

DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

**2026-2032**

**DOWNTOWN NAPA  
PROPERTY & BUSINESS IMPROVEMENT DISTRICT  
RENEWAL**

**MANAGEMENT DISTRICT PLAN**

*Being Renewed for a 7 Year Term Pursuant to  
California Streets and Highways Code Section 36600 et seq.  
Property & Business Improvement District Act of 1994, as amended*

**September 27, 2024**

**V 2.0**

# **MANAGEMENT DISTRICT PLAN**

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**MANAGEMENT DISTRICT PLAN SUMMARY**

The Downtown Napa Property & Business Improvement District (DNPBID) is being renewed for a 7 year period by a consortium of business and property owners within the Downtown Napa business district. The DNPBID is a pedestrian friendly retail, restaurant, service and office district centered along 1<sup>st</sup> Street and Main Street in Historic Downtown Napa. The purpose of the DNPBID is to continue to provide and manage unique services, activities and improvements for this historic business center. The DNPBID will enable the DNPBID property owners, working as a unit, to continue to fund needed property and business related programs above what is provided by tax supported City of Napa base level services.

**Name:** The name of the district is the Downtown Napa Property & Business Improvement District

**Location:** The DNPBID is centered along 1<sup>st</sup> Street and Main Street in Historic Downtown Napa.

**Zones:** There are two benefit zones within the proposed renewed DNPBID.

**Services:** Beautification, Maintenance & Infrastructure; Marketing, Ambassador & Safekeeping; and, Advocacy & Administration

**Finance:** Benefit assessment of 273 parcels of real property. No bonds will be used to fund any portion of the DNPBID work plan.

**Budget:** DNPBID assessment revenue for Year 1-2026 is projected to be \$546,488. It is noted that the Assessment Engineer has determined that general benefits equate to 2.5% of the total adjusted DNPBID program costs of \$560,501 or \$14,013. General benefits shall be funded from non-assessment revenue sources such as grants, event proceeds, membership dues etc.

**Year 1 – 2026 PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT COSTS)**

<b>BENEFIT ZONE</b>	<b>BEAUTIFY, MAINTENANCE, INFRASTRUCTURE</b>	<b>MARKETING, AMBASSADOR &amp; SAFEKEEPING</b>	<b>ADVOCACY &amp; ADMINISTRATION</b>	<b>TOTAL \$</b>	<b>TOTAL %</b>
%	60.00%	30.00%	10.00%		100.00%
1	\$218,024	\$109,011	\$36,337	\$363,372	66.4923%
2	<u>\$109,869</u>	<u>\$54,935</u>	<u>\$18,312</u>	<u>\$183,116</u>	<u>33.5077%</u>
TOTAL	\$327,893	\$163,946	\$54,649	\$546,488	100.00%

**Benefits:** “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the DNPBID.

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**Formula:** The proposed DNPBID assessments are based on one factor: parcel land area. There are two benefit zones in the DNPBID. It is noted that the Assessment Engineer has determined that certain land-uses/ownership types will not specially benefit from PBID funded programs and services and will not be assessed. These include: residential parcels with four units or less, residential condominiums, common areas, parcels owned and occupied by private nonprofits, flood control parcels, and railroad right-of-way parcels. (A map showing the DNPBID boundaries and benefit zones is shown on Appendix 2 attached to this Plan). The Year 1 property assessment rates per parcel are as follows:

**YEAR 1 –2026 Assessment Rate**

<b>BENEFIT ZONE</b>	<b>RETAIL LAND AREA RATE (\$/SF)</b>	<b>NON- RETAIL LAND AREA RATE (\$/SF)</b>	<b>PARKING LAND AREA RATE (\$/SF)</b>	<b>VACANT LAND AREA RATE (\$/SF)</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
1	\$0.2578	\$0.1722	\$0.0855	\$0.0427
2	\$0.0855	\$0.0855	\$0.0427	\$0.0427

**Cap:** Assessment increases are capped at a maximum of 5% per year, subject to approval by the DNPBID Property Owner Association Board of Directors. It is noted that the 5% maximum annual rate increase includes up to 3% per year for program cost increases plus up to 2% per year for special projects with an accrual allowance to fund the actual cost of special programs in any given future year or years of the 7 year renewal term.

**Renewal:** DNPBID renewal is a two-step process. First, petitions signed by DNPBID property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the DNPBID renewal. Returned ballots in support of the DNPBID renewal must outweigh those in opposition based on the amount of assessment to be levied as stated on the ballots.

**Duration:** The renewed DNPBID will have a term of seven (7) years. After seven years, the petition and balloting process must be repeated in order to renew the DNPBID and continue to levy assessments. Future renewals may extend up to 10 years at a time.

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**II. DNPBID BOUNDARIES**

**Setting**

The DNPBID is located east of State Highway 29 in the historic center of Downtown Napa at the confluence of the Napa River and Napa Creek. The name of the proposed renewed PBID is the Downtown Napa Property and Business Improvement District (DNPBID or District).

**General Boundary Description**

The boundaries of the District have been determined based on the concentrated commercially zoned, pedestrian oriented, retail-related properties in the heart of Downtown Napa. The DNPBID is centered along Main Street and 1<sup>st</sup> Street, varying one to four blocks in each direction.

The District is bounded on all sides by either natural barriers (i.e. the Napa River), non-pedestrian commercial nodes or residentially zoned parcels and neighborhoods which, according to State of California Streets and Highways Code Section 36632(c), are conclusively presumed to not benefit from DNPBID funded activities and therefore cannot be assessed. The DNPBID boundaries are set to exclude any whole parcels zoned solely for residential purposes.

The DNPBID consists of 631 parcels, of which 273 are identified by the Assessment Engineer as assessable and on which proportionate and special benefits will be conferred. The remaining 358 parcels are deemed non-assessable by the Assessment Engineer in that they consist of the following: residential parcels with 1-4 units, including residential condominium units; non-profit owned and used parcels; flood control parcels; and, railroad rights of way parcels. It has been determined by the Assessment Engineer that none of these land use and ownership types will specially benefit from the proposed DNPBID programs, activities and improvements and thus, will not be assessed. No DNPBID funded programs activities and improvements will be provided for the direct and special benefit of any of the non-assessed parcels.

**Benefit Zones**

There are two benefit zones in the DNPBID.

**Zone 1** is the core retail center of Downtown Napa and consists of commercially zoned properties centered along Main Street and 1<sup>st</sup> Street. Retail activity and pedestrian traffic are highest in this portion of the DNPBID, and thus these parcels require the highest level of programmed and response DNPBID services. As a result, Zone 1 parcels will receive 100% of their proportionate special benefit from Zone 1 DNPBID funded levels of services and will be assessed at higher rates per square foot of parcel land area than Zone 2 parcels as delineated in this Plan and the Engineer’s Report. These rates and the resulting Zone 1 assessment revenue are reflected in the budget allocation of funds for Zone 1 and the corresponding proportionate special benefits conferred on Zone 1 parcels.

**Zone 2** consists of the remaining commercially zoned parcels within the DNPBID boundaries. Zone 2 has less retail activity and pedestrian traffic than the Zone 1 parcels and requires lower levels of programmed and response service from the DNPBID. As a result, Zone 2 parcels will receive 100% of their proportionate special benefit from Zone 2 DNPBID funded levels of services and will be assessed at lower rates per square foot of parcel land area than Zone 1 as delineated in this Plan and the Engineer’s Report. These rates and

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the resulting Zone 2 assessment revenue are reflected in the budget allocation of funds for Zone 2 and the corresponding proportionate special benefits conferred on Zone 2 parcels.

A list of all parcels included in the proposed renewed DNPBID is shown as Appendix 1, attached to this Plan identified by their respective Napa County assessor parcel number. The boundary of the proposed renewed DNPBID and benefit zones are shown on the map of the proposed renewed DNPBID attached as Appendix 2 to this Plan.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Plan. All DNPBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the DNPBID boundaries and none will be provided outside of the DNPBID. Each assessed parcel within the DNPBID will proportionately specially benefit from the DNPBID funded programs and services (i.e. Beautification, Maintenance & Infrastructure; Marketing, Ambassador & Safekeeping; and, Advocacy & Administration). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within the DNPBID. The DNPBID confers special benefits on each and every individually assessed parcel by deterring crime, reducing litter and debris, improving aesthetics and marketing goods and services available from assessed parcels and the businesses on them within the DNPBID, all considered necessary in a competitive, properly managed business district. All DNPBID funded services, programs and improvements are considered supplemental, above normal base level services provided by the City of Napa, and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed DNPBID.

**III. PROPOSED 7 YEAR DNPBID WORK PLAN AND BUDGET**

**Overview**

Services, programs and improvements provided and funded by the District include Beautification, Maintenance & Infrastructure; Marketing, Ambassador & Safekeeping; and, Advocacy & Administration. Each of these is designed to provide special benefits as described below to each and every identified assessed parcel within the boundaries of the District. The property uses within the boundaries of the District that will receive special benefits from District funded programs, services and improvements are currently a unique mix of retail, restaurant, office, service and general commercial.

These special benefits are particular and distinct to each and every identified assessed parcel within the DNPBID and are not provided to non-assessed parcels within or outside of the District. These programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The very nature of the purpose of the DNPBID is to fund supplemental programs, services and improvements to assessed parcels within the DNPBID boundaries above and beyond the base line services provided by the City of Napa. The City of Napa does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the DNPBID are for

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services, programs and improvements directly benefiting each individual assessed parcel within the DNPBID. No DNPBID funded services, activities or programs will be provided outside of the DNPBID boundaries.

The program special benefit cost allocations of the DNPBID assessment revenues for Year 1 (2026) are shown in the Table on page 9 of this Plan. The projected program special benefit cost allocations of the DNPBID assessment revenues for the 7-year DNPBID term, assuming a 5% maximum annual assessment rate increase (3% for programs + 2% for special projects), are shown in the Table on page 10 of this Plan.

**WORK PLAN DETAILS**

The services to be provided by the DNPBID are all designed to contribute to the cohesive commercial fabric of Downtown Napa and to ensure economic success and vitality of the District. The assessed parcels in the DNPBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the DNPBID goals: to improve cleanliness, public safety, beautification, landscaping, and to attract and retain businesses and services, and ultimately to increase commerce and improve the economic viability of each individual assessed parcel.

The following programs, services and improvements are proposed by the DNPBID to specially benefit each and every individually assessed parcel within the DNPBID boundaries. DNPBID services, programs and improvements will not be provided to non-assessed parcels within or outside the DNPBID boundary. Assessment funds generated in each benefit zone shall only be used to provide services which specially benefit individual assessed parcels within that benefit zone.

**Beautification, Maintenance, Infrastructure**      \$327,893 - 60%

“Beautification” includes physical improvements for the special benefit of each identified and assessed parcel within the DNPBID. Types of physical improvements may include: street furniture such as benches and trash bins; additional tree planting and decorative tree wells; painting of street light poles; decorative amenities such hanging planter baskets, street light pole flags/seasonal banners; Christmas decorations, lighting and garland; freestanding landscape containers; beautification and decorative enhancements to and within public parking structures; and, other improvements, as approved by the Owners’ Association.

“Maintenance” is described as follows: With the use of day porters, sidewalks and parking garages will be kept clean and graffiti free. Tree wells will be kept clear of trash and debris, weeded as needed, and will be watered on a regular basis until mature enough to be self-sustaining. Sidewalk and gutter areas will be pressure washed on a regular basis. Hanging planter baskets will be watered and kept fresh and attractive. Maintenance service levels will be higher in Zone 1 and less in Zone 2, commensurate with the assessment rate structure.

“Infrastructure” includes utility box aesthetic wraps and could include other streetscape upgrades such as decorative sidewalk and crosswalk enhancements

The Beautification, Maintenance, Infrastructure component is designed to specially benefit each identified

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and assessed parcel within the DNPBID by professionally managing the appearance of each parcel as an attractive and inviting place to work, transact business, shop and dine. This component is designed to attract more commercial customers and clients, employees, tenants and investors which are intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and return on investments. A poorly maintained environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. Beautification, Maintenance, Infrastructure services and improvements will be provided only within the DNPBID boundaries and for the special benefit of identified and assessed parcels within the DNPBID.

**Marketing, Ambassador, Safekeeping**                      \$163,946 - 30%

“Marketing” may include, but is not limited to, newsletters, website and social media management, development and distribution of promotional materials (such as event flyers, business coupon books, business directories/maps), special events, media advertising and other programs that will promote the array of goods and services available within the DNPBID. The Marketing program helps meet the goals of business attraction and retention and increased commerce.

The Marketing program is designed with the intent to increase the public’s awareness of the DNPBID as a single destination in order to attract consumers to the array of attractions, events, and services which are intended to increase commerce for each assessed parcel in the DNPBID. Marketing efforts will be designed to improve the commercial core by implementing programs to attract pedestrians, increase lease rates, commercial rentals, parking revenues, retail customers, restaurant patrons for the assessed parcels in the DNPBID. The Owners’ Association will continue to use the website supported by the Tourist Improvement District and Downtown Napa Association to promote the assessed DNPBID parcels in an effort to increase awareness of the District as a destination for consumers and tenants and increase occupancy and commerce on the assessed parcels. The website is designed to provide visitors information about the DNPBID in order to attract these visitors and attract more business from out of the area, to increase commerce and improve the economic vitality of assessed parcels.

For the array of land uses within the DNPBID (i.e. retail, restaurant, office, service and general commercial) this work plan component is specifically designed to attract more customers, employees, tenants and investors. Special benefit will be conferred on each and every assessed parcel in the DNPBID as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This, in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment viability. The Marketing work plan component will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the DNPBID.

“Ambassador, Safekeeping” - Ambassadors are trained by safety professionals and will regularly patrol the District. Their duties include providing directional and other assistance to guide pedestrians to assessed parcels and serving as “eyes and ears” on the street to enable fast responses to issues that negatively impact the assessed parcels. Ambassador services are more concentrated in the areas with the highest foot traffic and those identified by police and tenants as requiring the most coverage. Ambassadors will regularly patrol the district to assist patrons and monitor cleanliness and safety.

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The “Ambassador, Safekeeping” component is designed to specially benefit each identified and assessed parcel and land use within the DNPBID. This element is designed to establish and keep the DNPBID area a safe place to visit, work, transact business, shop and dine. These services are designed to attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and return on investments. “Ambassador, Safekeeping” services will be provided only within the DNPBID boundaries and for the special benefit of identified and assessed parcels and land uses within the DNPBID.

**Advocacy & Administration**                      \$54,649 - 10%

“Advocacy & Administration” includes the cost of personnel to oversee implementation of the Management District Plan and the various programs, services and improvement projects delineated in the Plan during the District’s 5-year term. This element also includes oversight of the Owners’ Association’s compliance with the terms of its contract with the City. This component also includes accounting/bookkeeping/legal fees and expenses, Directors & Officers and General Liability insurance and other operating expenses such as rent, equipment, printing, postage, supplies, production of the Annual Report and Budget and other reporting. This component also includes positioning the Owners’ Association to advocate for the priorities, funding and needs of DNPBID from the various levels of government. This component also includes County collection fees, allowance for delinquent assessment payments and other variable and unforeseen expenses related to each program element. This program element may also include assessment reserves being held for future special projects. Assessment funds remaining in the last two years of the proposed DNPBID renewal term may be used to develop the Management District Plan, Engineer’s Report and related renewal costs for the following renewal term.

This component is key to the proper expenditure of DNPBID assessment funds and the administration of DNPBID programs and activities that are intended to provide consistent and effective services for the special benefit of assessed properties within the DNPBID which may in turn, increase business volumes, commercial occupancies and rental income and return on investments for each parcel and business within the DNPBID. This component pertains only to the administration and operation of the DNPBID and will only be provided for matters pertaining to each individual assessed parcel within the DNPBID boundaries that will, in turn, specially benefit from this activity.

In summary, all DNPBID funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the DNPBID boundaries, and none will be provided outside of the DNPBID. Each assessed parcel within the DNPBID will proportionately specially benefit from the Beautification, Maintenance & Infrastructure; Marketing, Ambassador & Safekeeping; and, Advocacy & Administration. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels within the DNPBID by reducing litter and debris, deterring crime, maintaining landscaping and physical improvements and professionally marketing goods, services and spaces available within the DNPBID, all considered necessary in a competitive, properly managed contemporary business district. All DNPBID funded services, programs and improvements are considered supplemental, above normal base level services provided by the City of

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Napa and are only provided for the special benefit of each and every assessed parcel within the boundaries of the DNPBID.

**PROGRAM & ACTIVITY BUDGET**

Each identified assessed parcel within the DNPBID will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of DNPBID funded services provided within each benefit zone. The projected DNPBID program special benefit (assessments) allocation budget for Year 1 (2026) is shown in the following Table:

**DNPBID Year 1 (2026) Special Benefit Assessment Budget By Zone**

<b>BENEFIT ZONE</b>	<b>BEAUTIFY, MAINTENANCE, INFRASTRUCTURE</b>	<b>MARKETING, AMBASSADOR &amp; SAFEKEEPING</b>	<b>ADVOCACY &amp; ADMINISTRATION</b>	<b>TOTAL \$</b>	<b>TOTAL %</b>
%	60.00%	30.00%	10.00%		100.00%
1	\$218,024	\$109,011	\$36,337	\$363,372	66.4923%
2	<u>\$109,869</u>	<u>\$54,935</u>	<u>\$18,312</u>	<u>\$183,116</u>	<u>33.5077%</u>
<b>TOTAL</b>	\$327,893	\$163,946	\$54,649	\$546,488	100.00%

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$546,488 is projected. Since the District is planned for a 7-year term, projected program costs for future years (Years 2-7) are set at the inception of the District. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 5% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 7-year District term. It is noted that the 5% maximum annual rate increase includes up to 3% per year for program cost increases plus up to 2% per year for special projects with an accrual allowance to fund the actual cost of special programs in any given future year or years of the 7 year renewal term.

Funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 7-year term of the proposed renewed District. Accordingly, the Owners’ Association shall have the ability to reallocate up to 25% of any budget line item, within the budget categories, based on such cost fluctuations subject to the review and approval by the Owners’ Association Board. Such reallocation will be included in the Annual Planning Report for the approval by the Napa City Council pursuant to the Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category.

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A 7-year projected DNPBID special benefit budget is shown in the following Table:

**YEAR 1-7 PROJECTED DNPBID ASSESSMENT BUDGET SUMMARY (Special Benefits)**

(Assumes 5% max rate increase per year – 3% plus 2% for special projects)

<b>YEAR</b>	<b>BENEFIT ZONE</b>	<b>BEAUTIFY, MAINTENANCE, INFRASTRUCTURE</b>	<b>MARKETING, AMBASSADOR, SAFEKEEPING</b>	<b>ADVOCACY &amp; ADMINISTRATION</b>	<b>TOTAL</b>
	%	60.00%	30.00%	10.00%	100%
<b>1</b>	1	\$218,024	\$109,011	\$36,337	\$363,372
	2	<u>\$109,869</u>	<u>\$54,935</u>	<u>\$18,312</u>	<u>\$183,116</u>
	TOTAL	\$327,893	\$163,946	\$54,649	\$546,488
<b>2</b>	1	\$228,925	\$114,462	\$38,154	\$381,541
	2	<u>\$115,362</u>	<u>\$57,682</u>	<u>\$19,228</u>	<u>\$192,272</u>
	TOTAL	\$344,287	\$172,144	\$57,382	\$573,813
<b>3</b>	1	\$240,371	\$120,185	\$40,062	\$400,618
	2	<u>\$121,130</u>	<u>\$60,566</u>	<u>\$20,189</u>	<u>\$201,885</u>
	TOTAL	\$361,501	\$180,751	\$60,251	\$602,503
<b>4</b>	1	\$252,390	\$126,194	\$42,065	\$420,649
	2	<u>\$127,187</u>	<u>\$63,594</u>	<u>\$21,198</u>	<u>\$211,979</u>
	TOTAL	\$379,577	\$189,788	\$63,263	\$632,628
<b>5</b>	1	\$265,010	\$132,504	\$44,168	\$441,682
	2	<u>\$133,546</u>	<u>\$66,774</u>	<u>\$22,258</u>	<u>\$222,578</u>
	TOTAL	\$398,556	\$199,278	\$66,426	\$664,260
<b>6</b>	1	\$278,261	\$139,129	\$46,376	\$463,766
	2	<u>\$140,223</u>	<u>\$70,113</u>	<u>\$23,371</u>	<u>\$233,707</u>
	TOTAL	\$418,484	\$209,242	\$69,747	\$697,473
<b>7</b>	1	\$292,174	\$146,085	\$48,695	\$486,954
	2	<u>\$147,234</u>	<u>\$73,619</u>	<u>\$24,540</u>	<u>\$245,393</u>
	TOTAL	\$439,408	\$219,704	\$73,235	\$732,347

The DNPBID assessments may increase for each individual parcel each year during the 7-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Napa City Council. It is noted that the 5% maximum annual rate increase includes up to 3% per year for program cost increases plus up to 2% per year for special projects with an accrual allowance to fund the actual cost of special programs in any given future year or years of the 7 year renewal term. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association

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of the DNPBID) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the District operates in documents provided for the Annual Report or at a time determined in the Administration Contract held between the Owners’ Association and the City of Napa.

No bonds are to be issued in conjunction with the proposed renewed District.

Pursuant to Section 36671 of the Streets and Highways Code, any unexpended/unencumbered funds remaining after the 7th year of operation will be rolled over into the renewal budget or returned to stakeholders if the District is not renewed in accordance with State Law. District assessment funds may be used to pay for costs related to the following District renewal term.

**Special and General Benefits**

The Assessment Engineer (see attached Engineer’s Report) has found that the general benefits (i.e. general benefits to assessed parcels within the DNPBID, the public at large and surrounding parcels outside the DNPBID) of the proposed programs, services and improvements (i.e. Beautification, Maintenance & Infrastructure; Marketing, Ambassador & Safekeeping; and, Advocacy & Administration) represent 2.5% of the total benefits generated (see Finding 2 on pages 5-12 of the attached Engineer’s Report) with special benefits set at 97.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 2.5% general benefit value is computed to be \$9,733 with a resultant 97.5% special benefit limit computed at \$546,488. Based on current property data and land uses, this is the projected maximum amount of Year 1 (2026) revenue that can be derived from property assessments from the subject District.

All program costs associated with general benefits will be derived from sources other than DNPBID assessments such as grants, event proceeds, membership dues etc.

A breakdown of projected special and general benefits for each year of the 7-year renewal term is shown in the following Table:

**7 Year Special + General Benefits**

(Assumes 5% max rate increase per year – 3% for programs + 2% for special projects)

<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 1 - 2026	1	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$218,024	\$5,591	\$223,615	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$109,011	\$2,795	\$111,806	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$36,337</u>	<u>\$932</u>	<u>\$37,269</u>	<u>10.00%</u>
		TOTAL	\$363,372	\$9,318	\$372,690	100.00%
	2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$109,869	\$2,817	\$112,686	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$54,935	\$1,409	\$56,344	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$18,312</u>	<u>\$470</u>	<u>\$18,782</u>	<u>10.00%</u>
		TOTAL	\$183,116	\$4,695	\$187,811	100.00%

# ATTACHMENT 3

## DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

	1&2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$327,893	\$8,408	\$336,301	60.00%
	1&2	MARKETING, AMBASSADOR & SAFEKEEPING	\$163,946	\$4,204	\$168,150	30.00%
	1&2	ADVOCACY & ADMINISTRATION	<u>\$54,649</u>	<u>\$1,402</u>	<u>\$56,051</u>	<u>10.00%</u>
	1&2	TOTAL	\$546,488	\$14,013	\$560,502	100.00%
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 2 - 2027	1	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$228,925	\$5,871	\$234,796	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$114,462	\$2,935	\$117,397	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$38,154</u>	<u>\$979</u>	<u>\$39,133</u>	<u>10.00%</u>
		TOTAL	\$381,541	\$9,785	\$391,326	100.00%
	2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$115,362	\$2,958	\$118,320	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$57,682	\$1,479	\$59,161	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$19,228</u>	<u>\$494</u>	<u>\$19,722</u>	<u>10.00%</u>
		TOTAL	\$192,272	\$4,931	\$197,203	100.00%
	1&2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$344,287	\$8,829	\$353,116	60.00%
	1&2	MARKETING, AMBASSADOR & SAFEKEEPING	\$172,144	\$4,414	\$176,558	30.00%
	1&2	ADVOCACY & ADMINISTRATION	<u>\$57,382</u>	<u>\$1,473</u>	<u>\$58,855</u>	<u>10.00%</u>
	1&2	TOTAL	\$573,813	\$14,716	\$588,529	100.00%
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 3 - 2028	1	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$240,371	\$6,165	\$246,536	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$120,185	\$3,082	\$123,267	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$40,062</u>	<u>\$1,028</u>	<u>\$41,090</u>	<u>10.00%</u>
		TOTAL	\$400,618	\$10,275	\$410,893	100.00%
	2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$121,130	\$3,106	\$124,236	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$60,566	\$1,553	\$62,119	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$20,189</u>	<u>\$519</u>	<u>\$20,708</u>	<u>10.00%</u>
		TOTAL	\$201,885	\$5,178	\$207,063	100.00%
	1&2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$361,501	\$9,271	\$370,772	60.00%
	1&2	MARKETING, AMBASSADOR & SAFEKEEPING	\$180,751	\$4,635	\$185,386	30.00%
	1&2	ADVOCACY & ADMINISTRATION	<u>\$60,251</u>	<u>\$1,547</u>	<u>\$61,798</u>	<u>10.00%</u>
	1&2	TOTAL	\$602,503	\$15,453	\$617,956	100.00%
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 4 - 2029	1	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$252,390	\$6,473	\$258,863	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$126,194	\$3,236	\$129,430	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$42,065</u>	<u>\$1,079</u>	<u>\$43,144</u>	<u>10.00%</u>
		TOTAL	\$420,649	\$10,788	\$431,437	100.00%
	2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$127,187	\$3,261	\$130,448	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$63,594	\$1,631	\$65,225	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$21,198</u>	<u>\$545</u>	<u>\$21,743</u>	<u>10.00%</u>

# ATTACHMENT 3

## DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

		TOTAL	\$211,979	\$5,437	\$217,416	100.00%
	1&2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$379,577	\$9,734	\$389,311	60.00%
	1&2	MARKETING, AMBASSADOR & SAFEKEEPING	\$189,788	\$4,867	\$194,655	30.00%
	1&2	ADVOCACY & ADMINISTRATION	<u>\$63,263</u>	<u>\$1,624</u>	<u>\$64,887</u>	<u>10.00%</u>
	1&2	TOTAL	\$632,628	\$16,225	\$648,853	100.00%
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 5 - 2030	1	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$265,010	\$6,797	\$271,807	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$132,504	\$3,398	\$135,902	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$44,168</u>	<u>\$1,133</u>	<u>\$45,301</u>	<u>10.00%</u>
		TOTAL	\$441,682	\$11,328	\$453,010	100.00%
	2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$133,546	\$3,424	\$136,970	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$66,774	\$1,713	\$68,487	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$22,258</u>	<u>\$572</u>	<u>\$22,830</u>	<u>10.00%</u>
		TOTAL	\$222,578	\$5,709	\$228,287	100.00%
	1&2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$398,556	\$10,221	\$408,777	60.00%
	1&2	MARKETING, AMBASSADOR & SAFEKEEPING	\$199,278	\$5,111	\$204,389	30.00%
	1&2	ADVOCACY & ADMINISTRATION	<u>\$66,426</u>	<u>\$1,705</u>	<u>\$68,131</u>	<u>10.00%</u>
	1&2	TOTAL	\$664,260	\$17,037	\$681,297	100.00%
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 6 - 2031	1	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$278,261	\$7,137	\$285,398	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$139,129	\$3,568	\$142,697	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$46,376</u>	<u>\$1,190</u>	<u>\$47,566</u>	<u>10.00%</u>
		TOTAL	\$463,766	\$11,895	\$475,661	100.00%
	2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$140,223	\$3,595	\$143,818	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$70,113	\$1,799	\$71,912	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$23,371</u>	<u>\$601</u>	<u>\$23,972</u>	<u>10.00%</u>
		TOTAL	\$233,707	\$5,995	\$239,702	100.00%
	1&2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$418,484	\$10,732	\$429,216	60.00%
	1&2	MARKETING, AMBASSADOR & SAFEKEEPING	\$209,242	\$5,367	\$214,609	30.00%
	1&2	ADVOCACY & ADMINISTRATION	<u>\$69,747</u>	<u>\$1,791</u>	<u>\$71,538</u>	<u>10.00%</u>
	1&2	TOTAL	\$697,473	\$17,890	\$715,363	100.00%
<b>YR</b>	<b>ZONE</b>	<b>PROGRAM CATEGORY</b>	<b>SPECIAL BENEFITS</b>	<b>GENERAL BENEFITS</b>	<b>TOTAL BENEFITS</b>	<b>% OF TOTAL</b>
YR 7 - 2032	1	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$292,174	\$7,494	\$299,668	60.00%
		MARKETING, AMBASSADOR & SAFEKEEPING	\$146,085	\$3,746	\$149,831	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$48,695</u>	<u>\$1,250</u>	<u>\$49,945</u>	<u>10.00%</u>
		TOTAL	\$486,954	\$12,490	\$499,444	100.00%
	2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$147,234	\$3,775	\$151,009	60.00%

**DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN**

		MARKETING, AMBASSADOR & SAFEKEEPING	\$73,619	\$1,889	\$75,508	30.00%
		ADVOCACY & ADMINISTRATION	<u>\$24,540</u>	<u>\$631</u>	<u>\$25,171</u>	<u>10.00%</u>
		TOTAL	\$245,393	\$6,295	\$251,688	100.00%
	1&2	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	\$439,408	\$11,269	\$450,677	60.00%
	1&2	MARKETING, AMBASSADOR & SAFEKEEPING	\$219,704	\$5,635	\$225,339	30.00%
	1&2	ADVOCACY & ADMINISTRATION	<u>\$73,235</u>	<u>\$1,881</u>	<u>\$75,116</u>	<u>10.00%</u>
	1&2	TOTAL	\$732,347	\$18,785	\$751,132	100.00%

**Duration**

As allowed by State PBID Law, the DNPBID will have a seven (7) year operational term from January 1, 2026 to December 31, 2032. The proposed renewed DNPBID operation is expected to begin services on January 1, 2026. If the DNPBID is not renewed again at the end of the proposed 7 year renewal term, services will end on December 31, 2032.

**Manner of Collection**

Assessments for the Property Tax Year beginning July 1, 2025 and ending June 30, 2032, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Napa (Operation Years 2026-2032). The DNPBID assessments shall appear as a separate line item on the property tax bills issued by the Napa County Assessor. The City of Napa is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

**IV PROPOSED ASSESSMENT FORMULA**

The DNPBID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the DNPBID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the DNPBID, the public at large and surrounding parcels outside of the DNPBID boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the DNPBID.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed DNPBID (i.e. Beautification, Maintenance & Infrastructure; Marketing, Ambassador & Safekeeping; and, Advocacy & Administration) it is the opinion of the Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of land area of each parcel and the predominant land use on each within two benefit zones.

The DNPBID consists of 631 parcels, of which 273 are identified by the Assessment Engineer as assessable and on which proportionate and special benefits will be conferred. The remaining 358 parcels are deemed non-assessable by the Assessment Engineer in that they consist of the following: residential parcels with 1-4 units, including residential condominium units; non-profit owned and used parcels; flood control parcels;

**DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN**

and, railroad rights of way parcels. It has been determined by the Assessment Engineer that none of these land use and ownership types will specially benefit from the proposed DNPBID programs, activities and improvements and thus, will not be assessed. No DNPBID funded programs activities and improvements will be provided for the direct and special benefit of any of the non-assessed parcels.

The “Basic Benefit Units” will be expressed as a function of land square footage within two benefit zones. Based on the shape of the proposed renewed DNPBID, as well as the nature of the DNPBID program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of land area of each parcel and the predominant land use on each within two benefit zones.

For the array of land uses within the DNPBID and the low profile building patterns, parcel land area quantity is a proven method of fairly and equitably spreading special benefits to these beneficiaries of DNPBID funded services, programs and improvements. This single factor directly relates to the amount of special benefit each assessed parcel will receive from DNPBID funded activities within each benefit zone.

In the opinion of the Assessment Engineer, the targeted weight of Zone 1 revenue to match the projected costs of Zone 1 services, should generate approximately 70% of the total DNPBID revenue (66.4923% when adjusted for precise parcel measurements and program costs and service levels).

In the opinion of the Assessment Engineer, the targeted weight of Zone 2 revenue to match the projected costs of Zone 2 services, should generate approximately 30% of the total DNPBID revenue (33.5077% when adjusted for precise parcel measurements and program costs and service levels).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on DNPBID funded activities. In the opinion of the Assessment Engineer, the targeted weight of this factor, land area, should generate 100% of the total DNPBID.

Taking into account all identified specially benefiting parcels within the DNPBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor and zone are shown in the following Tables:

**Year 1 – 2026 - Assessable Benefit Units**

<b>BENEFIT ZONE</b>	<b>RETAIL LAND AREA (SF)</b>	<b>NON-RETAIL LAND AREA (SF)</b>	<b>PARKING LAND AREA (SF)</b>	<b>VACANT LAND AREA (SF)</b>	<b># OF ASSESSABLE PARCELS</b>
1	1,009,556	320,456	522,286	76,613	167
2	<u>1,290,708</u>	<u>385,349</u>	<u>401,625</u>	<u>530,753</u>	<u>106</u>
TOTAL	2,300,264	705,805	923,911	607,366	273

DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

**Year 1 – 2026 Projected Assessment Revenue**

<b>BENEFIT ZONE</b>	<b>RETAIL LAND AREA ASSMT REVENUE</b>	<b>NON-RETAIL LAND AREA ASSMT REVENUE</b>	<b>PARKING LAND AREA ASSMT REVENUE</b>	<b>VACANT LAND AREA ASSMT REVENUE</b>	<b>TOTAL REVENUE</b>	<b>% OF TOTAL</b>
1	\$260,263.54	\$55,182.52	\$44,655.45	\$3,271.38	\$363,372.89	66.4923%
2	<u>\$110,355.53</u>	<u>\$32,947.34</u>	<u>\$17,149.39</u>	<u>\$22,663.15</u>	<u>\$183,115.41</u>	33.5077%
TOTAL	\$370,619.07	\$88,129.86	\$61,804.84	\$25,934.53	\$546,488.30	100.00%
Zone 1 %	47.6247%	10.0977%	8.1713%	0.5986%	66.4923%	
Zone 2 %	<u>20.1936%</u>	<u>6.0289%</u>	<u>3.1381%</u>	<u>4.1471%</u>	<u>33.5077%</u>	
Total %	67.8183%	16.1266%	11.3094%	4.7457%	100.00%	

The number of Benefit Units for each identified benefiting parcel within the proposed renewed DNPBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the District for their review. If a property owner believes there is an error on a parcel’s assessed units and/or land uses or ownership type, the District may confirm the data with the Napa County Assessor’s office or the City of Napa. If District data matches Assessor’s and/or City data, the property owner may opt to work with the Assessor’s office or City to correct the data so that the District assessment may be corrected.

**Assessment Formula**

In the opinion of the Assessment Engineer the assessment formula for the proposed renewed DNPBID is as follows:

$$\text{Assessment} = \text{Land Area (Sq Ft)} \times \text{Zone Rate (\$/SF)}$$

There are four land use/occupancy types that further determine the parcel land area assessment rate in each Zone based on a commercial component and type of commercial land use. Each land use type is determined by the predominant land use of a given parcel each year when assessments are determined for all parcels before placing the assessments on the County’s Property Tax Rolls. The four land use types are:

- Type A. Retail Uses
- Type B. Non-Retail Uses
- Type C. Parking Uses (Surface or structured)
- Type D. Vacant Land or Vacant Buildings

The Year 1 assessment rates for each land use type for each benefit zone are shown in the Table below:

**DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN**

**YEAR 1 –2021 Assessment Rates**

<b>BENEFIT ZONE</b>	<b>RETAIL LAND AREA RATE (\$/SF)</b>	<b>NON- RETAIL LAND AREA RATE (\$/SF)</b>	<b>PARKING LAND AREA RATE (\$/SF)</b>	<b>VACANT LAND AREA RATE (\$/SF)</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
1	\$0.2578	\$0.1722	\$0.0855	\$0.0427
2	\$0.0855	\$0.0855	\$0.0427	\$0.0427

***Non-Assessed Parcels***

It is noted that the Assessment Engineer has determined that certain land-uses/ownership types will not specially benefit from PBID funded programs and services and will not be assessed. These include: residential parcels with four units or less, residential condominiums, common areas, parcels owned and occupied by private nonprofits, flood control parcels, and railroad right-of-way parcels.

***Changes to Parcel Size, Land Use or Ownership Type***

Any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments. Any changes in land use or ownership type may cause a change in assessment rate category or change from a parcel being assessed to not being assessed or change from a parcel not being assessed to being assessed.

***Other Future Development***

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Proposition 218 ballot procedure in order to approve any such changes. The complete Year 1 – 2026 assessment roll of all parcels to be assessed by the DNPBID is included in this Plan as Appendix 1.

**Assessment Formula Unit Rates**

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 15 of this Plan, the assessment rates and weighted multipliers for each factor and zone are calculated as follows:

Since the DNPBID is planned for a seven-year term, maximum assessment rates for future years (Years 2-7) must be set at the inception of the DNPBID. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 5% per annum is incorporated into the projected program costs and, in turn, the resultant assessment rates for the seven year term of the DNPBID. These figures are shown in the table below. Assessment rates may not exceed those indicated below. It is noted that the 5% maximum annual rate increase includes up to 3% per year for program cost increases plus up to 2% per year for special projects with an accrual allowance to fund the actual cost of special programs in any given future year or years of the 7 year renewal term.

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In addition, any annual budget surplus or deficit will be incorporated into the subsequent year’s DNPBID budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward.

**DNPBID – 7 Year Maximum Assessment Rates**

(Includes 3%/Yr. max increase for programs or 5% including 2% for special projects)

<b>BENEFIT ZONE</b>	<b>RETAIL LAND AREA RATE (\$/SF)</b>	<b>NON- RETAIL LAND AREA RATE (\$/SF)</b>	<b>PARKING LAND AREA RATE (\$/SF)</b>	<b>VACANT LAND AREA RATE (\$/SF)</b>
<u>YEAR 1</u>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
1	\$0.2578	\$0.1722	\$0.0855	\$0.0427
2	\$0.0855	\$0.0855	\$0.0427	\$0.0427
<u>YEAR 2 (3%)</u>				
1	\$0.2655	\$0.1774	\$0.0881	\$0.0440
2	\$0.0881	\$0.0881	\$0.0440	\$0.0440
<u>YEAR 2 (5%)</u>				
1	\$0.2707	\$0.1808	\$0.0898	\$0.0448
2	\$0.0898	\$0.0898	\$0.0448	\$0.0448
<u>YEAR 3 (3%)</u>				
1	\$0.2735	\$0.1827	\$0.0907	\$0.0453
2	\$0.0907	\$0.0907	\$0.0453	\$0.0453
<u>YEAR 3 (5%)</u>				
1	\$0.2842	\$0.1898	\$0.0943	\$0.0470
2	\$0.0943	\$0.0943	\$0.0470	\$0.0470
<u>YEAR 4 (3%)</u>				
1	\$0.2817	\$0.1882	\$0.0934	\$0.0467
2	\$0.0934	\$0.0934	\$0.0467	\$0.0467
<u>YEAR 4 (5%)</u>				
1	\$0.2984	\$0.1993	\$0.0990	\$0.0494
2	\$0.0990	\$0.0990	\$0.0494	\$0.0494
<u>YEAR 5 (3%)</u>				
1	\$0.2902	\$0.1938	\$0.0962	\$0.0481
2	\$0.0962	\$0.0962	\$0.0481	\$0.0481
<u>YEAR 5 (5%)</u>				
1	\$0.3133	\$0.2093	\$0.1040	\$0.0519
2	\$0.1040	\$0.1040	\$0.0519	\$0.0519

**DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN**

YEAR 6 (3%)				
1	\$0.2989	\$0.1996	\$0.0991	\$0.0495
2	\$0.0991	\$0.0991	\$0.0495	\$0.0495
YEAR 6 (5%)				
1	\$0.3290	\$0.2198	\$0.1092	\$0.0545
2	\$0.1092	\$0.1092	\$0.0545	\$0.0545
YEAR 7 (3%)				
1	\$0.3079	\$0.2056	\$0.1021	\$0.0510
2	\$0.1021	\$0.1021	\$0.0510	\$0.0510
YEAR 7 (5%)				
1	\$0.3455	\$0.2308	\$0.1147	\$0.0572
2	\$0.1147	\$0.1147	\$0.0572	\$0.0572

The complete Year 1 – 2026 assessment roll of all parcels to be assessed by the DNPBID is included in this Report as Appendix 1.

**ZONE 1**

Land Area Rate (Unit 1-A Retail)

$$(\$546,488.30 \times 47.6247\%) / 1,009,556 \text{ units} = \$0.2578/\text{sq ft land area}$$

Land Area Rate (Unit 1-B Non-Retail)

$$(\$546,488.30 \times 10.0977\%) / 320,456 \text{ units} = \$0.1722/\text{sq ft land area}$$

Land Area Rate (Unit 1-C Parking)

$$(\$546,488.30 \times 8.1713\%) / 522,286 \text{ units} = \$0.0855/\text{sq ft land area}$$

Land Area Rate (Unit 1-D Vacant)

$$(\$546,488.30 \times 0.5986\%) / 76,613 \text{ units} = \$0.0427/\text{sq ft land area}$$

**ZONE 2**

Land Area Rate (Unit 2-A Retail)

$$(\$546,488.30 \times 20.1936\%) / 1,290,708 \text{ units} = \$0.0855/\text{sq ft land area}$$

**DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN**

Land Area Rate (Unit 2-B Non-Retail)

$$(\$546,488.30 \times 6.0289\%) / 385,349 \text{ units} = \$0.0855/\text{sq ft land area}$$

Land Area Rate (Unit 2-C Parking)

$$(\$546,488.30 \times 3.1381\%) / 401,625 \text{ units} = \$0.0427/\text{sq ft land area}$$

Land Area Rate (Unit 2-D Vacant)

$$(\$546,488.30 \times 4.1471\%) / 530,753 \text{ units} = \$0.0427/\text{sq ft land area}$$

**V. PUBLICLY OWNED PARCELS**

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There currently are 29 publicly/quasi-publicly owned parcels within the proposed renewed DNPBID. Each of the 29 publicly/quasi-publicly owned parcels are identified as assessable by the Assessment Engineer and for which special benefit services will be provided.

Each of these publicly/quasi-publicly owned parcels will directly receive and proportionately specially benefit from DNPBID funded security, cleaning, marketing/events and administration. These 29 identified assessed publicly/quasi-publicly owned parcels/facilities will specially benefit from District funded programs and services from cleaner and safer facility entrances and street frontages. District services and programs are designed to improve the safety and cleanliness and usability of each publicly/quasi-publicly owned assessed parcel and facility within the District by reducing litter and debris and deterring crime, each considered detractors to visitation and use of publicly/quasi-publicly owned parcels and facilities if not contained and properly managed. These publicly/quasi-publicly owned parcels will further benefit from marketing /events in that public and private facilities and uses on them will be listed in directories and DNPBID maps.

In the opinion of the Assessment Engineer, there is no clear and convincing evidence that these 29 publicly/quasi-publicly owned parcels will not proportionately specially benefit from District services, programs and improvements; therefore, each publicly/quasi-publicly owned parcel will be assessed at the full rates with assessments to be based on the land areas of each parcel.

**DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN**

**VI. DNPBID GOVERNANCE**

The governance or management of the DNPBID requires an “Owners’ Association” to carry out the DNPBID services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owners’ Association carry out specific additional functions. This includes preparation of an Annual Report to the City Council on the DNPBID activities for the past fiscal year and those proposed for the next fiscal year. The Owners’ Association may also recommend to the City Council from time to time, changes to the DNPBID boundaries, benefit zones, assessment formula or DNPBID programs and activities, all subject to public notification and, in some cases petition/balloting requirements. The Napa Downtown Association shall serve as the Owners’ Association described in the Streets and Highways Code §36651. The Board of Directors of Napa Downtown Association and its staff are charged with the day-to-day operations of the DNPBID.

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners’ Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners’ Association is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Napa Downtown Association board of directors and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners’ Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

**VII. PROPOSED RULES AND REGULATION APPLIED TO THE DNPBID**

There are no specific rules or regulations applied to this DNPBID

**VIII. OTHER ITEMS**

No bonds will be issued for any DNPBID projects in conjunction with this renewal.

**IX. PLAN AUTHOR**

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates

**DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN**

**X. IMPLEMENTATION TIMETABLE**

The renewed DNPBID is expected to begin operation by January 1, 2026. In order to meet this goal, the following procedural timeline is proposed:

<u><b>Date</b></u>	<u><b>Action/Task</b></u>
October 2024	• Develop/finalize DNPBID Management District Plan
Fall 2024	• Initiate petition drive
Late 2024 – Mar ‘25	• Collect petitions signed by property owners
March 2025	• Submit majority support petitions to City along with final Management Plan
April 2025	• City Council adopts Resolution of Intention to renew the DNPBID
April 2025	• City sends notice of DNPBID public hearing and a ballot to property owners within DNPBID
June 2025	• City Council conducts hearing (ballots due by this date)
June 2025	• Providing no majority ballot protest is filed at the hearing, Council approves Resolution of Renewal for the DNPBID
July 2025	• Assessment roll submitted to Napa County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by Napa County with property taxes
1st Qtr. ‘26	• Initial revenues remitted to Owners’ Association per contract with City
(7 Yrs.)	• Owners’ Association carries out renewed DNPBID programs and services

# APPENDIX 1

## YR 1 – 2026 ASSESSMENT ROLL

## ATTACHMENT 3

### DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

APN		ADDRESS	BENEFIT ZONE	LAND USE / ASSMT TYPE	YEAR 1 ASSMT RATE / SF LAND	LAND AREA (SF)	YEAR 1 ASSMT
003-133-007-000	1219	COOMBS	1	NRETAIL1	\$0.1722	5,227	\$900.09
003-133-008-000	1213	COOMBS	1	NRETAIL1	\$0.1722	3,049	\$525.04
003-133-009-000	1207	COOMBS	1	NRETAIL1	\$0.1722	3,049	\$525.04
003-134-003-000	1150	PEARL	1	PARK1	\$0.0855	9,583	\$819.35
003-136-002-000	1343	MAIN	1	RETAIL1	\$0.2578	7,405	\$1,909.01
003-136-003-000	1327	MAIN	1	VACANT1	\$0.0427	7,405	\$316.19
003-136-006-000	1020	CLINTON	1	RETAIL1	\$0.2578	7,405	\$1,909.01
003-136-009-000	1000	CLINTON	1	RETAIL1	\$0.2578	8,712	\$2,245.95
003-136-010-000	1313	MAIN	1	RETAIL1	\$0.2578	6,534	\$1,684.47
003-137-003-000	1245	MAIN	1	RETAIL1	\$0.2578	1,742	\$449.09
003-137-004-000	1219	MAIN	1	PARK1	\$0.0855	4,356	\$372.44
003-137-005-000	1201	MAIN	1	VACANT1	\$0.0427	6,748	\$288.14
003-137-008-000	1231	MAIN	1	PARK1	\$0.0855	23,087	\$1,973.94
003-142-001-000	1350	MAIN	1	RETAIL1	\$0.2578	3,920	\$1,010.58
003-142-013-000	1300	MAIN	1	RETAIL1	\$0.2578	7,405	\$1,909.01
003-142-014-000	1326	MAIN	1	RETAIL1	\$0.2578	14,375	\$3,705.88
003-143-009-000	950	PEARL	1	RETAIL1	\$0.2578	17,424	\$4,491.91
003-143-010-000	1250	MAIN	1	RETAIL1	\$0.2578	14,375	\$3,705.88
003-153-008-000	1315	CALISTOGA	1	RETAIL1	\$0.2578	6,534	\$1,684.47
003-161-001-000	1339	PEARL	1	RETAIL1	\$0.2578	5,663	\$1,459.92
003-161-002-000	1335	PEARL	1	NRETAIL1	\$0.1722	19,166	\$3,300.39
003-161-005-000	1300	CLAY	1	NRETAIL1	\$0.1722	17,860	\$3,075.49
003-161-007-000	1114	FRANKLIN	1	NRETAIL1	\$0.1722	9,148	\$1,575.29
003-161-008-000	1128	FRANKLIN	1	VACANT1	\$0.0427	1,742	\$74.38
003-164-004-000	1015	COOMBS	1	VACANT1	\$0.0427	3,049	\$130.19
003-164-005-000	1005	COOMBS	1	RETAIL1	\$0.2578	2,178	\$561.49
003-164-017-000	1201	PEARL	1	PARK1	\$0.0855	51,836	\$4,431.98
003-164-023-000	1230	FIRST	1	RETAIL1	\$0.2578	17,253	\$4,447.82
003-164-024-000	1270	FIRST	1	RETAIL1	\$0.2578	4,854	\$1,251.36
003-164-025-000	1234	FIRST	1	RETAIL1	\$0.2578	4,846	\$1,249.30
003-164-026-000	1214	FIRST	1	RETAIL1	\$0.2578	10,099	\$2,603.52
003-164-027-000	1300	FIRST	1	RETAIL1	\$0.2578	127,195	\$32,790.87
003-166-004-000	1130	FIRST	1	RETAIL1	\$0.2578	11,761	\$3,031.99
003-166-010-000	1116	FIRST	1	RETAIL1	\$0.2578	68,825	\$17,743.09
003-166-011-000	1115	PEARL	1	PARK1	\$0.0855	30,492	\$2,607.07
003-166-013-000	1106	FIRST	1	RETAIL1	\$0.2578	3,049	\$786.03

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## DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

003-166-016-000	1118	FIRST	1	RETAIL1	\$0.2578	10,890	\$2,807.44
003-167-010-000	1006	FIRST	1	RETAIL1	\$0.2578	7,405	\$1,909.01
003-167-011-000	1026	FIRST	1	RETAIL1	\$0.2578	4,792	\$1,235.38
003-167-020-000	1147	PEARL	1	PARK1	\$0.0855	52,272	\$4,469.26
003-172-002-000	1000	MAIN	1	RETAIL1	\$0.2578	8,276	\$2,133.55
003-172-003-000	1030	MAIN	1	RETAIL1	\$0.2578	7,834	\$2,019.61
003-172-007-000	1040	MAIN	1	NRETAIL1	\$0.1722	12,197	\$2,100.32
003-172-009-000	1105	WEST	1	PARK1	\$0.0855	52,708	\$4,506.53
003-172-010-000	1142	MAIN	1	RETAIL1	\$0.2578	6,534	\$1,684.47
003-172-011-000	1122	MAIN	1	RETAIL1	\$0.2578	20,909	\$5,390.34
003-173-012-000	825	PEARL	1	PARK1	\$0.0855	30,492	\$2,607.07
003-182-007-000	728	FIRST	1	RETAIL1	\$0.2578	6,970	\$1,796.87
003-182-009-000	708	FIRST	1	RETAIL1	\$0.2578	14,810	\$3,818.02
003-182-012-000	1031	MCKINSTRY	1	RETAIL1	\$0.2578	3,484	\$898.18
003-182-013-000	1031	MCKINSTRY	1	RETAIL1	\$0.2578	2,533	\$653.01
003-182-016-000	728	FIRST	1	RETAIL1	\$0.2578	2,571	\$662.80
003-182-017-000	728	FIRST	1	RETAIL1	\$0.2578	989	\$254.96
003-182-018-000	746	FIRST	1	PARK1	\$0.0855	4,792	\$409.72
003-183-004-000	644	FIRST	1	RETAIL1	\$0.2578	24,394	\$6,288.77
003-183-008-000	610	FIRST	1	RETAIL1	\$0.2578	20,038	\$5,165.80
003-183-009-000	610	FIRST	1	RETAIL1	\$0.2578	19,602	\$5,053.40
003-197-003-000	1431	POLK	1	PARK1	\$0.0855	9,583	\$819.35
003-197-004-000	1427	POLK	1	PARK1	\$0.0855	7,405	\$633.13
003-197-009-000	1408	CLAY	1	RETAIL1	\$0.2578	6,534	\$1,684.47
003-197-014-000	1400	CLAY	1	RETAIL1	\$0.2578	26,136	\$6,737.86
003-198-002-000	1523	CLAY	1	PARK1	\$0.0855	6,970	\$595.94
003-198-003-000	1511	CLAY	1	PARK1	\$0.0855	5,663	\$484.19
003-198-004-000	1503	CLAY	1	PARK1	\$0.0855	2,178	\$186.22
003-198-018-000	1564	FIRST	1	RETAIL1	\$0.2578	5,663	\$1,459.92
003-198-019-000	1580	FIRST	1	NRETAIL1	\$0.1722	6,534	\$1,125.15
003-198-021-000	1501	CLAY	1	PARK1	\$0.0855	436	\$37.28
003-198-022-000	1401	CLAY	1	PARK1	\$0.0855	30,492	\$2,607.07
003-198-025-000	1500	FIRST	1	RETAIL1	\$0.2578	19,166	\$4,940.99
003-199-013-000	930	SEMINARY	1	NRETAIL1	\$0.1722	20,909	\$3,600.53
003-199-014-000	955	SCHOOL	1	NRETAIL1	\$0.1722	129,373	\$22,278.03
003-204-006-000	1400	SECOND	1	RETAIL1	\$0.2578	6,970	\$1,796.87
003-204-007-000	1424	SECOND	1	RETAIL1	\$0.2578	6,098	\$1,572.06
003-204-010-000	935	FRANKLIN	1	RETAIL1	\$0.2578	36,155	\$9,320.76
003-205-001-000	842	SCHOOL	1	PARK1	\$0.0855	6,098	\$521.38
003-205-006-000	1420	THIRD	1	NRETAIL1	\$0.1722	5,227	\$900.09

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### DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

003-205-007-000	828	SCHOOL	1	NRETAIL1	\$0.1722	6,098	\$1,050.08
003-205-010-000	1405	SECOND	1	RETAIL1	\$0.2578	1,307	\$336.94
003-205-011-000	1417	SECOND	1	RETAIL1	\$0.2578	4,356	\$1,122.98
003-205-012-000	833	FRANKLIN	1	NRETAIL1	\$0.1722	5,663	\$975.17
003-205-013-000	830	SCHOOL	1	NRETAIL1	\$0.1722	6,970	\$1,200.23
003-206-001-000	1441	THIRD	1	RETAIL1	\$0.2578	7,841	\$2,021.41
003-206-006-000	1426	FOURTH	1	NRETAIL1	\$0.1722	5,227	\$900.09
003-206-007-000	1436	FOURTH	1	PARK1	\$0.0855	4,356	\$372.44
003-207-001-000	950	FRANKLIN	1	RETAIL1	\$0.2578	5,663	\$1,459.92
003-207-003-000	1307	FIRST	1	RETAIL1	\$0.2578	3,485	\$898.43
003-207-004-000	1301	FIRST	1	RETAIL1	\$0.2578	3,920	\$1,010.58
003-207-005-000	923	RANDOLPH	1	NRETAIL1	\$0.1722	7,405	\$1,275.14
003-207-006-000	1310	SECOND	1	NRETAIL1	\$0.1722	12,197	\$2,100.32
003-207-007-000	916	FRANKLIN	1	RETAIL1	\$0.2578	8,712	\$2,245.95
003-207-008-000	920	FRANKLIN	1	RETAIL1	\$0.2578	5,663	\$1,459.92
003-207-011-000	1321	FIRST	1	RETAIL1	\$0.2578	6,098	\$1,572.06
003-207-012-000	1315	FIRST	1	RETAIL1	\$0.2578	7,841	\$2,021.41
003-208-001-000	1351	SECOND	1	VACANT1	\$0.0427	28,483	\$1,216.22
003-208-002-000	819	RANDOLPH	1	RETAIL1	\$0.2578	14,810	\$3,818.02
003-208-003-000	1324	THIRD	1	RETAIL1	\$0.2578	2,614	\$673.89
003-208-004-000	1350	THIRD	1	RETAIL1	\$0.2578	11,761	\$3,031.99
003-209-007-000	1340	FOURTH	1	NRETAIL1	\$0.1722	7,841	\$1,350.22
003-211-001-000	1227	FIRST	1	RETAIL1	\$0.2578	6,534	\$1,684.47
003-211-006-000	1260	SECOND	1	PARK1	\$0.0855	17,860	\$1,527.03
003-211-009-000	950	RANDOLPH	1	RETAIL1	\$0.2578	3,920	\$1,010.58
003-211-010-000	901	COOMBS	1	PARK1	\$0.0855	13,068	\$1,117.31
003-212-001-000	1251	SECOND	1	PARK1	\$0.0855	20,473	\$1,750.44
003-212-002-000	853	COOMBS	1	RETAIL1	\$0.2578	15,682	\$4,042.82
003-212-004-000	1234	THIRD	1	RETAIL1	\$0.2578	8,712	\$2,245.95
003-214-001-000	926	COOMBS	1	RETAIL1	\$0.2578	3,049	\$786.03
003-214-002-000	1141	FIRST	1	RETAIL1	\$0.2578	3,049	\$786.03
003-214-011-000	1127	FIRST	1	NRETAIL1	\$0.1722	26,136	\$4,500.62
003-214-012-000	1139	FIRST	1	RETAIL1	\$0.2578	3,485	\$898.43
003-214-013-000	1100	SECOND	1	PARK1	\$0.0855	25,265	\$2,160.16
003-221-011-000	915	MAIN	1	PARK1	\$0.0855	10,890	\$931.10
003-221-012-000	901	MAIN	1	RETAIL1	\$0.2578	7,405	\$1,909.01
003-221-013-000	928	BROWN	1	PARK1	\$0.0855	3,485	\$297.97
003-221-014-000	1005	FIRST	1	VACANT1	\$0.0427	6,969	\$297.58
003-222-001-000	840	BROWN	1	RETAIL1	\$0.2578	3,920	\$1,010.58
003-222-002-000	841	MAIN	1	RETAIL1	\$0.2578	1,307	\$336.94

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## DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

003-222-003-000	835	MAIN	1	RETAIL1	\$0.2578	2,178	\$561.49
003-222-005-000	829	MAIN	1	RETAIL1	\$0.2578	871	\$224.54
003-222-006-000	823	MAIN	1	RETAIL1	\$0.2578	2,178	\$561.49
003-222-007-000	815	MAIN	1	RETAIL1	\$0.2578	1,742	\$449.09
003-222-008-000	813	MAIN	1	RETAIL1	\$0.2578	1,742	\$449.09
003-222-009-000	807	MAIN	1	RETAIL1	\$0.2578	1,307	\$336.94
003-222-010-000	1010	THIRD	1	RETAIL1	\$0.2578	3,485	\$898.43
003-222-011-000	810	BROWN	1	VACANT1	\$0.0427	3,485	\$148.81
003-222-012-000	822	BROWN	1	VACANT1	\$0.0427	1,307	\$55.81
003-222-014-000	820	BROWN	1	VACANT1	\$0.0427	1,307	\$55.81
003-222-015-000	828	BROWN	1	RETAIL1	\$0.2578	1,307	\$336.94
003-222-016-000	830	BROWN	1	RETAIL1	\$0.2578	4,356	\$1,122.98
003-231-001-000	942	MAIN	1	RETAIL1	\$0.2578	5,663	\$1,459.92
003-231-003-000	930	MAIN	1	PARK1	\$0.0855	3,049	\$260.69
003-231-005-000	926	MAIN	1	PARK1	\$0.0855	3,049	\$260.69
003-231-006-000	924	MAIN	1	PARK1	\$0.0855	5,663	\$484.19
003-231-008-000	902	MAIN	1	RETAIL1	\$0.2578	5,663	\$1,459.92
003-231-012-000	975	FIRST	1	RETAIL1	\$0.2578	1,742	\$449.09
003-231-013-000	967	FIRST	1	RETAIL1	\$0.2578	4,792	\$1,235.38
003-235-003-000	825	FIRST	1	VACANT1	\$0.0427	6,970	\$297.62
003-235-004-000	823	FIRST	1	VACANT1	\$0.0427	3,485	\$148.81
003-235-005-000	803	FIRST	1	VACANT1	\$0.0427	3,049	\$130.19
003-235-006-000	819	FIRST	1	VACANT1	\$0.0427	2,614	\$111.62
003-241-006-000	731	FIRST	1	RETAIL1	\$0.2578	6,900	\$1,778.82
003-243-001-000	645	FIRST	1	RETAIL1	\$0.2578	5,227	\$1,347.52
003-243-005-000	611	FIRST	1	RETAIL1	\$0.2578	4,193	\$1,080.96
003-243-006-000	605	FIRST	1	RETAIL1	\$0.2578	6,098	\$1,572.06
003-275-003-000	1091	FIFTH	1	PARK1	\$0.0855	27,443	\$2,346.38
003-275-004-000	700	BROWN	1	RETAIL1	\$0.2578	11,326	\$2,919.84
003-277-002-000	500	MAIN	1	RETAIL1	\$0.2578	12,632	\$3,256.53
003-277-003-000	500	MAIN	1	RETAIL1	\$0.2578	8,276	\$2,133.55
003-277-006-000	500	MAIN	1	RETAIL1	\$0.2578	9,583	\$2,470.50
003-277-008-000	500	MAIN	1	RETAIL1	\$0.2578	15,246	\$3,930.42
003-300-014-000	821	COOMBS	1	NRETAIL1	\$0.1722	2,486	\$428.09
003-300-015-000	821	COOMBS	1	RETAIL1	\$0.2578	3,649	\$940.71
003-300-017-000	811	COOMBS	1	RETAIL1	\$0.2578	2,315	\$596.81
003-300-018-000	1226	THIRD	1	RETAIL1	\$0.2578	2,369	\$610.73
003-300-019-000	801	COOMBS	1	NRETAIL1	\$0.1722	4,338	\$747.00
003-310-002-000	1030	SEMINARY	1	NRETAIL1	\$0.1722	1,307	\$225.07
003-310-003-000	1030 B	SEMINARY	1	NRETAIL1	\$0.1722	871	\$149.99

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## DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

003-310-004-000	1030 C	SEMINARY	1	NRETAIL1	\$0.1722	1,307	\$225.07
003-310-005-000	1030 D	SEMINARY	1	NRETAIL1	\$0.1722	871	\$149.99
003-320-001-000	700	MAIN	1	PARK1	\$0.0855	59,242	\$5,065.19
003-320-003-000	700	MAIN	1	RETAIL1	\$0.2578	17,860	\$4,604.31
003-320-005-000	600	MAIN	1	RETAIL1	\$0.2578	32,670	\$8,422.33
003-320-008-000	700	MAIN	1	RETAIL1	\$0.2578	17,860	\$4,604.31
003-320-013-000	700	MAIN	1	RETAIL1	\$0.2578	18,295	\$4,716.45
003-330-002-000	1460	FIRST	1	RETAIL1	\$0.2578	3,920	\$1,010.58
003-330-003-000	1450	FIRST	1	RETAIL1	\$0.2578	13,068	\$3,368.93
003-330-004-000	1410	FIRST	1	RETAIL1	\$0.2578	7,405	\$1,909.01
006-133-002-000	930	THIRD	1	RETAIL1	\$0.2578	12,197	\$3,144.39
003-062-030-000	1727	MAIN	2	RETAIL2	\$0.0855	14,810	\$1,266.26
003-104-005-000	1519	MAIN	2	RETAIL2	\$0.0855	7,405	\$633.13
003-104-006-000	1024	NAPA	2	RETAIL2	\$0.0855	7,405	\$633.13
003-105-005-000	1600	MAIN	2	NRETAIL2	\$0.0855	7,841	\$670.41
003-105-008-000	1620	MAIN	2	RETAIL2	\$0.0855	5,663	\$484.19
003-105-009-000	1624	MAIN	2	RETAIL2	\$0.0855	8,276	\$707.60
003-106-015-000	1502	MAIN	2	RETAIL2	\$0.0855	6,098	\$521.38
003-106-016-000	1506	MAIN	2	RETAIL2	\$0.0855	1,742	\$148.94
003-135-012-000	1443	MAIN	2	NRETAIL2	\$0.0855	1,307	\$111.75
003-135-013-000	1443	MAIN	2	NRETAIL2	\$0.0855	2,614	\$223.50
003-135-014-000	1443	MAIN	2	NRETAIL2	\$0.0855	1,307	\$111.75
003-135-016-000	1443	MAIN	2	NRETAIL2	\$0.0855	14,375	\$1,229.06
003-181-004-000	1275	MCKINSTRY	2	PARK2	\$0.0427	13,504	\$576.62
003-183-015-000	540	FIRST	2	RETAIL2	\$0.0855	479,596	\$41,005.46
003-191-002-000	1525	POLK	2	RETAIL2	\$0.0855	7,405	\$633.13
003-191-004-000	1600	CLAY	2	NRETAIL2	\$0.0855	14,810	\$1,266.26
003-191-007-000	1630	CLAY	2	PARK2	\$0.0427	37,897	\$1,618.20
003-191-008-000	1620	CLAY	2	VACANT2	\$0.0427	74,923	\$3,199.21
003-192-002-000	1700	FIRST	2	RETAIL2	\$0.0855	35,719	\$3,053.97
003-192-005-000	1750	FIRST	2	NRETAIL2	\$0.0855	34,412	\$2,942.23
003-193-004-000	1778	SECOND	2	NRETAIL2	\$0.0855	7,841	\$670.41
003-193-008-000	1790	SECOND	2	NRETAIL2	\$0.0855	6,098	\$521.38
003-193-010-000	1737	FIRST	2	NRETAIL2	\$0.0855	9,148	\$782.15
003-193-011-000	1755	FIRST	2	RETAIL2	\$0.0855	10,454	\$893.82
003-194-001-000	1721	FIRST	2	NRETAIL2	\$0.0855	9,148	\$782.15
003-194-004-000	1754	SECOND	2	NRETAIL2	\$0.0855	9,583	\$819.35
003-194-005-000	1776	SECOND	2	NRETAIL2	\$0.0855	9,148	\$782.15
003-194-006-000	1711	FIRST	2	RETAIL2	\$0.0855	9,583	\$819.35
003-195-001-000	1600	FIRST	2	NRETAIL2	\$0.0855	56,192	\$4,804.42

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003-196-002-000	1635	FIRST	2	NRETAIL2	\$0.0855	5,663	\$484.19
003-196-005-000	1607	FIRST	2	RETAIL2	\$0.0855	4,880	\$417.24
003-196-006-000	931	SEMINARY	2	PARK2	\$0.0427	4,356	\$186.00
003-196-010-000	1700	SECOND	2	NRETAIL2	\$0.0855	42,689	\$3,649.91
003-201-006-000	1538	THIRD	2	RETAIL2	\$0.0855	6,534	\$558.66
003-202-001-000	1553	SECOND	2	NRETAIL2	\$0.0855	6,970	\$595.94
003-202-002-000	1541	SECOND	2	NRETAIL2	\$0.0855	5,940	\$507.87
003-202-003-000	1505	SECOND	2	PARK2	\$0.0427	7,841	\$334.81
003-202-011-000	827	SCHOOL	2	RETAIL2	\$0.0855	12,632	\$1,080.04
003-203-001-000	1531	THIRD	2	RETAIL2	\$0.0855	4,792	\$409.72
003-203-002-000	1517	THIRD	2	RETAIL2	\$0.0855	8,276	\$707.60
003-203-003-000	1501	THIRD	2	PARK2	\$0.0427	7,405	\$316.19
003-203-005-000	705	SCHOOL	2	RETAIL2	\$0.0855	3,920	\$335.16
003-242-004-000	601	FIRST	2	PARK2	\$0.0427	20,909	\$892.81
003-242-005-000	585	FIRST	2	PARK2	\$0.0427	5,227	\$223.19
003-242-006-000	601	FIRST	2	PARK2	\$0.0427	33,541	\$1,432.20
003-242-007-000	585	FIRST	2	RETAIL2	\$0.0855	152,460	\$13,035.33
003-242-008-000	933	WATER	2	RETAIL2	\$0.0855	71,002	\$6,070.67
003-251-005-000	1763	SECOND	2	NRETAIL2	\$0.0855	8,276	\$707.60
003-251-011-000	1715	SECOND	2	NRETAIL2	\$0.0855	5,663	\$484.19
003-251-012-000	837	SEMINARY	2	NRETAIL2	\$0.0855	3,920	\$335.16
003-251-013-000	835	SEMINARY	2	PARK2	\$0.0427	3,485	\$148.81
003-251-014-000	821	SEMINARY	2	PARK2	\$0.0427	5,663	\$241.81
003-251-019-000	1766	THIRD	2	NRETAIL2	\$0.0855	6,970	\$595.94
003-251-020-000	1776	THIRD	2	NRETAIL2	\$0.0855	6,534	\$558.66
003-251-021-000	1790	THIRD	2	NRETAIL2	\$0.0855	6,534	\$558.66
003-251-028-000	880	JEFFERSON	2	RETAIL2	\$0.0855	24,394	\$2,085.69
003-251-029-000	1752	THIRD	2	PARK2	\$0.0427	37,026	\$1,581.01
003-290-001-000	1500	THIRD	2	NRETAIL2	\$0.0855	871	\$74.47
003-290-002-000	1500	THIRD	2	NRETAIL2	\$0.0855	871	\$74.47
003-290-003-000	1500	THIRD	2	NRETAIL2	\$0.0855	871	\$74.47
003-290-004-000	1500	THIRD	2	NRETAIL2	\$0.0855	871	\$74.47
003-290-005-000	1500	THIRD	2	NRETAIL2	\$0.0855	871	\$74.47
003-290-006-000	1500	THIRD	2	NRETAIL2	\$0.0855	1,307	\$111.75
003-290-007-000	1500	THIRD	2	NRETAIL2	\$0.0855	871	\$74.47
003-290-008-000	1500	THIRD	2	NRETAIL2	\$0.0855	871	\$74.47
003-290-009-000	1500	THIRD	2	NRETAIL2	\$0.0855	436	\$37.28
003-290-010-000	1500	THIRD	2	NRETAIL2	\$0.0855	436	\$37.28
003-290-011-000	1500	THIRD	2	NRETAIL2	\$0.0855	436	\$37.28
003-290-012-000	1500	THIRD	2	NRETAIL2	\$0.0855	6,970	\$595.94

## ATTACHMENT 3

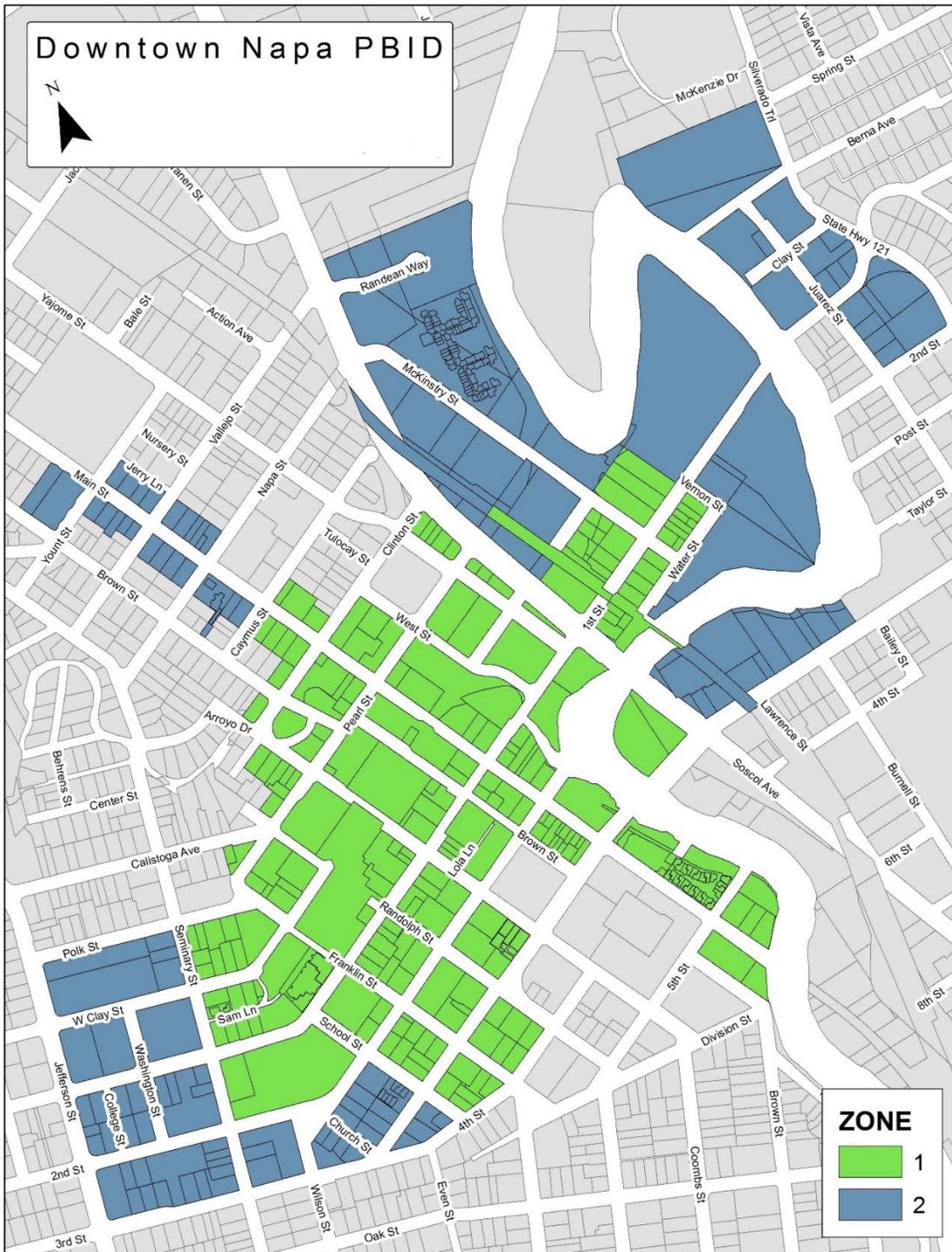
### DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN

003-352-002-000	1675	SECOND	2	RETAIL2	\$0.0855	2,731	\$233.50
003-352-003-000	1625	SECOND	2	RETAIL2	\$0.0855	2,731	\$233.50
006-061-001-000	1405	JUAREZ	2	VACANT2	\$0.0427	41,818	\$1,785.63
006-062-002-000	400	CLAY	2	VACANT2	\$0.0427	7,405	\$316.19
006-062-003-000	420	CLAY	2	VACANT2	\$0.0427	42,689	\$1,822.82
006-063-001-000	426	FIRST	2	VACANT2	\$0.0427	43,124	\$1,841.39
006-064-001-000	1312	JUAREZ	2	VACANT2	\$0.0427	37,462	\$1,599.63
006-065-002-000	1221	SILVERADO	2	VACANT2	\$0.0427	7,405	\$316.19
006-065-003-000	376	FIRST	2	VACANT2	\$0.0427	7,405	\$316.19
006-065-005-000	1215	SILVERADO	2	VACANT2	\$0.0427	7,405	\$316.19
006-065-006-000	356	FIRST	2	VACANT2	\$0.0427	6,970	\$297.62
006-065-007-000	1215	SILVERADO	2	VACANT2	\$0.0427	20,909	\$892.81
006-073-003-000	345	FIRST	2	PARK2	\$0.0427	7,405	\$316.19
006-073-004-000	301	FIRST	2	VACANT2	\$0.0427	32,670	\$1,395.01
006-073-007-000	1120	JUAREZ	2	PARK2	\$0.0427	9,583	\$409.19
006-073-008-000	302	SECOND	2	PARK2	\$0.0427	37,462	\$1,599.63
006-073-013-000	359	FIRST	2	NRETAIL2	\$0.0855	13,939	\$1,191.78
006-131-006-000	802	THIRD	2	RETAIL2	\$0.0855	9,148	\$782.15
006-131-007-000	820	THIRD	2	RETAIL2	\$0.0855	6,970	\$595.94
006-131-011-000	807	SOSCOL	2	RETAIL2	\$0.0855	26,276	\$2,246.60
006-132-001-000	770	THIRD	2	PARK2	\$0.0427	13,504	\$576.62
006-132-002-000	750	THIRD	2	PARK2	\$0.0427	4,356	\$186.00
006-132-006-000	760	THIRD	2	PARK2	\$0.0427	53,143	\$2,269.21
006-144-016-000	640	THIRD	2	RETAIL2	\$0.0855	12,197	\$1,042.84
006-144-018-000	618	THIRD	2	RETAIL2	\$0.0855	7,405	\$633.13
044-250-029-000	1500	SOSCOL	2	NRETAIL2	\$0.0855	58,806	\$5,027.91
044-250-030-000	711	RIVER TERR WAY	2	NRETAIL2	\$0.0855	13,939	\$1,191.78
044-250-031-000	1650	SOSCOL	2	RETAIL2	\$0.0855	16,553	\$1,415.28
044-250-032-000	1600	SOSCOL	2	PARK2	\$0.0427	24,394	\$1,041.62
044-250-033-000	1600	SOSCOL	2	RETAIL2	\$0.0855	147,233	\$12,588.42
044-250-035-000	1274	MCKINSTRY	2	VACANT2	\$0.0427	23,279	\$994.01
044-260-003-000	1275	MCKINSTRY	2	PARK2	\$0.0427	26,572	\$1,134.62
044-260-005-000	1275	MCKINSTRY	2	PARK2	\$0.0427	48,352	\$2,064.63
044-260-007-000	1275	MCKINSTRY	2	RETAIL2	\$0.0855	50,965	\$4,357.51
044-540-001-000	1314	MCKINSTRY	2	RETAIL2	\$0.0855	51,401	\$4,394.79
044-540-002-000	1314	MCKINSTRY	2	RETAIL2	\$0.0855	74,052	\$6,331.45
045-100-002-000	1515	SILVERADO	2	VACANT2	\$0.0427	177,289	\$7,570.24
							\$546,488.30

# APPENDIX 2

## DNPBID BOUNDARY MAP

DOWNTOWN NAPA PBID – MANAGEMENT DISTRICT PLAN



# ATTACHMENT 1

## ASSESSMENT ENGINEER'S REPORT