




Office of the City Manager

PUBLIC HEARING

June 10, 2014

To: Honorable Mayor and Members of the City Council

From:  Christine Daniel, City Manager

Submitted by: Michael J. Caplan, Economic Development Manager

Subject: Assessments: Telegraph Property and Business Improvement District

RECOMMENDATION

Conduct a public hearing and upon conclusion, if no majority protests exists, adopt a Resolution confirming the Annual Report on the Telegraph Property and Business Improvement District (hereafter, the TBID or “the District”) for FY 2014 and levying assessments in the District for FY 2015.

FISCAL IMPACTS OF RECOMMENDATION

Assessments levied in the Telegraph Property and Business Improvement District (TBID) support a package of improvements and activities approved by the property owners and the City Council at the time the District was renewed for a ten-year period on June 17, 2008 (Resolution No. 64,102-N.S.). The assessment billing for private commercial property, including a PG&E substation billed on the utility roll, is expected to be approximately \$234,861.16 in FY 2015, though the County imposes a fee of 1.6% for collecting the assessment. Annual assessment funds are deposited in the Telegraph Business Improvement District Fund (477-3302-312-1001) and expended from 477-8703-465-3038.

As a property owner within the District through ownership of the Telegraph-Channing garage, the City itself pays an assessment to the TBID. With the 2% increase recommended by the Board of Directors of the operating company for the TBID, the Telegraph Property and Business Management Corporation, the City will be billed \$40,211 for the garage in 2015. This is billed directly to the City and paid through the Off-Street Parking Fund (835-4942-410.40-46.) Similarly, the University of California is billed \$8,813 for an office building it owns within the district at 2436 Bancroft Way. (The University of California has also agreed to a voluntary contribution to the TBID of \$66,755 for 2015.)

CURRENT SITUATION AND ITS EFFECTS

The current item renews the assessment for fiscal year 2015, after the Council adopted a Resolution of intent to do so on April 29 (Resolution No. 66,535-N.S.) and approved the Report for FY 2014 and proposed Budget for FY 2015 submitted by the Telegraph Property and Business Management Corporation (TPBMC), the owners association that

governs the TBID. The TPBMC Board of Directors had approved the report and budget, with a 2% increase in the assessment, at its meeting of April 10 (M/S/C Moskowitz-Gordon,; Ayes Moskowitz, Gordon, Becker; Noes: Sklar). The Report proposed no changes in the boundaries or services of the District but recommended that the City Council approve a 2% increase in the assessment because of increased costs of administering TBID services. The Management Plan for the TBID authorizes such a cost-of-living increase, with the amount to be recommended to the City Council by the Telegraph Property and Business Management Corporation.

### BACKGROUND

After initial formation in 1998 for a five-year period and renewal in 2003 for a second five-year period, the TPBID was re-established by the City Council for a ten-year period on June 17, 2008. Its primary service is a four-person public area maintenance team that removes litter, steam-cleans sidewalks and paints over graffiti. Beginning in March, 2014, this service is administered through a contract with the national organization Block-by-Block that provides a similar service in Downtown Berkeley. The Block-by-Block crew responds to service calls from merchants and others, advises visitors, and attempts to link those in need of services to organizations that can assist them. The ambassador service, which is financed by the City, is now performed by the Block-by-Block crew. The TPBID also funds promotional and marketing activities to attract customers to the Telegraph business district: street festivals, holiday lights, banners and an informational website ([www.telegraphberkeley.org](http://www.telegraphberkeley.org)). The Berkeley World Music Festival will be held twice this year, on both June 22 and September 20-21. For the second year, the TBID is sponsoring "Sundays on Telegraph" during the summer beginning July 13 and ending on September 21. Telegraph will be closed for several blocks each Sunday for music and performances as well as activities sponsored by community organizations. Merchants and craft vendors will also be encouraged to display their goods. The TBID is also working with Berkeley Design Advocates to erect overhead decorative lighting on the street light poles as well as planning other more long-range improvements. A completely redesigned and expanded website to market Telegraph will be launched at the end of May.

### ENVIRONMENTAL SUSTAINABILITY

9,143 people, most of them undergraduate students who do not own cars, live within a quarter mile of the Telegraph district and a somewhat more diverse population of 22,759 lives within a half mile.<sup>1</sup> Improved shopping and dining opportunities in the Telegraph district, the goal of the TBID, allows this resident customer base to meet their daily needs without driving. The same can be said for the large daytime population of the UC Berkeley campus. Several AC transit lines provide easy accessibility for visitors coming to and from Telegraph, and the University operates a shuttle between the campus and the Downtown Berkeley BART Station. Because the TBID area is well served by public transportation and biking infrastructure, the services provided by the TBID indirectly support environmental sustainability goals of encouraging alternative

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<sup>1</sup> Claritas demographic report 2013.

transportation choices. The TBID has partnered with the City's "goBerkeley" parking management staff to increase business employee usage of mass transit.

#### RATIONALE FOR RECOMMENDATION

The Property and Business Improvement District Law of 1994 requires that the owners' association that is responsible for administering a BID prepare an annual report for each fiscal year for which assessments are to be levied. The report shall include any proposed changes in the boundaries of the district, the improvements and activities for the year, an estimate of the cost of the improvements and activities, the method and basis for levying the assessment, the amount of any surplus or deficit revenues to be carried over from a previous FY and the amount of any contributions from other sources. The City Council may approve the report as filed or may modify any particular contained in the report and then approve it as modified. (Any modification to the Management Plan, however, requires a vote of the property owners.) The Report for FY 2014 approved at the Telegraph Property and Business Management Corporation Board of Directors meeting on April 10 did not propose any changes to the boundaries, the method and basis for levying the assessment or substantial changes to the package of services financed by the assessment. Therefore, Council action is required only to confirm the Annual Report for 2014 and levy the BID assessments for FY 2015. Protests from property owners within the District may be submitted in writing to the City Clerk or may be made orally at the public hearing. If protests are received from property owners paying more than 50% of the assessments, proceedings to renew the assessment must cease.

#### ALTERNATIVE ACTIONS CONSIDERED

Any substantial change to the package of services described in the Management and Service Plan would require consent by property owners representing a majority of the assessment value. Operational and budget adjustments within the approved framework are described in the Report and Budget approved by Resolution No. 66,535-N.S. on April 29 and attached as Exhibit A. The Board debated and considered an increase in the assessment of up to 3% but ultimately settled on 2%. The higher increase was rejected on the grounds that merchants and property owners would resist an increase that high given current economic conditions on Telegraph.

#### CONTACT PERSON

David Fogarty, Office of Economic Development, 981-7534

#### Attachments:

1: Resolution

Exhibit A: Resolution No. 66,535 with Annual Assessment Report for 2014 and Budget for 2015.

Exhibit B: Assessment Roll

2: Public Hearing Notice

RESOLUTION NO.

-N.S.

CONFIRMING THE ANNUAL REPORT ON THE TELEGRAPH PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FOR FY 2014 AND LEVYING ASSESSMENTS IN THE DISTRICT FOR FY 2015

WHEREAS, on April 29, 2014, the City Council adopted Resolution No. 66,535-N.S., approving the Annual Assessment Report of the Telegraph Property and Business Improvement District for FY 2014 and proposed Budget for 2015, declaring an intention to levy special assessments for 2015, and setting a public hearing on the levy of assessments for June 10, 2014; and

WHEREAS, the Annual Assessment Report and materials attached to it on file with the City Clerk contain a detailed description of the boundaries of the Telegraph Property and Business Improvement District and the two benefit zones established within it (including a map entitled "Telegraph Area Property and Business Improvement District"); and

WHEREAS, said Annual Assessment Report and Exhibits on file with the City Clerk also contain information on the method and basis for levying the assessment and a recommendation that this method and basis be continued for FY 2015 but with an increase in the rate of 2.0%, as is allowed in the Telegraph Property and Business Improvement District Management and Service Plan, which was made part of Resolution No. 64,102-N.S., re-establishing the District; and

WHEREAS, the City Clerk has published Resolution No. 66-535-N.S. in a newspaper of general circulation declaring the Council's intent to levy assessments in the Telegraph Property and Business Improvement District for FY 2014 (including the proposed increase of 2.0%), giving notice of the opportunity for written and oral protests, including noticing a public hearing before the City Council for June 10, 2014, and

WHEREAS, the City Council has now held said public hearing on the levy of assessments for FY 2015.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley as follows:

1. The City Council finds that protests were filed by property owners and business licensees representing less than fifty percent (50%) of the assessments hereby levied. All such protests are hereby over ruled.
2. The City Council confirms the Annual Assessment Report of the Telegraph Property and Business Improvement District for FY 2014 and budget for FY 2015.

3. The City Council hereby levies the real property assessments hereunder for FY 2015 upon the properties and in the amounts shown on the assessment roll attached hereto as Exhibit B and by reference incorporated herein.

Exhibits:

A: Resolution No. 66,535 with Annual Assessment Report for 2014 and Budget for 2014

B: Assessment Roll

## RESOLUTION NO. 66,535–N.S.

ANNUAL ASSESSMENT REPORT FOR THE TELEGRAPH PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FOR FY 2014 AND PROPOSED BUDGET FOR 2015; INTENT TO LEVY SPECIAL ASSESSMENTS IN THE TELEGRAPH PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FOR FY 2015; AND SETTING A PUBLIC HEARING ON THE LEVY OF ASSESSMENTS FOR JUNE 10, 2014

WHEREAS, the Property and Business Improvement District Law of 1994 as amended (California Streets and Highways Code Section 36600 et. seq.) authorizes cities, with the consent of property owners, to fund property-related improvements, maintenance and activities through the levy of assessments upon the real property that benefits from the improvements, maintenance and activities; and

WHEREAS, after ten years of successful operation, the City Council re-established the Telegraph Property and Business Improvement District (hereafter, "the District") by Resolution No. 64,102-N.S. on June 17, 2008; and

WHEREAS, the City Council has now received the *Annual Report of the Telegraph Property and Business Improvement District for FY 2014* (hereafter "the *Annual Report*" and attached as Exhibit A) from the Telegraph Property and Business Management Corporation, the governing body for the District, that describes the operations of the District in FY 2014, recommends services for FY 2015 and proposes a budget for 2015 (attached as Exhibit B).

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 proposed budget for FY 2015 (Exhibit B) attached hereto, and declares its intent to levy special assessments on property within the boundaries of the District for FY 2015.

BE IT FURTHER RESOVLED 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 *Telegraph Property and Business Improvement District Management and Service Plan* (the "*Plan*"), which was made part of Resolution No. 64,102-N.S., re-establishing the District.

BE IT FURTHER RESOVLED 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 (Exhibit B) that accompanies the *Annual Report*.

BE IT FURTHER RESOLVED that to finance these improvements and activities, the Annual Report and Budget includes a two percent (2%) cost-of-living increase as allowed by the Management Plan.

BE IT FURTHER RESOLVED that the contributions made from sources other than assessments levied in the District are those described in the budget that accompanies the *Annual Report*.


BE IT FURTHER RESOLVED that the *Annual Report* and supporting material, including the *Telegraph Property and Business Improvement District Management and Service Plan* and the *Telegraph Property and Business Improvement District Engineer's Report*, are on file with the City Clerk. A public hearing on the levying of assessments within the District for FY 2015 shall be held before the City Council on the 10th day of June 2014, in the Council Chambers, 2134 Martin Luther King Jr. Way, Berkeley, California. Council meetings begin at 7 pm. At this hearing, the Council will hear all interested persons for or against the levying of assessments for the purposes described in the *Annual Report*. A protest may be made orally or in writing by any interested person. Written protests shall be filed with the City Clerk at or before the time fixed for the public hearing. Each written protest shall contain a description of the business or property in which the person subscribing the protest is interested sufficient to identify the business or property. Following conclusion of the public hearing, the City Council may confirm the *Annual Report* and levy assessments for FY 2015.

The foregoing Resolution was adopted by the Berkeley City Council on April 29, 2014 by the following vote:

Ayes: Anderson, Arreguin, Capitelli, Moore, Wengraf, Worthington, Wozniak and Bates.

Noes: None.

Absent: Maio.

  
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Tom Bates, Mayor

Attest:

  
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Mark Numainville, CMC, City Clerk

**ANNUAL REPORT OF THE TELEGRAPH BUSINESS IMPROVEMENT DISTRICT**

For fiscal year 2013-14

By Telegraph Property and Business Management Corporation

The Telegraph Business Improvement District, a property-based business improvement district, was renewed for a ten-year period by an affirmative vote of the property owners of the Telegraph commercial district by mail-in ballots during the spring 2008. This vote was affirmed without protest by the City Council on June 17, 2008. This report is for the fiscal year ending June 30, 2014 of this ten-year period.

In accordance with Section 36650(b) of the Streets and Highway Code for the State of California, the Telegraph Property and Business Management Corporation (TPBMC) affirms the following:

1. The TPBMC proposes no changes in boundaries for the next fiscal year.
2. The TPBMC will continue with the same services as has been outlined in the Management District Plan of May 23, 2008. These include street and sidewalk cleaning and beautification, marketing and promotions, decorations, and maintenance of a district office.
3. The draft budget submitted to the TPBMC Board of Directors calls for expenditures in the FY 2014-15 to be \$396,870. These expenditures include funds contributed by the city of Berkeley for the host/ambassador program.
4. The TPBMC Board of Directors reviewed a draft budget for FY 2014-15 at its April 8, 2014 meeting. It decided on a 2.0% increase in assessments. Other levels of increases were considered.
5. The budget approved by the TPBMC Board of Directors envisions a balance carry forward of funds that are not dedicated to be approximately \$160,000, which would include tax assessment revenues received in June 2014. The draft budget envisions a small surplus for FY 2014-15 of \$41.
6. In addition to assessments levied on real property, including the city-owned Telegraph Channing Garage, income will be derived from the following sources: (1) an annual contribution from the University of California in the amount of \$66,755 (2) a modest amount of interest earned on bank deposits and (3) funds from the city for assisting in contracting with the Downtown Berkeley Association to hire Block by Block for cleaning/ambassador services.

The Telegraph Business Improvement District has steadily maintained a cleaning service on behalf of the district without interruption. The Management District Plan calls for a full-time cleaning staff of four, and for much of the fiscal year staffing was at three full-time. Beginning March 14, 2014, in conjunction with both the Downtown Berkeley Association (DBA) and Block by Block (BBB), staffing for cleaning services has exceeded the equivalent of four full-time persons.

Marketing and beautification have continued in the following ways:

- Partnering with the Downtown Berkeley Association and Block by Block for an intensive cleaning of the district and painting of the public fixtures.
- Hosted Sundays on Telegraph through Summer 2013, in conjunction with the City of Berkeley and the Mayor's office.
- Hiring of performers for the days of the Holiday Street Fair.
- Planning, assisting, and sponsoring the 2013 World Music Festival and preparations for three days of same in 2014.



- Installation and seasonal rotation of pole banners and holiday light fixtures.

The Telegraph Business Improvement District acted as the fiscal agent for the city's Host/Ambassador program. This program eventually was folded into the DBA/BBB combined program, but for the majority of the fiscal year, it continued as it had for the prior four years.

The Telegraph Business Improvement District acted as a sponsor and active participant in the second Telegraph charrette organized by the Berkeley Design Advocates (BDA). This event was held on Friday and Saturday, September 27-28, 2013, and as of this writing, a second report that focuses on two intersections within the district is anticipated. The scrutinized intersections are Bancroft-Telegraph and Dwight-Telegraph. The hope is that some of the concepts developed in the charrette can spur new development and improvements for the district. Similarly, the TBID advocated for the raising of the zoning FAR (floor area ratios) of the district to make new development more attractive.

The Telegraph Business Improvement District has also supported enthusiastically the continued effort for new decorative lighting in the district. During this fiscal year, the city replaced the street lights with whiter and brighter LED lights, and the decorative lighting has been intended to supplement the city's improvements.

The TBID continues to partner with a number of entities throughout the city, and these include the Berkeley Chamber of Commerce, the Berkeley Business District Network, Buy Local Berkeley, Berkeley Design Advocates, and the Downtown Berkeley Association. The TBID remains an active partner in the weekly Telegraph team meetings with the Berkeley Police Department, UCPD, Berkeley Mental Health, and the University. Additionally, the TBID maintains its membership in the statewide organization, California Downtown Association.

For the future, the TBID plans to initiate the following:

1. Launch a new, more current web site that incorporates linkages of the web site with social media.
2. Complete the BDA charrette report #2 and attempt to use the concepts in it for future improvements.
3. Co-sponsor with the City Sundays on Telegraph, beginning July 13, 2014. This is to build on the successes of Sundays on Telegraph 2013 that brought many new people and families to Telegraph.
4. Co-sponsor three days of the World Music Festival-- June 22 and September 20-21, 2014.
5. Develop and enhance TBID's social media presence.

Exhibit B

	APPROVED BUDGET FY 2013-14	BUDGET FY 2014-15	2.00%
<b>RESOURCES:</b>			
<b>BALANCE FORWARD</b>			
Prior fiscal Year			
<b>CURRENT REVENUE</b>			
Tax Assessments	236166	240889	
City Garage Assessment	39252	40037	
UC Contribution	65446	66755	
Interest	50	50	
Host contract/BBB contract	49139	49139	
<b>SUBTOTAL-CURRENT REVENUE</b>	<b>340914</b>	<b>396870</b>	
<b>TOTAL RESOURCES</b>			
<b>ANNUAL EXPENSES:</b>			
<b>ADMINISTRATIVE</b>			
Salary/PTO-BID Director	67000	68000	
Health-Dental-Life Insurance- ED	12000	12500	
Payroll Txes-ED	6700	6800	
Rent & Parking-Office	20000	21000	
Utilities	1100	1100	
Repair & Maintenance	500	500	
Telephone	4000	3000	
Postage	150	150	
Printing/Newsletter	350	250	
Office Supplies	1100	1000	
Office Equipment	500	500	
Bookkeeping/Accounting	3500	3500	
Insurance- D & O	1900	1900	
Insurance-Workers Comp-ED	900	900	
Insurance- General liability	1900	1900	
Fees/Dues	1000	1000	
Travel/Conferences	1200	1200	
Meetings	850	850	
Miscellaneous-Petty Cash	100	100	
<b>SUBTOTAL-ADMINISTRATIVE</b>	<b>124750</b>	<b>126150</b>	
<b>MAINTENANCE</b>			
Block by Block/DBA contract		160379	
Maintenance Supervisor	0	0	
Maintenance Payroll	110000	37000	
Health-Dental-Life Insurance- staff	35000	2500	
FICA/Medicare- Employer share- staff	11000	3700	
Insurance- Workers compensation- staff	18000	7400	
Uniforms	2000	3000	
Cleaning Supplies	4000	1000	
Mileage	400	350	
Steam cleaning Utilities	1500	500	
Repairs & Maintenance	500	500	
Rent-Storage	0	0	
Other/Miscellaneous	250	350	
<b>SUBTOTAL- MAINTENANCE</b>	<b>182650</b>	<b>216679</b>	

	APPROVED BUDGET FY 2013-14	BUDGET FY 2014-15	2.00%
<b>SPECIAL PROJECTS:</b>			
<b>ADVERTISING/MARKETING/LEGAL</b>			
Brochure Production/Distribution	0	0	
Vacancy Marketing	1000	1000	
Online marketing	5000	5000	
Print Advertising	0	0	
Web advertising	0	0	
Holiday Advertising	0	0	
Holiday Lights	4000	5000	
Banner Install/Remove	7000	7000	
Banner Production	0	0	
Other Advertising	9250	9500	
<b>SUBTOTAL-ADVERTISING/MARKETING/</b>	<b>26250</b>	<b>27500</b>	
<b>EVENTS</b>			
Calltopia	0	2500	
Last Sunday Festivals	0	0	
World Music Festival:	7500	7500	
Holiday Street Faire	1000	1000	
Off the Grid music	0	0	
Sundays on Telegraph	9000	9000	
Cal Day	0	0	
Zellerbach Event Marketing	0	0	
Cal Athletics Marketing	0	0	
Other Events	1500	1500	
<b>SUBTOTAL-EVENTS</b>	<b>19000</b>	<b>21500</b>	
<b>CAPITAL IMPROVEMENTS</b>			
Other capital projects	7500	5000	
Façade Grant Program	0	0	
<b>SUBTOTAL-CAPITAL IMPROVEMENTS</b>	<b>5000</b>	<b>5000</b>	
<b>TOTAL SPECIAL PROJECTS</b>	<b>50250</b>	<b>54000</b>	
<b>TOTAL EXPENSES</b>	<b>357650</b>	<b>396829</b>	
<b>NET CURRENT REVENUE</b>	<b>-16736</b>	<b>41</b>	
<b>BALANCE CARRY FORWARD</b>			

APN	Land Use	Street No.	Street Name	Lot Sq Ftg	Exclude Res BSF	Ground BSF	Upper BSF	Zone	FY15 Assessment	FY 15 Public/Utility
055-1837-001	31	2556	TELEGRAPH AVE	10,200	0	10,141	0	2	\$ 3,323.92	
055-1837-002	31	2566	TELEGRAPH AVE	7,500	0	8,610	0	2	\$ 2,695.62	
055-1837-003	31	2590	TELEGRAPH AVE	10,300	0	6,248	0	2	\$ 2,485.72	
055-1838-001-02	31	2500	TELEGRAPH AVE	12,992	0	12,230	0	2	\$ 4,083.94	
055-1838-002-01	77	2430	DWIGHT WAY	19,700	34,992	11,642	0	2	\$ 4,687.04	
055-1838-020	31	2434	DWIGHT WAY	3,621	0	2,849	0	2	\$ 1,016.18	
055-1838-021	05	2540	TELEGRAPH AVE	5,080	0	2,203	0	2	\$ -	\$ 1,034.36
055-1839-001	32	2502	DWIGHT WAY	3,952	3,244	3,952	0	2	\$ 1,292.86	
055-1839-002	83	2506	DWIGHT WAY	2,900	0	170	0	2	\$ 353.26	
055-1839-003	83	2513	TELEGRAPH AVE	3,000	0	0	0	2	\$ 327.10	
055-1839-004	32	2517	TELEGRAPH AVE	6,900	11,331	9,119	0	2	\$ 2,741.20	
055-1839-005	32	2512	REGENT ST	5,115	4,918	4,918	0	2	\$ 1,630.32	
055-1839-015-02	31	2529	TELEGRAPH AVE	6,380	0	5,376	0	2	\$ 1,868.16	
055-1839-016	32	2513	TELEGRAPH AVE	3,550	2,468	3,550	0	2	\$ 1,161.34	
055-1839-019-01	31	2587	TELEGRAPH AVE	18,779	0	14,566	0	2	\$ 5,224.38	
055-1839-020	94	2539	TELEGRAPH AVE (CIL-nonprofi	16,678	0	8,368	0	2	\$ -	
055-1839-021	32	2593	TELEGRAPH AVE	12,350	0	11,750	0	2	\$ 3,909.26	
055-1871-015-01	68	2600	BANCROFT WAY	13,000	0	2,600	0	2	\$ 1,984.46	
055-1872-013	68	2323	BOWDITCH ST	4,500	0	0	0	2	\$ 490.64	
055-1872-014	68	2600	DURANT AVE	15,200	0	11,747	58,737	2	\$ 10,623.40	
<b>055-1875-003</b>	<b>11</b>	<b>2509</b>	<b>HASTE ST</b>	<b>3,000</b>	<b>2,147</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>\$ 473.96</b>	
055-1875-004	30	2503	HASTE ST	8,800	0	0	0	1	\$ 1,390.30	
055-1875-005	31	2433	TELEGRAPH AVE	6,950	0	3,150	0	1	\$ 2,093.44	
055-1875-006	97	2411	TELEGRAPH AVE	4,500	0	4,200	0	1	\$ 2,038.18	
055-1875-007	32	2409	TELEGRAPH AVE	8,510	0	8,510	9,660	1	\$ 5,559.86	
055-1875-008	32	2508	CHANNING WAY	8,740	0	4,804	4,804	2	\$ 2,524.46	
055-1875-024	32	2511	DWIGHT WAY	10,500	0	3,793	0	2	\$ 1,972.08	
055-1875-025	33	2509	DWIGHT WAY	4,720	1,918	1,776	0	2	\$ 901.96	
055-1875-026	31	2499	TELEGRAPH AVE	4,720	0	5,210	0	1	\$ 2,392.10	
055-1875-027	36	2475	TELEGRAPH AVE	2,560	0	2,560	640	1	\$ 1,314.54	
055-1875-028-02	31	2461	TELEGRAPH AVE	5,100	0	5,100	204	1	\$ 2,449.62	
055-1875-029	31	2455	TELEGRAPH AVE	7,590	0	7,590	0	1	\$ 3,597.62	
055-1875-030-01	36	2506	HASTE ST	5,511	560	2,602	0	2	\$ 1,168.36	
055-1876-001	31	2328	BOWDITCH ST	3,700	0	3,700	0	2	\$ 1,210.40	
055-1876-011	32	2375	TELEGRAPH AVE	13,000	0	9,208	9,208	2	\$ 4,429.62	
055-1876-012	31	2369	TELEGRAPH AVE	4,000	0	3,600	0	1	\$ 1,769.58	
055-1876-013-02	77	2500	DURANT AVE	9,900	0	17,021	0	1	\$ 6,942.84	
055-1876-015	32	2516	DURANT AVE	13,000	0	8,062	16,123	2	\$ 4,933.60	
055-1876-016	76	2520	DURANT AVE	6,500	0	3,529	6,314	2	\$ 2,166.78	
055-1876-019-01	77	2534	DURANT AVE	9,750	0	5,207	4,308	2	\$ 2,668.40	
055-1876-021	77	2542	DURANT AVE	6,292	0	0	0	2	\$ 686.02	
055-1876-022	32	2511	CHANNING WAY	4,500	0	1,507	3,013	1	\$ 1,663.20	
055-1876-023	31	2510	DURANT AVE	7,600	0	7,434	1,716	2	\$ 2,637.10	
055-1877-001	32	2590	BANCROFT WAY	13,130	0	10,500	2,924	1	\$ 5,854.42	
055-1877-008	31	2519	DURANT AVE	10,790	0	8,257	659	2	\$ 3,049.16	
055-1877-009	36	2517	DURANT AVE	6,760	0	4,963	3,190	2	\$ 2,167.30	
055-1877-010-03	32	2513	DURANT AVE	2,430	0	2,800	0	2	\$ 875.64	
055-1877-010-06	31	2515	DURANT AVE	4,520	0	3,000	375	2	\$ 1,188.02	
055-1877-011	92	2347	TELEGRAPH AVE	10,000	0	10,000	295	1	\$ 4,786.56	
055-1877-012-01	31	2327	TELEGRAPH AVE	4,950	0	4,200	900	1	\$ 2,251.46	
055-1877-013	32	2301	TELEGRAPH AVE	16,900	0	13,728	1,050	1	\$ 7,174.00	
055-1877-014	36	2522	BANCROFT WAY	3,900	0	1,395	1,395	1	\$ 1,277.36	
055-1877-016-01	31	2530	BANCROFT WAY	15,600	0	15,600	9,230	1	\$ 8,852.54	
055-1877-019-02	31	2580	BANCROFT WAY	28,405	0	28,405	1,569	1	\$ 13,711.68	
055-1878-001	31	2300	TELEGRAPH AVE	10,000	0	10,000	395	1	\$ 4,802.34	
055-1878-002	31	2312	TELEGRAPH AVE	4,160	0	4,160	5,580	1	\$ 2,853.38	
055-1878-003	89	2328	TELEGRAPH AVE	12,000	0	12,000	0	1	\$ 5,687.92	
055-1878-004	36	2439	DURANT AVE	6,500	0	6,271	3,310	2	\$ 2,437.34	
055-1878-005-01	32	2433	DURANT AVE	13,000	0	11,310	12,597	2	\$ 5,257.56	
055-1878-017	32	2430	BANCROFT WAY	6,500	0	4,865	0	1	\$ 2,564.30	
055-1878-018	03	2436	BANCROFT WAY	13,000	0	10,696	21,392	1	\$ -	\$ 8,813.48

APN	Land Use	Street No.	Street Name	Lot Sq Ftg	Exclude Res BSF	Ground BSF	Upper BSF	Zone	FY15 Assessment	FY 15 Public/Utility
055-1878-019	33	2456	BANCROFT WAY	6,500	0	5,057	0	1	\$ 2,624.98	
055-1878-020	92	2462	BANCROFT WAY	6,500	0	6,500	7,405	1	\$ 4,250.88	
055-1878-021	32	2470	BANCROFT WAY	6,500	0	5,491	0	1	\$ 2,762.12	
055-1878-022	31	2480	BANCROFT WAY	6,500	0	5,900	0	1	\$ 2,891.38	
055-1879-001	31	2350	TELEGRAPH AVE	5,000	0	5,000	10,699	1	\$ 4,060.30	
055-1879-002	31	2360	TELEGRAPH AVE	8,000	0	7,920	0	1	\$ 3,766.68	
055-1879-003	31	2380	TELEGRAPH AVE	2,250	0	2,250	0	1	\$ 1,066.50	
055-1879-004	31	2386	TELEGRAPH AVE	2,250	0	2,250	0	1	\$ 1,066.50	
055-1879-005	31	2392	TELEGRAPH AVE	1,998	0	1,570	1,570	1	\$ 1,059.84	
055-1879-006-01	03	2431	CHANNING WAY	32,685	0	31,967	157,900	1	\$ -	\$ 40,211.46
055-1880-001	32	2486	CHANNING WAY	6,325	0	5,637	0	1	\$ 2,780.60	
055-1880-004	31	2426	TELEGRAPH AVE	2,280	0	2,189	0	1	\$ 1,051.94	
055-1880-005-01	77	2432	TELEGRAPH AVE	15,570	0	0	0	1	\$ 2,459.88	
055-1880-022-01	32	2414	TELEGRAPH AVE	16,325	30,103	4,731	0	1	\$ 4,074.18	
055-1881-001	31	2464	TELEGRAPH AVE	8,500	0	8,500	901	1	\$ 4,171.32	
055-1881-002	32	2470	TELEGRAPH AVE	5,000	0	5,608	9,067	1	\$ 3,994.58	
055-1881-003	31	2476	TELEGRAPH AVE	3,500	0	3,500	9,148	1	\$ 3,104.26	
055-1881-004	32	2482	TELEGRAPH AVE	10,300	0	8,931	0	1	\$ 4,449.52	
055-1881-005	36	2437	DWIGHT WAY	6,450	0	2,087	2,087	2	\$ 1,385.96	
055-1881-018	77	2442	HASTE ST	6,750	3,629	1,814	0	2	\$ 1,131.58	
			<b>Secured Tax Roll</b>	77					<b>\$ 233,826.80</b>	
			<b>Utility Tax Count/Roll</b>	1					<b>\$ 1,034.36</b>	
			<b>Nonprofit exempt (CIL)</b>	1					<b>\$ -</b>	
			<b>Exempt but pay (UC &amp; City)</b>	2					<b>\$ 49,024.94</b>	
			<b>Total BID Roll</b>	81					<b>\$ 283,886.10</b>	

**NOTICE OF PUBLIC HEARING  
BERKELEY CITY COUNCIL**

**RENEWAL OF TELEGRAPH BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FOR 2015**

The Office of Economic Development is proposing to levy assessments in the Telegraph Property and Business Improvement District for Fiscal Year 2015, including a 2% increase over the assessments levied in 2014.

The hearing will be held on June 10, 2014 at 7:00 p.m. in the City Council Chambers, 2134 Martin Luther King, Jr. Way.

A copy of the agenda material for this hearing will be available on the City's website at [www.CityofBerkeley.info](http://www.CityofBerkeley.info) as of May 29, 2014.

For further information, please contact Michael J. Caplan at 510-981-2490.

Written comments, including protests, from businesses and property owners within the service area of the Telegraph Property and Business Improvement District and subject to the assessment should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, in order to ensure delivery to all Councilmembers and inclusion in the agenda packet. Protests against the levying of the assessments or improvements and activities proposed to be financed in 2015 should include information allowing identification of the interested business or property owner. Oral protests may also be made at the public hearing on June 10. If written and oral protests are received from property owners representing a majority of the assessment, the Council will not levy assessments. If there is no majority protest, Council can be expected to levy the assessments after the conclusion of the public hearing.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at 981-6900 or [clerk@cityofberkeley.info](mailto:clerk@cityofberkeley.info) for further information.

**Published:** Resolution of Intention No. 66,534-N.S. – 5/30/14 The Berkeley Voice Per Streets and Highways Code 36636(a)(1)

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of Council Chambers, 2134 Martin Luther King Jr. Way, as well as on the City's website, on May 29, 2014.

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Mark Numainville, CMC, City Clerk

