

1 [Assessment Ballots for City Parcels - Civic Center Community Benefit District]

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3 **Resolution authorizing the Mayor or her designee to cast assessment ballots in the**
4 **affirmative for the proposed formation (renewal and expansion) of a property and**
5 **business improvement district to be named the Civic Center Community Benefit**
6 **District, with respect to certain parcels of real property owned by the City that would be**
7 **subject to assessment in said district.**

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9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
10 California Streets and Highways Code, Sections 36600 et seq. (the "Act"), as augmented by
11 Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"), the Board
12 of Supervisors adopted Resolution No. 250-19 on May 21, 2019, entitled "Resolution
13 declaring the intention of the Board of Supervisors to renew and expand a property-based
14 business improvement district known as the 'Civic Center Community Benefit District' and levy
15 a multi-year assessment on all parcels in the district; approving the management district plan
16 and engineer's report and proposed boundaries map for the District; ordering and setting a
17 time and place for a public hearing thereon; approving the form of the Notice of Public Hearing
18 and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings;
19 and directing the Clerk of the Board of Supervisors to give notice of the public hearing and
20 balloting as required by law" (the "Resolution of Intention," BOS File No. 190467); and

21 WHEREAS, The Resolution of Intention for the Civic Center Community Benefit District
22 (the "Civic Center CBD" or "District"), among other things, approved the Civic Center
23 Community Benefit District Management District Plan (the "District Management Plan"), dated
24 March 2019, the Civic Center Community Benefit District Engineer's Report, dated

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1 March 2019, and the Notice of Public Hearing, that are all on file with Clerk of the Board of
2 Supervisors in File No. 190467; and

3 WHEREAS, If the proposed District is established, assessments would be levied and
4 collected against all parcels of real property in the proposed District for a period of 15 years,
5 commencing with FY2019-2020 through FY2033-2034; and

6 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
7 within an assessment district that are owned or used by any government agency, the State of
8 California or the United States shall not be exempt from assessment unless the agency can
9 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
10 receive no special benefit; and

11 WHEREAS, The Board of Supervisors has jurisdiction over 15 parcels of real property
12 within the proposed assessment district that are owned by the City and County of San
13 Francisco, the details of which are set forth in the following chart, which shows for each parcel
14 the street address, Assessor's lot and block number, name/description, proposed assessment
15 amount, and the percent of the total proposed assessments for the District that parcel would
16 be assessed for the first year of the District (which is the corresponding weight to be afforded
17 the City's signature on the ballot to establish the Civic Center CBD):

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19 ADDRESS	20 LOT / BLOCK	21 NAME / DESCRIPTION OF BUILDING	22 EST. ASSESSMENT AMOUNT	23 % OF TOTAL CBD BUDGET
24 1122 Market Street	0351 039	BART Entry at UN Plaza – Public Works	\$5,683.21	0.18%
25 UN Plaza	0351 041	BART Entry at UN Plaza – Public Works	\$1,397.71	0.04%
1130 Market Street	0351 046	BART Entry at UN Plaza – Public Works	\$20,881.98	0.66%
UN Plaza	0351 049	BART Entry at UN Plaza – Public Works	\$11,111.15	0.35%
101 Grove Street	0811 001	Dept. of Public Health	\$44,938.58	1.41%

1	155 Grove Street	0811 016	Art Commission Gallery	\$5,211.21	0.16%
	240 Van Ness Ave.	0811 019	Vacant Building	\$6,590.18	0.21%
2	165 Grove Street	0811 021	Art Commission - Vacant Lot	\$4,660.38	0.15%
3	150 Grove Street	0812 001	Bill Graham Auditorium	\$146,892.12	4.62%
4	100 Larkin Street	0354 001	SF Main Public Library	\$138,067.81	4.35%
5	1 So Van Ness Ave.	3506 001	City Office Building	\$59,727.06	1.88%
6	1 Dr. Carlton B Goodlett Place	0787 001	City Hall	\$262,269.21	8.26%
7	Civic Center Plaza, Civic Center Garage	0788 001	Recreation & Park Dept.	\$250,191.02	7.88%
8	25 Van Ness Ave.	0834 004	City Office Building	\$18,031.02	0.57%
9	109 Oak Street	0837 025	San Francisco Fire Department, Station 36	\$3,405.70	0.11%
10	Total			\$979,058.34	30.83%

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12 WHEREAS, The Board of Supervisors will hold a public hearing on July 16, 2019, to
13 consider public testimony on the proposed formation (renewal and expansion) of the Civic
14 Center Community Benefit District, the levy of multi-year assessments on real property
15 located in the proposed district, and assessment ballot proceedings for affected property
16 owners to approve or disapprove the assessments; and

17 WHEREAS, The property owners or their authorized representatives may submit,
18 withdraw or change assessment ballots for their respective properties prior to the close of
19 public testimony at the public hearing; and

20 WHEREAS, The Board of Supervisors may cast the assessment ballots for those
21 parcels over which it has jurisdiction, to either approve or disapprove the proposed
22 assessments for those parcels that would be subject to assessment; or the Board may
23 authorize a representative to submit the assessment ballots for parcels over which the Board
24 has jurisdiction; and
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1 WHEREAS, At the July 16, 2019, public hearing the Board is likely to receive public
2 testimony both in favor of and against the levying of assessments, and the Department of
3 Elections will tabulate the assessment ballots submitted by the owners of affected properties
4 to determine if there is a majority protest; and

5 WHEREAS, It is appropriate for the Board of Supervisors to authorize a representative
6 to submit an assessment ballot for the City-owned parcels within the proposed district over
7 which the Board has jurisdiction to avoid confusion on the Board's dual role as both the
8 legislative body that may form the district and levy assessments if there is no majority protest
9 by the affected property owners, and as the decision-making body for the City as the owner of
10 property subject to assessments; now, therefore, be it

11 RESOLVED, That the Mayor or her designee is hereby authorized to submit an
12 assessment ballot in the affirmative for the above-listed parcels of real property owned by the
13 City and County of San Francisco over which the Board has jurisdiction that would be subject
14 to assessment in the proposed property and business improvement district to be named the
15 Civic Center Community Benefit District; and, be it

16 FURTHER RESOLVED, That the Board encourages any City department that has
17 exclusive jurisdiction over the Other Property to submit any and all assessment ballots in the
18 affirmative; and, be it

19 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
20 of this Resolution to be delivered to the Office of Economic and Workforce Development, and
21 the Director of Elections, and placed in the Board of Supervisors file for the Resolution to
22 establish the proposed district.