

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 1st 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 1st 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)

BENEFIT ZONE	BEAUTIFY, MAINTENANCE, INFRASTRUCTURE	MARKETING, AMBASSADOR & SAFEKEEPING	ADVOCACY & ADMINISTRATION	TOTAL \$	TOTAL %
%	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	\$546,488

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.

Formula: The proposed DNPBID assessments are based on one factor: parcel land area. There are two benefit zones in the DNPBID. (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

BENEFIT ZONE	RETAIL LAND AREA RATE (\$/SF)	NON- RETAIL LAND AREA RATE (\$/SF)	PARKING LAND AREA RATE (\$/SF)	VACANT LAND AREA RATE (\$/SF)
	A	B	C	D
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.