



City Manager – Economic Development Division

# BLOCK 5 MAINTENANCE ASSESSMENT DISTRICT INCREASE

City Council

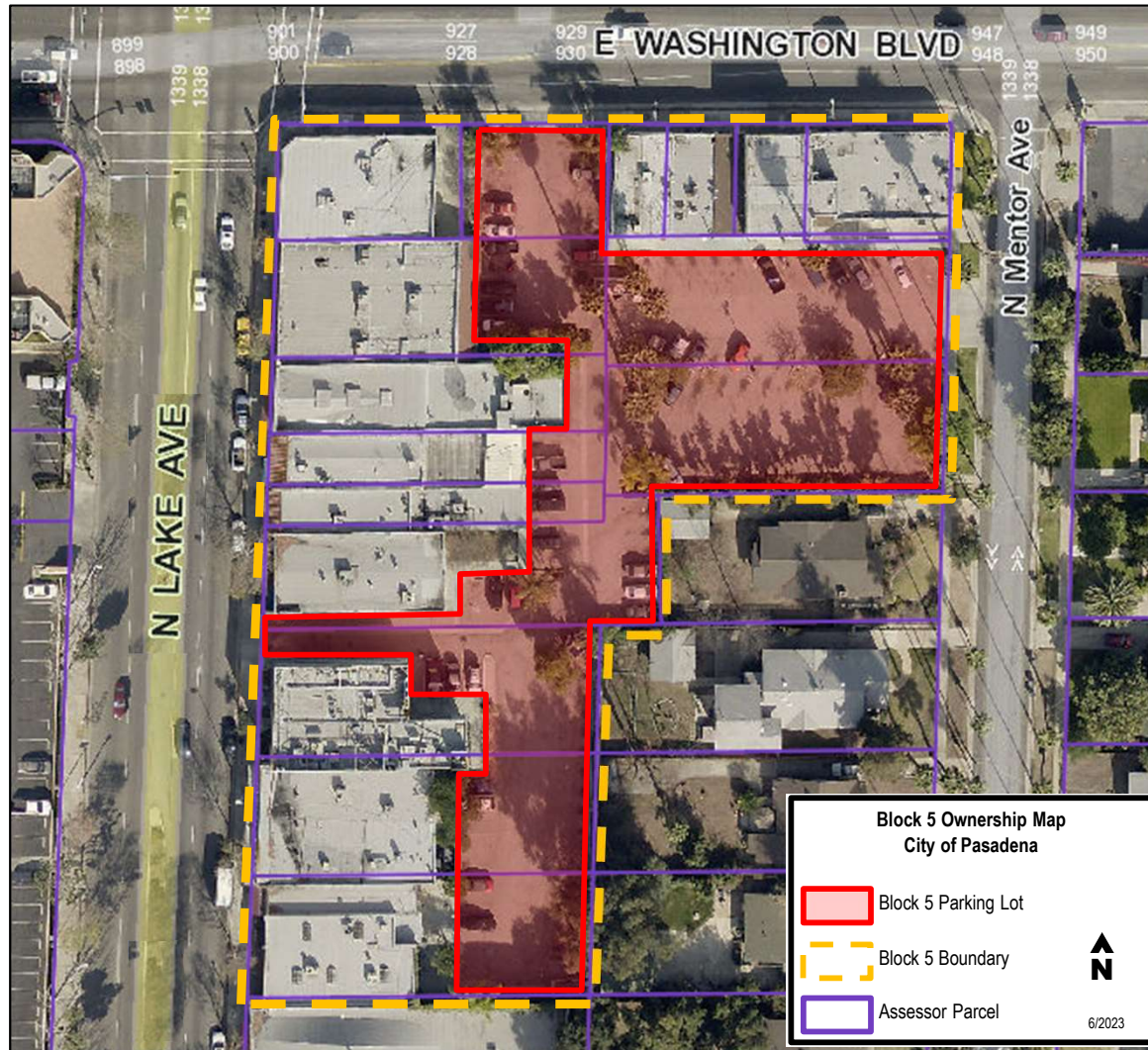
June 5, 2023





# Block 5

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# Block 5 History

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- 1992:
  - > In cooperation with commercial property owners, City entered into a Reciprocal Easement Agreement.
    - Purpose: construct parking lot to support adjacent businesses at Lake & Washington.
    - City paved surface parking lot from all or portion of 11 properties.
  - > City entered into maintenance agreement to maintain and improvement parking lot.
    - Funded by assessment district, similar to PBID: additional property tax collected from commercial properties and used for City maintenance.



# Block 5 Assessments

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- Assessments:
  - > 1992 (Initial Assessment): \$12,228.
  - > 1996: Increased to \$27,620.
  - > No other increases.



# Block 5 Assessments

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- April 2022
  - > City proposed assessment increase to property owners.
    - Total: \$65,000.
      - » Increment increase: ~33% annually over three years.
      - » Sensitive to economic challenges due to pandemic.
  - > Two on-site meetings with property owners to discuss proposal.
    - Future on-site improvements identified.
    - Owners expressed ideas, challenges related to ADA compliance, drainage, and condition of parking lot.
  - > Verbal consensus among property owners to increase assessment.





# City Maintenance Activities (2022)

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- Improvements
  - > Addressed safety (replaced parking lot lighting), flooding (cleared storm drains), and made lot ADA-compliant (ramps and striping).
- Neighborhood Planting and Mulching Day (Nov. 12)
  - > Water & Power Dept. / Pasadena Beautiful Foundation.
  - > Combined purpose of teaching planting, mulching, efficient irrigation techniques and planting new trees and plants with mulch.



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# Future City Maintenance Activities

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- Trash Collection.
  - > \$27,000/year.
- Parking Lot Sweeping / Custodial Service.
  - > \$20,000/year.
- Landscaping.
  - > \$5,000/year.
- Remainder as contingency and periodic 'slurry seal' and restriping.
  - > \$40,000.



# Ballots

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- Ballots mailed to property owners (2/17/23).
  - > 13 letters to 12 property owners.
  - > Ballots to be returned to City Clerk for tabulation.
- Votes 'weighed' by relative amount of assessment.
  - > i.e. property owners with higher assessments have their votes weighed accordingly.
- If overall vote is in support, City Council can adopt a resolution for assessment increase.





# Recommendation

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- Find property assessment increase is exempt from the California Environmental Quality Act.
- Adopt a Resolution to increase the property assessments for the properties in the Block 5 Maintenance Assessment District to a total of \$64,978.89.



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