


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION:

- 1) **APPROVING THE FISCAL YEAR 2025-26 ANNUAL REPORTS OF THE LAKESHORE/LAKE PARK BUSINESS IMPROVEMENT MANAGEMENT DISTRICT OF 2022 (LAKESHORE DISTRICT), THE JACK LONDON IMPROVEMENT DISTRICT (JACK LONDON DISTRICT), THE TEMESCAL/TELEGRAPH BUSINESS IMPROVEMENT DISTRICT (TEMESCAL DISTRICT), THE LAUREL BUSINESS IMPROVEMENT DISTRICT 2025 (LAUREL DISTRICT), THE KOREATOWN/NORTHGATE COMMUNITY BENEFIT DISTRICT 2017 (KOREATOWN DISTRICT), THE OAKLAND TOURISM BUSINESS IMPROVEMENT DISTRICT (OAKLAND TOURISM DISTRICT), THE DOWNTOWN OAKLAND COMMUNITY BENEFIT DISTRICT 2018 (DOWNTOWN OAKLAND DISTRICT), THE LAKE MERRITT-UPTOWN COMMUNITY BENEFIT DISTRICT 2018 (LAKE MERRITT-UPTOWN DISTRICT), AND THE CHINATOWN COMMUNITY BENEFIT DISTRICT 2021 (CHINATOWN DISTRICT) ADVISORY BOARDS;**
- 2) **CONFIRMING THE CONTINUING ANNUAL ASSESSMENT FOR EACH SAID DISTRICT AND LEVYING SAID ASSESSMENTS;**
- 3) **INCREASING THE 2026-27 ASSESSMENT BY 5 PERCENT FOR THE JACK LONDON DISTRICT, TEMESCAL DISTRICT, LAKESHORE DISTRICT, LAKE MERRITT-UPTOWN DISTRICT, AND CHINATOWN DISTRICT, BY 3.2 PERCENT FOR THE DOWNTOWN OAKLAND DISTRICT, AND BY 3 PERCENT FOR THE LAUREL DISTRICT AND THE KOREATOWN DISTRICT;**
- 4) **AUTHORIZING PAYMENT OF THE CITY OF OAKLAND CUMULATIVE FISCAL YEAR 2026-27 FAIR SHARE ASSESSMENT IN AN APPROXIMATE AMOUNT OF FIVE HUNDRED NINE THOUSAND SIX HUNDRED SIXTY-NINE DOLLARS AND THIRTY-FOUR CENTS (\$509,669.34) FOR CITY OF OAKLAND-OWNED PROPERTIES IN THE JACK LONDON DISTRICT, THE TEMESCAL DISTRICT, THE KOREATOWN DISTRICT, THE DOWNTOWN**

**OAKLAND DISTRICT, THE LAKE MERRITT-UPTOWN DISTRICT,
AND THE CHINATOWN DISTRICT; AND**

**5) RENEWING THE AGREEMENTS WITH THE DISTRICTS FOR
ADMINISTRATION AND DISBURSEMENT OF FUNDS**

WHEREAS, Section 4.48 of the City of Oakland (City) Oakland Municipal Code (OMC), the City’s Business Improvement Management District Ordinance, allows for the formation of business improvement management districts; and

WHEREAS, pursuant to OMC Section 4.48, affected property owners petitioned to form the Lakeshore/Lake Park Business Improvement Management District of 2022 (Lakeshore District), the Jack London Improvement District (Jack London District), the Temescal/Telegraph Business Improvement District (Temescal District), the Laurel Business Improvement District 2025 (Laurel District), the Koreatown/Northgate Community Benefit District 2017 (Koreatown District), the Oakland Tourism Business Improvement District (Oakland Tourism District), the Downtown Oakland Community Benefit District 2018 (Downtown Oakland District), the Lake Merritt-Uptown Community Benefit District 2018 (Lake Merritt District), and the Chinatown Community Benefit District 2021 (Chinatown District) Advisory Boards, together, the “Districts,” and to undertake the Management Plans for the Districts (Plans) which are on file with the City Clerk; and

WHEREAS, the Plans provide for enhanced services such as new security, crime prevention, beautification, parking resolution, sidewalk sweeping, economic development, lighting, and marketing activities with the intent of creating a positive atmosphere in the District areas (as more specifically identified in their respective Plans); and

WHEREAS, the Plans were prepared in accordance with OMC Chapter 4.48, and have been filed with the City; and

WHEREAS, the Districts were established as follows:

- the Lakeshore District on July 5, 2022 pursuant to Resolution No. 89284 C.M.S.;
- the Jack London District on July 18, 2023, pursuant to Resolution No. 89859 C.M.S.;
- the Temescal District on July 16, 2024, pursuant to Resolution No. 90376 C.M.S.;
- the Laurel District, on July 1, 2025, pursuant to Resolution No. 90786 C.M.S.;
- the Koreatown District, on July 18, 2017, pursuant to Resolution No. 86864 C.M.S.;
- the Oakland Tourism District, on June 4, 2024, pursuant to Resolution No. 90291 C.M.S.;
- the Downtown Oakland District, on July 24, 2018, pursuant to Resolution No. 87323 C.M.S.;
- the Lake Merritt District, on July 24, 2018, pursuant to Resolution No. 87324 C.M.S.;
- the Chinatown District, on July 26, 2021, pursuant to Resolution No. 88781 C.M.S.; and

WHEREAS, the Fiscal Year (FY) 2025-26 Annual Reports (attached herein as **Exhibit A**) have been prepared by the Lakeshore District, Jack London District, Temescal District, Laurel District, Koreatown District, Oakland Tourism District, Chinatown District, Downtown Oakland District, and Lake Merritt District Advisory Boards and filed with the City Clerk; and

WHEREAS, the FY 2025-26 Annual Report for the Jack London District includes a determination and recommendation by its District Advisory Board for a 5% increase in the amount of the annual assessment beginning in FY 2026-27 for the Jack London District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the FY 2025-26 Annual Report for the Temescal District includes a determination and recommendation by its District Advisory Board for a 5% increase in the amount of the annual assessment beginning in FY 2025-26 for the Temescal District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the FY 2025-26 Annual Report for the Koreatown District includes a determination and recommendation by its District Advisory Board for a 3% increase in the amount of the annual assessment beginning in FY 2025-26 for the Koreatown District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the FY 2025-26 Annual Report for the Lakeshore District includes a determination and recommendation by its District Advisory Board for a 5% increase in the amount of the annual assessment beginning in FY 2026-27 for the Lakeshore District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the FY 2025-26 Annual Report for the Lake Merritt District includes a determination and recommendation by its District Advisory Board for a 5% increase in the amount of the annual assessment beginning in FY 2026-27 for the Lake Merritt District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the FY 2025-26 Annual Report for the Chinatown District includes a determination and recommendation by its District Advisory Board for a 5% increase in the amount of the annual assessment beginning in FY 2026-27 for the Chinatown District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the FY 2025-26 Annual Report for the Downtown Oakland District includes a determination and recommendation by its District Advisory Board for a 3.2% increase in the amount of the annual assessment beginning in FY 2026-27 for the Downtown Oakland District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the FY 2025-26 Annual Report for the Laurel District includes a determination and recommendation by its District Advisory Board for a 3% increase in the amount of the annual assessment beginning in FY 2026-27 for the Laurel District, which is within the maximum annual assessment increase set forth in the approved plan and the resolution establishing the District; and

WHEREAS, the City owes a cumulative FY 2026-27 fair share assessment of \$509,669.34 for the City-owned properties shown in Table 1 below:

Table 1: List of City properties subject to FY 2026-27 BID Assessment Levies

District	APN	Legal Owner	Site Description	FY 26-27 Assessment
Chinatown	1-177-1	City	163 9th St	\$9,489.88
Chinatown	1-179-1-1	City	822 Alice St	\$1,300.49
Chinatown	1-179-1-2	City	Alice St	\$401.02
Chinatown	1-183-1	City	640 Harrison St	\$16,444.32
Chinatown	2-71-1	City	250 10th St	\$17,082.53
Chinatown	2-89-1	City	125 14th St	\$15,151.88
Chinatown	2-91-1	City	Oak St	\$8,301.47
Chinatown	2-100-11	City	1220 Harrison St	\$4,911.96
Chinatown	18-450-4	City	1000 Oak St	\$62,179.99
Downtown Oakland	2-97-45	City	1327 Broadway	\$5,262.37
Downtown Oakland	3-65-9-2	City	250 Frank H. Ogawa Plz	\$32,979.34
Downtown Oakland	3-67-2	City	City Hall Plz	\$13,945.66
Downtown Oakland	3-67-3	City	1 Frank H Ogawa Plz	\$23,198.02
Downtown Oakland	3-67-4	City	1414 Clay (Garage)	\$13,941.43
Downtown Oakland	8-619-8-1	City	150 Frank H Ogawa Plz	\$32,139.02
Downtown Oakland	8-620-9-3	City	524 16 th St	\$2,538.78
Downtown Oakland	8-641-8-5	City	540 17 th St (Oakland Ice Center)	\$32,970.19
Downtown Oakland	1-199-1	City	620 Washington (Police Admin Bldg)	\$39,123.80
Downtown Oakland	2-98-1	City	Clay St (Scotlan Convention Ctr)	\$38,983.24
Koreatown	8-648-16-3	City	2100 Telegraph	\$4,894.54
Koreatown	9-684-5-1	City	404 26 th Street	\$851.85
Koreatown	8-659-25	City	641 W. Grand Ave	\$556.65
Lake Merritt	8-623-6-1	City	1731 Franklin (Franklin St Garage)	\$24,220.79
Lake Merritt	8-635-1	City	274 19 th St (Snow Park)	\$27,328.22
Lake Merritt	8-649-5	City	2025 Broadway (Paramount Theater)	\$10,972.79
Lake Merritt	8-655-6	City	Grand Ave (foot of Valdez)	\$2,424.07
Lake Merritt	10-768-4	City	200 Grand Ave (Veterans Memorial Bldg)	\$13,564.49

Lake Merritt	8-673-1	City	2500 Broadway (Plaza)	\$1,623.59
Lake Merritt	8-716-58	City	1911 Telegraph (Vacant)	\$10,718.30
Lake Merritt	8-668-13	City	2330 Webster St	\$9,190.36
Lake Merritt	8-642-16	City	1807 Telegraph (Fox Theater)	\$30,220.76
Temescal	14-1219-3	City	5205 Telegraph Ave	\$2,617.34
Jack London	18-425-4-1	City	Embarcadero	\$140.19
			CITY TOTAL	\$509,669.34

; and

WHEREAS, it is possible that additional properties will be transferred to City ownership during FY 2026-27, thus increasing the City’s fair share assessments; and

WHEREAS, funds to pay the assessments owed by the City will be budgeted as follows:

For assessor parcel numbers 1-177-1, 1-179-1-1, 1-179-1-2, 1-183-1, 2-71-1, 2-89-1, 2-91-1, 2-100-11, 18-450-4, 3-65-9-2, 3-67-2, 3-67-3, 3-67-4, 8-619-8-1, 1-199-1, 2-98-1, 8-648-16-3, 9-684-5-1, 8-659-25, 8-623-6-1, 8-635-1, 8-649-5, 8-655-6, 10-768-4, 8-673-1, 8-668-13, 14-1219-3, and 18-425-4-1, funds will be budgeted in General Purpose Fund (1010)/Economic Development Organization (85411)/Taxes and Assessments Account (53511)/Business Improvement District Project (1000147)/Citywide Activities Program (IP50).

For assessor parcel numbers 2-97-45, 8-620-9-3, and 8-716-58, funds will be budgeted in Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments Account (53511)/Downtown Capital Project (1000169)/Downtown Program (SC13).

For assessor parcel number 8-641-8-5, funds will be budgeted in Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments Account (53511)/Oakland Ice Center Project (1003244)/Downtown Program (SC13); and

For assessor parcel number 8-642-16, funds will be budgeted in Central District TA Bonds Series 2006T Fund (5614)/Central District Redevelopment Organization (85245)/Taxes and Assessments Account (53511)/Fox Theater Operating Project (1005785)/Downtown Program (SC13); and

WHEREAS, until disbursed, the Districts’ assessments will be held in a special trust fund established by the Finance Department on behalf of the Districts in Miscellaneous Trusts Fund (7999)/Treasury Operations Organization (08721)/Pass Thru Assessments Account (24224)/DP080 Administrative Project (1000007), as well as Economic Development Organization (85411)/DP850 Administrative Project (1000019); now, therefore, be it

RESOLVED: That the City Council does hereby find that the Advisory Boards for the Lakeshore District, the Jack London District, the Temescal District, the Laurel District, the Koreatown District, the Oakland Tourism District, the Chinatown District, the Downtown Oakland District, and the Lake Merritt District were duly appointed by Resolutions of the City Council and have filed their Annual Reports for FY 2025-26 as required by law; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Jack London District Advisory Board and confirms the continuing annual assessments for the Jack London District for FY 2026-27, including a 5% increase in the amount

of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Temescal District Advisory Board and confirms the continuing annual assessments for the Temescal District for FY 2026-27, including a 5% increase in the amount of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Koreatown District Advisory Board and confirms the continuing annual assessments for the Koreatown District for FY 2026-27, including a 3% increase in the amount of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Lakeshore District Advisory Board and confirms the continuing annual assessments for the Lakeshore District for FY 2026-27, including a 5% increase in the amount of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Laurel District Advisory Board and confirms the continuing annual assessments for the Laurel District for FY 2026-27, including a 3% increase in the amount of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Oakland Tourism District Advisory Board and confirms the continuing annual assessments for the Oakland Tourism District for FY 2026-27, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Downtown Oakland District Advisory Board and confirms the continuing annual assessments for the Downtown Oakland District for FY 2026-27, including a 3.2% increase in the amount of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Lake Merritt District Advisory Board and confirms the continuing annual assessments for the Lake Merritt District for FY 2026-27, including a 5% increase in the amount

of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the City Council hereby approves the FY 2025-26 Annual Report as filed by the Chinatown District Advisory Board and confirms the continuing annual assessments for the Chinatown District for FY 2026-27, including a 5% increase in the amount of annual assessments, and the City Council does hereby levy and direct the collection of the assessments for FY 2026-27 in accordance with the assessment formula as provided for in the Annual Report and the Plan on file with the City Clerk; and be it

FURTHER RESOLVED: That the proposed method and basis of levying the assessments to be levied against each property in the Districts have not been changed or modified and are those specified in the Annual Reports and the Plans on file with the City Clerk which were previously adopted after holding the required public meetings and public hearings and protest procedures as provided for by law; and be it

FURTHER RESOLVED: That the assessments shall be attached to the property and collected with the annual county property taxes, and in certain cases, as specified in the Plans, through a special municipal billing; and be it

FURTHER RESOLVED: That the boundaries of the Districts shall remain the same as specified in the Plans on file with the City Clerk and there are no changes to the boundaries or benefit zones, except for the Chinatown District, which is updating their district boundaries to remove assessor parcel number 2-63-1 that was mistakenly included in the official map during formation, but was never included on the assessment roll; and be it

FURTHER RESOLVED: That the types of the improvements and activities proposed to be funded by the levy of assessments on property in the Districts are those described in the Plans and the Annual Reports from the Districts on file with the City Clerk, and there are no substantial changes in the improvements or activities for the Districts; and be it

FURTHER RESOLVED: That the FY 2026-27 assessments for the Districts total approximately \$13,112,595, which are as follows (including the City's fair share assessment amounts):

- Approximately \$263,254 for the Lakeshore District,
- Approximately \$1,835,348 for the Jack London District,
- Approximately \$873,075 for the Temescal District,
- Approximately \$255,403 for the Laurel District,
- Approximately \$2,291,019 for the Oakland Tourism District,
- Approximately \$774,987 for the Koreatown District,
- Approximately \$2,878,031 for the Downtown Oakland District,
- Approximately \$2,426,223 for the Lake Merritt-Uptown District, and
- Approximately \$1,515,255 for the Chinatown District;

and be it

FURTHER RESOLVED: That the amount chargeable to each parcel in each District shall be as determined by the Plans and Annual Reports on file in the Office of the City Clerk; and be it

FURTHER RESOLVED: That the City Administrator is authorized to and shall pay a cumulative FY 2026-27 fair share assessment of an aggregate approximate amount of \$509,669.34 for City-owned property as more specifically described in the recitals above from the General Purpose Fund (1010)/Economic Development Organization (85411)/Taxes and Assessments Account (53511)/Business Improvement District Project (1000147)/Citywide Activities Program (IP50) and the Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments Account (53511)/Downtown Capital Project (1000169)/Downtown Program (SC13) and the Central District Projects Fund (5610)/Central District Redevelopment Organization (85245)/Taxes and Assessments Account (53511)/Oakland Ice Center Project (1003244)/Downtown Program (SC13) and the Central District TA Bonds Series 2006T Fund (5614)/Central District Redevelopment Organization (85245)/Taxes and Assessments Account (53511)/Fox Theater Operating Project (1005785)/Downtown Program (SC13); and be it

FURTHER RESOLVED: That the City Administrator is authorized to pay the fair share assessments from the funds listed above for any additional properties located in any of the Districts that are transferred to City ownership during FY 2026-27; and be it

FURTHER RESOLVED: That the agreements between the City and the Districts for administration of the Districts and disbursement of funds are hereby renewed, and the City Administrator is hereby authorized to make amendments if necessary pursuant to the City's Business Improvement Management District Ordinance (Chapter 4.48, Ordinance 12190 C.M.S., 1999), as amended.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROWN, FIFE, GALLO, HOUSTON, RAMACHANDRAN, UNGER, WANG, AND
PRESIDENT JENKINS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

ASHA REED
City Clerk and Clerk of the Council of the
City of Oakland, California

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