

I. OVERVIEW

Developed by a growing coalition of property owners, the North Park Property and Business Improvement District (NPPBID) is a benefit assessment district formed to provide improvements, maintenance, and activities which constitute and confer a special benefit to assessed parcels. As required by state law, property owners have created this Management District Plan (Plan) to form the NPPBID.

- Location:** The NPPBID boundaries generally include all parcels fronting 30th Street from Polk Avenue to Upas Street, along with all parcels fronting University Avenue from Arizona Street to 32nd Street. Blocks bound by University Avenue, Granada Avenue, North Park Way, and Herman Avenue are also included in the boundaries. The block bound by Lincoln Avenue, Ohio Street, University Avenue, and 30th Street is included along with the block bound by Lincoln Avenue, 32nd Street, University Avenue, and Iowa Street. A detailed description of the district boundaries is included in Section III.
- Purpose:** The purpose of the NPPBID is to provide improvements, maintenance, and activities which constitute and confer a special benefit to assessed parcels. The NPPBID will provide Sanitation, Landscaping, Improvements, and Economic Development services directly and only to assessed parcels within its boundaries.
- Budget:** The NPPBID annual budget for the initial year of its five (5) year operation is anticipated to be \$308,899.46. The annual budget may be subject to an increase in assessment rates of no more than five (5%) percent per year. The assessment amount will be supplemented by non-assessment funds so that the annual service budget is \$366,343.65. A detailed description of the budget is included in Section IV.
- Cost:** The annual cost to commercial parcels is \$0.08 per parcel square foot, plus \$0.11 per above-ground building square foot. The annual cost to private tax-exempt parcels is \$0.05 per parcel square foot, plus \$0.07 per above-ground building square foot. Building square footage that is below ground will not be assessed. Based on the benefit received, residential condominiums will be assessed a fixed rate of \$180.00 per condominium per year; commercial condominiums will be assessed the commercial parcel rate as further described in Section VI. Parcels that are used exclusively for single-family purposes with four units or fewer will not be assessed, these parcels have a use code of 07 through 13. Assessment rates may be subject to an increase of no more than five (5%) percent per year. A detailed description of the assessment is included in Section VI.
- Formation:** NPPBID formation requires submittal of petitions from property owners representing more than 50% of the total assessment. The “Right to Vote on Taxes Act” (also known as Proposition 218) requires a ballot vote in which at least 50% of the ballots received, weighted by assessment, be in support of the NPPBID.
- Duration:** The time for implementation and completion of this plan and levy of the NPPBID assessment is a five (5) year term starting January 1, 2018 and ending December 31, 2022. After five (5) years, the petition, ballot, and City Council hearing process must be repeated for the NPPBID to be renewed.

Management: The North Park Organization of Businesses, doing business as North Park Main Street (NPMS) will serve as the Owners' Association for the NPPBID.