

RESOLUTION R2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA DECLARING THE CITY'S INTENTION TO RENEW THE DOWNTOWN NAPA PROPERTY AND BUSINESS IMPROVEMENT DISTRICT, AND SET A PUBLIC HEARING FOR JUNE 17, 2025, AT 6:30 P.M. IN CITY HALL COUNCIL CHAMBERS, 955 SCHOOL STREET, NAPA CA

WHEREAS, the Property and Business Improvement District Law of 1994, California Streets and Highways Code §36600 et seq., authorizes cities to establish and renew property and business improvement districts to provide improvements and activities which specially benefit assessed properties; and

WHEREAS, the Downtown Napa Property and Business Improvement District ("DNPBID") was initially established and approved by the City Council on February 1, 2005, for a five year term; renewed for consecutive five year terms in 2010, 2015, and 2020 through December 31, 2025; and

WHEREAS, the DNPBID Management District Plan (hereafter referred to as "Management Plan," attached hereto and incorporated herein by reference) identifies improvements and activities which will specially benefit assessed properties within the Downtown Napa PBID for an extended seven-year term from January 1, 2026 through December 31, 2032; and

WHEREAS, owners of properties within the renewed DNPBID have submitted petitions asking that the City Council renew the DNPBID in accordance with the Management Plan. Included with each petition was a Management Plan summary including a map showing the boundaries of the DNPBID. The petitions, the boundary map, and the Management Plan are on file with the City Clerk; and

WHEREAS, the Management Plan provides for the following improvements and services within the DNPBID, all of which are intended to provide and constitute special benefits to assessed properties: Beautification, Maintenance & Infrastructure; Marketing; Ambassador & Safekeeping; and related Advocacy & Administration directly and only to assessed parcels within its boundaries. The Management Plan proposes to fund these improvements and services through the levy of a benefit assessment on real property within the DNPBID; and

WHEREAS, the City of Napa City Council has considered all information related to this matter, as presented at the meeting identified herein, including any supporting reports by City Staff and any information provided during the public meeting.

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 finds that property owners who will pay more than 50% of the assessment proposed in the Management Plan have signed petitions. The City Council accepts the petitions and intends to renew the DNPBID and to levy an assessment on real property within the DNPBID boundaries in accordance with the Property and Business Improvement District Law of 1994. In the first year of the seven (7) year term, the total proposed assessment is approximately \$546,488.
3. The assessment is based on parcel size, parcel use, and benefit zone. The assessment may be subject to an increase in assessment rates of no more than five percent (5%) per year. 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. The assessment will be imposed on real property at the following rates; provided, however, parcels owned and utilized by private tax-exempt organizations shall not be assessed or receive services:

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
Vacancy Rate	\$0.0427	\$0.0427

4. The City Council finds that the Plan satisfies all requirements of Streets and Highway Code section 36622.
5. The exterior boundaries and benefit zones of the DNPBID are shown on the map attached hereto as Exhibit A.
6. Bonds shall not be issued for the DNPBID.
7. The time and place for the public hearing on the establishment of the DNPBID and the levy of the proposed assessment are set for 6:30 PM on June 17, 2025, at 955 School Street, Napa, CA 94559. The City Council may continue the public hearing from time to time.
8. The City Clerk is directed to give notice of the time and place of the public hearing in accordance with Streets and Highways Code section 36623. The City Clerk is to do this by mailing (or causing to be mailed) written notices and assessment ballots in the time, form, and manner provided by Government Code section 53753 to all persons who own real property within the renewed DNPBID and will be subject to the proposed assessment, no later than April 2, 2025. The City Clerk is

ATTACHMENT 1

further directed to file an affidavit with the City Council when all notices and ballots have been mailed, setting forth the time and manner of his or her compliance with the requirements of law for mailing the notices and ballots.

9. At the public hearing, the City Council will consider all objections or protests to the proposed assessment, and any interested person will be permitted to present written or oral testimony. At the conclusion of the public hearing, all ballots submitted and not withdrawn will be tabulated in accordance with Government Code section 53753.

10. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the 15th day of April, 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

