$342.08	0.14%
MOORE CHARITY 4907 SHATTUCK AVE	\$342.08	
YUAN JACKSON	\$336.46	0.14%
YUAN JACKSON 600 51ST ST	\$336.46	
ZUMBO JOSEPH 2002 TRUST	\$328.16	0.14%
ZUMBO JOSEPH 2002 6410 TELEGRAPH AVE	\$152.63	
ZUMBO JOSEPH 2002 6416 TELEGRAPH AVE	\$175.53	
HENDERSON ARTHUR A	\$328.11	0.14%
HENDERSON 6000 TELEGRAPH AVE	\$328.11	
FIFTY-SEVENTH STREET ASSOCIATE	\$324.66	0.13%
FIFTY-SEVENTH 5691 TELEGRAPH AVE	\$324.66	
WHEELER CLARENCE AND JACKSON TANESHIA	\$324.25	0.13%
WHEELER 4921 SHATTUCK AVE	\$324.25	
NG, JAMES	\$317.00	0.13%
NG JAMES 4915 SHATTUCK AVE	\$317.00	
MOSLEH HEZAM N & MOHAMED H	\$314.65	0.13%
MOSLEH HEZAM N & 5830 TELEGRAPH AVE	\$314.65	
WILLIAMS R O	\$309.78	0.13%
WILLIAMS R O 4901 SHATTUCK AVE	\$309.78	
WOODLEAF INVESTMENT GROUP LLC	\$306.39	0.13%
WOODLEAF 4210 TELEGRAPH AVE	\$306.39	
ELIZABETH H NIEBYLROSCOE PROCT	\$302.64	0.13%
ELIZABETH H 6505 TELEGRAPH AVE	\$302.64	
LAKIREDDY V R & PARAMESWARI &	\$295.85	0.12%
LAKIREDDY V R & 6617 TELEGRAPH AVE	\$295.85	
FRANCO ADA TR	\$295.15	0.12%
FRANCO ADA TR 5675 TELEGRAPH AVE	\$295.15	
GOLDEN WILLIAM H & EUNICE T	\$295.15	0.12%
GOLDEN WILLIAM H & 5683 TELEGRAPH AVE	\$295.15	
GOLDEN WILLIAM H JR & EUNICE T	\$295.15	0.12%
GOLDEN WILLIAM H 5667 TELEGRAPH AVE	\$295.15	
WONG JAMES G & RITA F TRS	\$294.15	0.12%
WONG JAMES G & 6026-60 TELEGRAPH AVE	\$294.15	
TAM PROPERTIES LLC	\$290.43	0.12%
TAM PROPERTIES 5915 TELEGRAPH AVE	\$290.43	
DENTON KIMBERLEE A	\$278.23	0.12%
DENTON KIMBERLEE 6330 TELEGRAPH AVE	\$278.23	

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CHEGIA CINO & JOSEPHINE TRS			\$275.78	0.11%
CHEGIA CINO &	5119	SHATTUCK AVE	\$275.78	
NARAGHI HAMID S			\$272.82	0.11%
NARAGHI HAMID S	5804	TELEGRAPH AVE	\$272.82	
ALUKAY SHAMIL			\$272.00	0.11%
ALUKAY SHAMIL	5113	SHATTUCK AVE	\$272.00	
KASHWA WENDY Y			\$269.18	0.11%
KASHWA WENDY Y	520	49TH ST	\$269.18	
BOYKIN MYRTLE I			\$269.04	0.11%
BOYKIN MYRTLE I	6318	TELEGRAPH AVE	\$269.04	
DENTON JOHN & RUTH TRS			\$263.78	0.11%
DENTON JOHN &	6334	TELEGRAPH AVE	\$263.78	
MOYER TERENCE W & BARBARA W TR			\$261.66	0.11%
MOYER TERENCE W	4055	TELEGRAPH AVE	\$261.66	
OGBODO CHRISTOPHER C & UKAMAKA			\$259.39	0.11%
OGBODO	4225	TELEGRAPH AVE	\$259.39	
SERVIN NANCY H			\$257.79	0.11%
SERVIN NANCY H	5828	TELEGRAPH AVE	\$257.79	
HUGG FRANKB & LAURA H			\$254.67	0.11%
HUGG FRANKB &	5812	TELEGRAPH AVE	\$254.67	
BORDEAUX ROBERT D & JANIS C &			\$247.46	0.10%
BORDEAUX ROBERT	5905	TELEGRAPH AVE	\$128.26	
BORDEAUX ROBERT		TELEGRAPH AVE	\$119.20	
KWONG TAT Y & KAR			\$246.29	0.10%
KWONG TAT Y & KAR	6836	TELEGRAPH AVE	\$246.29	
VINELLA MARY TR & AGUIRRE PAUL			\$245.14	0.10%
VINELLA MARY TR &	6435-64	TELEGRAPH AVE	\$245.14	
UNTALAN FLORENTINA			\$243.17	0.10%
UNTALAN	4734	SHATTUCK AVE	\$243.17	
WHITE MURLEAN M TR			\$231.44	0.10%
WHITE MURLEAN M	5818	TELEGRAPH AVE	\$231.44	
DECARION STACY J			\$225.73	0.09%
DECARION STACY J	6340	TELEGRAPH AVE	\$225.73	
WOLF DENNIS & SHARON A TRS ETA			\$219.51	0.09%
WOLF DENNIS &	6128	TELEGRAPH AVE	\$219.51	
COLLINS SANDRA L			\$217.60	0.09%
COLLINS SANDRA L	6436	TELEGRAPH AVE	\$217.60	
ANGLE BALAJVCHHAYA			\$216.57	0.09%
ANGLE	4621	SHATTUCK AVE	\$216.57	
Daly, Joseph			\$215.09	0.09%
LINFORD R D &	6529	TELEGRAPH AVE	\$215.09	
UDINSKY JERALD H			\$214.59	0.09%
UDINSKY JERALD H	6433	TELEGRAPH AVE	\$214.59	

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BAKAR GEORGE & PIVNICK M	\$209.72 0.09%
BAKAR GEORGE & 6020 TELEGRAPH AVE	\$209.72
WILLIAMS KATIE M ETAL	\$208.63 0.09%
WILLIAMS KATIE M 4243 TELEGRAPH AVE	\$208.63
MARTINEZ ALFRED & JOANNE	\$202.49 0.08%
MARTINEZ ALFRED & 4235 TELEGRAPH AVE	\$202.49
MATINOG MARK	\$189.84 0.08%
MATINOG MARK 5931 TELEGRAPH AVE	\$189.84
MAH SUZANNE & GODWIN & HUANG D	\$179.36 0.07%
MAH SUZANNE & 4629 SHATTUCK AVE	\$179.36
AVANT CHRISTOPHER S TRUST	\$170.11 0.07%
AVANT 5825 TELEGRAPH AVE #B	\$170.11
FRASER CHRISTIE L	\$132.70 0.05%
FRASER CHRISTIE L 4722-26 SHATTUCK AVE	\$132.70
MORRIS PAMELA	\$85.43 0.04%
MORRIS PAMELA 6211 TELEGRAPH AVE #4	\$42.71
MORRIS PAMELA 6211 TELEGRAPH AVE #35	\$42.71
BAKER JO M	\$42.71 0.02%
BAKER JO M 6211 TELEGRAPH AVE #34	\$42.71
BELL JULIA E	\$42.71 0.02%
BELL JULIA E 6211 TELEGRAPH AVE #22	\$42.71
CARTER MARIE	\$42.71 0.02%
CARTER MARIE 6211 TELEGRAPH AVE APT	\$42.71
CLEVELAND NATHAN	\$42.71 0.02%
CLEVELAND NATHAN 6211 TELEGRAPH AVE #25	\$42.71
COMMON AREA 4248	\$42.71 0.02%
COMMON AREA 4248 TELEGRAPH AVE	\$42.71
DICKENS MARIAN J & DAVID A	\$42.71 0.02%
DICKENS MARIAN J & 6211 TELEGRAPH AVE #31	\$42.71
FARSHADNIA SAFIEH	\$42.71 0.02%
FARSHADNIA SAFIEH 6211 TELEGRAPH AVE #23	\$42.71
HOLLMAN, SUSAN	\$42.71 0.02%
MCGRIFF LEAMOND 6211 TELEGRAPH AVE #21	\$42.71
JOHNSON JOY E	\$42.71 0.02%
JOHNSON JOY E 6211 TELEGRAPH AVE #24	\$42.71
MAR CRAIG	\$42.71 0.02%
MAR CRAIG 6211 TELEGRAPH AVE #2	\$42.71
METCALF CYNTHIA L	\$42.71 0.02%
METCALF CYNTHIA L 6211 TELEGRAPH AVE #33	\$42.71
MORRIS-HENDERSON PAMELA	\$42.71 0.02%
MORRIS-HENDERSO 6211 TELEGRAPH AVE #1	\$42.71
Murrey, Ethel	\$42.71 0.02%
CANAAN PLACE 6211 TELEGRAPH AVE #36	\$42.71

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THOMPSON HEATHER J			\$42.71	0.02%
THOMPSON	6211	TELEGRAPH AVE #3	\$42.71	
LEE HENRY ETAL			\$42.85	0.02%
LEE HENRY ETAL	5688	TELEGRAPH AVE	\$42.65	

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FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

B. Plabotz

RESOLUTION No. _____ C.M.S.

2004 APR 28 PM 5:14

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE BALLOT FOR THE ONE (1) CITY-OWNED PROPERTY ON WHICH ASSESSMENTS ARE TO BE LEVIED (APN 014121900300 – THE TEMESCAL LIBRARY) TO SUPPORT THE FORMATION OF THE TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT DISTRICT OF 2005

WHEREAS, the City Council approved an Oakland Business Improvement Management District Ordinance (Ord. 12190, 1999) delineating procedures and policies for the formation of property assessment districts within the City of Oakland; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business owners in the City to assist in the formation of such districts; and

WHEREAS, property owners in the Temescal/Telegraph Avenue district have petitioned to form the Temescal/Telegraph Avenue Property Business Improvement District of 2005 (hereinafter "District") under said legislation to undertake the Management Plan for the District (hereinafter "Plan"); and

WHEREAS, the District includes one (1) city-owned property on which assessments are to levied (APN 014121900300 – the Temescal library); and

WHEREAS, the one (1) city-owned property on which assessments are to levied has the right to take part in the balloting process related to formation of the district; and

WHEREAS, the assessments will take place on a yearly basis for the ten year life of the District; and

WHEREAS, the maximum total assessment amount over the ten years life of the District for the one (1) City owned property is \$22,951.89; and

WHEREAS, these assessments are to be made in accordance with the provisions of Proposition 218 and the Oakland Business Improvement Management District policy referenced above; **Now therefore be it**

RESOLVED: That the City Council hereby authorizes the City Administrator to execute the ballot for the one (1) city-owned property on which assessments are to levied (APN 014121900300 – the Temescal library) in support of the formation of the District.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2000

PASSED BY THE FOLLOWING VOTE:

AYES- BRUNNER, CHANG, BROOKS, NADEL, REID, WAN, QUAN, AND
PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

B. Roberts

OAKLAND CITY COUNCIL

FILED
OFFICE OF THE CITY CLERK
OAKLAND

RESOLUTION NO. _____ C.M.S.

2004 APR 28 PM 5:14

RESOLUTION APPOINTING THE TEMESCAL/TELEGRAPH AVENUE ADVISORY BOARD AS THE ADVISORY BOARD FOR THE TEMESCAL/TELEGRAPH AVENUE PROPERTY BUSINESS IMPROVEMENT DISTRICT OF 2005

WHEREAS, the City Council of the City of Oakland enacted the City of Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999) establishing the procedures for the formation of business improvement management districts; and

WHEREAS, the City Council approved a Neighborhood Business Improvement District ("NBID") Program pursuant to Oakland City Council Resolution No. 75323, dated November 9, 1999, to provide technical and financial assistance to stakeholder groups of business and property owners in the City to assist in the formation of such districts; and

WHEREAS, the property owners in the Temescal/Telegraph Avenue district have duly petitioned to form the Temescal/Telegraph Avenue Property Business Improvement District of 2005 ("District") under the City of Oakland Business Improvement Management District Ordinance (the "BIMD Ordinance") and have proposed the Management Plan for the operation of the District ("Plan"); and

WHEREAS, the Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999) requires the appointment of an Advisory Board for Districts created pursuant to the Oakland Business Improvement Management District Ordinance;

NOW, THEREFORE, the City Council of the City of Oakland does hereby resolve as follows:

1. In accordance with Section 4.48.190 of the Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999) the City Council hereby appoints the Temescal/Telegraph Avenue Advisory Board as the Advisory Board for the Temescal/Telegraph Avenue Property Business Improvement District of 2005.
2. The Advisory Board shall report to the City Council, at least annually, as provided for in Section 4.48.200 . of the Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999).

3. In accordance with Section 4.48.190 A of the Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999), the Advisory Board shall include at least one member who is a business licensee within the District who is not also a property owner within the District.
4. In accordance with Section 4.48.190 B of the Oakland Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190, 1999), the Advisory Board shall comply with the provisions of the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division of Title 5 of the Government Code).

IN COUNCIL, OAKLAND, CALIFORNIA, _____, ____

PASSED BY THE FOLLOWING VOTE:

AYES- BRUNNER, CHANG, NADEL, BROOKS, REID, QUAN, WAN and PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California