



Office of the City Manager

07

CONSENT CALENDAR

May 25, 2021

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Eleanor Hollander, Acting Economic Development Manager

Subject: Assessments: Telegraph Property Based Business Improvement District

RECOMMENDATION

Adopt a Resolution approving the Telegraph Property Based Business Improvement District (TBID) Annual Report for FY 2021 and proposed budget for FY 2022, and declaring Council's intention to levy an annual assessment for the TBID for FY 2022.

SUMMARY

The Telegraph Property Based Business Improvement District (TBID or "the District") provides cleaning, hospitality and marketing services for Berkeley's Telegraph Avenue commercial district. In May of 2017 the TBID was geographically expanded and renewed for a ten year period, authorizing operations through December 31, 2027, and designating the Telegraph Property and Business Management Corporation (TPBMC) as the District's Owners' Association. Annually, Council must approve the TBID's annual report and proposed budget and declare its intention to levy an annual assessment.

The City of Berkeley owns one parcel (the Telegraph Channing Parking Garage at 2431 Channing Way) within the boundaries of the TBID and is required by state law to pay the associated assessments. The assessment payment will be \$47,672.92 in FY 2022; in addition, the City will pay the General Benefit portion of the TBID costs, or roughly \$28,948. The City already makes an annual grant to TBID, through the Public Commons for Everyone Initiative (PCEI), which exceeds this amount, so there will be no new fiscal impacts related to funding the general benefit.

FISCAL IMPACTS OF RECOMMENDATION

Assessments levied in the Telegraph Property Based Business Improvement District (TBID or "the District") support a package of improvements and activities approved by the property owners and the City Council when the District was renewed for a ten year period on May 2, 2017 (Resolution No. 67,940-N.S.). Assessment funds are collected by the Alameda County Assessor's Office, relayed to the City of Berkeley, and disbursed through a contract with the Telegraph Property and Business Management Corporation (TPBMC), a private owners' association that was established to implement the Management District Plan. TPBMC has an active contract with the City, not to

exceed \$7,410,024 of BID revenues, to implement the Telegraph Management District Plan for the period January 1, 2018 to December 31, 2027 (Contract No. 10835).

Collections from private parcel assessments are projected and budgeted at approximately \$540,654 in FY 2022. Collections from tax exempt parcels (owned by the Regents of the University of California and the City of Berkeley) are projected and budgeted at approximately \$178,467 in FY 2022. Annual and accrued private parcel assessment funds are deposited into and expended from the Telegraph BID Fund. An annual increase of up to 3% to account for inflation is allowed by the Management District Plan and must be approved by a majority of the TPBMC's Board of Directors. On April 13, 2021 the TPBMC board met and voted to raise assessments by only 1.5% from the FY21 level due to the ongoing COVID-19 pandemic and its associated impacts on the local economy. Project funds not spent in any given fiscal year are carried over into future years. TPBMC collects assessments directly from the University of California with no involvement from the City.

Under the provisions of Proposition 218 in the California Constitution, government agencies must pay assessments on properties they own in property based BIDs, just like private property owners, unless they receive no benefit. Payment is collected from private property owners through property tax bills near the end of the calendar year. Payments are due from non-property tax-paying entities concurrently. The City's assessment payment in FY 2022 would be \$47,673 (increased by \$705) from the FY2021 assessment of \$46,968. The City's assessment is paid annually through the Off-Street Parking Fund.

The City also pays for the "general benefit" portion of the TBID budget. "General benefits" represent that small portion of the overall benefits generated by a property based business improvement district which are found to accrue to the general public who are not assessed and do not participate in the economic or social activities of the district. The engineer's report commissioned for the reestablishment of the TBID in 2017 calculated that the general benefit for the district would be approximately \$28,104 annually. The City already makes annual grants to the TBID which far exceed this amount, so there will be no new fiscal impacts related to funding the general benefit.

By financing improvements, maintenance and welcoming activities for the City's central business district, the TBID indirectly enhances sales tax, business license tax and other business-related City revenue sources.

CURRENT SITUATION AND ITS EFFECTS

State legislation that authorizes formation of property-based business improvement districts (BID) (*California Streets and Highways Code*, Sections 36600 et. seq.) requires that the BID governing body submit an Annual Report on operations and a budget proposal to the City Council each year. The City Council may approve the report with a Resolution to reauthorize the annual assessments.

The Board of Directors of the Telegraph Property and Business Management Corporation (TPBMC), the non-profit that manages the TBID, met in a publicly noticed meeting on April 13, 2021 to review and approve the attached Annual Report for the TBID for FY 2022 (Exhibit A). The report includes a budget for improvements and activities for FY 2022 and an estimated cost for providing them. The report also recommends that the assessments for FY 2022 be levied on the same basis and method, and within the same boundaries, as they were levied for FY 2021, with a 1.5% increase (Exhibit B: Telegraph BID FY 2022 Assessment Roll). Council can adopt the recommended Resolution which will confirm the TBID assessment, and thus enable continuous BID operations for another year.

BACKGROUND

The TBID is a benefit assessment district that provides cleaning, hospitality and marketing services for Berkeley's Telegraph Avenue commercial district. The TBID was created in 1998 pursuant to California's "Property and Business Improvement District Law of 1994" to provide needed improvements and activities to assessed property owners. Since the initial five year term, the TBID has been renewed for a second five year term in 2003, a ten year term in 2008, and underwent an expansion and ten-year renewal in 2017. As such, the TBID is authorized through 2027 unless action is taken to disestablish it.

In FY 2022, the District should generate approximately \$753,306 for the provision of "Clean, Safe, and Beautification" services, communications and economic development, and related management and administration. The budget of the TBID is approximately \$753,306 inclusive of taxable and non-taxable parcels and private donations, and net of the County 1.7% collection fee on private parcels. The TBID Assessment Revenue amount articulated in Exhibit A (\$523,371) is slightly different (\$17,283) to account for uncollectable property tax and funds that will be carried forward from the prior year.

The Management District Plan that was adopted by Council in 2017 as part of the reestablishment of the District provides a framework and budget for the TBID's activities, assessment method, and illustrates the TBID boundary and benefit zones. The Management District Plan provides for services above and beyond those provided by the City of Berkeley. Under "The Right to Vote on Taxes Act" (also known as Proposition 218) all public agencies are required to pay the same assessments for public property that apply to private property. The City owns one property within the district: the Telegraph Channing Garage at 2431 Channing Way. The FY22 assessment for that property will be \$47,673, a \$703 increase (1.5%) from the FY2021 assessment.

In FY 2022, the TBID will continue its ongoing "clean safe and beautification" activities, including ambassador services, graffiti removal, manual sidewalk cleaning and sidewalk pressure washing, hazardous waste cleanup, gutter and storm drain cleaning, street sweeping, litter removal, enhanced landscaping and landscape maintenance, and small infrastructure improvements including holiday lights, place-making activities, seasonal

promotions, and other special projects. The TBID will also continue its program of communications and economic development to provide a unified voice to represent the best interests of the assessed parcels, and fulfill a slate of stakeholder communications that support the District's agenda to attract visitors via email newsletters, social media, a proactive public relations strategy, and a comprehensive District website. TBID communications and economic development funds are not used for lobbying efforts such as attempting to influence legislation or candidates for office. The TBID will also continue to liaison and coordinate with other business district organizations, including Visit Berkeley, the Chamber, and the Berkeley Business District Network to promote local business and economic development opportunities in Berkeley.

ENVIRONMENTAL SUSTAINABILITY

By maintaining and enhancing the district, the TBID creates shopping opportunities for residents and visitors while encouraging alternative forms of transportation. The District includes the area immediately south of the University of California, Berkeley campus and therefore provides essential commercial goods and services to the student body. The District is also served by several AC Transit lines and BART, which provide access to visitors from around the region. Because the District is well served by public transportation and biking infrastructure, these services indirectly support environmental sustainability goals of encouraging alternative transportation choices.

RATIONALE FOR RECOMMENDATION

Property and Business Improvement District Law of 1994 requires that the BID Board prepare an Annual Report for each fiscal year in which assessments are to be levied. Council action is required to approve the BID's Annual Report, and declare its intent to levy assessments. This private/public partnership will continue to provide significant resources for Telegraph area revitalization, which has had a positive effect on the physical and economic health of the district.

ALTERNATIVE ACTIONS CONSIDERED

The Board of the TBID considered a 1% increase in assessment rates but instead decided to opt for a 1.5% increase (the maximum allowable is 3%) to its existing assessment rate, in order to make adequate investments in expanded capacity of the Ambassador Program, and increased marketing to promote district businesses.

CONTACT PERSON

Kieron Slaughter, Community Development Project Coordinator, (510) 981-2490

Attachments:

1: Resolution Confirm Annual Report and Levy Annual Assessment of the Telegraph Property and Business Improvement District

Exhibit A: Telegraph Property and Business Improvement District: Annual Report 2021 and Budget FY 2022

Exhibit B: Telegraph Property and Business Improvement District FY2022
Assessments

May 25, 2021

RESOLUTION NO. ##,###-N.S.

APPROVING THE ANNUAL REPORT OF THE TELEGRAPH BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2021 AND DECLARING INTENT TO LEVY ASSESSMENTS FOR FISCAL YEAR 2022

WHEREAS, the Property and Business Improvement District Law of 1994 (California Streets and Highways Code section 36600 et Seq., hereafter the "Act") authorizes cities to fund property related improvements, maintenance and activities through the levy of assessments upon the real property that benefits from those assessments; and

WHEREAS, after ten years of successful operation, on May 2, 2017 the Berkeley City Council reestablished the Telegraph Business Improvement District (hereafter, "the District") for an additional ten year period by Resolution No. 67,940-N.S.; and

WHEREAS, on April 13, 2021 the Board of Directors of the Telegraph BID adopted the *Annual Report to the City of Berkeley FY 2021* (hereafter "Annual Report") that describes the operations of the District in FY 2021, recommends services for FY 2022 and proposes a budget for FY 2022 (Exhibit A).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that pursuant to provisions of Section 36600 et. seq. of the California Streets and Highways Code, the City Council approves the Annual Report (Exhibit A) and declares its intent to levy special assessments on property within the boundaries of the District for FY 2022.

BE IT FURTHER RESOLVED that that the boundaries of the District and the method and basis for the assessment remain the same as those set forth and approved in the Management District Plan (Plan) that was adopted on May 2, 2017, when Council renewed the Telegraph BID through Resolution No. 67,940-N.S.

BE IT FURTHER RESOLVED that the improvements and activities to be provided are those described in the Plan and the Annual Report.

BE IT FURTHER RESOLVED that the cost of providing the improvements and activities is as described in the budget that accompanies the Annual Report.

BE IT FURTHER RESOLVED that to finance these improvements and activities, the Annual Report and Budget includes a 1.5% increase to the assessment rate for 2022. Following adoption of this resolution, the City Council may confirm the Annual Report and levy assessments for FY2022 and confirm disbursement of TBID assessment revenue to the Telegraph Property and Business Management Corporation provided for in Contract No.10835.

Exhibits:

A: TBID Annual Report for FY 2021 and Proposed Budget for FY 2022

B: TBID Assessment Roll FY 2022

EXHIBIT A

Annual Report of the Telegraph Property and Business Improvement District for Fiscal Year 2020-2021

The Telegraph Property and Business Improvement District (TBID), managed by the Telegraph Property and Business Management Corporation (TPBMC), was renewed for a ten-year period by an affirmative vote of the property owners of the Telegraph commercial district by mail-in ballot in the spring of 2017. This vote was affirmed without protest by City Council on May 2, 2017. This report is for the fiscal year starting July 1, 2020 and ending June 30, 2021 of this ten-year period.

In accordance with 36650 (b) of the Streets and Highway Code for the State of California, the TPBMC affirms the following:

1. The TPBMC proposes no changes in TBID boundaries for the 2021-22 fiscal year (abbreviated "FY").
2. The TPBMC will continue to provide the same services as has been outlined in the Management District Plan of September 21, 2016. These services include street and sidewalk cleaning and beautification, marketing and promotions, decoration, and maintenance of a district office.
3. The budget for FY 2021-2022 approved by the TPBMC Board of Directors on April 13, 2021 provides for \$727,688.26 in expenditures and \$753,306.00 in revenues. An estimated \$68,811 of net revenue from FY 2021 will carry over to FY 2022.
4. On April 13, 2021, the TPBMC Board of Directors approved a 1.5% assessment rate increase for FY 2021-22, as allowed in the Management District Plan.
5. In addition to assessments levied on real property, including the City-owned Telegraph Channing Garage, FY 2022 income will be derived from the following sources: (1) an annual contribution from University of California of (\$127,722.53); (2) PCEI (Public Commons for Everyone Initiative) grant funds from the City of Berkeley of \$49,139; (3) the fiscal sponsorship fee of \$1,250 from the Solano Business Improvement District; and (4) anticipated grants and private donations, for special programs.

Based on the TBID Strategic Plan that was developed in 2016 and updated in 2018, the TBID has six strategic goals.

1. Improve the pedestrian environment
2. Support businesses, non-profits, and residents within the District
3. Make the District more accessible (bicycling, parking, and transit)
4. Improve the Telegraph brand through marketing, events, and promotions
5. Better serve District stakeholders as a convener and advocate on issues that impact the success of the District
6. Develop and foster a vibrant destination and experience (including nightlife; diversity of programs, venues, and activities)

EXHIBIT A

Annual Report of the Telegraph Property and Business Improvement District for Fiscal Year 2020-2021

FY2021-2022 Budget of the Telegraph Property and Business Improvement District

Revenue	
Tax Assessments TBID Members	\$523,371.56
Tax Assessments -COB Property	\$47,672.92
Tax Assessment - UC Berkeley	\$127,722.53
City of Berkeley - PCEI Grant	\$49,139.00
City of Berkeley Events Contribution	\$4,000.00
Solano BID Fiscal Sponsorship	\$1,250.00
Interest	\$150.00
Total Revenue	\$753,306.00
Expenses	
Administration	\$211,563.12
Maintenance	\$472,175.14
Marketing	\$33,950.00
Events	\$10,000.00
Total Expenses	\$727,688.26

In addition to the operating expenses adopted in the FY22 budget, the TBID board of directors established a Capital Improvements Fund with a balance of \$45,000 of available net assets. The fund is part of the organization's Clean, Safe & Beautification budget and will be used for the purchase, maintenance, and replacement of art and special projects in the public realm. Anticipated projects that will be supported by the fund in FY22 include: the Dwight Triangle rebuild, a 24/7 public restroom, new peace symbol bike racks, murals and other public art projects.

FY21 Accomplishments and FY22 Planned Activities

The following is a summary of the activities that the TBID undertook in Fiscal Year 2020-21 to further their strategic goals, and the planned activities for Fiscal Year 2021-2022:

1. Improve the pedestrian environment

- Worked with the City staff to initiate the reconfiguration of Haste Street between Telegraph and Bowditch. The project is currently under-way and is scheduled for completion in May 2021.
- Enhanced merchant and visitor safety with dedicated prevention efforts active incident response by Telegraph Ambassadors. Additional investments in the program will expand capacity and effectiveness of the ambassadors.
- Successfully advocated for and supported the addition of a BPD Bike Unit which has provided an increased, visible and welcoming patrol presence. Ongoing coordination with the Community Services Bureau will provide for routine community safety forums and strengthening connections between merchants and public safety services.

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Annual Report of the Telegraph Property and Business Improvement District for Fiscal Year 2020-2021

- Served as a partner in the UC Move-out process with the University and City of Berkeley's neighborhood services/code enforcement. Received a very positive response to the reduction in waste and increase in donated items from both the City and campus stakeholders. Partnership is ongoing.
 - Facilitated close coordination with UC Berkeley and City partners around the service and maintenance needs at People's Park, resulting in enhanced mitigation of health and safety hazards. Greater quality of life Continued coordination along with supporting the success of the multi-dimensional development project at People's Park.
 - Provided advice and guidance to merchants and property owners navigating quality of life, crime and public safety issues. A partnership with BPD and the Downtown Berkeley Association produced a new Merchant Public Safety Guide which will be distributed to retail businesses in mid-2021. Additional programs are being developed to partner with property owners on improving physical security and pedestrian lighting.
2. Support businesses, non-profits, and residents within the District
- Continued our partnership with Golden Bear Orientation on the New Student Dine-Around and are collaborating with SnackPass to implement a new more efficient format that accounts for COVID safety needs.
 - Advanced the review and implementation plan for a 24/7 public restroom in the Telegraph District. The ongoing partnership includes UC Berkeley and City of Berkeley with active support from Councilmember Robinson.
 - Engaged with the BEACN Project on a market research and retail study which produced targeted insights and enhanced our business support services.
 - Provided merchants with free and subsidized access to PPE equipment utilizing a grant from UC Berkeley: launched a partnership with GoodGuards to purchase custom sneeze guards, distributed over 5,000 face masks to merchants, vendors, and pedestrians, and have maintained two portable restrooms for use by the general public.
3. Make the District more accessible
- Supported the initial phase of the Southside Complete Streets project which seeks to advance the Telegraph Shared Streets proposal and Telegraph Public Realm Plan. TBID support for the upcoming community engagement and design process will help with the project's effectiveness. TBID has allocated funds to support the Dwight Triangle rebuild and other public realm enhancements.
 - Initiated a review of reconfiguration options for Durant Ave. to address significant traffic congestion and pedestrian safety concerns. Ongoing partnership with the City aims to find reconfiguration options that are mutually beneficial for retail businesses, customers, and visitors.

EXHIBIT A

Annual Report of the Telegraph Property and Business Improvement District for Fiscal Year 2020-2021

- Advanced improvements for the Telegraph-Channing garage and successfully advocated for funding for restroom renovations. Partnerships with Public Works are planned to provide for additional beautification projects.
4. Improve the Telegraph brand through marketing, events, and promotions
- Held the 4th annual Grateful Day Fest in October. The event was modified as a socially distanced and safe outdoor marketplace, which attracted new customers to the district and brought in significant foot traffic. Plans are underway for the next event in the Fall of 2021.
 - Conducted a new ad campaign to boost the visibility of the Telegraph District to attract residents from the greater Bay Area. Online and print ads ran in the SF Chronicle and Berkeleyside over the summer through early 2021. Increased funding has been allocated in FY22 for advertising to attract more visitors and patrons to the district.
 - Collaborated on the city-wide #BerkeleyHolidays marketing campaign to promote shopping at Berkeley small businesses. Increased funding and support are planned for the 2021-2022 holiday season.
5. Better serve District stakeholders as a convener and advocate on issues
- Coordinated relief and support efforts in response to the COVID-19 outbreak, in partnership with the City, UC Berkley, and business organizations city-wide. Provided personalized assistance to merchants seeking information and resources.
 - Promoted new mixed-use housing developments in the district by voicing support during the entitlements process, and encouraging changes to land-use policies that increase density and reduce barriers to growth. Participation in the Southside EIR planning process is ongoing to represent the concerns of district stakeholders and policy considerations that will advance our strategic goals.
 - Organized and encouraged stakeholder participation in public meetings with City officials to elevate concerns related to public safety and financial stress. Planned improvements to administrative processes will help elevate the voice and perspective of the TBID and district stakeholders in public discourse.

The single most significant element of the TBID's ongoing work is their ambassador program which is provided through a contract with Block by Block. In keeping with the Management District Plan, the program provides 240 hours per week of cleaning and hospitality services including: trash and graffiti removal, power washing, sanitation, and beautification projects. The ambassadors regularly engage in response to safety incidents by applying de-escalation tactics and contacting public safety services. The ambassador program comprises roughly 65% of the TBID's budget.

Exhibit B:

Telegraph Business Improvement District (TBID) FY2022 Assessments

APN	OWNER NAME	STREET NUMBER	STREET NAME	UNIT #	Tax Exempt	Private Parcel
055 188600300	2312 ELLSWORTH LLC	2312	ELLSWORTH ST			\$ 887.66
055 187800300	2340 TELEGRAPH PROPERTY LLC	2328	TELEGRAPH AVE			\$ 10,721.32
055 187601200	2369 TELEGRAPH LLC	2369	TELEGRAPH AVE			\$ 1,628.00
055 188000100	2400 TELEGRAPH AVE LLC	2486	CHANNING WAY			\$ 6,091.48
055 188300500	2414 DANA ST L P	2414	DANA ST			\$ 802.34
055 186801100	2415 COLLEGE LLC	2415	COLLEGE AVE			\$ 3,176.02
055 187800701	2425 DURANT AVENUE LLC	2425	DURANT AVE			\$ 1,612.34
055 188101800	2442 HASTE STREET LLC	2442	HASTE ST			\$ 1,951.88
055 184600101	2501 BENVENUE LLC	2501	BENVENUE AVE			\$ 3,413.90
055 187503001	2506 HASTE STREET PARTNERS LLC	2506	HASTE ST			\$ 1,857.84
055 187701100	2509 DURANT LLC	2347	TELEGRAPH AVE			\$ 4,347.40
055 187701400	2522 BANCROFT WAY LLC	2522	BANCROFT WAY			\$ 1,433.06
055 183902000	2539 TELEGRAPH LLC	2539	TELEGRAPH AVE			\$ 3,572.82
055 183901901	2565 2589 TELEGRAPH BLAKE LLC	2587	TELEGRAPH AVE			\$ 7,142.84
055 183700300	2588 TELEGRAPH AVENUE LLC	2590	TELEGRAPH AVE			\$ 3,525.26
055 183600802	2614 TELEGRAPH LLC	2614	TELEGRAPH AVE			\$ 792.04
055 183603100	2616 TELEGRAPH AVENUE LLC	2616	TELEGRAPH AVE			\$ 2,475.98
055 187100600	2631 DURANT DEVELOPER LLC	2637	DURANT AVE			\$ 3,304.88
055 184600300	2644 BERKELEY LLC	2644	DWIGHT WAY			\$ 2,632.38
055 183500901	2650 TELEGRAPH LP	2650	TELEGRAPH AVE			\$ 1,464.44
055 183802300	A & A BERKELEY PARTNERS LLC	2501	DANA ST	2		\$ 158.80
055 187602200	ALLEN HYE K & KIM JOE TR	2511	CHANNING WAY			\$ 1,932.18
055 186901100	ALPHA BETA HALL	2345	COLLEGE AVE			\$ 1,656.76
055 184302603	AM BAPTIST SEMINARY OF WEST	2511	HILLEGASS AVE			\$ 6,314.18
055 187100103	AMI LLC ETAL	2680	BANCROFT WAY			\$ 2,846.96
055 187100203	AMI LLC ETAL	2310	COLLEGE AVE			\$ 1,443.34
055 187102000	AMI LLC ETAL	2680	BANCROFT WAY			\$ 765.80
055 183503300	ANANTHARAM VENKATACHALAM	2628	TELEGRAPH AVE	502		\$ 132.94
055 188200200	ANDREONI THOMAS L & STANTON KAREN J TRS	2440	DANA ST			\$ 804.26
055 184200100	ARANGUREN MARY L & JACKSON ALEX ETAL	2503	REGENT ST			\$ 563.72
055 188303000	AYSOY SUKRAN TR	2406	DANA ST	A		\$ 161.42
055 187800200	AYYAD FUAD & MUNA I	2312	TELEGRAPH AVE			\$ 2,977.52
055 187000900	BALAJI EQUITY MANAGEMENT LLC	2319	COLLEGE AVE			\$ 1,462.74
055 186801300	BEAR HAVEN LLC	2409	COLLEGE AVE			\$ 2,243.06
055 188401500	BERKELEY ARCHITECTURAL HERITAGE ASSOCIATION	2318	DURANT AVE			\$ 1,458.74
055 188500800	BERKELEY CANTERBURY FOUNDATION INC	2334	BANCROFT WAY			\$ 1,394.32
055 188500201	BERKELEY CITY CLUB	2315	DURANT AVE			\$ 1,392.36
055 188500202	BERKELEY CITY CLUB	2315	DURANT AVE			\$ 8,290.04
055 187601302	BERKELEY MULTIFAMILY I PROPERTY	2500	DURANT AVE			\$ 10,033.44
055 187701300	BERKELEY MULTIFAMILY I PROPERTY	2301	TELEGRAPH AVE			\$ 11,490.10
055 183500700	BERKELEY TELEGRAPH LLC & 2640 TELEGRAPH AVE LLC	2640	TELEGRAPH AVE			\$ 1,130.18
055 183502100	BOLT DIANNA	2628	TELEGRAPH AVE	203		\$ 132.94
055 187001000	BREIT SH BERKELEY LLC	2700	BANCROFT WAY			\$ 5,567.86
055 183801300	CABRERA ROBERT TR	2410	DWIGHT WAY			\$ 1,306.82
055 184002401	CALIF ANN CONF METH CH	2655	TELEGRAPH AVE			\$ 7,922.78
055 187900400	CAMOU TELEGRAPH AVENUE PROPERTIES LLC	2386	TELEGRAPH AVE			\$ 963.94
055 183503200	CHANG DAVID F & KUO MARGARET	2628	TELEGRAPH AVE	501		\$ 132.94
055 184003500	CHANG MARINA	2615	TELEGRAPH AVE	201		\$ 111.66
055 183502800	CHEN ZIXIN	2628	TELEGRAPH AVE	402		\$ 132.94
055 183802800	CHEN ZIXIN	2501	DANA ST	7		\$ 181.38
055 188303200	CHIEN CHARLES & SHERI I	2406	DANA ST	C		\$ 161.42
055 183802200	CHIN JACKSON	2501	DANA ST	1		\$ 152.24
055 184200500	CHIU EDMUND S & BONNETTE S	2532	DWIGHT WAY			\$ 789.68
055 183900400	CHU FAMILY LLC	2517	TELEGRAPH AVE			\$ 5,858.64
055 183502400	CHUANG PATRICK C & HSIUNG YINGSHENG	2628	TELEGRAPH AVE	303		\$ 132.94
055 188200100	CHURCH IN BERKELEY	2430	DANA ST			\$ 1,955.28
055 187900601	CITY OF BERKELEY	2431	CHANNING WAY		\$ 47,672.90	
055 183901502	CLARA&SONIA LLC	2529	TELEGRAPH AVE			\$ 2,518.26

Exhibit B:

Telegraph Business Improvement District (TBID) FY2022 Assessments

APN	OWNER NAME	STREET NUMBER	STREET NAME	UNIT #	Tax Exempt	Private Parcel
055 188300100	COLLIER PAMELA & BATTI GREG TRS	2400	DANA ST			\$ 679.54
055 187100401	CORKINS A A, RUSHTON R P, MISHRA S K, BROWN C E TR	2639	DURANT AVE			\$ 1,061.66
055 188000400	CREATIVE PROPERTY TELEGRAPH LLC	2426	TELEGRAPH AVE			\$ 957.30
055 187900500	DABEL GRETCHEN W TR BYPASS TRUST & DABEL GRET ETAL	2392	TELEGRAPH AVE			\$ 1,100.62
055 183802900	DAI GEORGE S. & LUNA Y TRS & DAI CORNELIA	2501	DANA ST	8		\$ 189.94
055 184005200	DELENGOCKY TAYSON	2615	TELEGRAPH AVE	404		\$ 127.10
055 187100300	DELTA DEUTERON BLDG ASN	2647	DURANT AVE			\$ 2,030.80
055 186701300	DISANO JOSEPH R & DISANO JO	2435	COLLEGE AVE			\$ 1,097.68
055 184200401	DOTP 2530 LLC	2526	DWIGHT WAY			\$ 2,036.32
055 187800100	DOWNEY NANCY B TR & ROUSH VIRGINIA B TR	2310	TELEGRAPH AVE			\$ 4,368.82
055 187700200	DOYLE ELAINE M TR	2310	BOWDITCH ST			\$ 875.80
055 183502300	DU LIMING	2628	TELEGRAPH AVE	302		\$ 132.94
055 187700900	DURANT PLACE	2517	DURANT AVE			\$ 3,194.52
055 183801600	DWIGHT BLAKE APARTMENTS	2420	DWIGHT WAY			\$ 979.14
055 184004300	ELA PROPERTIES LLC	2615	TELEGRAPH AVE	302		\$ 121.98
055 188600200	ELLSWORTH INVESTMENT LLC	2306	ELLSWORTH ST			\$ 1,565.12
055 188600100	ELRICH HELEN B & WISE LINDA	2300	ELLSWORTH ST			\$ 1,352.96
055 187504100	ENCLAVE PARTNERS DH LLC	2503	HASTE ST			\$ 23,866.88
055 188000501	ENT KENNETH E & GREGORY W TRS	2441	HASTE ST			\$ 9,961.90
055 188000700	ENT KENNETH E & GREGORY W TRS	2435	HASTE ST			\$ 961.94
055 187101300	ESLAMI AHMAD A	2311	BOWDITCH ST			\$ 347.54
055 183802400	FANG KEITH F & TSENG SUHSIEN T	2501	DANA ST	3		\$ 156.00
055 184600400	FERGUSON JAMES I & ARLENE M TRS	2646	DWIGHT WAY			\$ 954.64
055 187401200	FIRST CHURCH CHRIST SCIENTIST	2619	DWIGHT WAY			\$ 1,755.26
055 188001100	FIRST CHURCH FOUNDATION	2423	HASTE ST			\$ 587.18
055 188400100	FIRST CONG CH OF BERK	2345	CHANNING WAY			\$ 5,722.16
055 188401600	FIRST CONGREGATIONAL CHURCH OF BERKELEY	2326	DURANT AVE			\$ 696.18
055 188401700	FIRST CONGREGATIONAL CHURCH OF BERKELEY	2330	DURANT AVE			\$ 982.16
055 188401800	FIRST CONGREGATIONAL CHURCH OF BERKELEY	2334	DURANT AVE			\$ 260.14
055 188001502	FIRST PRESBYTERIAN CHURCH OF BERKELEY	2407	DANA ST			\$ 9,307.32
055 183500402	FITZER TIMOTHY A	2636	TELEGRAPH AVE			\$ 1,385.84
055 187800400	FORTUNEWORLD INC	2439	DURANT AVE			\$ 3,444.72
055 187601100	FUENTES JENNAN K	2375	TELEGRAPH AVE			\$ 6,729.62
055 187502500	GEE JEW Y TR	2509	DWIGHT WAY			\$ 1,346.92
055 183502500	GEORGE ASHIQ M	2628	TELEGRAPH AVE	304		\$ 132.94
055 184003200	GIORDANO ARLENE A	2435	CARLETON ST			\$ 1,236.20
055 183800201	GLENN BUILDING	2430	DWIGHT WAY			\$ 11,603.80
055 184003800	GOFF EDWARD V	2615	TELEGRAPH AVE	204		\$ 83.80
055 183502000	GOLD BONNIE & PAYNE DAVID E	2628	TELEGRAPH AVE	202		\$ 132.94
055 187701003	GOODHUE NEIL B & DIANE C TRS	2513	DURANT AVE			\$ 1,120.32
055 187701006	GOODHUE NEIL B & DIANE C TRS	2515-B	DURANT AVE	B		\$ 1,734.04
055 188100200	GORDON JOHN K & MITCHELL J ETAL	2470	TELEGRAPH AVE			\$ 4,214.58
055 183900102	GORDON JOHN K & MITCHELL JANIS L TRS	2502	DWIGHT WAY			\$ 2,475.42
055 183900303	GORDON JOHN K & MITCHELL JANIS L TRS	2508	REGENT ST			\$ 1,792.60
055 183901601	GORDON JOHN K & MITCHELL JANIS L TRS	2513	TELEGRAPH AVE			\$ 2,050.64
055 187700600	GROWERS PROPERTIES NO 52	2533	DURANT AVE			\$ 4,413.94
055 188300200	GUERARD JACQUES	2402	DANA ST			\$ 646.10
055 184600500	HAKAM ALAEDDIN & FOUDEH SAEED TR	2504	COLLEGE AVE			\$ 795.12
055 184004100	HAROUN ANSAR M & NASRA TRS	2615	TELEGRAPH AVE	207		\$ 115.82
055 188200300	HASHEMI HOMAYOUN & GOVASHIRI HOMA TRS	2446	DANA ST			\$ 826.58
055 183802600	HOANG VY T & LYNH T	2501	DANA ST	5		\$ 195.94
055 188300600	HON HENRY D & SYLVIA TRS	2418	DANA ST			\$ 743.82
055 187000800	HOWLAND DAVID L TR & BERG DAVID	2701	DURANT AVE			\$ 2,069.86
055 184003600	HSIA SAMSON & ALICIA TRS	2615	TELEGRAPH AVE	202		\$ 121.98
055 184004700	HU HANG L & TYNG J	2615	TELEGRAPH AVE	306		\$ 118.70
055 184004800	HU TYNG J & HANG L	2615	TELEGRAPH AVE	307		\$ 115.82
055 183501900	HUANG ISABELLA	2628	TELEGRAPH AVE	201		\$ 132.94
055 184004200	HUANG LI L	2615	TELEGRAPH AVE	301		\$ 111.66

Exhibit B:

Telegraph Business Improvement District (TBID) FY2022 Assessments

APN	OWNER NAME	STREET NUMBER	STREET NAME	UNIT #	Tax Exempt	Private Parcel
055 187802200	HUNOLT JAMES B TR & THOMAS E TR	2480	BANCROFT WAY			\$ 2,656.20
055 187701201	JANGMI LLC	2327	TELEGRAPH AVE			\$ 2,152.82
055 187900100	KICK-AXE PROPERTIES	2350	TELEGRAPH AVE			\$ 4,433.94
055 184004600	KPARTNERS LLC	2615	TELEGRAPH AVE	305		\$ 131.02
055 187801900	KUANG DIANA Q ETAL	2456	BANCROFT WAY			\$ 2,475.62
055 187700500	KURDYS DOUGLAS & SHAWVER LOIS	2539	DURANT AVE			\$ 2,766.38
055 184003900	KWOK VICTOR Y	2615	TELEGRAPH AVE	205		\$ 131.02
055 187700700	LANDIS JUDSON R & SHERON C TRS	2525	DURANT AVE			\$ 4,862.00
055 187801000	LANDIS JUDSON R & SHERON C TRS	2419	DURANT AVE			\$ 2,348.40
055 187801200	LANDIS JUDSON R & SHERON C TRS	2411	DURANT AVE			\$ 1,029.56
055 184005300	LEUNG VELIA N	2615	TELEGRAPH AVE	101		\$ 111.60
055 184005400	LEUNG VELIA N	2615	TELEGRAPH AVE	102		\$ 79.80
055 188100500	LI ZHAOYANG & WAN KE	2437	DWIGHT WAY			\$ 2,275.56
055 184000101	LIEBERT BRUCE E TR & CARLYN M TR	2601	TELEGRAPH AVE			\$ 1,267.06
055 183502900	LIM ING Y & KANWIT ELIZABETH D TRS	2628	TELEGRAPH AVE	403		\$ 132.94
055 188100300	LIPPETT PETER E TR	2476	TELEGRAPH AVE			\$ 3,459.06
055 183801800	LUNDIN JANE M TR	2428	DWIGHT WAY	1-11		\$ 949.70
055 183801700	LUNDIN JANE TR	2424	DWIGHT WAY			\$ 931.50
055 187602101	LYMAN JOHN T & MARLEY (STILES HALL)	2538	DURANT AVE		\$ 3,899.92	
055 188303100	MA JANICE L & KENNETH	2406	DANA ST	B		\$ 161.42
055 184004500	MAKHIJANI MEENA S	2615	TELEGRAPH AVE	304		\$ 83.80
055 187701902	MARK AT BERKELEY LLC	2580	BANCROFT WAY			\$ 6,084.64
055 183802500	MASON ELIZABETH F & JAMES W ET AL	2501	DANA ST	4		\$ 157.60
055 184005100	MAUS MARLON TR	2615	TELEGRAPH AVE	403		\$ 153.36
055 183502600	MEYYPAPPAN MURUGAPPAN & RAMANAT	2628	TELEGRAPH AVE	305		\$ 132.94
055 187502700	MILANO PROPERTIES LTD LLC	2475	TELEGRAPH AVE			\$ 1,233.86
055 183800102	MILANO ROGERIO & MAJIDI SHAHLA TRS	2500	TELEGRAPH AVE			\$ 5,402.80
055 186801400	MIN ROY & EDWARD ETAL	2700	CHANNING WAY			\$ 567.90
055 187701601	MIOTTEL W J JR TR	2530	BANCROFT WAY			\$ 8,660.52
055 183802700	MITINA SOFIA TR	2501	DANA ST	6		\$ 196.82
055 183503000	NAGEL GARY D	2628	TELEGRAPH AVE	404		\$ 132.94
055 186701400	NATEGHIAN FARAMARZ TRUST	2431	COLLEGE AVE			\$ 928.40
055 184003700	NAVARROCACERES LILIANA	2615	TELEGRAPH AVE	203		\$ 84.28
055 184200200	NCR PROPERTIES LLC	2524	DWIGHT WAY			\$ 1,226.30
055 183802100	P G & E CO 135-1-12-2	2540	TELEGRAPH AVE			\$ 1,560.10
055 187802400	ETAL	2415	DURANT AVE			\$ 246.04
055 187802300	PAIGE ROGER & NORMA TRS ETAL	2415	DURANT AVE			\$ 248.68
055 187802500	PAIGE ROGER & NORMA TRS ETAL	2417	DURANT AVE			\$ 165.28
055 187802600	PAIGE ROGER & NORMA TRS ETAL	2417	DURANT AVE			\$ 165.28
055 188401300	PAULOS CORALYN M TR	2310	DURANT AVE			\$ 1,333.64
055 187502802	PELLEGRINO PASQUALE TR	2461	TELEGRAPH AVE			\$ 2,228.64
055 187201100	RAAJ BERKELEY OWNER LLC	2613	CHANNING WAY			\$ 746.52
055 187201300	RAAJ BERKELEY OWNER LLC	2323	BOWDITCH ST			\$ 963.94
055 187201400	RAAJ BERKELEY OWNER LLC	2600	DURANT AVE			\$ 18,390.80
055 188500900	RECTORS ETC OF ST MARKS	2300	BANCROFT WAY			\$ 1,497.92
055 188501000	RECTORS ETC OF ST MARKS	2301	DURANT AVE			\$ 5,861.72
055 183902100	REGENT TERRACE LLC	2593	TELEGRAPH AVE			\$ 5,002.46
055 186901301	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2333	COLLEGE AVE		\$ 2,692.82	
055 187101901	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2630	BANCROFT WAY		\$ 6,882.96	
055 187202101	REGENTS OF THE UNIVERSITY OF CALIFORNIA		COLLEGE AVE		\$ 17,709.50	
055 187300101	REGENTS OF THE UNIVERSITY OF CALIFORNIA		CHANNING WAY		\$ 8,610.32	
055 187301500	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2411	BOWDITCH ST		\$ 312.68	
055 187301600	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2409	BOWDITCH ST		\$ 243.04	
055 187301700	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2405	BOWDITCH ST		\$ 244.72	
055 187301800	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2550	CHANNING WAY		\$ 155.92	
055 187301900	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2612	CHANNING WAY		\$ 12,318.22	
055 187402301	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2612	HASTE ST		\$ 17,811.50	
055 187500901	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2538	CHANNING WAY		\$ 12,979.64	

Exhibit B:

Telegraph Business Improvement District (TBID) FY2022 Assessments

APN	OWNER NAME	STREET NUMBER	STREET NAME	UNIT #	Tax Exempt	Private Parcel
055 187504001	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2556	HASTE ST		\$ 4,862.48	
055 187600901	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2535	CHANNING WAY		\$ 6,830.26	
055 187902203	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2436	DURANT AVE		\$ 12,782.90	
055 188002103	REGENTS OF THE UNIVERSITY OF CALIFORNIA		HASTE ST		\$ 2,813.48	
055 188002104	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2433	HASTE ST		\$ 383.00	
055 188100700	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2427	DWIGHT WAY		\$ 722.72	
055 188101701	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2400	HASTE ST		\$ 4,457.28	
055 188601703	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2200	BANCROFT WAY		\$ 1,348.28	
055 188602501	REGENTS OF THE UNIVERSITY OF CALIFORNIA	2214	BANCROFT WAY		\$ 4,096.14	
055 187801602	REGENTS OF THE UNIVERSITY OF CALIFORNIA (STILES HALL)	2400	BANCROFT WAY		\$ 8,636.58	
055 187801800	REGENTS UNIVERSITY CALIFORNIA	2436	BANCROFT WAY			\$ 9,658.30
055 186701200	ROMAN CATHOLIC WELFARE CORPORATION OF OAKLAND		DWIGHT WAY			\$ 1,084.44
055 187201200	ROYSTON APARTMENT LP	2601	CHANNING WAY			\$ 3,113.12
055 187301400	RUBENSTEIN MICHAEL & POLLAK STEVEN TRS	2605	HASTE ST			\$ 2,768.06
055 187500600	RUE ELL ENTERPRISES INC	2411	TELEGRAPH AVE			\$ 1,863.62
055 187601600	RUE ELL ENTERPRISES INC	2520	DURANT AVE			\$ 3,462.28
055 187700800	RUE ELL ENTERPRISES INC	2519	DURANT AVE			\$ 4,221.22
055 187800501	RUE ELL ENTERPRISES INC	2433	DURANT AVE			\$ 7,905.86
055 187900300	RUE ELL ENTERPRISES INC	2380	TELEGRAPH AVE			\$ 963.94
055 183802000	RUEELL ENTERPRISES INC	2434	DWIGHT WAY			\$ 1,385.94
055 187601901	RUEELL ENTERPRISES INC	2534	DURANT AVE			\$ 4,150.32
055 187802100	RUEELL ENTERPRISES INC	2470	BANCROFT WAY			\$ 4,150.52
055 187601500	RUEGG & ELLSWORTH	2516	DURANT AVE			\$ 7,965.40
055 187601700	RUEGG & ELLSWORTH	2526	DURANT AVE			\$ 11,141.28
055 187602300	RUEGG & ELLSWORTH	2510	DURANT AVE			\$ 3,588.02
055 187700100	RUEGG & ELLSWORTH & LEWIS SANDRA TR	2590	BANCROFT WAY			\$ 5,688.14
055 187502900	RYDER WAYNE C & JOANN TRS ETAL	2455	TELEGRAPH AVE			\$ 3,251.72
055 187500700	SARACHAN KENNETH	2409	TELEGRAPH AVE			\$ 5,715.12
055 187900200	SARACHAN KENNETH	2360	TELEGRAPH AVE			\$ 3,410.22
055 188100100	SARACHAN KENNETH & BROWN LAURIE	2464	TELEGRAPH AVE			\$ 3,860.28
055 184200600	SATELLITE AFFORDABLE HOUSING ASSOCIATES	2500	HILLEGASS AVE			\$ 1,699.26
055 183801400	SCHLAFFER LANCE TR	2414	DWIGHT WAY			\$ 942.08
055 188401400	SHI ZHOUZHENG & LI JIA TRS	2312	DURANT AVE			\$ 861.56
055 183803000	SHYR JURIYAN & HOU DANIEL	2501	DANA ST	9		\$ 196.42
055 184004900	SIRIVANSANTI VEERA & SUVANNEE TRS	2615	TELEGRAPH AVE	401		\$ 147.20
055 187700300	ST JOSEPH ARIM FOUND	2316	BOWDITCH ST			\$ 1,471.00
055 187700400	ST JOSEPH ARIM FOUND	2543	DURANT AVE			\$ 676.02
055 184005000	SU VINCENT P & INGRID ETAL	2615	TELEGRAPH AVE	402		\$ 121.98
055 187502400	SUM YUN C & NGAN C TRS	2511	DWIGHT WAY			\$ 4,686.92
055 183502200	SUN CHII YUN & KAREN K	2628	TELEGRAPH AVE	301		\$ 132.94
055 183501800	TAM RICHARD W & ZHANG TAO T ETAL	2628	TELEGRAPH AVE	1		\$ 175.12
055 188002201	TAYLOR SPRINGS MANAGEMENT LLC	2414	TELEGRAPH AVE			\$ 8,584.58
055 183700100	TELEGRAPH BLAKE LLC	2556	TELEGRAPH AVE			\$ 4,357.24
055 187502600	TELEGRAPH PARTNERS LLC	2499	TELEGRAPH AVE			\$ 2,127.10
055 183900500	TELEGRAPH REGENT LLC	2512	REGENT ST			\$ 3,202.66
055 187500800	THELMA & LOUISE NO 2 LLC	2508	CHANNING WAY			\$ 13,608.34
055 188101200	TOWN & GOWN CLUB	2401	DWIGHT WAY			\$ 1,319.42
055 187600100	TREVOR JAMES II	2328	BOWDITCH ST			\$ 1,585.16
055 188500102	TRINITY UNITED METHODIST CHURCH OF BERKELEY	2362	BANCROFT WAY			\$ 1,253.12
055 188500104	TRINITY UNITED METHODIST CHURCH OF BERKELEY	2362	BANCROFT WAY			\$ 4,768.74
055 187101200	TRUST BENEFIT CHRISTIAN SCIENCE ORGANIZATION UC BE	2601	DURANT AVE			\$ 676.24
055 188401200	TWENTY THREE HUNDRED DURANT PARTNERSHIP	2300	DURANT AVE			\$ 2,098.84
055 186801000	UNIVERSITY LUTHERAN CHAPEL OF BERKELEY CALIF	2425	COLLEGE AVE			\$ 692.04
055 187101501	UNIVERSITY Y W C A	2600	BANCROFT WAY			\$ 2,440.84
055 187801700	VALHAUS LP	2430	BANCROFT WAY			\$ 3,476.64
055 183801500	VALUES INC INVESTMENT CO	2418	DWIGHT WAY			\$ 1,609.14
055 187401300	VEDANTA SOCIETY BERKELEY	2455	BOWDITCH ST			\$ 930.04
055 188600400	VERO PROPERTIES LLC	2241	DURANT AVE			\$ 1,591.54

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Telegraph Business Improvement District (TBID) FY2022 Assessments

APN	OWNER NAME	STREET NUMBER	STREET NAME	UNIT #	Tax Exempt	Private Parcel
055 188100400	VIRGINIA COLLEGE ASSOCIATES LP	2482	TELEGRAPH AVE			\$ 6,486.50
055 183502700	WANG HAOLIN	2628	TELEGRAPH AVE	401		\$ 132.94
055 188300400	WEN WILLIAM K ETAL	2410	DANA ST			\$ 852.28
055 188500103	WESLEY HOUSE BERKELEY LLC	2398	BANCROFT WAY			\$ 2,435.00
055 183600603	WONG FRANKLIN C & HENRY F	2600	TELEGRAPH AVE			\$ 1,594.48
055 184600200	WU SEN T & SU H & CHUANG MARI	2640	DWIGHT WAY			\$ 1,979.10
055 183503100	XIA JING	2628	TELEGRAPH AVE	405		\$ 132.94
055 187101100	YEE FAYE & DAVID	2605	DURANT AVE			\$ 941.20
055 184004000	YU JULIA & YU JEAN J TR	2615	TELEGRAPH AVE	206		\$ 118.70
055 187802000	ZENG BERKELEY LLC	2462	BANCROFT WAY			\$ 4,370.96
055 184004400	ZHANG YINGQUN & WANG NAIRU	2615	TELEGRAPH AVE	303		\$ 84.28
055 183700200	ZION PROPERTIES LLC	2566	TELEGRAPH AVE	D		\$ 3,450.92
		Totals	244			
					\$178,467.26	\$550,004.72

23 221

	Tax Exempt	Private Parcels
Total Count of Parcels: 244	23	221
County Fee @1.7% (on Private Parcels):		\$ 9,350.08
Net Assessment Revenue (Private Parcels):		\$ 540,654.64
Total Assessment Revenue:		\$ 719,121.90

Note: Data for APN, Owner, and Land Use from the City's Land Management System is current as of April 9, 2021. Updated data from the County will be available in July 2021.

