




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 Caplan, Manager, Office of Economic Development  
 Subject: Assessments: Downtown Property and Business Improvement District

RECOMMENDATION

Conduct a public hearing and upon conclusion, if no majority protests exist, adopt two Resolutions:

1. Confirming the Annual Report for the Downtown Property and Business Improvement District (DPBID) for FY 2014 and levying assessments in the area for FY 2015.
2. Authorizing the City Manager to execute a sole source contract and any amendments with the Downtown Berkeley Association (DBA) to implement the Management District Plan for the DPBID.

FISCAL IMPACTS OF RECOMMENDATION

Assessments levied in the Downtown Property and Business Improvement District (DPBID) support a package of improvements and activities approved by the property owners and the City Council at the time the District was established for a five-year period on June 28, 2011 (Resolution No. 65,370-N.S.) expiring in 2016. The assessment billing for private commercial property, including two AT&T properties billed on the utility roll, is expected to be approximately \$983,866 in FY 2015, though the County imposes a fee of 1.6% for collecting the assessment. Annual assessment funds are deposited in the DPBID Fund (451-8703-370-40.01) and expended from 451-8703-465-35.10. Funds received from Alameda County will be disbursed through a contract with the Downtown Berkeley Association (hereafter, the DBA) a private organization that manages the services provided by the DPBID. The contract has been entered into the City's contract database and assigned CMS No. BM7IL

In addition, the DBA separately invoices on 34 parcels owned by non-taxable entities for a total of \$253,916. Overall the budget of the DPBID is approximately \$1,221,056 inclusive of taxable and non-taxable parcels and net of the County 1.7% collection fee.

In financing the improvements, maintenance and welcoming activities for the Downtown business district, the DPBID will indirectly enhance sales tax, business license tax and other business-related City revenue sources.

Since Proposition 218 prohibits public property from being excluded from assessment districts, the City of Berkeley will be assessed for the ten parcels included in the boundaries of the DPBID. In FY 2015, the City's total assessment will be \$106,674. On June 14, 2011, Council adopted Ordinance No. 7,183-N.S. increasing parking meter rates by 25 cents per hour in the Downtown to fund payment of these fees.

### CURRENT SITUATION AND ITS EFFECTS

On April 29, 2014, City Council approved Resolution No. 66,536–N.S. declaring its intent to levy an annual assessment for the FY 2015, approving the FY 2014 Annual Report of the DPBID and setting a public hearing to levy the assessments for June 10, 2014.

### BACKGROUND

On June 28, 2011 the DPBID was established by Council for a five-year period beginning July 1, 2011 and ending June 30, 2016, with operations to occur over the five year period beginning January 1, 2012 and ending December 31, 2016. The DPBID finances services and improvements that maintain and improve the Downtown's streetscape and public areas, improves the pedestrian experience for workers, visitors and residents, and attracts new businesses and development. DPBID activities are over and beyond baseline services provided by the City.

In FY 2015, the DPBID will continue its ongoing services including:

- Environmental Enhancements, including:
  - a) Ambassador teams to enhance both the reality and perception of public safety, welcome and assist Downtown pedestrians and connect street populations to social services and other appropriate resources;
  - b) Cleaning teams that provide litter and graffiti removal, steam cleaning and other services to maintain a uniform standard of cleanliness throughout downtown; and
  - c) Beautification, including streetscape, landscaping and signage, to make Downtown more attractive.
- Economic Enhancements, including:
  - a) Programs to attract, grow, retain, and incubate new businesses;
  - b) Parking initiatives to better manage existing parking and plan for future needs;
  - c) Marketing and events to help existing businesses by inviting consumers to Downtown; and
  - d) Leadership on policies to improve the Downtown business climate.

### ENVIRONMENTAL SUSTAINABILITY

By maintaining and enhancing the district, the Downtown Berkeley Association creates shopping opportunities for residents and visitors alike while encouraging alternative forms of transportation. The District encompasses the area surrounding the Downtown Berkeley BART Station and several AC transit lines provide easy accessibility for visitors coming to and from this popular regional destination. The DBA ambassadors

and environmental enhancements such as median plantings all contribute to making the Downtown a more pleasant destination. Because the District is well served by public transportation and biking infrastructure, these services indirectly support environmental sustainability goals of encouraging alternative transportation choices. The Downtown Berkeley Association has also partnered with the City's Transportation Department in planning for the goBerkeley Parking Management Plan and planned upgrades the Downtown BART Plaza.

#### RATIONALE FOR RECOMMENDATION

The Property and Business Improvement District Law of 1994 requires that the DPBID board prepare an annual report for each fiscal year for which assessments are to be levied. The Annual Report was approved by Council on April 29, 2014. Therefore, Council action is required to levy the DPBID assessments for FY 2015 and upon approval, authorize the City Manager to execute a contract with the DPBID. 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. A contract between the City and the Association is required to direct DPBID

#### ALTERNATIVE ACTIONS CONSIDERED

The Downtown Berkeley Association is the only private representative organization established to administer the Downtown Property and Business Improvement District, so it is the logical organization for the City to contract with to implement these services.

#### CONTACT PERSON

Jennifer Cogley, Sustainable Business Coordinator, Office of Economic Development,  
510-981-7532

#### Attachments:

1: Resolution

Exhibit A: Resolution No. 66,536-N.S. with Annual Report for 2014 and Budget for 2015

Exhibit B: DPBID Assessment Roll FY 2014

2: Resolution: Execution of Contract

3: Public Hearing Notice

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

CONFIRMING THE ANNUAL REPORT OF THE DOWNTOWN BERKELEY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT AND LEVYING ASSESMENTS FOR FY 2015

WHEREAS, on April 29, 2014 the City Council adopted Resolution No. 66,536–N.S., approving the Annual Report of the Downtown Berkeley Property and Business Improvement District for FY 2014 and proposed budget for FY 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 Report and materials attached to it on file with the City Clerk contain a detailed description of the boundaries of the Downtown Berkeley Property and Business Improvement District; and

WHEREAS, the City Clerk has published Resolution No. 66,536-N.S. in a newspaper of general circulation declaring the Council’s intention to levy assessments in the Downtown Berkeley Property and Business Improvement District for FY 2015, 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:

Section 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.

Section 2. The City Council hereby confirms the Annual Report of the DPBID for FY 2014 and budget for 2015.

Section 3. The City Council hereby levies real property assessments for FY 2015 upon the properties within the Downtown Berkeley Property and Business Improvement District in the amounts shown on the most current assessment roll provided at the time of the assessment.

Exhibits

- A: Resolution No. 66,536-N.S. with Annual Report for 2014 and Budget for 2015
- B: DPBID Assessment Roll FY 2015

## RESOLUTION NO. 66,536–N.S.

ANNUAL ASSESSMENT REPORT FOR THE DOWNTOWN PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FOR FY 2014 AND PROPOSED BUDGET FOR 2015; INTENT TO LEVY SPECIAL ASSESSMENTS IN THE DOWNTOWN 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, the City Council established the Downtown Property and Business Improvement District (hereafter, "the District") by Resolution No. 65,370–N.S. on June 28, 2011; and

WHEREAS, the City Council has now received the *Annual Report of the Downtown Property and Business Improvement District for FY 2014* (hereafter "the *Annual Report*" and attached as Exhibit A) from the Downtown Berkeley Association, 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 of the Downtown Property and Business Improvement District for FY 2014* (Exhibit A) and declares its intent to levy special assessments on property within the boundaries of the District for FY 2015.

BE IT FURTHER RESOLVED 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 *Downtown Property and Business Improvement District Management Plan* (the "*Plan*"), which was made part of Resolution No. 65,370-N.S., establishing the District.

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 (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 and a half percent (2.5%) 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 *Downtown Property and Business Improvement District Management Plan* and the *Downtown 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 10<sup>th</sup> 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.

  
\_\_\_\_\_  
Tom Bates, Mayor

Attest:   
\_\_\_\_\_  
Mark Numairville, CMC, City Clerk

## EXHIBIT A

### 2014 ANNUAL REPORT OF THE DOWNTOWN BERKELEY PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT (PBID)

By the Downtown Berkeley Association

The Downtown Berkeley Property-Based Business Improvement District (DBPBID), managed by the Downtown Berkeley Association (DBA) was approved for a five-year period by an affirmative vote of the property owners of the Downtown Berkeley commercial district by mail-in ballot during the spring 2011. This vote was affirmed without protest by City Council on June 28, 2011. This report is for the third year of the PBID fiscal year ending December 31, 2014. The DBPID commenced operations on January 1, 2012, and the DBA operates on a calendar year basis. In accordance with 36650 (b) of the Streets and Highway Code for the State of California, the DBA affirms the following:

1. The DBA proposes no changes in PBID boundaries for the 2015 fiscal/calendar year.
2. The DBA will continue with the same services as has been outlined in the Management District Plan of November 2010. These services include Environmental Enhancements such as Ambassador hospitality services, cleaning services, beautification, and landscaping; as well as Economic Enhancements such as district marketing, promotion, event, and business attraction and retention.
3. The budget approved on February 27, 2014 the DBA Board of Directors calls for expenditures in the FY/CY 2015 to be \$1,450,269.
4. On February 27, 2014, the DBA Board approved a 2.5% assessment rate increase as allowed in the Management District Plan for the FY/CY 2015.
5. The 2015 budget approved to the DBA Board of Directors includes a carry forward of \$131,983 in assets.
6. The approved 2015 budget envisions a deficit of \$5,446 to be subtracted to the carry forward funds of \$131,983, resulting in a year-end balance of \$126,537.
7. In addition to assessments levied on real property, the 2015 budget envisions additional revenue will be derived from Solano Avenue tree watering contract of \$13,499, a contract with the North Shattuck Association for ambassador and cleaning services of \$36,000, and a contract for ambassador and cleaning services for the Telegraph Avenue Association of \$212,114, event revenue of \$5,891, as well as, de minimis interest earned of \$300 due to low interest rates currently paid by financial institutions.

**EXHIBIT B**

**2015 PROPOSED BUDGET OF THE DOWNTOWN BERKELEY  
PROPERTY-BASED BUSINESS IMPROVEMENT DISTRICT (PBID)**  
By the Downtown Berkeley Association

**REVENUE**

BID Assessment Revenue	\$0
PBID Assessment Revenue	\$1,177,019
Contract Services	\$261,613
Interest Income and Other Revenue	\$6,191
<b>Total Revenue</b>	<b>\$1,444,823</b>

**EXPENSES**

Environmental Enhancement Services*	\$1,114,037
Marketing & Economic Enhancement Services	\$197,943
General Administrative and Operating Expenses	\$138,288
<b>Total Expenses</b>	<b>\$1,450,269</b>

\*Environmental enhancements include cleaning, hospitality, and landscaping



APN	Owner Name	Site Address	Parcel Assmt.	Tax Exempt	Utility Roll
			FY 2015	FY 2015	FY 2015
055 189001201	Dr Ken Matsumura	2107 Dwight Way	\$ 5,364.24		
055 189001302	EQR Fine Arts Berkeley LP	2451 Shattuck Ave	\$ 10,385.18		
055 189101200	Fat and Kum L Chan	2429 Shattuck Ave	\$ 3,599.19		
055 189101301	Shattuck Senior Homes Assoc	2421 Shattuck Ave	\$ 1,190.95		
055 189101401	UC Berkeley	2401 Shattuck Ave		\$ 5,180.04	
055 189200101	Buddhist Churches of America	2140 Durant Ave	\$ 3,140.00		
055 189201301	Eastborough Properties LLC	2399 Shattuck Ave	\$ 4,156.87		
055 189201400	John Gordon and Janis Mitchell	2375 Shattuck Ave	\$ 673.28		
055 189201500	Durant Berkeley Partners LP	2367 Shattuck Ave	\$ 1,374.30		
055 189201600	Durant Berkeley Partners LP	2349 Shattuck Ave	\$ 2,319.82		
055 189201801	Timothy and Susan Southwick	2110 Durant Ave	\$ 2,416.50		
055 189300100	Ching and Inn Yu	2190 Bancroft Way	\$ 1,497.36		
055 189300503	BVP Fulton LLC	2310 Fulton St	\$ 7,853.06		
055 189300601	G. Paul and Luella Bishop	2125 Durant Ave	\$ 296.92		
055 189300700	Vero Properties LLC	2121 Durant Ave	\$ 660.84		
055 189301100	California First Bank	2107 Durant Ave	\$ 805.51		
055 189301200	California First Bank	2333 Shattuck Ave	\$ 3,394.49		
055 189301300	Edward Baker	2327 Shattuck Ave	\$ 252.93		
055 189301501	Prasad and Santi Lakireddy	2323 Shattuck Ave	\$ 2,380.56		
055 189301600	Maurice and Yvonne Segerberg	2301 Shattuck Ave	\$ 1,883.13		
055 189301702	Vero Properties LLC	0 Bancroft Way	\$ 374.70		
055 189301800	Vero Properties LLC	2126 Bancroft Way	\$ 789.66		
055 189301900	P T & T Co	0 Durant Ave			\$ 13,255.38
055 189302000	P T & T Co	0 Bancroft Way			\$ 805.51
055 189400200	Janice Lee & John Ku Yi	2037 Durant Ave	\$ 3,183.07		
055 189400301	Persian Center	2029 Durant Ave	\$ 782.55		
055 189400600	Xavier and Josefina Figueroa	2017 Durant Ave	\$ 766.67		
055 189400702	Berkeley Unified School District	2000 Bancroft Way		\$ 2,068.94	
055 189401401	LB REDDY ESTATE CO LLC	2025 Durant Ave	\$ 10,422.78		
055 189401500	Rosa & Yahya Mayeri	2028 Bancroft Way	\$ 607.19		
055 189401600	Julian and Sophia Li	2030 Bancroft Way	\$ 638.89		
055 189401704	LB REDDY ESTATE CO LLC	2300 Shattuck Ave	\$ 15,029.17		
055 189501501	Richard & Carolyn Genirberg	2000 Durant Ave	\$ 3,711.98		
055 189501801	Satellite First Communities LLC	2020 Durant Ave	\$ 2,235.40		
055 189501804	DURANT BERKELEY PARTNERS LLC	2024 Durant Ave	\$ 1,167.72		
055 189501805	Raud Alamin/Ventri LLC	2352 Shattuck Ave	\$ 9,082.40		
055 189600100	Timothy and Susan Southwick	2410 Shattuck Ave	\$ 2,754.18		
055 189600200	Dr Stephen Chun & Prof. Doris Sze Chun	2414 Shattuck Ave	\$ 287.88		
055 189600300	John and Anna Schipani	2420 Shattuck Ave	\$ 1,155.71		
055 189600400	GIOTINIS MICHAEL C & A M TRS &	2428 Shattuck Ave	\$ 998.46		
055 189600500	T J Whitten Family LLC	2440 Shattuck Ave	\$ 2,105.70		
055 189700103	Shattuck Wicks Partnership LTD	2480 Shattuck Ave	\$ 2,207.19		
055 189700200	Prasad and Santi Lakireddy	2484 Shattuck Ave	\$ 7,133.98		
055 189700600	John Gordon and Janis Mitchell	2450 Shattuck Ave	\$ 3,476.04		
057 201701601	City of Berkeley	2100 M L King Jr Way		\$ 14,820.41	
057 202000400	Berkeley Unified School District	1980 Allston Way		\$ 2,655.68	
057 202000503	Berkeley Unified School District	2223 M L King Jr Way		\$ 14,743.33	
057 202100100	City of Berkeley	2180 Milvia St		\$ 12,859.77	
057 202100200	City of Berkeley	2151 Center St		\$ 13,480.29	
057 202200301	First Milvia LLC	2108 Milvia St	\$ 861.27		
057 202200501	NEW Milvia Property LLC	2118 Milvia St	\$ 4,585.62		
057 202200600	City of Berkeley	1947 Center St		\$ 7,480.10	
057 202200800	Larry Butler Trust	1907 Center St	\$ 1,135.89		
057 202200902	Sasha and Merideth Shamszad	2105 M L King Jr Way	\$ 2,094.92		
057 202201304	Sasha and Merideth Shamszad	1900 Addison St	\$ 3,173.79		
057 202201401	Addison LLC	1912 Addison St	\$ 766.74		
057 202201500	John Yeh/1950 Addison Assoc LLC	1916 Addison St	\$ 836.48		
057 202201701	First Milvia LLC	2100 Milvia St	\$ 11,009.65		
057 202201800	Berkeley-Albany YMCA Teen Center	2109 M L King Jr Way	\$ 2,524.68		
057 202201900	John Yeh/1950 Addison Assoc LLC	1950 Addison St	\$ 5,150.34		
057 202202000	City of Berkeley	1931 Center St		\$ 3,220.31	
057 202300100	Segula Investments/2100 Shattuck Ave LP	2104 Shattuck Ave	\$ 10,613.67		
057 202300200	Marietta and Michael Rhodes	2116 Shattuck Ave	\$ 1,080.70		
057 202300300	C & V Investments	2120 Shattuck Ave	\$ 1,302.76		
057 202300400	Bolibokka Shattuck Ave	2144 Shattuck Ave	\$ 18,738.39		
057 202301200	Language Studies Inc	2015 Center St	\$ 3,461.16		
057 202301300	Jim and Louise Williams, et al TIC	2001 Center St	\$ 8,640.93		
057 202301400	2115 Milvia Associates LLC	2115 Milvia St	\$ 3,900.16		
057 202301601	Barbara and Joseph Silveira	0 Milvia St	\$ 1,437.15		
057 202301701	EQR Artech Berkeley LP	2101 Milvia St	\$ 5,688.07		
057 202302003	City of Berkeley	2033 Center St		\$ 23,264.22	
057 202302102	Berkeley Traditional Music Foundation	2026 Addison St	\$ 1,687.87		

APN	Owner Name	Site Address	Parcel Assmt. FY 2015	Tax Exempt FY 2015	Utility Roll FY 2015
057 202302103	Berkeley Traditional Music Foundation	2020 Addison St	\$ 1,850.13		
057 202302300	Henry Kuechler IV/RILCO ADDISON LLC	2030 Addison St	\$ 8,989.48		
057 202302400	Henry Kuechler IV/RILCO ADDISON LLC	2040 Addison St	\$ 3,855.64		
057 202302500	Ruegg & Ellsworth	2072 Addison St	\$ 4,028.82		
057 202302600	CVBAF ACQ LLC	2055 Center St	\$ 31,960.18		
057 202400102	BFS Retail & Commercial Operations LLC	1974 University Ave	\$ 3,741.23		
057 202400202	Sasha & Merideth Shamszad	2020 Milvia St	\$ 7,074.98		
057 202400400	East Bay Media Center Inc	1939 Addison St	\$ 468.63		
057 202400501	1935 Addison Street LLC	1933 Addison St	\$ 2,307.44		
057 202400700	1935 Addison Street LLC	1931 Addison St	\$ 892.24		
057 202400801	East End Investors Group	1950 University Ave	\$ 3,226.95		
057 202401002	Seagate/Promenade Associates, LLC	1936 University Ave	\$ 8,543.58		
057 202401100	Sang Lee & Eunjung Chung	1915 Addison St	\$ 1,635.65		
057 202401200	Vedensky Properties LLC	1911 Addison St	\$ 2,097.27		
057 202401300	Don and Audrey Thompson	2099 M L King Jr Way	\$ 2,054.63		
057 202401400	Vijay and Susilpa Lakireddy	1900 University Ave	\$ 3,076.62		
057 202401503	GREENLINING INSTITUTE	1916 University Ave	\$ 1,915.50		
057 202401602	Michael Aaronian and J. Varson	1926 University Ave	\$ 469.10		
057 202401801	Prasad and Santi Lakireddy	1942 University Ave	\$ 4,378.55		
057 202402101	John Gordon and Janis Mitchell	1952 University Ave	\$ 3,533.91		
057 202500100	LAUSON LLC	2000 Shattuck Ave	\$ 5,387.40		
057 202500200	Albert and Meng Ho, and J. Shin	2008 Shattuck Ave	\$ 3,922.92		
057 202500400	Edith Glynn	2018 Shattuck Ave	\$ 2,365.04		
057 202500502	John Gordon and Janis Mitchell	2024 Shattuck Ave	\$ 4,654.07		
057 202500503	Berkeley Repertory Theatre	2071 Addison St	\$ 694.38		
057 202500600	John Gordon and Janis Mitchell	2036 Shattuck Ave	\$ 6,588.62		
057 202500800	Berkeley Repertory Theatre	2025 Addison St	\$ 3,312.19		
057 202501001	2001 Associates - Friedman Investment and Manag	2001 Addison St	\$ 8,757.71		
057 202501200	James and Vivian Woo	2001 Milvia St	\$ 718.09		
057 202501300	Mehdi and Katherine Kashaf	2000 University Ave	\$ 1,922.86		
057 202501400	EQR Touriel Berkeley LP	2004 University Ave	\$ 5,693.90		
057 202501500	UC Studios LLC	2018 University Ave	\$ 10,121.88		
057 202501600	Kam Lam Y & Shun To	2042 University Ave	\$ 2,873.16		
057 202501703	2054 University Avenue LLC	2054 University Ave	\$ 7,343.12		
057 202501900	Goodwill Industries of the Greater East Bay	2058 University Ave	\$ 1,871.75		
057 202502100	Hanumandla Reddy/Raj Properties	2066 University Ave	\$ 5,029.53		
057 202502200	John Gordon and Janis Mitchell	2014 Shattuck Ave	\$ 1,302.76		
057 202502300	Berkeley Repertory Theatre	2009 Addison St	\$ 1,613.90		
057 202502400	City of Berkeley/Berkeley Joint Powers Fin Authority	2015 Addison St		\$ 9,431.80	
057 202600201	First Shattuck LLC	2150 Shattuck Ave	\$ 36,684.28		
057 202600405	Bay West Property	2190 Shattuck Ave	\$ 14,716.11		
057 202600412	2068 Center Family Limited Partnership	2068 Center St	\$ 1,718.41		
057 202600501	First Shattuck LLC	2043 Allston Way	\$ 4,406.48		
057 202600702	Berkeley 2000 LLC/John Lineweaver	2175 Milvia St	\$ 12,367.12		
057 202601000	Peralta Community College District	2016 Center St		\$ 1,081.33	
057 202601203	First Shattuck LLC	2052 Center St	\$ 24,654.22		
057 202601300	Constitution Square LLC	2168 Shattuck Ave	\$ 10,736.98		
057 202601400	Peralta Community College District	2048 Center St		\$ 20,510.78	
057 202601500	Berkeley-Albany YMCA	2001 Allston Way	\$ 15,233.04		
057 202700202	Head Lama Tibetan Nyingma Institute	2210 Harold Way	\$ 1,385.20		
057 202700203	Head Lama Tibetan Nyingma Institute	2018 Allston Way	\$ 4,638.95		
057 202700400	Head Lama Tibetan Nyingma Institute	2222 Harold Way	\$ 6,085.37		
057 202700500	US Postal Service	0 Milvia St		\$ 9,416.61	
057 202700600	HSR Berkeley Investments LLC	2060 Allston Way	\$ 24,940.85		
057 202700700	HSR Berkeley Investments LLC	2060 Allston Way	\$ 8,821.64		
057 202700800	BPR Properties Berkeley LLC	2060 Allston Way	\$ 24,647.91		
057 202800200	Jihwa Fu and H. Ji	2270 Shattuck Ave	\$ 1,710.30		
057 202800300	William Wade	2274 Shattuck Ave	\$ 11,387.96		
057 202800400	PASAND COURTYARD LLC	2276 Shattuck Ave	\$ 9,212.95		
057 202800500	City of Berkeley	2031 Bancroft Way		\$ 2,447.29	
057 202801100	Berkeley Inn LLC	2001 Bancroft Way	\$ 2,926.56		
057 202801200	Robert and Ingrid Wander	2235 Milvia St	\$ 521.60		
057 202801300	Hiroji and Joan Aochi	2000 Kittredge St	\$ 2,816.72		
057 202801402	Granite Library Gardens/Paradigm Tax Group	2022 Kittredge St	\$ 48,496.79		
057 202801701	City of Berkeley	2090 Kittredge St		\$ 11,106.14	
057 202900204	Roy and Patricia Shimek	2176 Kittredge St	\$ 6,238.29		
057 202900400	Berkeley Odd Fellows Lodge #270	2288 Fulton St	\$ 3,641.52		
057 202900702	UC Berkeley	2113 Bancroft Way		\$ 3,610.19	
057 202900900	Masonic LLC	2105 Bancroft Way	\$ 9,201.26		
057 202901001	James and Eddie Young	2283 Shattuck Ave	\$ 577.57		
057 202901002	James and Eddie Young	2281 Shattuck Ave	\$ 771.13		
057 202901100	Joel and Edith Malnick	2277 Shattuck Ave	\$ 1,831.63		

APN	Owner Name	Site Address	Parcel Assmt. FY 2015	Tax Exempt FY 2015	Utility Roll FY 2015
057 202901200	H DRAKE CORPORATION	2271 Shattuck Ave	\$ 2,022.82		
057 202901300	Townsend I & II LLC	2110 Kittredge St	\$ 7,444.99		
057 202901400	Warren Agostini	2124 Kittredge St	\$ 2,442.23		
057 202901500	Stephen Schneider	2138 Kittredge St	\$ 1,814.09		
057 202901600	Plaza 5th Avenue Partners	2150 Kittredge St	\$ 6,921.33		
057 203000100	Townsend I & II LLC	2108 Allston Way	\$ 8,701.29		
057 203000200	EQR Gaia Berkeley LP	2116 Allston Way	\$ 14,802.85		
057 203000300	Jorge Saldana	2134 Allston Way	\$ 1,926.24		
057 203000800	Roger Kao	2117 Kittredge St	\$ 1,995.51		
057 203000900	Cecilia Johnson	2115 Kittredge St	\$ 5,334.55		
057 203001000	Robert and June Jeon	2231 Shattuck Ave	\$ 5,185.46		
057 203001100	John Gordon and Janis Mitchell	2225 Shattuck Ave	\$ 847.74		
057 203001200	Steven P Kooyman	2219 Shattuck Ave	\$ 1,980.85		
057 203100101	Oxford Development Group LP	2128 Oxford St	\$ 3,941.33		
057 203100200	Nasser and Pamela Kashani	2171 Allston Way	\$ 7,697.12		
057 203100300	SPI CA Braintree LP/BVP Allston Place, LLC	2161 Allston Way	\$ 8,599.81		
057 203100400	Judah L Magnes Museum Inc	2121 Allston Way	\$ 4,957.68		
057 203100500	David & Marilyn Martin	2115 Allston Way	\$ 1,780.16		
057 203100600	Hirahara Family Limited Partnership	2187 Shattuck Ave	\$ 4,461.29		
057 203100700	David & Marilyn Martin	2181 Shattuck Ave	\$ 2,022.63		
057 203100800	David & Marilyn Martin	2171 Shattuck Ave	\$ 3,501.15		
057 203100900	C S Company/Lycette Properties	2161 Shattuck Ave	\$ 8,591.06		
057 203101000	Shu F. Wu	2124 Center St	\$ 2,761.88		
057 203101100	2130 CENTER LLC	2130 Center St	\$ 5,085.95		
057 203101300	Oxford Development Group LP	2142 Center St	\$ 6,804.95		
057 203101400	Center Gallery LP	2142 Center St	\$ 2,283.88		
057 203200100	UC Berkeley	2150 Addison St		\$ 9,915.58	
057 203200503	Bank of America National Trust	2119 Center St	\$ 10,391.98		
057 203201000	Charles & Jeanne Bettencourt	2109 Shattuck Ave	\$ 5,291.34		
057 203201100	Harvey Kameny	2104 Addison St	\$ 3,252.55		
057 203201200	Frank and Dorothy Cheng	2112 Addison St	\$ 3,645.82		
057 203201300	UC Berkeley	0 Addison St		\$ 709.79	
057 203201400	UC Berkeley	0 Addison St		\$ 709.79	
057 203201500	Manjul Batra/Janta Realty Inc.	100 Berkeley Sq	\$ 1,232.50		
057 203201600	Norman and Mary Spitzer	115 Berkeley Sq	\$ 1,199.64		
057 203201700	Arthur Zemel and Dorothy Levin	130 Berkeley Sq	\$ 1,043.47		
057 203201800	Berkeley Station Partners LLC	134 Berkeley Sq	\$ 867.32		
057 203201900	Kaplan Educational Centers Inc.	150 Berkeley Sq	\$ 3,060.36		
057 203300101	MO Shattuck LLC	48 Shattuck Sq	\$ 6,826.73		
057 203300300	Sasha & Meredith Shamszad	64 Shattuck Sq	\$ 5,404.62		
057 203300400	Addison Building LLC	82 Shattuck Sq	\$ 4,787.88		
057 203400300	UC Berkeley	0 Addison St		\$ 612.20	
057 203400400	UC Berkeley	2123 Addison St		\$ 202.75	
057 203400500	Gershon and Daphna R. Yaniv etal	2119 Addison St	\$ 4,260.78		
057 203400600	Highway 61 Real Estate Development Corp	2037 Shattuck Ave	\$ 5,898.44		
057 203400700	California State Employee Credit Union	2033 Shattuck Ave	\$ 1,244.37		
057 203400800	Weng and Shuk Wong	2023 Shattuck Ave	\$ 1,439.92		
057 203400900	De Z Que & Jian X Zheng	2017 Shattuck Ave	\$ 1,408.45		
057 203401000	<b>COUNTY OF ALAMEDA</b>	2015 Shattuck Ave		\$ 12,461.31	
057 203401100	Jim Liu	2138 University Ave	\$ 2,176.81		
057 203401200	UC Berkeley	2154 University Ave		\$ 3,365.18	
057 203401403	UC Berkeley	2199 Addison St		\$ 22,311.65	
057 204500100	Waterbury Properties Inc	1921 Walnut St	\$ 669.41		
057 204500200	UC Berkeley	1952 Oxford St		\$ 1,640.67	
057 204500300	UC Berkeley	1990 Oxford St		\$ 707.68	
057 204500400	UC Berkeley	2161 University Ave		\$ 2,072.16	
057 204500500	EQR Acheson Commons LP	1933 Walnut St	\$ 278.84		
057 204500600	UC Berkeley	1925 Walnut St		\$ 319.51	
057 204600100	Bay Properties Inc	2108 Berkeley Way	\$ 6,893.23		
057 204600200	University of California, Office of the President	2120 Berkeley Way		\$ 2,772.63	
057 204600300	EQR Acheson Commons LP	0 Berkeley Way	\$ 672.67		
057 204600400	EQR Acheson Commons LP	1922 Walnut St	\$ 489.31		
057 204600500	EQR Acheson Commons LP	1930 Walnut St	\$ 616.44		
057 204600600	EQR Acheson Commons LP	1900 Walnut St	\$ 697.94		
057 204600802	EQR Acheson Commons LP	2145 University Ave	\$ 4,637.06		
057 204600803	EQR Acheson Commons LP	2125 University Ave	\$ 9,288.14		
057 204600900	EQR Bacheimer Berkeley LP	2119 University Ave	\$ 9,180.45		
057 204601000	EQR Acheson Commons LP	2111 University Ave	\$ 2,234.01		
057 204601100	EQR Acheson Commons LP	1987 Shattuck Ave	\$ 2,992.47		
057 204700105	UC Berkeley	1900 Oxford St		\$ 677.63	
057 204700201	EQR Berkeleyan Berkeley LP	1910 Oxford St	\$ 4,515.86		
057 204700302	UC Berkeley	0 Hearst		\$ 12,034.65	

APN	Owner Name	Site Address	Parcel Assmt. FY 2015	Tax Exempt FY 2015	Utility Roll FY 2015
057 204901300	Maxine y & Leland Y Yee	1849 Shattuck Ave 201	\$ 72.51		
057 204901400	John P Dindia	1849 Shattuck Ave 301	\$ 72.51		
057 204901500	Anna Oeberg	1849 Shattuck Ave 401	\$ 72.51		
057 204901600	Roger Lai	1849 Shattuck Ave 202	\$ 72.51		
057 204901700	William Blanchard	1849 Shattuck Ave 302	\$ 72.51		
057 204901800	Guy Tiphane	1849 Shattuck Ave 402	\$ 72.51		
057 204901900	Regina Nguyen	1849 Shattuck Ave 203	\$ 72.51		
057 204902000	Matthew Delbonta	1849 Shattuck Ave 303	\$ 72.51		
057 204902100	Steven & Phoebe Leung	1849 Shattuck Ave 403	\$ 72.51		
057 204902200	Persis Giebelser	1849 Shattuck Ave 204	\$ 72.51		
057 204902300	Angeliki & Maria Kalofonos	1849 Shattuck Ave 304	\$ 72.51		
057 204902400	George Atkins	1849 Shattuck Ave 404	\$ 72.51		
057 204902500	Ora Marderhorn	1849 Shattuck Ave 205	\$ 72.51		
057 204902600	Susan & Thomas Gilmour	1849 Shattuck Ave 305	\$ 72.51		
057 204902700	Jennifer & Lucinda Yang etal	1849 Shattuck Ave 405	\$ 72.51		
057 204902800	Ann M Schirle	1849 Shattuck Ave 206	\$ 72.51		
057 204902900	Amy H Liu & David T Modert	1849 Shattuck Ave 306	\$ 72.51		
057 204903000	Roy M & Toshiko Nakamura	1849 Shattuck Ave 406	\$ 72.51		
057 204903100	Niramol Chitcharatn	1849 Shattuck Ave 207	\$ 72.51		
057 204903200	Frederick P Nisen	1849 Shattuck Ave 307	\$ 72.51		
057 204903300	David J Ryu	1849 Shattuck Ave 407	\$ 72.51		
057 204903400	Eric L. Kho	1849 Shattuck Ave 208	\$ 72.51		
057 204903500	R Christopher & Roberta E Klemm	1849 Shattuck Ave 308	\$ 72.51		
057 204903600	Cesar A Mejia	1849 Shattuck Ave 408	\$ 72.51		
057 204903700	Panoramic Mgmt./Patrick Kennedy	1849 Shattuck Ave C1	\$ 85.75		
057 204903800	Panoramic Mgmt./Patrick Kennedy	1849 Shattuck Ave C2	\$ 243.27		
057 204904000	SC Hillside Berkeley Inc/Paradigm Tax Group	2102 Delaware	\$ 4,242.60		
057 205000500	Robert O Malin c/o Scott Malin	1848 Shattuck Ave	\$ 1,007.74		
057 205003101	AMISTAD House LLC	1810 Shattuck Ave	\$ 3,950.88		
057 205100201	Steven and Zenaida Tipping	1900 Shattuck Ave	\$ 1,511.36		
057 205100300	Steven Tipping and David Mar	1908 Shattuck Ave	\$ 436.22		
057 205100400	David & Marilyn Martin	1920 Shattuck Ave	\$ 780.85		
057 205100500	Norheim and Yost/1926 Shattuck Investors	1926 Shattuck Ave	\$ 753.83		
057 205100601	Everett and Catharine Moran	1936 Shattuck Ave	\$ 1,314.34		
057 205100700	Smita Durando Trust/Surjit & Indira Singh	2053 Berkeley Way	\$ 919.02		
057 205300100	JLLJAR LLC	1950 Shattuck Ave	\$ 2,398.89		
057 205300200	Shattuck Avenue Spats	1974 Shattuck Ave	\$ 1,791.25		
057 205300301	Fifth Keil Co/McDonalds Corporation	1998 Shattuck Ave	\$ 4,064.25		
057 205300302	Fifth Keil Companies	1984 Shattuck Ave	\$ 879.60		
057 205300402	Edith W. Glynn	2071 University Ave	\$ 2,098.44		
057 205300500	Michael K. Le	2067 University Ave	\$ 2,461.05		
057 205300600	Williamson Property Management LLC	2057 University Ave	\$ 4,759.77		
057 205300700	Trilink Real Estate Investment	2041 University Ave	\$ 6,022.55		
057 205300801	Mohammed & KobabTalai	2035 University Ave	\$ 4,363.12		
057 205301100	David Yee	2017 University Ave	\$ 2,736.36		
057 205301200	Paul T Takagi	1949 Milvia St	\$ 2,098.71		
057 205301402	SHRIMATIS LIMITED INC	2011 University Ave	\$ 1,779.97		
057 205302201	City of Berkeley	0 Berkeley Way		\$ 2,270.50	
057 205401201	UC Berkeley	1995 University Ave		\$ 17,461.45	
057 205900600	Chang S & Yoon J Han	1941 University Ave	\$ 1,482.23		
057 205900700	Barbara and Vernon Neff	1929 University Ave	\$ 1,122.38		
057 205900800	Pauline P. Lam	1921 University Ave	\$ 987.05		
057 205900900	1915 University Avenue Partners	1915 University Ave	\$ 1,192.51		
057 205901000	Robert & Susan Hultgren	1909 University Ave	\$ 1,197.34		
057 205901100	Homero and Ines Yearwood	1901 University Ave	\$ 1,233.95		
057 211900100	City of Berkeley	2200 Fulton St A		\$ 6,293.19	
057 212000100	Oxford Street Development LLC	2150 Allston Way	\$ 5,245.68		
057 212000200	Oxford Street Development LLC	2200 Fulton St C	\$ 3,059.07		
057 212100100	Oxford Plaza LP	2175 Kittredge St	\$ 13,507.18		
275			\$ 983,866.33	\$ 253,915.56	\$ 14,060.89
			238	35	2
			\$ 1,251,842.78		

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

CONTRACT: DOWNTOWN BERKELEY ASSOCIATION TO IMPLEMENT THE DISTRICT MANAGEMENT PLAN AND WORK PLAN FOR THE DOWNTOWN BERKELEY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

WHEREAS, on June 28, 2011, the Berkeley City Council established the Downtown Berkeley Property and Business Improvement District (the "District") for a five year period beginning July 1, 2011 and ending June 30, 2016, with operations to occur over the five year period beginning January 1, 2012 and ending December 31, 2016; and

WHEREAS, on April 29, 2014, the Council approved Resolution No. 66,536-N.S., declaring its intent to levy an annual assessment for the FY 2015, approved the FY 2014 Annual Report of the District and set a public hearing to levy the assessments for June 10; 2014; and

WHEREAS, the Downtown Berkeley Association has been incorporated for the purposes of implementing the District Management Plan and Work Plan for the Downtown PBID; and

WHEREAS, the revenues from assessments on properties in the Downtown PBID was \$1,191,820 for FY 2014; and

WHEREAS, this contract has been entered into the City's contract database and assigned CMS No. BM7IL

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is hereby authorized to execute a sole source contract and any amendments with the Downtown Berkeley Association in the amount of \$1,000,000 in BID revenues and any carry forward of prior years payments of currently available Downtown PBID funds to implement the adopted District Management Plan and Work Plan for the Downtown Berkeley Property and Business Improvement District. A record signature copy of said contract and any amendments are to be on file in the Office of the City Clerk.

## NOTICE OF PUBLIC HEARING BERKELEY CITY COUNCIL

### INTENTION TO LEVY ASSESSMENTS FOR THE DOWNTOWN BERKELEY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

The Office of Economic Development is DECLARING COUNCIL'S INTENTION TO LEVY AN ASSESSMENT FOR THE DOWNTOWN BERKELEY PROPERTY AND BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2015 AND SETTING A PUBLIC HEARING ON THE LEVY OF ASSESSMENTS FOR JUNE 10, 2014.

WHEREAS, the Property and Business Improvement District (PBID) Law of 1994 (California Streets and Highways Code Section 3660 et. seq.) authorizes cities to establish parking and business improvement areas for the purpose of imposing assessments on properties in business districts for certain purposes; and

WHEREAS, on June 28, 2011, the Berkeley City Council established such an area known as the Downtown Berkeley Property and Business Improvement District (the "District") for a period of five year period; and

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

1. The City Council intends to levy assessments on properties located within the boundaries of the District in the amounts and on the business classifications set forth in the Annual Report that is attached.
2. 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, CA.

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 Jennifer Cogley at 510-981-7532.

Written comments 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.

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. 66,536-N.S. – 5/30/14 The Berkeley Voice  
Per BMC Section 7.96.070.A

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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

