

1 [Resolution of Intention to authorize renewal and modification of the Union Square Business
2 Improvement District.]

3 **Resolution declaring the intention of the Board of Supervisors to authorize renewal and**
4 **modification of boundaries of a property-based business improvement district known**
5 **as the “Union Square Business Improvement District,” to order the levy and collection**
6 **of a multi-year assessment, and setting a time and place for a public hearing thereon.**

7 WHEREAS, The Property and Business Improvement District Law of 1994, Part 7 of
8 Division 18 of the California Streets and Highways Code, commencing with Section 36600,
9 (the “Law”) authorizes cities to establish property and business improvement districts within
10 business districts to promote the economic revitalization and physical maintenance of such
11 business districts; and

12 WHEREAS, The Law authorizes cities to levy and collect assessments on real property
13 within such districts for the purpose of providing improvements and promoting activities that
14 specially benefit real property within such districts; and

15 WHEREAS, Articles XIII C and XIII D of the California Constitution and Section 53753 of
16 the California Government Code impose certain procedural and substantive requirements
17 relating to assessments; and,

18 WHEREAS, By passage of Resolution No. 61-99, the Board of Supervisors in January
19 1999, authorized the establishment of a property and business improvement district known as
20 the Union Square Business Improvement District; and

21 WHEREAS, The Board of Supervisors finds that the Union Square Business
22 Improvement District has provided substantial benefits to the property owners within the
23 District and; and

24 WHEREAS, The five year term of the Union Square Business Improvement District
25 expires in 2004; and

1 WHEREAS, The Board of Supervisors must authorize renewal of the Union Square
2 Business Improvement District in order for that District to continue operating beyond the
3 expiration date; and

4 WHEREAS, A petition has been filed by property owners who will pay more than 50
5 percent of the total amount of assessments to be levied, requesting the Board of Supervisors
6 to authorize the renewal of such a district, with the boundaries modified as set forth in this
7 Resolution, to be named the Union Square Business Improvement District; and

8 WHEREAS, A Management District Plan entitled the “Union Square Business
9 Improvement District Management Plan” has been prepared and submitted to the Clerk of the
10 Board of Supervisors, containing all of the information required by Section 36622 of the Law,
11 including a description of the modified boundaries for the district, and the cost of such
12 improvements and activities; now, therefore, be it

13 RESOLVED, That the Board of Supervisors declares as follows:

14 Section 1. Pursuant to Sections 36621(a) of the Law, the Board of Supervisors
15 declares its intention to renew the property and business improvement district designated as
16 the Union Square Business Improvement District (“the District”), including the modified
17 boundaries set forth in this Resolution, and to levy and collect assessments against lots and
18 parcels in the District for five years, commencing with fiscal year 2004-2005, beginning July 1,
19 2004 and ending June 30, 2009, for the costs and incidental expenses of establishing and
20 maintaining the District that have been determined to specially benefit the assessed
21 properties, subject to approval by a majority (weighted according to the proportional financial
22 obligations of the property) of the property owners in the District.

23 Section 2. The Board of Supervisors hereby approves the Management District
24 Plan, including the estimates of the costs of maintaining the services set forth therein and the
25 assessment of said costs. A copy of the Management District Plan is on file with the Clerk of

1 the Board of Supervisors in File No. _____. The Clerk of the Board shall make the
2 Management District Plan and other documents related to the District available to the public
3 for review during normal business hours, Monday through Friday 8:00 a.m. through 5:00 p.m.,
4 excluding legal holidays.

5 Section 3. The exterior boundaries of the renewed District are as set forth in the
6 map entitled "Proposed Boundaries of the Union Square Business Improvement District, City
7 and County of San Francisco, State of California," on file with the Clerk of the Board of
8 Supervisors in File No. _____, and incorporated herein by reference. The
9 boundaries of the renewed District are the same as the boundaries of the existing district,
10 except that the southern boundary has been extended to encompass all parcels on the south
11 side of Market Street between 5th Street on the west, and 4th Street on the east, as well as
12 the first parcel on Market Street east of 4th Street; the western boundary has been extended
13 to include those parcels on the east side of Cyril Magnin north of Ellis Street and south of
14 O'Farrell Street; and the eastern boundary has been extended by adding one parcel adjoining
15 the existing District boundary on the south side of Geary Street between Stockton and Grant
16 Streets. Reference should be made to the detailed map in order to determine which specific
17 parcels are included in the District

18 Section 4. A public hearing on the renewal of the District, with the modification of
19 boundaries set forth in this Resolution, and the levy and collection of assessments starting
20 with fiscal year 2004-2005 and continuing through fiscal year 2008-2009 shall be conducted
21 before the Board of Supervisors on _____, 2003 at ___ p.m. or as soon thereafter as
22 the matter may be heard, in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr.
23 Carlton B. Goodlett Place, San Francisco, California, 94102. At this public hearing, the Board
24 of Supervisors will hear testimony regarding the proposed renewal and modification of
25 boundaries of the district, including testimony from all interested persons for or against

1 renewal of the District, the extent of the District, and the furnishing of specific types of service,
2 improvements or activities. The Board of Supervisors may waive any irregularity in the form
3 or content of any written protest, and at the public hearing may correct minor defects in the
4 proceedings. All protests submitted by affected property owners and received prior to the
5 conclusion of the public input portion of the public hearing shall be tabulated to determine
6 whether a majority protest exists.

7 Section 5. The Board of Supervisors hereby approves the form of the Notice of
8 Public Hearing and Assessment Ballot which are on file with the Clerk of the Board of
9 Supervisors in File No. _____.

10 Section 6. The proposed improvements and activities for the District include
11 providing security, sanitation, street and sidewalk cleaning and other municipal services
12 supplemental to those normally provided by the City, marketing, and other improvements and
13 activities which benefit businesses and real property located in the District.

14 Section 7. Within the area encompassed by the proposed renewal of the District, the
15 City currently provides services at the same level provided to other similar areas of the City. It
16 is the intent of the Board of Supervisors to continue to provide the area encompassed by the
17 District with the same level of services provided to these other similar areas of the City. The
18 renewal of the District will not affect the City's policy to continue to provide the same level of
19 service to the areas encompassed by the District as it provides to other similar areas of the
20 City during the duration of the District.

21 Section 8. The assessment proposed to be levied and collected for fiscal year 2004-
22 2005 is \$979,815. The amount to be levied and collected for subsequent years up through
23 fiscal year 2008-2009 may be increased annually by the Board of Directors of the District by
24 an amount not to exceed the change in the Consumer Price Index for All Urban Consumers in
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1 the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area, or 3 percent,
2 whichever is greater.

3 Section 9. The Clerk of the Board is directed to give notice of the public hearing as
4 provided in Section 53753 of the Government Code, Section 4 of Article XIID of the California
5 Constitution, Section 16.112 of the San Francisco Charter and Section 67.7-1 of the San
6 Francisco Administrative Code.

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