

File ID: 2026-01138

6/23/2026

Fiscal Year (FY) 2026/27 Business Improvement Area (BIA) Annual Proceedings [Published 06/12/2026]

File ID: 2026-01138

Location: District 2, 3, 4, 5, and 6

Recommendation: Conduct a public hearing and upon conclusion, adopt: 1) a **Resolution** confirming the Annual Report and levying an assessment for FY2026/27 for Del Paso BIA; 2) a **Resolution** confirming the Annual Report and levying an assessment for FY2026/27 for Downtown Plaza BIA; 3) a **Resolution** confirming the Annual Report and levying an assessment for FY2026/27 for Franklin Boulevard BIA; 4) a **Resolution** confirming the Annual Report and levying an assessment for FY2026/27 for Old Sacramento BIA; 5) a **Resolution** confirming the Annual Report and levying an assessment for FY2026/27 for Stockton Boulevard BIA; and 6) a **Resolution** confirming the Annual Report and levying an assessment for FY2026/27 for Sutter BIA.

Contact: Susanne Tam, Development Project Manager, (916) 808-7535, stam@cityofsacramento.org; Eric Frederick, Special Districts Manager, (916) 808-5129, efrederick@cityofsacramento.org; Department of Finance

Presenter: Susanne Tam, Development Project Manager, (916) 808-7535, stam@cityofsacramento.org, Department of Finance

Attachments:

- 1-Description Analysis
- 2-Schedule of Proceedings
- 3-BIA Assessments Schedule
- 4-Del Paso Blvd BIA Resolution
- 5-Exhibit A, Del Paso Blvd BIA Annual Report
- 6-Exhibit B, Map of Del Paso Blvd BIA
- 7-Downtown Plaza BIA Resolution
- 8-Exhibit A, Downtown Plaza BIA Annual Report
- 9-Exhibit B, Map of Downtown Plaza BIA
- 10-Franklin Blvd BIA Resolution
- 11-Exhibit A, Franklin Blvd BIA Annual Report
- 12-Exhibit B, Map of Franklin Blvd BIA

- 13-Old Sacramento BIA Resolution
- 14-Exhibit A, Old Sacramento BIA Annual Report
- 15-Exhibit B, Map of Old Sacramento BIA
- 16-Stockton Blvd BIA Resolution
- 17-Exhibit A, Stockton Blvd BIA Annual Report
- 18-Exhibit B, Map of Stockton Blvd BIA
- 19-Sutter BIA Resolution
- 20-Exhibit A, Sutter BIA Annual Report
- 21-Exhibit B, Map of Sutter BIA

Description/Analysis

Issue Detail: On June 9, 2026, Council adopted six Resolutions of Intent, approving the proposed BIA Annual Reports (Annual Reports) and setting June 23, 2026, as the date for the public hearing to confirm the Annual Reports and to levy the proposed assessments for FY2026/27. At the public hearing, Council will consider any protests to the proposed assessments for FY2026/27. Any interested person will be permitted to present written or oral testimony. Upon conclusion of the hearing, staff recommends that Council approve the Annual Reports and levy the assessments for FY2026/27 for the Del Paso Boulevard, Downtown Plaza, Franklin Boulevard, Old Sacramento, Stockton Boulevard, and Sutter BIAs.

Policy Considerations: The actions in the recommended resolutions are required by the Parking and Business Improvement Area Law of 1989 and Sacramento City Code chapters 3.96 - 3.112.

Economic Impacts: Not applicable.

Environmental Considerations: Under the California Environmental Quality Act Guidelines, the continuing administrative activities of BIAs and creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment do not constitute a project and are therefore exempt from review [14 Cal. Code Regs. §§ 15378(b)(2), (b)(4)].

Sustainability: Not applicable.

Commission/Committee Action: None.

Rationale for Recommendation: The recommended actions will establish the budget for assessment expenditures, ensuring that funds collected for each BIA via business-based assessments are used for the intended purpose, which is to promote the economic revitalization and physical maintenance of the BIA areas, in an effort to create jobs, attract new businesses, and prevent erosion of existing businesses.

Financial Considerations: The proposed expenditures are supported by assessments imposed on each business within each BIA. Under the “classification of businesses and charges imposed” section of each respective BIA City Code chapter (except for the Sutter BIA chapter), BIAs are allowed an annual increase of the minimum and maximum assessments imposed based on the most recently available Consumer Price Index (CPI) data. The most recent CPI - All Urban Consumers for the San Francisco Area data shows that the percentage increase in the CPI between February 2025 and February 2026 is 2.5%. Accordingly, assessments imposed for the Del Paso Boulevard, Downtown Plaza, Franklin Boulevard, Old Sacramento, and Stockton Boulevard BIAs will increase by 2.5% effective July 1, 2026, as shown in the BIA Assessments Schedule included as Attachment 3 to this report. The Sutter BIA assessments do not increase annually because City Code Chapter 3.106 does not provide an annual increase for inflation. The annual increase of assessments for the Del Paso Boulevard, Franklin Boulevard, Stockton Boulevard, and Old Sacramento BIAs cannot exceed more than 10%, while the annual increase of assessments for the Downtown Plaza BIA cannot exceed more than 5%.

The City collects the BIA assessments at the time the business operations tax is paid. The assessments are then forwarded to the respective Advisory Board authorized by Council to conduct promotion of the BIA. The proposed BIA expenditures are fully supported by the assessments. Collection costs are absorbed by the City.

Individual BIA budgets detailing the expected assessment collections and disbursements are included within the individual Annual Reports attached to this staff report. The proposed FY2026/27 expenditures for each BIA are summarized as follows:

BIA	Expenditures
Del Paso Boulevard	\$46,500
Downtown Plaza	\$86,720
Franklin Boulevard	\$83,108
Old Sacramento	\$165,000
Stockton Boulevard	\$114,639
Sutter	\$156,771
Total	\$652,738

Detailed budgets for services and programs are included in the Annual Reports submitted by each of the Advisory Boards, which are included as Exhibit A to each BIA’s respective resolution.

Local Business Enterprise (LBE): Not applicable.

Attachment 2

**SCHEDULE OF PROCEEDINGS
BUSINESS IMPROVEMENT AREAS
FY2026/27 SCHEDULE**

June 9, 2026	City Council - Approve Annual Reports and Resolutions of Intention to Levy an Assessment for FY2026/27
June 12, 2026	Publish Resolutions of Intention
June 23, 2026	City Council – Public Hearing

BUSINESS IMPROVEMENT AREA ANNUAL ASSESSMENTS

ANNUAL AMOUNTS AS OF JULY 1, 2026

Downtown Plaza BIA (B):		Minimum: \$160	Maximum: \$12,704	
		<u>Flat Amount</u>	<u>Increment</u>	<u>Basis</u>
Gross Receipts	\$10,000 or less:	\$160	-	
	more than \$10,000:	\$160	+ .0008	of amount over \$10,000
Gross Payroll	Flat Amount	\$160	-	
Professional		\$160	+ \$54	per employee
Brokers		\$160	+ \$54	per employee
Hotel/Motel		\$160	+ \$1	per unit in excess of 4
Commercial Rental Gross Receipts:	\$10,000 or less:	\$160	-	
	more than \$10,000:	\$160	+ .0008	of amount over \$10,000

BUSINESS IMPROVEMENT AREA ANNUAL ASSESSMENTS

ANNUAL AMOUNTS AS OF JULY 1, 2026

FRANKLIN BLVD BIA (D):		Minimum: \$81	Maximum: \$826	
		<u>Flat Amount</u>	<u>Increment</u>	<u>Basis</u>
Retail	Gross Receipts	-	.000535	of gross receipts
Non-Retail	Flat Amount	\$81	-	

BUSINESS IMPROVEMENT AREA ANNUAL ASSESSMENTS

ANNUAL AMOUNTS AS OF JULY 1, 2026

DEL PASO BLVD BIA (E):		Minimum: \$35	Maximum: \$799	
		<u>Flat Amount</u>	<u>Increment</u>	<u>Basis</u>
Retail	Gross Receipts			
	\$10,000 or less:	\$35	-	
	more than \$10,000:	\$35	+ .0005	of amount over \$10,000
Non-Retail	Flat Amount	\$35	-	

BUSINESS IMPROVEMENT AREA ANNUAL ASSESSMENTS

ANNUAL AMOUNTS AS OF JULY 1, 2026

STOCKTON BLVD BIA (F):		Minimum: \$74	Maximum: \$768	
		<u>Flat Amount</u>	<u>Increment</u>	<u>Basis</u>
Retail	Gross Receipts			
	\$50,000 or less:	\$74	-	
	more than \$50,000:	\$74	+ .0005	of amount over \$50,000
Non - Retail	Flat Amount	\$74	-	

BUSINESS IMPROVEMENT AREA ANNUAL ASSESSMENTS

ANNUAL AMOUNTS AS OF JULY 1, 2026

OLD SACRAMENTO BIA (C):		Minimum: \$229	Maximum: \$10,600	
		<u>Flat Amount</u>	<u>Increment</u>	<u>Basis</u>
* Retail - No Alcohol Sales		-	.0054	of gross receipts
* Retail - Alcohol Sales		-	.0068	of gross receipts
Non - Retail Flat Amount		\$229	-	
* Note: Gross Receipts are exclusive of any alcohol sales				

BUSINESS IMPROVEMENT AREA ANNUAL ASSESSMENTS:

ANNUAL AMOUNTS AS OF JULY 1, 2026

SUTTER BIA:		Minimum Occupancy Assessment Amount: \$83	Maximum Occupancy Assessment Amount: \$833
Assessment (1.5% of total Prepared Food Sales)			
Establishment Occupancy			Monthly Charge
Greater than 200	\$833		
150-200	\$416		
90-149	\$83		
48-89	Zero		
Less than 49			Not Assessed

RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION CONFIRMING THE ANNUAL REPORT FOR DEL PASO BOULEVARD BUSINESS IMPROVEMENT AREA AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2026/27

BACKGROUND

- A. The Del Paso Boulevard Business Improvement Area (BIA) is established under Chapter 3.108 of the City Code for the purposes described therein and is subject to the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36500 et seq.).
- B. The Advisory Board for the BIA has submitted an Annual Report pursuant to Streets and Highways Code section 36533 for City Council approval. The Annual Report is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance. The City Council may approve the Annual Report as filed or may modify it per Streets and Highways Code section 36535.
- C. Expenditures of BIA funds on improvements and activities such as promotion of businesses, promotion of public events, and decoration and cleaning of public places are intended to promote economic revitalization and physical maintenance of BIAs in order to create jobs, attract new businesses, and prevent erosion of existing businesses. All specific improvements and activities for the Del Paso Boulevard BIA are defined within the Annual Report.
- D. On June 9, 2026, the City Council approved the proposed FY2026/27 Annual Report, established its intent to levy the assessments stated in the Annual Report, and set the public hearing for June 23, 2026. Staff is now seeking City Council confirmation of the final FY2026/27 Annual Report and confirmation of the FY2026/27 assessments.
- E. Staff has reviewed the FY2026/27 budget, estimated at \$46,500, and finds the budget to be adequate and reasonable for the authorized purposes of the BIA. To account for inflation, the assessments are automatically increasing for FY2026/27 by 2.5% based on the percentage increase in the Consumer Price Index – All Urban Consumers for the San Francisco Area between February 2025 and February 2026, in accordance with City Code section 3.108.050.
- F. Notice of the public hearing was provided on June 12, 2026, pursuant to Streets and Highways Code section 36523.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the Background statements are true and correct.
- Section 2 The City Council finds and determines, consistent with California Streets and Highways Code section 36524, that there is not a majority protest against the proposed assessment, extent of the BIA area, or specified types of improvements or activities provided by the BIA.
- Section 3 The City Council confirms the Annual Report and approves the FY2026/27 Del Paso Boulevard BIA budget as detailed in the Annual Report, which is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance.
- Section 4 The City Manager or the City Manager's designee is authorized to make any necessary budgetary adjustments associated with the approved BIA budget for FY2026/27.
- Section 5 The City Council confirms the levy and collection of assessments within the Del Paso Boulevard BIA for FY2026/27 in the amounts specified in the FY2026/27 Annual Report.
- Section 6 The improvements and activities authorized for the Del Paso Boulevard BIA are stated in the Annual Report.
- Section 7 The Del Paso Boulevard BIA is located in the area shown in Exhibit B of this resolution.
- Section 8 Exhibits A and B are part of this resolution.

Table of Contents:

Exhibit A: Annual Report

Exhibit B: Map of Del Paso Boulevard BIA

**BUSINESS IMPROVEMENT AREA
ANNUAL REPORT CHECKLIST**

FY _____

BIA NAME: _____ CONTRACT # _____

AUTHORITY (CS&H Code Section)	REQUIREMENT	PAGE FOUND
36533(b)	Specify BIA name	
-Does the BIA name exactly match the previous year's BIA name? (Check one) YES NO		
36533(b)	Specify fiscal year to which report applies	
36533(b)(1)	Any proposed changes in the boundaries	
36533(b)(1)	Any proposed changes in any benefit zones	
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES NO (If not, describe change(s) in the NOTES section)		
36533(b)(2)	The improvements and activities for that fiscal year	
-Are the improvements and activities in line with the Annual Report? (Check one) YES NO		
36533(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	
- How does the overall budget compare to last year? (Check one) HIGHER SAME LOWER - What is the greatest change (by percentage) between line items from last year to this year _____		
36533(b)(4)	The method of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	
36533(b)(4)	The basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	
-Does the Method and Basis match the Annual Report? (Check one) YES NO -Is there a CPI increase for this year? (Check one) YES NO -If so: What is the rate? _____		
36533(b)(5)	The amount of any surplus revenues to be carried over from the previous fiscal year	
-Is the surplus identified for use in specific categories? (Check one) YES if NO yes, What category(ies) _____		
36533(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	
36533(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	
-Are the contributions identified for use in a specific category? (Check one) YES NO		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES NO		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES NO		

NOTES:

Del Paso Boulevard Business Improvement Area

Annual Report FY 2026–2027

Prepared: April 30, 2026

Section 1: BIA Information

- **BIA Name:** Del Paso Boulevard Business Improvement Area
 - **Contract Number:** 2006-0951
 - **Fiscal Year:** 2026–2027
 - **Prepared By:** Del Paso Boulevard Partnership
-

Section 2: Boundary & Benefit Zones

- **Changes in Boundaries:** None
- **Changes in Benefit Zones:** None

Conclusion

The boundaries and benefit zones remain identical to the previous fiscal year (FY 2025–2026).

Section 3: Improvements & Activities for FY 2026–2027

Alignment with Authorized BIA Uses

(Sacramento City Code § 3.108)

BIA assessment revenue will be used only for activities authorized by Sacramento City Code Chapter 3.108, including:

- A. General promotion of business activities in the area
 - B. Promotion of public events in public spaces
 - C. Decoration of public places
-
-

A. General Promotion of Business Activities

Administration & Compliance

- Bookkeeping and operational administration
- Annual reporting and compliance activities
- Stakeholder communication and coordination
- General operational oversight supporting district activities

Business Navigation & Resources

- Merchant outreach and corridor engagement
- Business onboarding and retention support
- Navigation assistance related to city processes and permitting guidance
- Promotion of business resources, technical assistance programs, and workshops
- Stakeholder engagement and district information sharing

Marketing & Corridor Promotion

- Social media and digital marketing campaigns
- Business spotlights and corridor storytelling
- District branding and promotional materials
- Newsletters and public-facing communications supporting district visibility

Digital Infrastructure & Communications

- Website and business directory management
 - BluDot and digital engagement tools
 - Email communication systems and district alerts
 - Online promotion and stakeholder communication support
-
-

B. Promotion of Public Events

Small Business Activations

- Small-scale corridor activations supporting local businesses
- Collaborative promotions and public-facing business engagement efforts

- Retail-centered promotional activities intended to increase visibility and foot traffic

Stakeholder Engagement & Mixers

- Public-facing business mixers and informational gatherings
- Stakeholder meetings and community engagement opportunities
- Networking and collaborative district events

C. Decoration of Public Places

Corridor Branding & Public Visibility

- Temporary public-facing branding materials
- Seasonal banners and promotional signage
- Maintenance and refresh of district identity assets

Section 4: Estimated Budget – FY 2026–2027

Category	Budgeted Amount
Administration & Compliance	\$8,000
Stakeholder Engagement	\$2,000
Contingency / Reserve	\$3,000
Business Navigation & Resources	\$17,500
Small Business Activations	\$5,000
Marketing & Corridor Promotion	\$8,000
Digital Infrastructure & Communications	\$3,000
TOTAL	\$46,500

Budget Narrative

The FY 2026–2027 budget reflects a strategic focus on business engagement, corridor communication, merchant support, business navigation, district marketing, and stakeholder outreach activities intended to support economic activity throughout the Del Paso Boulevard commercial corridor.

All expenditures remain aligned with authorized BIA uses. Activities not authorized under the BIA ordinance will continue to be supported separately through external partnerships, sponsorships, grants, or non-BIA funding sources if pursued.

There is no projected surplus or deficit carryover into the next fiscal year.

Section 5: Business Improvement Area Fees

DEL PASO BLVD BIA (E)

Classification	Basis	Amount
E1 Retail	Gross receipts of \$10,000 or less	\$35
	Gross receipts over \$10,000	\$35 + .0005 of amount over \$10,000
E2 Non-Retail	Flat Amount	\$35

Annual Amounts Effective July 1, 2026

- **Minimum Fee:** \$35
 - **Maximum Fee:** \$799
-

Board Approval & Signature

Board Approval Date: 5/24/2026

Authorized Signature:



Del Paso Boulevard Partnership
Managing Entity for the Del Paso Boulevard Business Improvement Area

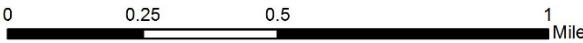
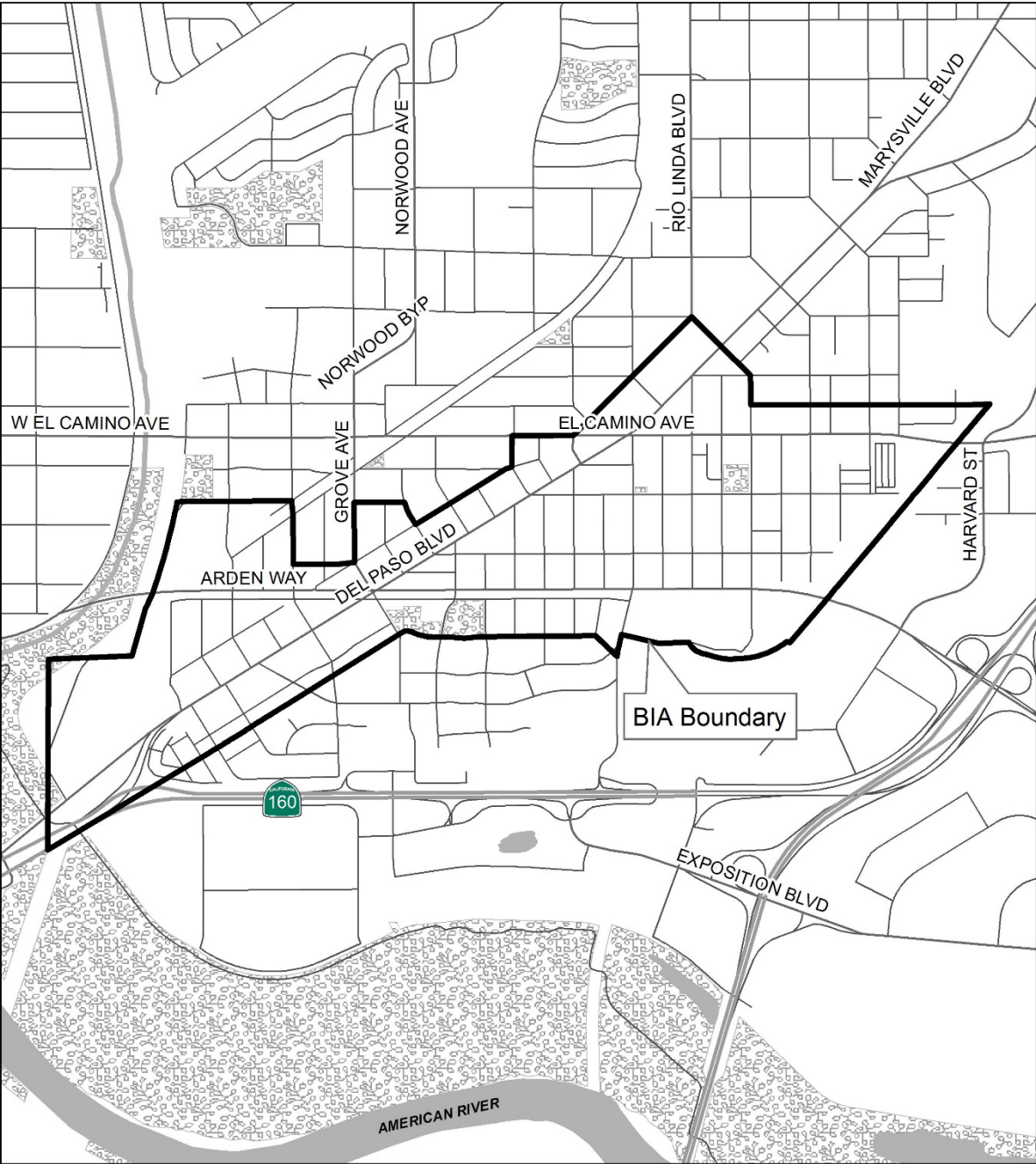
BUSINESS IMPROVEMENT AREA FEES:

ANNUAL FEES AS OF JULY 1, 2026

DEL PASO BLVD BIA (E):		Minimum: \$35	Maximum: \$799		
			<u>Flat Amount</u>	<u>Increment</u>	<u>Basis</u>
E1	Retail	Gross Receipts			
		\$10,000 or less:	\$35	-	
		more than \$10,000:	\$35	+ .0005	of amount over \$10,000
E2	Non-Retail	Flat Fee	\$35	-	

Exhibit B: Map of Del Paso Boulevard BIA

Del Paso Boulevard Business Improvement Area



RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION CONFIRMING THE ANNUAL REPORT FOR DOWNTOWN PLAZA BUSINESS IMPROVEMENT AREA AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2026/27

BACKGROUND

- A. The Downtown Plaza Business Improvement Area (BIA) is established under Chapter 3.104 of the City Code for the purposes described therein and is subject to the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36500 et seq.).
- B. The Advisory Board for the BIA has submitted an Annual Report pursuant to Streets and Highways Code section 36533 for City Council approval. The Annual Report is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance. The City Council may approve the Annual Report as filed or may modify it per Streets and Highways Code section 36535.
- C. Expenditures of BIA funds on improvements and activities such as promotion of businesses, promotion of public events, and decoration and cleaning of public places of BIAs in order to create jobs, attract new businesses, and prevent erosion of existing businesses. All specific improvements and activities for the Downtown Plaza BIA are defined within the Annual Report.
- D. On June 9, 2026, the City Council approved the proposed FY2026/27 Annual Report, established its intent to levy the assessments stated in the Annual Report, and set the public hearing for June 23, 2026. Staff is now seeking City Council confirmation of the final FY2026/27 Annual Report and confirmation of the FY2026/27 assessments.
- E. Staff has reviewed the FY2026/27 budget, estimated at \$89,720, and finds the budget to be adequate and reasonable for the authorized purposes of the BIA. To account for inflation, the assessments are automatically increasing for FY2026/27 by 2.5% based on the percentage increase in the Consumer Price Index – All Urban Consumers for the San Francisco Area between February 2025 and February 2026, in accordance with City Code section 3.104.050.
- F. Notice of the public hearing was provided on June 12, 2026, pursuant to Streets and Highways Code section 36523.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the Background statements are true and correct.

- Section 2 The City Council finds and determines, consistent with California Streets and Highways Code section 36524, that there is not a majority protest against the proposed assessment, extent of the BIA area, or specified types of improvements or activities provided by the BIA.

- Section 3 The City Council confirms the Annual Report and approves the FY2026/27 Downtown Plaza BIA budget as detailed in the Annual Report, which is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance.

- Section 4 The City Manager or the City Manager's designee is authorized to make any necessary budgetary adjustments associated with the approved BIA budget for FY2026/27.

- Section 5 The City Council confirms the levy and collection of assessments within the Downtown Plaza BIA for FY2026/27 in the amounts specified in the FY2026/27 Annual Report.

- Section 6 The improvements and activities authorized for the Downtown Plaza BIA are stated in the Annual Report.

- Section 7 The Downtown Plaza BIA is located in the area shown in Exhibit B of this resolution.

- Section 8 Exhibits A and B are part of this resolution.

Table of Contents:

- Exhibit A: Downtown Plaza BIA Annual Report
- Exhibit B: Map of Downtown Plaza BIA



EXHIBIT A

May 1, 2026

City of Sacramento
915 I Street, 3rd Floor
Sacramento, CA 95814

Re: Annual Report
Downtown Plaza Merchants' Association
In Accordance with the Streets and Highway Code Section 36530
Fiscal Year 2026/2027

No changes to the boundaries of the improvement district are proposed. Attached is a budget for the projected income for fiscal year 2026/2027.

Primary expenditures are focused on community, special events, and marketing designed to drive traffic and sales to Downtown Commons restaurants and retail.

Due to a limited budget in the coming fiscal year, funds are focused on key traditional holiday and seasonal events and social media marketing.

The 2026/2027 Budget was presented to the Board of Directors on February 13, 2026, and was approved unanimously.

Sincerely,

Susie Rodgers
Marketing Manager

EXHIBIT B

Downtown Plaza BIA (B):		Minimum: \$160	Maximum: \$12,704		
			Flat Amount	Increment	Basis
B1	Gross Receipts	\$10,000 or less:	\$160	-	
		more than \$10,000:	\$160	+ .0008	of amount over \$10,000
B4	Gross Payroll	Flat Amount	\$160	-	
B2	Professional		\$160	+ \$54	per employee
B2	Brokers		\$160	+ \$54	per employee
B3	Hotel/Motel		\$160	+ \$1	per unit in excess of 4
B1	Commercial Rental Gross Receipts:				
		\$10,000 or less:	\$160	-	
		more than \$10,000:	\$160	+ .0008	of amount over \$10,000

Fund	FY26		FY27
	Budget	Projection	Revenue Projection
2209	Downtown Plaza BIA:		
	Beginning Balance	0	87,532
	Revenue	85,045	89,720
	Interest		
	Distributions		
	Ending Balance	85,045	87,532

Downtown Plaza Business Improvement Area Annual Budget

Fiscal Year 2026/27 - EXHIBIT C

	BIA	Other	Total
Resources			
Beginning Reserves	\$ 8,886.81	\$ -	\$ 8,886.81
Other Revenues	\$ 1,156.00	\$ -	\$ 1,156.00
Business Tax Collections	\$ 89,720.00	\$ -	\$ 89,720.00
Total Resources	\$ 99,762.81	\$ -	\$ 99,762.81
Expenses			
Operating/Administrative Expenses			
Taxes & Tax Prep	\$ 3,050.00	\$ -	\$ 3,050.00
Legal - Revise Bylaws	\$ 3,500.00	\$ -	\$ 3,500.00
Office Supplies/Postage	\$ 150.00	\$ -	\$ 150.00
BIA Board/Member Meetings	\$ 800.00	\$ -	\$ 800.00
	\$ 7,500.00	\$ -	\$ 7,500.00
Advertising			
Social Media Management	\$ 47,000.00	\$ -	\$ 47,000.00
Public Relations - Media Outreach	\$ 13,800.00	\$ -	\$ 13,800.00
Hotel Rack Card	\$ 3,300.00	\$ -	\$ 3,300.00
DOCO Promo Gift Cards	\$ 1,000.00	\$ -	\$ 1,000.00
	\$ 65,100.00	\$ -	\$ 65,100.00
Special Events / Activations			
DOCO Activations (NCAA, A's, Fan Fest)	\$ 7,500.00	\$ -	\$ 7,500.00
Block Party	\$ 5,000.00	\$ -	\$ 5,000.00
Holiday Music	\$ 6,000.00	\$ -	\$ 6,000.00
Ice Rink Sponsorship	\$ 5,000.00	\$ -	\$ 5,000.00
	\$ 23,500.00	\$ -	\$ 23,500.00
Total Expenses	\$ 96,100.00	\$ -	\$ 96,100.00
Net Operating Income	\$ 3,662.81		\$ 3,662.81

**BUSINESS IMPROVEMENT AREA
ANNUAL REPORT CHECKLIST**

FY _____

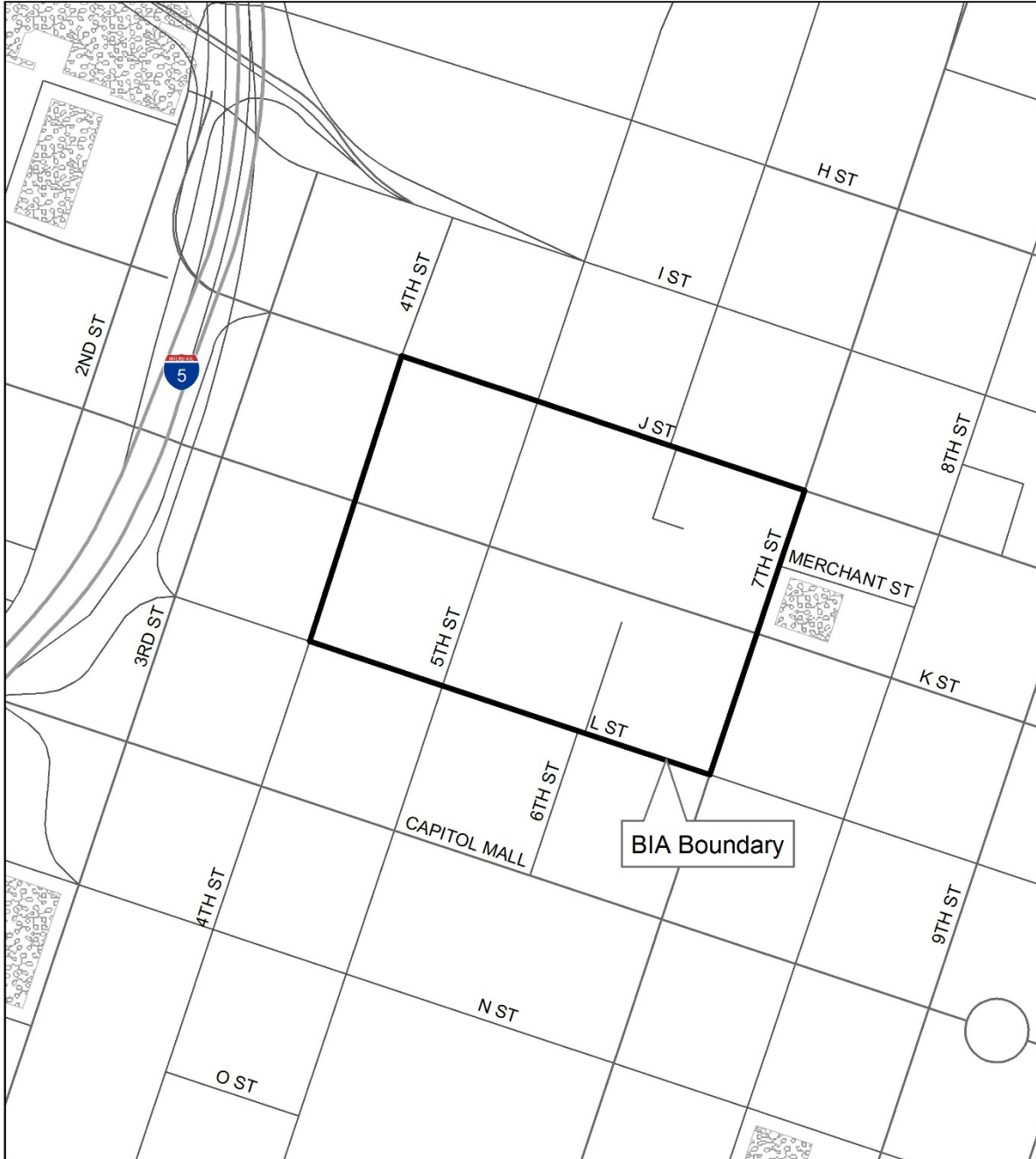
BIA NAME: _____ CONTRACT # _____

AUTHORITY (CS&H Code Section)	REQUIREMENT	PAGE FOUND
36533(b)	Specify BIA name	
-Does the BIA name exactly match the previous year's BIA name? (Check one) YES NO		
36533(b)	Specify fiscal year to which report applies	
36533(b)(1)	Any proposed changes in the boundaries	
36533(b)(1)	Any proposed changes in any benefit zones	
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES NO (If not, describe change(s) in the NOTES section)		
36533(b)(2)	The improvements and activities for that fiscal year	
-Are the improvements and activities in line with the Annual Report? (Check one) YES NO		
36533(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	
- How does the overall budget compare to last year? (Check one) HIGHER SAME LOWER - What is the greatest change (by percentage) between line items from last year to this year _____		
36533(b)(4)	The method of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	
36533(b)(4)	The basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	
-Does the Method and Basis match the Annual Report? (Check one) YES NO -Is there a CPI increase for this year? (Check one) YES NO -If so: What is the rate? _____		
36533(b)(5)	The amount of any surplus revenues to be carried over from the previous fiscal year	
-Is the surplus identified for use in specific categories? (Check one) YES if NO yes, What category(ies) _____		
36533(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	
36533(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	
-Are the contributions identified for use in a specific category? (Check one) YES NO		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES NO		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES NO		

NOTES:

Exhibit B: Map of Downtown Plaza BIA

Downtown Plaza Business Improvement Area



RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION CONFIRMING THE ANNUAL REPORT FOR FRANKLIN BOULEVARD BUSINESS IMPROVEMENT AREA AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2026/27

BACKGROUND

- A. The Franklin Boulevard Business Improvement Area (BIA) is established under Chapter 3.100 of the City Code for the purposes described therein and is subject to the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36500 et seq.).
- B. The Advisory Board for the BIA has submitted an Annual Report pursuant to Streets and Highways Code section 36533 for City Council approval. The Annual Report is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance. The City Council may approve the Annual Report as filed or may modify it per Streets and Highways Code section 36535.
- C. Expenditures of BIA funds on improvements and activities such as promotion of businesses, promotion of public events, and decoration and cleaning of public places of BIAs in order to create jobs, attract new businesses, and prevent erosion of existing businesses. All specific improvements and activities for the Franklin Boulevard BIA are defined within the Annual Report.
- D. On June 9, 2026, the City Council approved the proposed FY2026/27 Annual Report, established its intent to levy the assessments stated in the Annual Report, and set the public hearing for June 23, 2026. Staff is now seeking City Council confirmation of the final FY2026/27 Annual Report and confirmation of the FY2026/27 assessments.
- E. Staff has reviewed the FY2026/27 budget, estimated at \$83,108, and finds the budget to be adequate and reasonable for the authorized purposes of the BIA. To account for inflation, the assessments are automatically increasing for FY2026/27 by 2.5% based on the percentage increase in the Consumer Price Index – All Urban Consumers for the San Francisco Area between February 2025 and February 2026, in accordance with City Code section 3.100.050.
- F. Notice of the public hearing was provided on June 12, 2026, pursuant to Streets and Highways Code section 36523.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1 The City Council finds and determines that the Background statements are true and correct.
- Section 2 The City Council finds and determines, consistent with California Streets and Highways Code section 36524, that there is not a majority protest against the proposed assessment, extent of the BIA area, or specified types of improvements or activities provided by the BIA.
- Section 3 The City Council confirms the Annual Report and approves the FY2026/27 Franklin Boulevard BIA budget as detailed in the Annual Report, which is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance.
- Section 4 The City Manager or the City Manager's designee is authorized to make any necessary budgetary adjustments associated with the approved BIA budget for FY2026/27.
- Section 5 The City Council confirms the levy and collection of assessments within the Franklin Boulevard BIA for FY2026/27 in the amounts specified in the FY2026/27 Annual Report.
- Section 6 The improvements and activities authorized for the Franklin Boulevard BIA are stated in the Annual Report.
- Section 7 The Franklin Boulevard BIA is located in the area shown in Exhibit B of this resolution.
- Section 8 Exhibits A and B are part of this resolution.

Table of Contents:

- Exhibit A: Franklin Boulevard BIA Annual Report
Exhibit B: Map of Franklin Boulevard BIA



April 22, 2026

Suzanne Tam
City of Sacramento
Public Improvement Finance
915 I Street, 5th Floor
Sacramento, CA 95814

RE: Franklin Boulevard BIA 2026-2027 Annual Report

Dear Ms. Tam:

Enclosed is the 2026-2027 Annual Report for The Franklin Blvd Business Association BIA as approved by the Board of Directors. Please note that the assessment rates have been updated. If you have any questions regarding the report, please call me at 916-455-2124.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bokan", with a long horizontal flourish extending to the right.

Michael Bokan
Executive Director



FRANKLIN
BOULEVARD
BUSINESS ASSOCIATION

ANNUAL REPORT
Fiscal Year 2026-2027

PROPOSED IMPROVEMENTS & ACTIVITIES

Program Management & Operations

Administer the day-to-day operations of the Association including financial management, membership support and inquiries, Board of Director support and assistance. We currently have two full-time staff to respond to inquiries and business/property owners' needs. This includes, but is not limited to: answering phone calls and emails, distributing information, creating marketing documents and materials, and providing support for our members. Furthermore, outreach needs to be consistent and a database will be implemented for further development of outreach, services and assistance. We will assess needs and reassess current operations on an ongoing basis to be effective in supporting the business environment and their needs. For example, empty parcels or vacant units are a priority to fill. Gaining access to this information is imperative to promoting the district and increasing vitality of the corridor.

Clean Up & District Beautification

Provide sidewalk and street cleaning services; graffiti, shopping cart and trash removal; and landscape maintenance in the public right-of-way on Franklin Boulevard for all commercial properties in the Property-Based Business Improvement District adjacent to Franklin Boulevard between Sutterville Road and 47th Avenue. Additionally, we have included a budget for security services in the district to help curb business theft and vandalism, and to ensure the boulevard remains safe for community members and patrons of our local businesses.

District Identity

Improve Franklin Boulevard's streetscape, vacant properties, code enforcement, business signage and other public infrastructure. Market and promote the business district by revamping the branding of our district via the Association's website, social media, newsletters and cultural events such as our Annual Membership Meeting & Luncheon and National Night Out. Continue working with our public and private partners to develop large-scale and culturally relevant mural projects in the business district on Franklin Boulevard. Additionally, we continue to build stronger relationships with our neighborhoods, community partners and law enforcement to garner support via community events and other activities. As we build on a stronger sense of community, our district continues to host annual events to bolster our cultural identity that include Mexican Independence Day and the Back to the Boulevard Car Cruise, La Posada, and National Night Out.

- August 4, 2026: National Night Out -- **\$2,000**
- May, July & Sept. 2026: Carruchas y Cafe - **\$1,500**
- Date TBD: Back to the Blvd Car Cruise & Mexican Independence Day -- **\$5,000**
- October 2026: Trunk-or-Treat -- **\$500**
- December 2026: La Posada -- **\$500**
- Branding & new banners -- **\$5,000**

Marketing, Business Workshops and Training

Current endeavors to provide marketing and technical assistance are offered through our partnership with the Sacramento Hispanic Chamber and our Emprende program. Our members are looking to gain more expertise, yet access to capital and/or language barriers are prevalent, and the need to expand on these services in other languages besides English is evident. We are regularly updating our social media and website pages to better promote the businesses in the district and to leverage partnerships to provide business workshops, technical assistance and access to capital. Moreover, we are looking for ways to retain and grow businesses in the district as well as attract new businesses that provide jobs to the surrounding community.

PROJECTED ANNUAL BUDGET FISCAL YEAR 2026-2027

Board approved 4/22/26

REVENUES	BIA	PBID	TOTAL
Beginning Balances (April 15, 2026)	\$46,814	\$108,852	\$155,665
Reserve Balances	\$21,862	\$21,862	\$43,724
Grants		\$57,550	\$57,550
Projected 2026-27 Assessments	\$83,108	\$240,515	\$323,623
EXPENSES	BIA	PBID	TOTAL
Program Management & Operations	\$50,000	\$155,000	\$205,000
Clean Up & Beautification (Clean & Safe)		\$115,000	\$115,000
District Identity	\$20,000	\$10,000	\$30,000
Marketing/Business Workshops	\$10,000	\$9,000	\$19,000
City & County Billing	\$890	\$1,896	\$2,786
Contingency	\$832	\$2,262	3,094
Total Projected Expenses	\$81,722	\$293,158	\$374,880
Projected Ending Balances with Reserves (June 30, 2027)	\$23,248	\$26,769	\$50,017

Franklin Blvd Business Association
PROJECTED ANNUAL BUDGET
Fiscal Year 2026-2027

Revenues

BIA

Beginning Balances (as of April 15, 2026)	\$46,814
Reserve/Savings	\$21,862
Projected Assessment	\$83,108
Total Budget	\$151,784

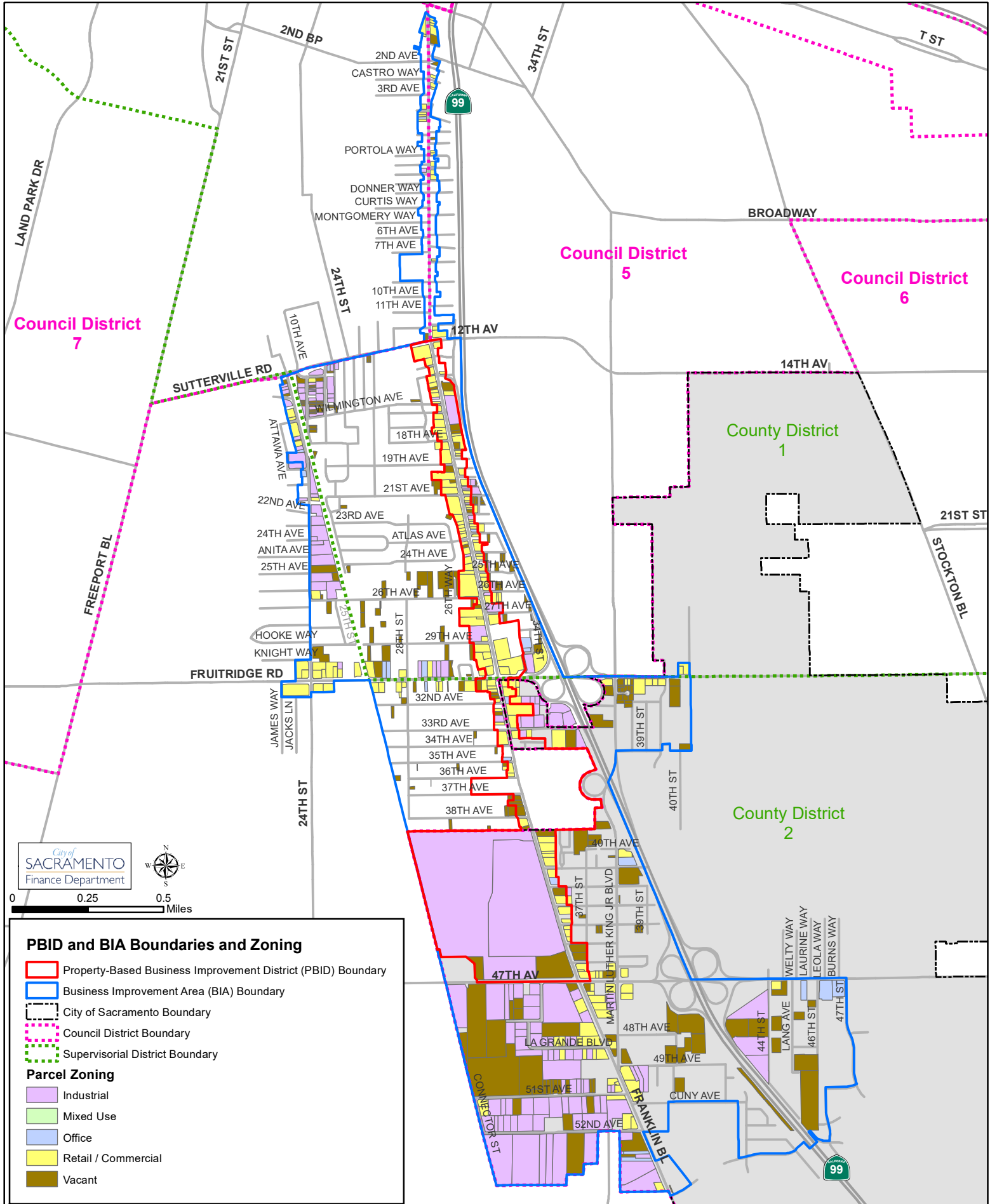
Expenses

Delta %	Service/Project	Description	BIA
5%	Program Management and Operations	Staff and administrative expenses; Association insurance, office related expenses, rent, financial reporting and accounting, and legal expenses.	\$50,000
	Clean Up, Beautification & Security Services	Sidewalk cleaning services; graffiti, shopping cart* and trash removal*; landscape maintenance; and street and District beautification.	
2%	District Identity	Marketing and promotion of the District, banners, newsletter, branding, publicity, special events, and holiday decorations, murals.	\$20,000
2%	Marketing, Business Workshops and Trainings	Trainings and workshops for District businesses on social media, marketing, access to capital, worker's compensation, visual merchandising, etc...	\$10,000
	City/County Billing	Cost to City and County of Sacramento to administer and distribute BIA and PBID funds to District.	\$890
	Contingency (1%)		\$832
10%	Total Expenses		\$81,722
	Ending Balance (Projected - June 30, 2027)		\$1,386
	With reserves		\$23,248

	FRANKLIN BLVD BIA (D):			Minimum: \$81	Maximum: \$826	
				<u>Flat Amount</u>	<u>Increment</u>	<u>Basis</u>
D1	Retail		Gross Receipts	-	.000535	of gross receipts
D2	Non-Retail		Flat Amount	\$81	-	

Franklin Boulevard Business Association

Property-Based Business Improvement District (PBID) / Business Improvement Area (BIA)



PBID and BIA Boundaries and Zoning

- Property-Based Business Improvement District (PBID) Boundary
- Business Improvement Area (BIA) Boundary
- City of Sacramento Boundary
- Council District Boundary
- Supervisorial District Boundary

Parcel Zoning

- Industrial
- Mixed Use
- Office
- Retail / Commercial
- Vacant

BUSINESS IMPROVEMENT AREA ANNUAL REPORT CHECKLIST

FY 2026-2027

BIA NAME: FRANKLIN BOULEVARD BUSINESS ASSOCIATION

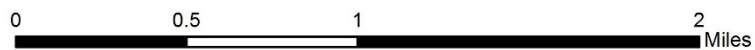
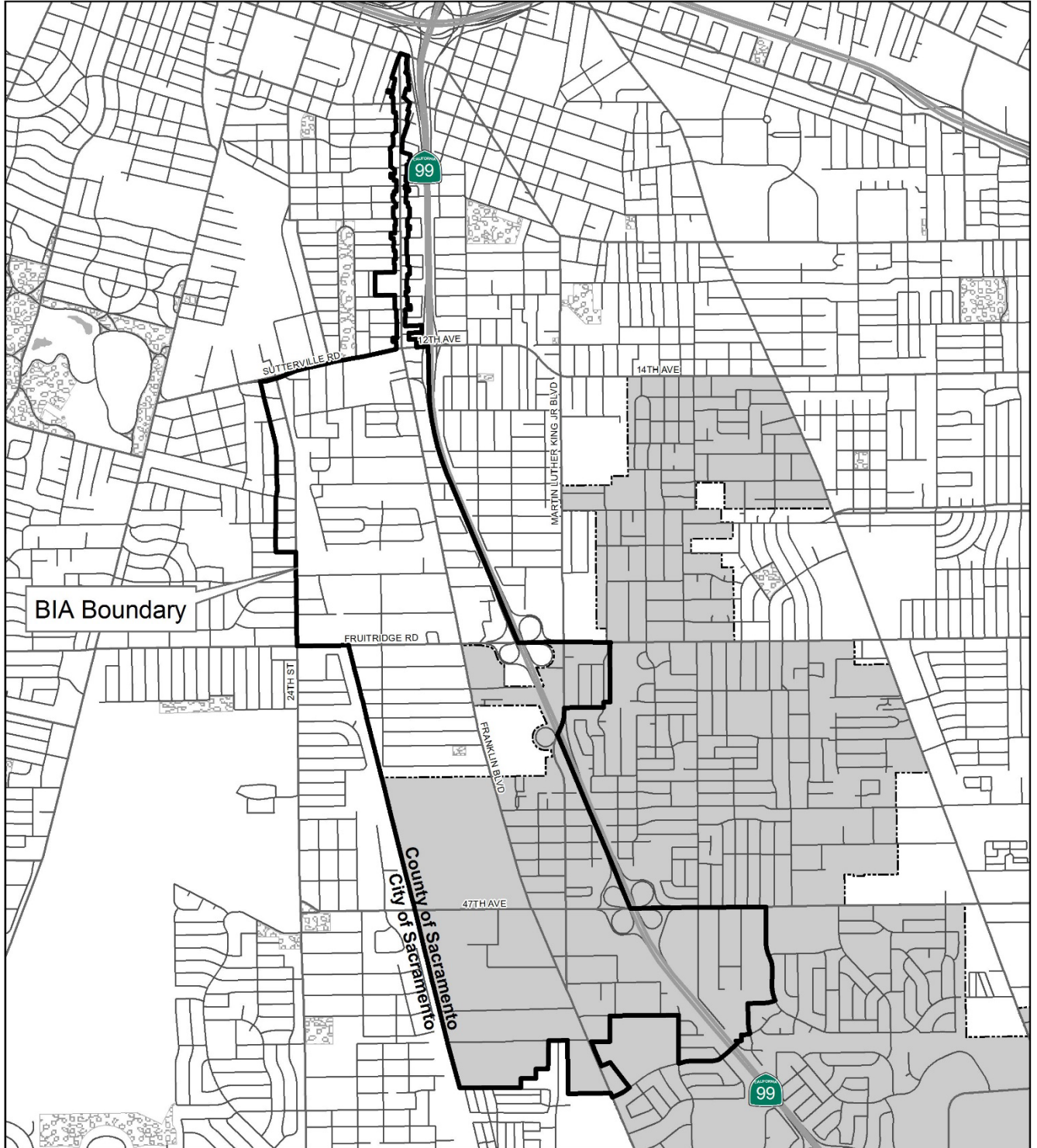
CONTRACT # _____

AUTHORITY <small>(CS&H Code Section)</small>	REQUIREMENT	PAGE FOUND
36533(b)	Specify BIA name	1
-Does the BIA name exactly match the previous year's BIA name? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
36533(b)	Specify fiscal year to which report applies	1
36533(b)(1)	Any proposed changes in the boundaries	N/A
36533(b)(1)	Any proposed changes in any benefit zones	N/A
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (If not, describe change(s) in the NOTES section)		
36533(b)(2)	The improvements and activities for that fiscal year	2
-Are the improvements and activities in line with the Annual Report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
36533(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	2/3
- How does the overall budget compare to last year? (Check one) HIGHER <input type="checkbox"/> SAME <input type="checkbox"/> LOWER <input checked="" type="checkbox"/> - What is the greatest change (by percentage) between line items from last year to this year ^{2.64}		
36533(b)(4)	The method of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	4
36533(b)(4)	The basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	4
-Does the Method and Basis match the Annual Report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> -Is there a CPI increase for this year? (Check one) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> -If so: What is the rate?		
36533(b)(5)	The amount of any surplus revenues to be carried over from the previous fiscal year	YES
-Is the surplus identified for use in specific categories? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> yes, What category(ies) <u>RESERVE BALANCE/SAVINGS</u>		
36533(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	N/A
36533(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	N/A
-Are the contributions identified for use in a specific category? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		

NOTES:

Exhibit B: Map of Franklin Boulevard BIA

Franklin Boulevard Business Improvement Area



RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION CONFIRMING THE ANNUAL REPORT FOR OLD SACRAMENTO BUSINESS IMPROVEMENT AREA AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2026/27

BACKGROUND

- A. The Old Sacramento Business Improvement Area (BIA) is established under Chapter 3.96 of the City Code for the purposes described therein and is subject to the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36500 et seq.).
- B. The Advisory Board for the BIA has submitted an Annual Report pursuant to Streets and Highways Code section 36533 for City Council approval. The Annual Report is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance. The City Council may approve the Annual Report as filed or may modify it per Streets and Highways Code section 36535.
- C. Expenditures of BIA funds on improvements and activities such as promotion of businesses, promotion of public events, and decoration and cleaning of public places are intended to promote economic revitalization and physical maintenance of BIAs in order to create jobs, attract new businesses, and prevent erosion of existing businesses. All specific improvements and activities for the Old Sacramento BIA are defined within the Annual Report.
- D. On June 9, 2026, the City Council approved the proposed FY2026/27 Annual Report, established its intent to levy the assessments stated in the Annual Report, and set the public hearing for June 23, 2026. Staff is now seeking City Council confirmation of the final FY2026/27 Annual Report and confirmation of the FY2026/27 assessments.
- E. Staff has reviewed the FY2026/27 budget, estimated at \$165,000, and finds the budget to be adequate and reasonable for the authorized purposes of the BIA. To account for inflation, the assessments are automatically increasing for FY2026/27 by 2.5% based on the percentage increase in the Consumer Price Index – All Urban Consumers for the San Francisco Area between February 2025 and February 2026, in accordance with City Code section 3.96.050.
- F. Notice of the public hearing was provided on June 12, 2026, pursuant to Streets and Highways Code section 36523.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the Background statements are true and correct.
- Section 2 The City Council finds and determines, consistent with California Streets and Highways Code section 36524, that there is not a majority protest against the proposed assessment, extent of the BIA area, or specified types of improvements or activities provided by the BIA.
- Section 3 The City Council confirms the Annual Report and approves the FY2026/27 Old Sacramento BIA budget as detailed in the Annual Report, which is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance.
- Section 4 The City Manager or the City Manager's designee is authorized to make any necessary budgetary adjustments associated with the approved BIA budget for FY2026/27.
- Section 5 The City Council confirms the levy and collection of assessments within the Old Sacramento BIA for FY2026/27 in the amounts specified in the FY2026/27 Annual Report.
- Section 6 The improvements and activities authorized for the Old Sacramento BIA are stated in the Annual Report.
- Section 7 The Old Sacramento BIA is located in the area shown in Exhibit B of this resolution.
- Section 8 Exhibits A and B part of this resolution.

Table of Contents:

- Exhibit A: Old Sacramento BIA Annual Report
Exhibit B: Map of Old Sacramento BIA

**BUSINESS IMPROVEMENT AREA
ANNUAL REPORT CHECKLIST**

FY 2026/2027

BIA NAME: OLD SACRAMENTO

CONTRACT # _____

AUTHORITY (CS&H Code Section)	REQUIREMENT	PAGE FOUND
36533(b)	Specify BIA name	2
-Does the BIA name exactly match the previous year's BIA name? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
36533(b)	Specify fiscal year to which report applies	2
36533(b)(1)	Any proposed changes in the boundaries	NA 3
36533(b)(1)	Any proposed changes in any benefit zones	NA
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (If not, describe change(s) in the NOTES section)		
36533(b)(2)	The improvements and activities for that fiscal year	4
-Are the improvements and activities in line with the Annual Report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
36533(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	4
- How does the overall budget compare to last year? (Check one) HIGHER <input checked="" type="checkbox"/> SAME <input type="checkbox"/> LOWER <input type="checkbox"/>		
- What is the greatest change (by percentage) between line items from last year to this year 16%		
36533(b)(4)	The method of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	3
36533(b)(4)	The basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	3
-Does the Method and Basis match the Annual Report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-Is there a CPI increase for this year? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-If so: What is the rate? 2.5%		
36533(b)(5)	The amount of any surplus revenues to be carried over from the previous fiscal year	PG. 4 - \$24,014
-Is the surplus identified for use in specific categories? (Check one) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> yes, What category(ies)		
36533(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	4
36533(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	4
-Are the contributions identified for use in a specific category? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		

NOTES:

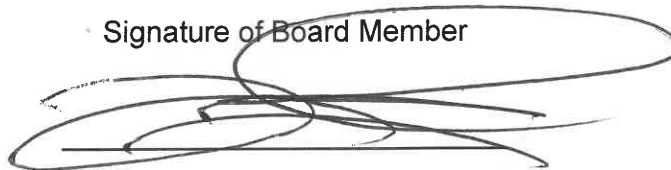
ANNUAL REPORT
of the
OLD SACRAMENTO BUSINESS
IMPROVEMENT AREA

In Accordance with the Streets and Highways Code Section 36530

Calendar Year – 2026

Dated April 21, 2026

Signature of Board Member

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned below the text "Signature of Board Member".

Annual Amounts as of July 1, 2026

OLD SACRAMENTO BIA (C):		Minimum: \$229	Maximum: \$10,600
		Flat Amount	Increment Basis
c1	* Retail - No Alcohol Sales	-	.0054 of gross receipts
c2	* Retail - Alcohol Sales	-	.0068 of gross receipts
c3	Non - Retail Flat Amount	\$229	-
* Note: Gross Receipts are exclusive of any alcohol sales			

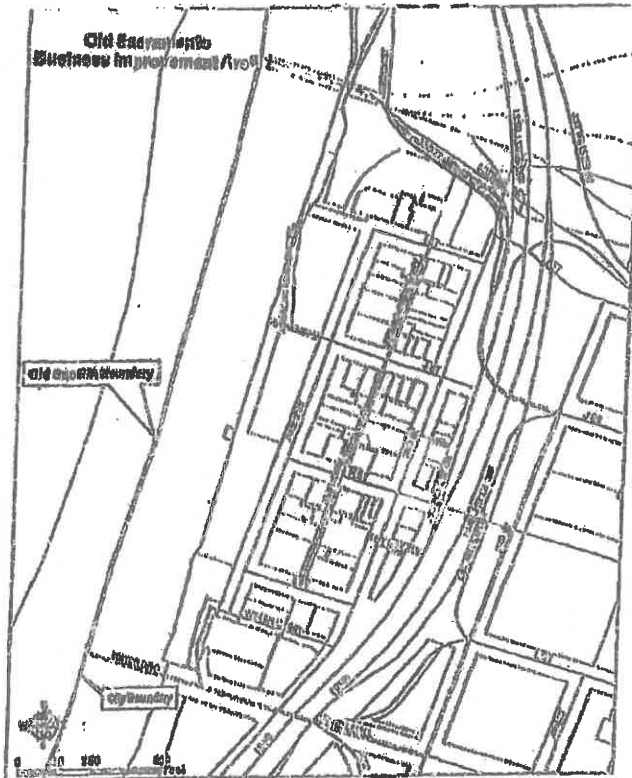
Old Sacramento Business Improvement Area Annual Budget
 Estimated Calendar Year End 2026

RESOURCES	<u>BIA</u>	<u>OTHER</u>	<u>COMBINED</u>
Beginning Reserves		24,014	24,014
Business Tax Collections	165,000		165,000
Other Revenue		643,018	643,018
TOTAL RESOURCES	<u>\$ 165,000</u>	<u>\$ 667,032</u>	<u>\$ 832,032</u>
EXPENSES			
Operating/Administrative Expenses			
Payroll Expenses	72,000	204,992	276,992
Administration	15,000	102,639	117,639
Depreciation		-	-
	<u>87,000</u>	<u>307,631</u>	<u>394,631</u>
Marketing & Advertising			
Advertising	20,000	-	20,000
Collateral Materials	10,000	9,700	19,700
Promotions	11,000	23,800	34,800
	<u>41,000</u>	<u>33,500</u>	<u>74,500</u>
Special Events & Programming			
St. Patrick's Day	5,000	11,370	16,370
Holiday Programming	28,260	173,240	201,500
Other Events	3,740	70,560	74,300
Programing/Improvements	-	82,100	82,100
	<u>37,000</u>	<u>337,270</u>	<u>374,270</u>
TOTAL EXPENSES	<u>\$ 165,000</u>	<u>\$ 678,401</u>	<u>\$ 843,401</u>
	<u>-</u>	<u>- 11,369</u>	<u>- 11,369</u>

Based on Downtown Sacramento Partnership Board Approved Budget on

January 2026

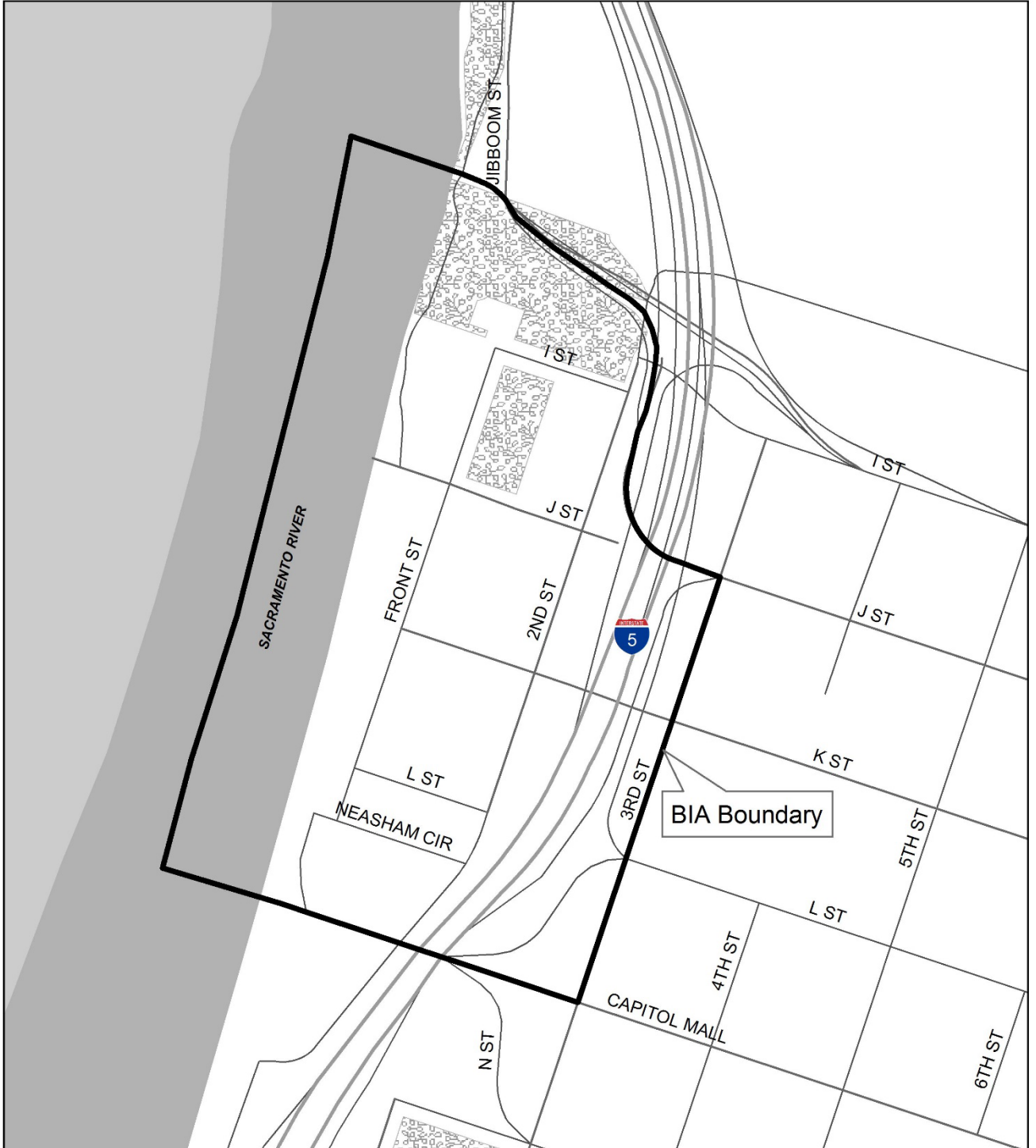
BOUNDARIES OF THE OLD SACRAMENTO BIA



No changes to the boundaries of the Old Sacramento BIA are proposed for 2018/19.

Exhibit B: Map of Old Sacramento BIA

Old Sacramento Business Improvement Area



RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION CONFIRMING THE ANNUAL REPORT FOR STOCKTON BOULEVARD BUSINESS IMPROVEMENT AREA AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2026/27

BACKGROUND

- A. The Stockton Boulevard Business Improvement Area (BIA) is established under Chapter 3.112 of the City Code for the purposes described therein and is subject to the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36500 et seq.).
- B. The Advisory Board for the BIA has submitted an Annual Report pursuant to Streets and Highways Code section 36533 for City Council approval. The Annual Report is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance. The City Council may approve the Annual Report as filed or may modify it per Streets and Highways Code section 36535.
- C. Expenditures of BIA funds on improvements and activities such as promotion of businesses, promotion of public events, and decoration and cleaning of public places are intended to promote economic revitalization and physical maintenance of BIAs in order to create jobs, attract new businesses, and prevent erosion of existing businesses. All specific improvements and activities for the Stockton Boulevard BIA are defined within the Annual Report.
- D. On June 9, 2026, the City Council approved the proposed FY2026/27 Annual Report, established its intent to levy the assessments stated in the Annual Report, and set the public hearing for June 23, 2026. Staff is now seeking City Council confirmation of the final FY2026/27 Annual Report and confirmation of the FY2026/27 assessments.
- E. Staff has reviewed the FY2026/27 budget, estimated at \$114,639, and finds the budget to be adequate and reasonable for the authorized purposes of the BIA. To account for inflation, the assessments are automatically increasing for FY2026/27 by 2.5% based on the percentage increase in the Consumer Price Index – All Urban Consumers for the San Francisco Area between February 2025 and February 2026, in accordance with City Code section 3.112.050.
- F. Notice of the public hearing was provided on June 12, 2026, pursuant to Streets and Highways Code section 36523.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the Background statements are true and correct.

- Section 2 The City Council finds and determines, consistent with California Streets and Highways Code section 36524, that there is not a majority protest against the proposed assessment, extent of the BIA area, or specified types of improvements or activities provided by the BIA.

- Section 3 The City Council confirms the Annual Report and approves the FY2026/27 Stockton Boulevard BIA budget as detailed in the Annual Report, which is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance.

- Section 4 The City Manager or the City Manager's designee is authorized to make any necessary budgetary adjustments associated with the approved BIA budget for FY2026/27.

- Section 5 The City Council confirms the levy and collection of assessments within the Stockton Boulevard BIA for FY2026/27 in the amounts specified in the FY2026/27 Annual Report.

- Section 6 The improvements and activities authorized for the Stockton Boulevard BIA are stated in the Annual Report.

- Section 7 The Stockton Boulevard BIA is located in the area shown in Exhibit B of this resolution.

- Section 8 Exhibits A and B are part of this resolution.

Table of Contents:

- Exhibit A: Stockton Boulevard BIA Annual Report
- Exhibit B: Map of Stockton Boulevard BIA



**ANNUAL REPORT
of the
STOCKTON BLVD - BUSINESS IMPROVEMENT AREA**

In Accordance with the Streets and Highways Code Section 36530

FISCAL YEAR 2026 - 2027

Contents:

Page 1	Cover Page (this page)
Page 2	2026 - 2027 Budget
Page 3	Annual fee basis
Page 4	BIA area description
Page 5	BIA area map
Page 6	Checklist

Date: May 21, 2026

Page 1 of 6



Stockton Blvd Business Improvement Area Annual Budget
Fiscal Year 2026-2027

	BIA	PBID	Totals
Resources			
Beginning Reserves	80,910.00 (a)	20,269.00	101,179.00
Other Revenues	-	-	-
Business Tax Collections/County Billing	<u>114,639.00</u>	<u>461,200.00</u>	<u>575,839.00</u>
Total Resources	<u>195,549.00</u>	<u>481,469.00</u>	<u>677,018.00</u>
Expenses			
Operating/Administrative Expenses			
Management and General Expenses	10,000.00	93,322.00	103,322.00
City Fees/Reserve Funds	-	2,878.00	2,878.00
Grants/Unrestricted Funds	<u>-</u>	<u>-</u>	<u>-</u>
	<u>10,000.00</u>	<u>96,200.00</u>	<u>106,200.00</u>
Image Enhancement			
Cleanup	<u>20,000.00 (b)</u>	<u>100,000.00</u>	<u>120,000.00</u>
	<u>20,000.00</u>	<u>100,000.00</u>	<u>120,000.00</u>
Advocacy and Economic Development			
SBP Directory/Advertising	48,000.00	-	48,000.00
PBID Activities	<u>-</u>	<u>75,000.00</u>	<u>75,000.00</u>
	<u>48,000.00</u>	<u>75,000.00</u>	<u>123,000.00</u>
Safety and Security			
Security	<u>50,000.00 (b)</u>	<u>190,000.00</u>	<u>240,000.00</u>
	<u>50,000.00</u>	<u>190,000.00</u>	<u>240,000.00</u>
Total Expenses	<u>128,000.00</u>	<u>461,200.00</u>	<u>589,200.00</u>
Total Ending Reserves	<u>67,549.00</u>	<u>20,269.00</u>	<u>87,818.00</u>

Notes

- (a) COVID restrictions for 2020-2021 prevented use of funds (primarily directory), providing carryover surplus.
- (b) Most surplus will be applied to additional security and cleanup services.

Stockton Blvd BIA**ANNUAL TAX**

	Minimum	\$74.00		Maximum	\$768.00	
		Flat Amount		Increment	Basis	
Retail	Gross Receipts					
	\$50,000 or less:	\$74.00				
	more than \$50,000:	\$74.00	+ 0.0005		of amount over \$50k	
Non-Retail	Flat Fee:	\$74.00				

Stockton Blvd BIA**MONTHLY TAX**

	Minimum	\$6.17		Maximum	\$64.00	
		Flat Amount		Increment	Basis	
Retail	Gross Receipts					
	\$50,000 or less:	\$6.17				
	more than \$50,000:	\$6.17	+ 0.0005		of amount over \$4,167	
Non-Retail	Flat Fee:	\$6.17				

3.112.020 Area established—Description.

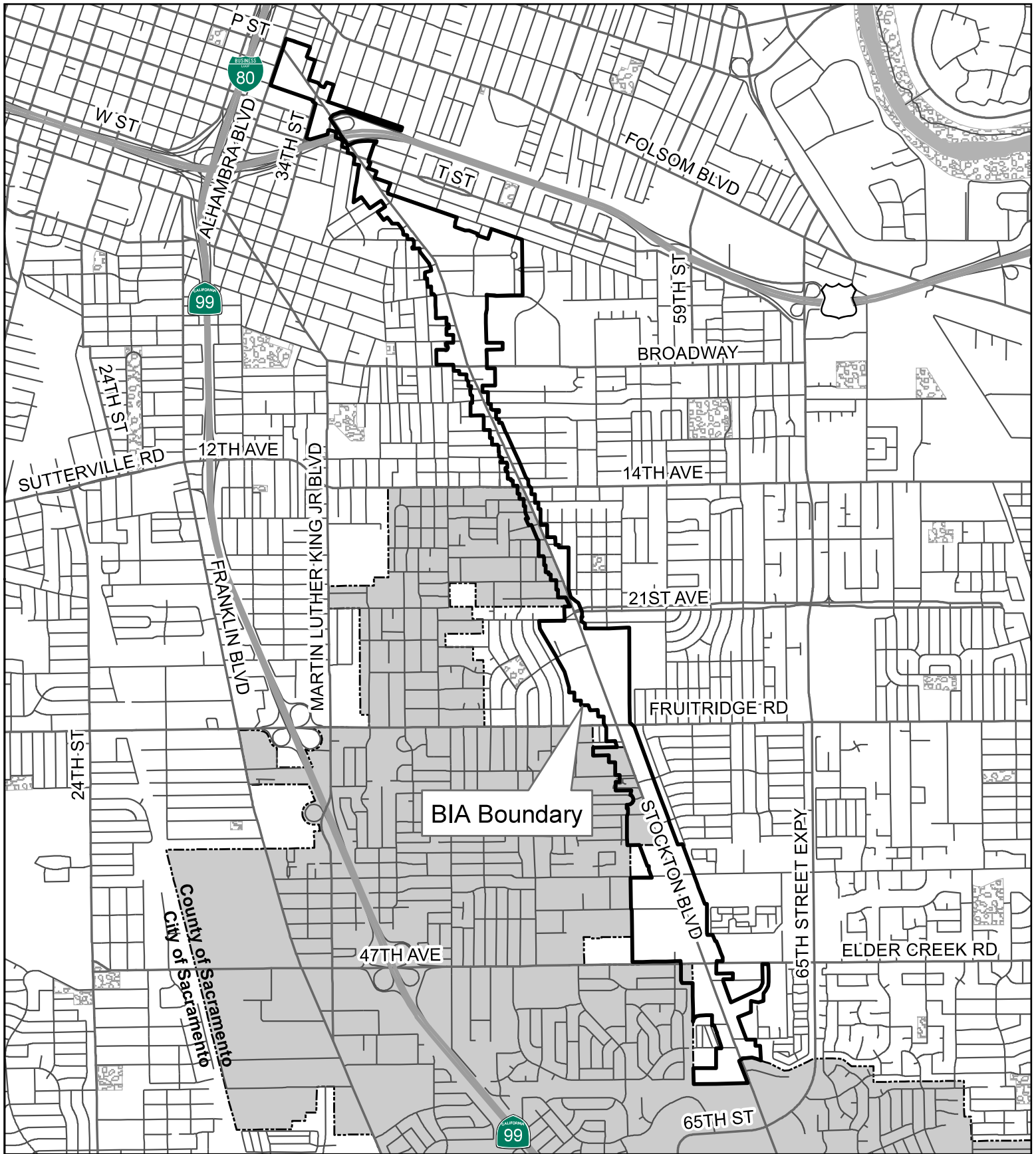
There is established a business improvement area which shall be known as the “Stockton Boulevard business improvement area of the city of Sacramento,” herein referred to as the “area” for brevity and convenience. The description of the area is as follows:

Beginning at the intersection of Alhambra Boulevard and Casita Way proceeding east to the northeast corner of county assessor parcel number 007-0283-002-0000 then proceeding in a southeasterly direction on the east property line of the commercially zoned property fronting or adjacent to property fronting Stockton Boulevard to southeast corner of county assessor parcel number 040-0032-018-0000 then west along the center of Fowler Avenue to the center of Stockton Boulevard then south to the southeast corner of county assessor parcel number 039-0201-005-0000 then west to the southwest corner of the same parcel, then proceeding in a northwesterly direction on the west property line of the commercially zoned property fronting or adjacent to property fronting Stockton Boulevard including county property to the southwest corner of county assessors parcel number 007-0353-002-0000 then north along the center of Alhambra Boulevard to the beginning.

The businesses located in the area shall be subject to any future amendments to the “Parking and Business Improvement Area Law of 1989” (commencing with Section 36500 of the [Streets and Highways Code](#)). (Prior code § 23.12.902)

https://library.qcode.us/lib/sacramento_ca/pub/city_code/item/title_3-chapter_3_112-3_112_020

Stockton Boulevard Business Improvement Area



BUSINESS IMPROVEMENT AREA ANNUAL REPORT CHECKLIST

FY 2026 - 2027

BIA NAME: Stockton Blvd BIA CONTRACT # _____

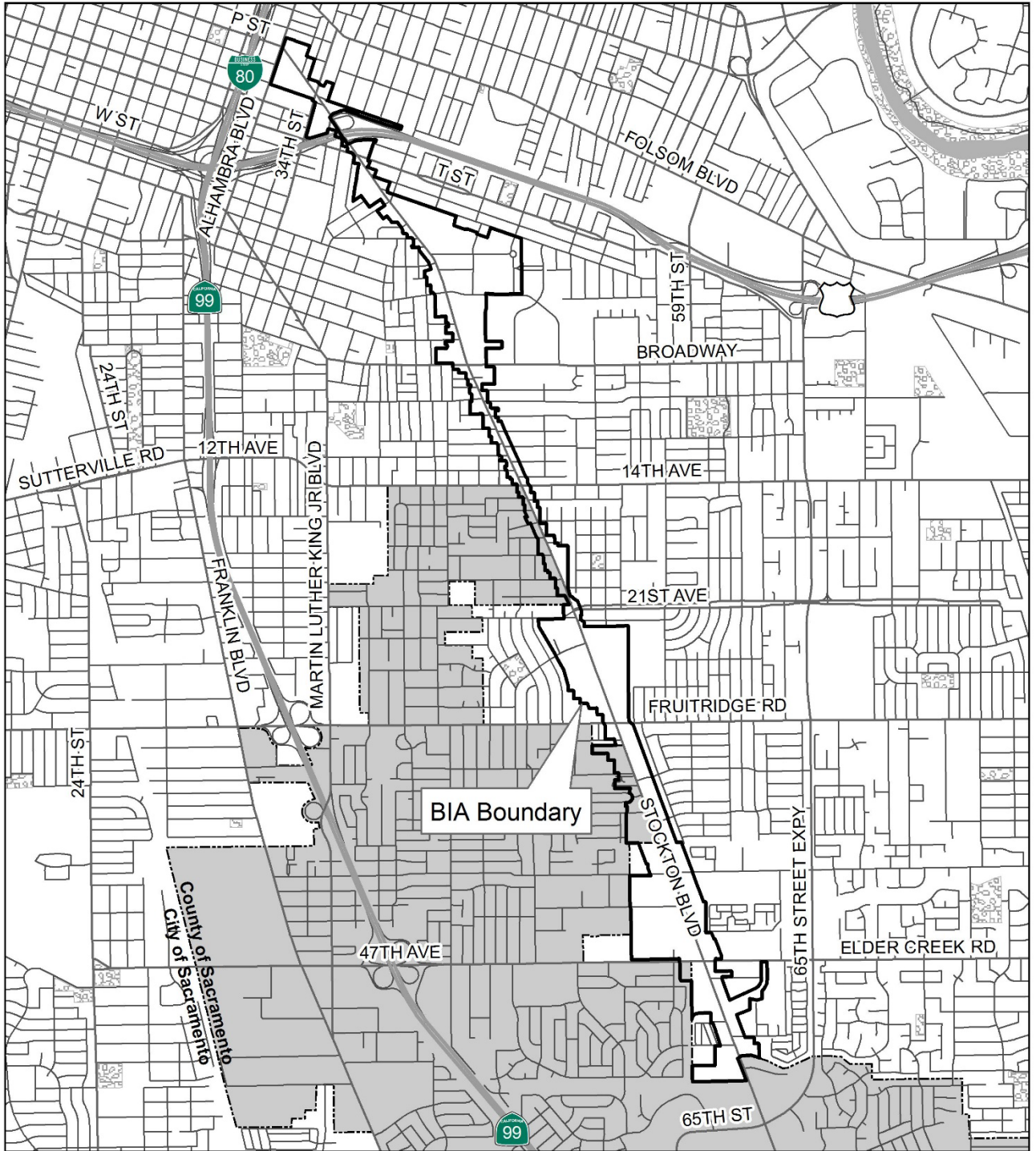
AUTHORITY (CS&H Code Section)	REQUIREMENT	PAGE FOUND
36533(b)	Specify BIA name	Page 1
-Does the BIA name exactly match the previous year's BIA name? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
36533(b)	Specify fiscal year to which report applies	2026-27
36533(b)(1)	Any proposed changes in the boundaries	N/A
36533(b)(1)	Any proposed changes in any benefit zones	N/A
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (If not, describe change(s) in the NOTES section)		
36533(b)(2)	The improvements and activities for that fiscal year	Page 2
-Are the improvements and activities in line with the Annual Report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
36533(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	128,000
- How does the overall budget compare to last year? (Check one) HIGHER <input checked="" type="checkbox"/> SAME <input type="checkbox"/> LOWER <input type="checkbox"/> - What is the greatest change (by percentage) between line items from last year to this year 25%		
36533(b)(4)	The method of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	Page 3
36533(b)(4)	The basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	Page 3
-Does the Method and Basis match the Annual Report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> -Is there a CPI increase for this year? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> -If so: What is the rate? 3%		
36533(b)(5)	The amount of any surplus revenues to be carried over from the previous fiscal year	80,910
-Is the surplus identified for use in specific categories? (Check one) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> yes, What category(ies) _____		
36533(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	N/A
36533(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	N/A
-Are the contributions identified for use in a specific category? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		

NOTES:

See "Notes" on Page 2.

Exhibit B: Map of Stockton Boulevard BIA

Stockton Boulevard Business Improvement Area



RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION CONFIRMING THE ANNUAL REPORT FOR SUTTER BUSINESS IMPROVEMENT AREA AND LEVYING ASSESSMENT FOR FISCAL YEAR (FY) 2026/27

BACKGROUND

- A. The Sutter Business Improvement Area (BIA) is established under Chapter 3.106 of the City Code for the purposes described therein and is subject to the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36500 et seq.).
- B. The Advisory Board for the BIA has submitted an Annual Report pursuant to Streets and Highways Code section 36533 for City Council approval. The Annual Report is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance. The City Council may approve the Annual Report as filed or may modify it per Streets and Highways Code section 36535.
- C. Expenditures of BIA funds on improvements and activities such as promotion of businesses, promotion of public events, and decoration and cleaning of public places are intended to promote economic revitalization and physical maintenance of BIAs in order to create jobs, attract new businesses, and prevent erosion of existing businesses. All specific improvements and activities for the Sutter BIA are defined within the Annual Report.
- D. On June 9, 2026, the City Council approved the proposed FY2026/27 Annual Report, established its intent to levy the assessments stated in the Annual Report, and set the public hearing for June 23, 2026. Staff is now seeking City Council confirmation of the final FY2026/27 Annual Report and confirmation of the FY2026/27 assessments.
- E. Staff has reviewed the FY2026/27 budget, estimated at \$156,771, and finds the budget to be adequate and reasonable for the authorized purposes of the BIA. The Sutter BIA assessments are not increasing for FY2026/27. City Code Chapter 3.106 does not provide an automatic annual increase for inflation.
- F. Notice of the public hearing was provided on June 12, 2026, pursuant to Streets and Highways Code section 36523.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1 The City Council finds and determines that the Background statements are true and correct.

- Section 2 The City Council finds and determines, consistent with California Streets and Highways Code section 36524, that there is not a majority protest against the proposed assessment, extent of the BIA area, or specified types of improvements or activities provided by the BIA.

- Section 3 The City Council confirms the Annual Report and approves the FY2026/27 Sutter BIA budget as detailed in the Annual Report, which is attached hereto as Exhibit A and is on file with the Infrastructure Finance Division of the Department of Finance.

- Section 4 The City Manager or the City Manager's designee is authorized to make any necessary budgetary adjustments associated with the approved BIA budget for FY2026/27.

- Section 5 The City Council confirms the levy and collection of assessments within the Sutter BIA for FY2026/27 in the amounts specified in the FY2026/27 Annual Report.

- Section 6 The improvements and activities authorized for the Sutter BIA are stated in the Annual Report.

- Section 7 The Sutter BIA is located in the area shown in Exhibit B of this resolution.

- Section 8 Exhibits A and B are part of this resolution.

Table of Contents:

- Exhibit A: Sutter BIA Annual Report
- Exhibit B: Map of Sutter BIA

**BUSINESS IMPROVEMENT AREA
ANNUAL REPORT CHECKLIST**

FY _____

BIA NAME: _____ CONTRACT # _____

AUTHORITY (CS&H Code Section)	REQUIREMENT	PAGE FOUND
36533(b)	Specify BIA name	
-Does the BIA name exactly match the previous year's BIA name? (Check one) YES NO		
36533(b)	Specify fiscal year to which report applies	
36533(b)(1)	Any proposed changes in the boundaries	
36533(b)(1)	Any proposed changes in any benefit zones	
-Do the boundaries and benefit zones exactly match the previous year? (Check one) YES NO (If not, describe change(s) in the NOTES section)		
36533(b)(2)	The improvements and activities for that fiscal year	
-Are the improvements and activities in line with the Annual Report? (Check one) YES NO		
36533(b)(3)	An estimate of the cost of providing the improvements and activities for that fiscal year	
- How does the overall budget compare to last year? (Check one) HIGHER SAME LOWER - What is the greatest change (by percentage) between line items from last year to this year _____		
36533(b)(4)	The method of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	
36533(b)(4)	The basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against their business for that fiscal year	
-Does the Method and Basis match the Annual Report? (Check one) YES NO -Is there a CPI increase for this year? (Check one) YES NO -If so: What is the rate? _____		
36533(b)(5)	The amount of any surplus revenues to be carried over from the previous fiscal year	
-Is the surplus identified for use in specific categories? (Check one) YES if NO yes, What category(ies) _____		
36533(b)(5)	The amount of any deficit revenues to be carried over from a previous fiscal year	
36533(b)(6)	The amount of any contributions to be made from sources other than assessments levied pursuant to this part	
-Are the contributions identified for use in a specific category? (Check one) YES NO		
-Did an authorized representative of the nonprofit Board sign the report? (Check one) YES NO		
-Does the report state the date the Board approved the Report/Budget? (Check one) YES NO		

NOTES:

Susanne Tam
Development Project Manager
City of Sacramento
Finance Department
915 I Street, 5th Floor
Sacramento, CA 95814

Re: 2026-2027 Fiscal Year Budget – Sutter Business Improvement Area-SBIA

Dear Susanne,

On behalf of the Board of Directors of the Midtown Sacramento PBID Corporation dba Midtown Association, I have enclosed our 2026-2027 fiscal year annual budget pursuant to the State of California Parking and Business Improvement Area law of 1989.

The total SBIA budget for FY 2026-2027 is \$255,771.00.

Thank you for your continued support of Midtown, and the Sutter Business Improvement Area. If you have questions or need additional information, I can be reached by phone at (916) 442-1500.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Baime Michaels". The signature is stylized with a large, sweeping loop at the end.

Emily Baime Michaels
Executive Director



Sutter Business Improvement Area Annual Report

Overview: The Sutter Business Improvement Area (SBIA), also known as Midtown Sutter, is an assessment district to provide specific benefits to payers managed by the Midtown Association. The SBIA was adopted by the Sacramento City Council on January 29, 2008 and collections began the first fiscal year, July 1, 2008 – June 30, 2009. This is the annual report. The Parking and Business Improvement Area Law of 1989, California Streets and Highways Code Section 36500 et seq. (the Law), authorizes cities to establish business improvement areas for the purpose of providing improvements and activities that benefit those businesses.

Location: The SBIA includes all restaurant businesses with an occupancy of 49 customers or more located within the portion of Midtown Sacramento bounded by 27th Street, 29th Street, J Street, and P Street, as shown on the map attached as Exhibit A.

Services: The types of improvements and activities to be funded by the levy of assessments against restaurant businesses within the SBIA are additional security, maintenance and marketing programs to promote Midtown Sutter as an attractive destination for dining and projects, programs, and activities that benefit restaurant businesses located and operating within the boundaries of the district. The proposed improvements and activities shall be targeted at increasing restaurant business revenues.

Budget: The total SBIA annual budget is projected as \$255,771.00 and actual collections may vary slightly based upon the opening and closing of establishments. The annual assessment rate is 1.5 percent of gross food sales revenue plus a fixed amount based on occupancy. Based on the benefit received, the assessment shall not be collected on: gross alcoholic beverage sales; gross catering or banquet sales; and gross retail sales (such as coffee mugs, t-shirts, etc.). The fixed assessment amount (based on occupancy) is in addition to the gross food sales assessment and is shown in the table below:

Occupancy Threshold	Annual Occupancy Assessment
49-89 customers	\$0
90-149 customers	\$996
150-200 customers	\$4,992
200+	\$9,996

Governance: The Board of the Midtown Association has established an SBIA advisory committee made of assessed business owners. Membership includes: Barwest, Blue Cue, Café Bernardo, Centro Cocina Mexicana, Harlow's, Lock & Key Tapas + Bar, Octopus Baja, Paragary's, Star Lounge, and T Bar & Fusion Café.

Programs & Financial Overview:

Lighting & Safety: The lighting and safety program focuses on safety services and amenities that make the SBIA businesses safer and more welcoming for visitors. Funds account for the addition of lighting along 28th Street, as well as maintenance of existing lights, and private security for SBIA district events.

Placemaking, Arts, & Events: The placemaking, arts, and events program focuses on attracting patrons to assessed businesses by funding family/neighborhood friendly programming in public spaces such as parks, streets, and parking lots. The program focuses on arts and annual signature events that drive restaurant sales including the development of an outdoor entertainment space at Marshall Park. The program includes launching Second Saturday after programming that brings musicians and busking to public spaces the Sunday after. The program also includes marketing and advertising costs, such as district marketing advertising, social media boosting, hiring a public relations professional to promote the events and earn media coverage for each event, and for each event to attract no less than 500 attendees. These funds are not used to enhance events or promotions that take place exclusively inside businesses. Program costs can include special event insurance, street closure costs, entertainment fees, advertising, and placemaking projects such as refreshing district branding, banners and public art installations adjacent to assessed businesses. Assessment funds are not used to rebate businesses for their specific marketing efforts or event planning costs.

Advocacy & Administration: In order to provide the lighting and safety and placemaking, arts, and events services, the Midtown Association incurs various administrative costs, such as staffing, rent, advocacy, insurance, legal, and accounting fees. Advocacy programs will utilize dedicated staff time to provide unified attention, communication, and responsiveness throughout the SBIA on regulations and policies affecting assessed restaurant businesses.

Collections/Contingency/Reserve: In order to ensure effective provision of services, a contingency will be established to account for uncollected assessments or unanticipated program costs. The reserve fund may be spent on programs described in this Plan in any proportion deemed appropriate by the Midtown Association. This category includes the cost of City administrative fees, not to exceed \$5,000 per year, for collection and disbursement of the assessment.

Specific Projects & Budget Overview:

Lighting and Safety projects include:

- Police costs for special events, including SPD staffing for events in the street or in the city parks, private security for events within private locations such as the B Street Theatre and State of CA Rangers for events at Sutter's Fort state park.
- Ambient lighting installation that stretches along 28th Street between J Street and O Street.

Placemaking, Arts & Events projects include:

- Midtown Halloween Festival & Pooch Parade, October 26, 2024, at Marshall Park.
- Sunday Following, May through October brunch programming connected to Second Saturday
- Highlights in the monthly Second Saturday event series, including curation of district focused activations during the Second Saturday Art Walk.
- Social Media management for Midtown Sutter accounts on Facebook, Instagram, and Twitter.
- Refresh design and branding of Midtown Sutter including new banners.
- Continued support of the Farm to Fork AI Fresco program.
- Sponsorship for participation of District members in the Farm-to-Fort event in October 2025.

Advocacy and Administration projects included:

- A fairly allocated share of overhead expenses.

Exhibit A: Map



Sutter Business Improvement Area Annual Budget

Fiscal Year 2026/27

	BIA
Resources	
Beginning Reserves	\$ 99,000.00
Other Revenues	\$ -
Business Tax Collections/ County Billing	\$156,771.00
Total Resources	<u><u>\$255,771.00</u></u>
Expenses	
Maintenance, Lighting & Safety	
Maintenance & Streetscape	\$ 4,056.00
Lighting and Prevention	\$ 99,000.00
City Police	\$ 12,600.00
Total Lighting & Safety	<u>\$ 115,656.00</u>
Placemaking Arts & Events	
Pilot Projects	\$ 58,434.00
Activations	\$ 14,050.00
Total Placemaking Arts & Events	<u>\$ 72,484.00</u>
Advocacy & Administration	
PR & Marketing	\$ 44,913.96
Administration	\$ 9,000.00
Total Advocacy & Administration	<u>\$ 53,913.96</u>
Total Expenses	<u><u>\$ 242,053.96</u></u>
Reserve	\$ 13,717.04

SUTTER BIA:	Minimum Occupancy Assessment Amount:	\$83	Maximum Occupancy Assessment Amount:	\$833
Assessment (1.5% of total Prepared Food Sales)				
Establishment Occupancy			Monthly Charge	
Greater than 200		\$833		
150-200		\$416		
90-149		\$83		
48-89		Zero		
Less than 49			Not Assessed	

Exhibit B: Map of Sutter BIA

Sutter Business Improvement Area

