

RESOLUTION 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA DECLARING THE RESULTS OF THE MAJORITY-PROTEST PROCEEDINGS; RENEWING THE DOWNTOWN NAPA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (DNPBID) FOR A SEVEN-YEAR TERM FROM JANUARY 1, 2026 THROUGH DECEMBER 31, 2032; AND APPROVING THE ASSESSMENT FORMULA AND LEVYING ASSESSMENTS IN THE DNPBID

WHEREAS, the Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq. authorizes cities to renew property and business improvement districts upon petition by a weighted majority of property owners within the proposed district and affirmative ballot; and

WHEREAS, a majority of the property owners subject to assessment, weighted according to the amount of assessment to be paid by each property owner, have petitioned the City Council to renew the proposed Downtown Napa Property and Business Improvement District (“DNPBID”); and

WHEREAS, on April 15, 2025, the City Council adopted Resolution No. R2025-38, which was the Resolution of Intention to renew the DNPBID; and

WHEREAS, pursuant to California Constitution Article XIII D, ballots were mailed to property owners within the boundaries of the DNPBID at least 45 days prior to the date of the public hearing, and, among those ballots returned to the City, a weighted majority of the property owners within the DNPBID have approved renewal of the DNPBID; and

WHEREAS, on June 17, 2025, the City Council conducted a public hearing at 6:30 PM at 955 School Street, Napa, CA 94559, with respect to the renewal of the DNPBID; and

WHEREAS, all written and oral protests made or filed were duly heard, evidence for and against the proposed action was received, and a full, fair and complete hearing was granted and held; and

WHEREAS, a detailed engineer’s report prepared by a registered professional engineer certified by the State of California, Edward Henning & Associates, in support of the District’s assessments, has been prepared, is incorporated in the Management District Plan, and is on file with the Office of the City Clerk and is incorporated herein by this reference (“Engineer’s Report”).

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Napa, State of California, as follows:

ATTACHMENT 1

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council, following the public hearing on June 17, 2025, hereby adopts this resolution of renewal; and, by this resolution, the Council hereby renews the Downtown Napa Property and Business Improvement District (DNPBID) for the seven-year term commencing January 1, 2026 and ending December 31, 2032.

3. The City Council hereby approves the Management District Plan and the Engineer's Report and any amendments therein.

4. The exterior boundaries of the DNPBID shall generally be: Jefferson Street on the west, Third and Fourth Streets on the south, Silverado Trail on the east, and on the north by the oxbow of the river and Clinton Street. The DNPBID also includes properties fronting Main Street from Fifth Street north to Yount Street. The boundaries of the DNPBID are shown on the map attached hereto as Exhibit A and incorporated herein by reference.

5. Assessments are hereby levied upon properties within the DNPBID. The assessment rate is imposed on real property, varied by parcel size, benefit zone and parcel type (land-use), at the following rates per square foot of parcel size:

Parcel Type	Zone 1	Zone 2
Retail Rate	\$0.2578	\$0.0855
Non-Retail Rate	\$0.1722	\$0.0855
Parking Rate	\$0.0855	\$0.0427
Vacant Rate	\$0.0427	\$0.0427

6. The Assessment Roll for the DNPBID has been filed with the City Clerk, and is hereby approved.

7. The assessments shall be collected in accordance with Streets and Highways Code Section 36631.

8. The activities and improvements to be funded by the assessment levied for the DNPBID are more particularly described in the Management District Plan and Engineer's Report, and generally includes economic revitalization and maintenance programs, including beautification programs, maintenance and infrastructure programs, ambassador and safekeeping programs, and related advocacy and administration.

10. Bonds shall not be issued.

11. Properties within the DNPBID are subject to any amendments to the Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq.

ATTACHMENT 1

12. The improvements and activities to be provided in the DNPBID will be funded by the levy of the assessments specified in the assessment roll. The revenue from the levy of such assessments shall not be used to provide improvements or activities outside the DNPBID or for any purpose other than the purposes specified in the Resolution of Intention, the Management District Plan, and this resolution.

13. The City Council hereby finds that all property within the DNPBID will be benefited specially and directly by the improvements and activities funded by the assessments proposed to be levied.

14. The City Council hereby directs the City Clerk to take all necessary actions to complete the renewal of the DNPBID. The City Clerk is directed to record in the County Recorder's Office a notice and assessment diagram as required by Streets and Highways Code §36627.

15. If any section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses or phases hereof be declares invalid or unconstitutional.

16. This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution of Formation was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 17th day of June, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney

EXHIBIT A: MAP OF PROPOSED DNPBID BOUNDARY 2026-2032

