



Downtown Area Maintenance and Vacant Property Abatement

City Downtown Area Services CFD

1. Review Proposed Boundary Area for CFD
2. Discuss Services Eligible to be provided by CFD
3. Review formation process
4. Discuss Schedule
5. Vacant Property Abatement



Project Area

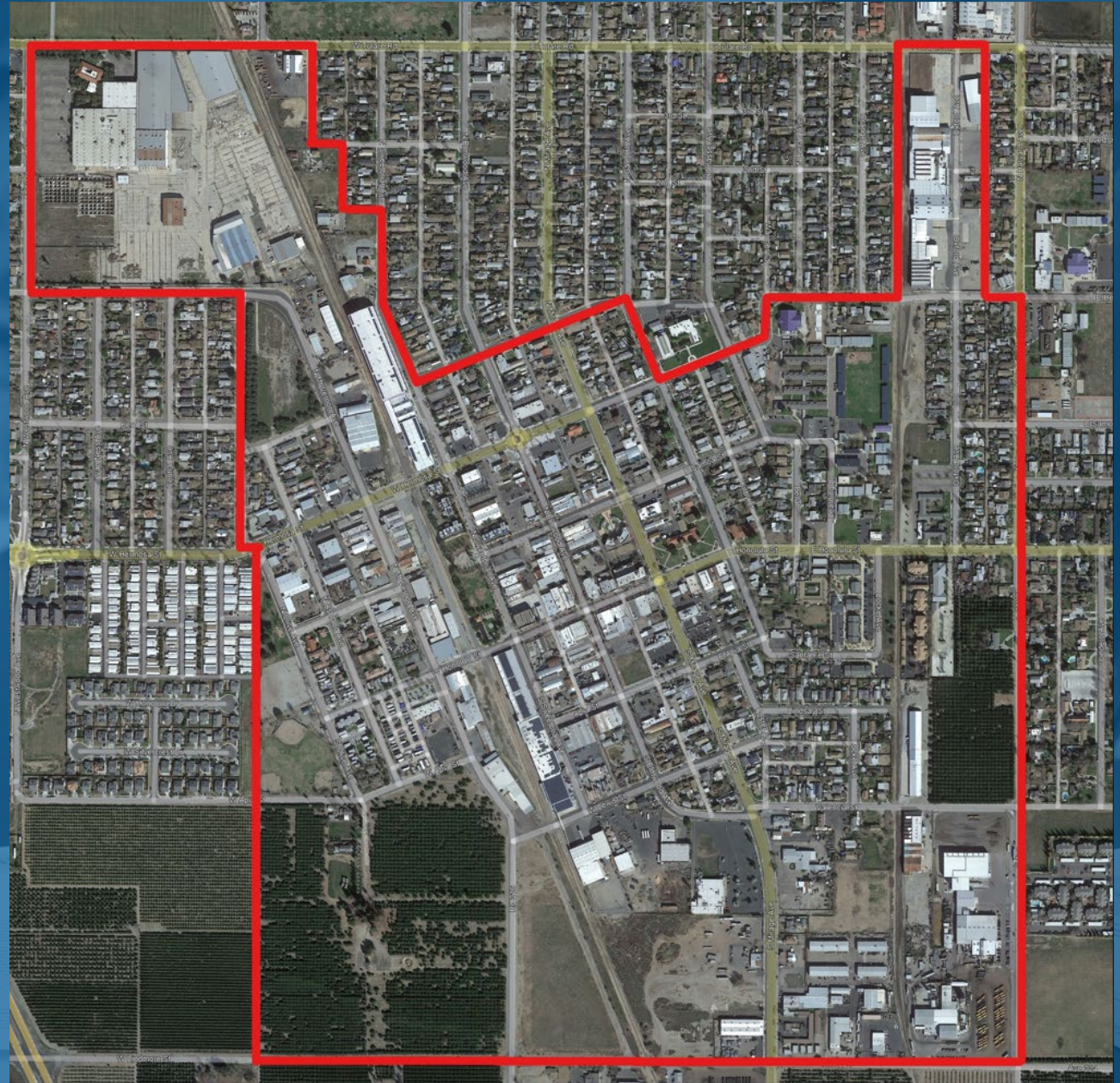
Vacant Downtown Properties

Zoning:

Commercial, retail, mixed-use, light industrial and heavy industrial

Action Requested:

Confirmation of Boundary Area



CITY DOWNTOWN SERVICES COMMUNITY FACILITIES DISTRICT

Overview:

- Finance new public improvements and/or services
- 2/3 majority vote required to form (either by acreage or registered voter election)
- Governed by Rates and Method of Apportionment
- Can be bonded for infrastructure (limited term)
- Services can currently be assessed in perpetuity



Eligible Services:

- Police protection services
- Fire protection and suppression services
- Ambulance and paramedic services
- Recreation program services
- Maintenance and lighting of parks, parkways, streets, roads, and open space
- Services for hazardous waste cleanup
- Flood and storm protection services

Action Requested:

Confirmation of Boundary Area

CFD Formation Process

Consent of legislative body required

Establish a Financing Team

Get Land Secured Debt and Disclosure Policies in place

Steps to Formation

- Step 1:
 - Petition/Local Agency Initiation
- Step 2:
 - Resolution of Intention
 - Rate and Apportionment & Boundary Map
 - Set Public Hearing and Establish Voting Procedures
- Step 3:
 - Public Hearing & Written Protest
 - Resolution of Formation
 - Set Election
- Step 4:
 - CFD Election- General or Special Election
- Step 5:
 - Certify Election Results
 - Enact Ordinance



Abatement of Public Nuisances and Unlawful Acts

- Annual Public Hearing (No Vote)
- Resolution Placing delinquent Nuisance Abatement Charges on the Property Tax Bill
- Abatement of unlawful acts and public nuisance
- Annual assessment based on delinquent violations/citations and administration fees.
- Lien placed on property to recover the costs
- Lien released upon payment in full of property taxes the respective Fiscal Year

Will require Code Enforcement Citations, an update to the Municipal Code to allow for the recovery of Public Nuisance Abatement Costs and administrative expenses, and determination/definition of public nuisance.



Need more info? Let's talk.