



THE DOWNTOWN SANTA BARBARA COMMUNITY BENEFIT IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN

Final Plan -
April 4, 2024

Prepared pursuant to the City of Santa Barbara's Community Benefit Ordinance # 5995, Amending the Santa Barbara Municipal Code by adding Chapter 4.45 relating to Community Benefit Districts.

Prepared for:

The Downtown Organization of Santa Barbara
The Santa Barbara South Coast Chamber of Commerce
City of Santa Barbara

Prepared by:

New City America, Inc.
The Downtown Santa Barbara
Community Benefit Improvement District Steering Committee



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The Downtown Santa Barbara Community Benefit Improvement District 2024 Management District Plan

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Attachment:

A. Engineer's Report

Section 1

Management District Plan Summary

The name of this Community Benefit Improvement District (“CBID”) is the Downtown Santa Barbara Community Benefit Improvement District (“Downtown Santa Barbara CBID” or the “District”). The District is being formed under the City of Santa Barbara’s Community Benefit Ordinance # 5995, amending the Santa Barbara Municipal Code by adding Chapter 4.45 relating to Community Benefit Districts.

The levy of assessments on real property within the proposed District will fund physical improvements to individual properties, attract new customers, tenants, and increase business sales resulting in stabilized rents, particularly after the impact of COVID 19 on property owners throughout Downtown Santa Barbara District. The assessments will fund maintenance, special events and activities, and other special benefits within the District, revitalizing the Downtown Santa Barbara district and creating jobs, attracting and retaining businesses, and reducing crime.

Downtown Santa Barbara CBID Steering Committee

For decades, downtown stakeholders have worked to improve and enhance the experience and overall ambiance of working, visiting, shopping, and residing in the Downtown Santa Barbara district. Despite this ongoing work, efforts have been hindered by a lack of sufficient, sustainable funds to appropriately staff and fund the necessary improvements for the long-term needs of the district.

To ameliorate this situation, in the summer of 2022 the Downtown Organization and the Santa Barbara South Coast Chamber of Commerce hired New City America, a Southern California company that specializes in CBID and PBID investigations and formations, to investigate the likelihood of conceptual support for a new Downtown Santa Barbara District Community Benefit Improvement District. A survey was conducted to gauge support within the community for a new Special Benefit District for both the Downtown Santa Barbara District property owners and the business community alike.

Since the initiation of work last fall, the Downtown Santa Barbara Community Benefit Improvement District Steering Committee has worked diligently to outreach to property owners and build a level of support for the new CBID. The Downtown Santa Barbara CBID Steering Committee has met multiple times, has reviewed multiple versions of a management plan, and finalized the boundaries, services, costs, and term at its March 2023, CBID Steering Committee meeting.

The meeting dates of the Steering Committee included the following:

October 5th, 2022
November 2nd, 2022
November 10th, 2022
December 1st, 2022
January 19th, 2023
February 27th, 2023
March 9th, 2023
March 21st, 2023
April 10th, 2023
May 31st, 2023

The business and property owners who participated in the Downtown Santa Barbara CBID Steering Committee meetings included:

Warren Nocon, Art Prado, Anne Petersen, Richard Berti, Marina Satoafaiga, Tom Luria, Brittany Zajic, Jim Knell, Adam Geeb, Rick Ostrander, Scott San Filippo, Dustin Hoiseth.

Steering Committee: Joe Corazza, Trey Pinner, Crosby Slaughter, Janet Garufis, Ron Robertson, Trevor Large, Geoffrey Carter, Peter Lewis, Mitchell Sjerven, Matt LaBrie, David de L'Arbre, Dan Burnham, CJ Young, Kristen Miller, Mary Lynn Harms-Romo, Courtney Rintoul, Robin Elander, Daniel Ramirez, Consultant, Marco Li Mandri/New City America.

Priority Special Benefit Services/Survey

This past October 2022, a survey was sent out to all the property owners in the proposed CBID area, to ascertain their level of conceptual support for the services that would be funded through the establishment of a new Downtown Santa Barbara Community Benefit Improvement District.) New City America, who is consulting on the formation, tallied the support based upon the property variables that would be assessed in the ultimate funding of the special benefit services of the district. Those property variables include parcel lot size, linear frontage and building square footage. The results were as follows:

We received responses from over 104 property owners representing 213 parcels in the Downtown. In their response to the survey, they prioritized the following special benefit services:

- *95 of the respondents believed that Downtown, as portrayed in the media, has been negative.*
- *103 of the respondents believe that Downtown is safe but suffers from an unsafe image.*
- *122 of the respondents believe that safety ambassadors or private security should be funded to ensure order in Downtown.*
- *128 respondents believe that homeless outreach services to respond to panhandling and loitering issues should be funded with the CBID.*
- *101 respondents would support enhanced sidewalk and gutter sweeping services and sidewalk pressure washing services in Downtown.*
- *119 of the respondents' support property owner funded special events such as Holiday décor, street festivals, etc. to improve the identity and bring positive attention to downtown Santa Barbara*
- *100 of the respondents' support property owner funded marketing, promotions, social media and branding programs or campaigns to bring new business and attract new tenants to downtown Santa Barbara*

Based upon these results, the Downtown Santa Barbara CBID Steering Committee determined this past January there was enough support to come up with a preliminary Management District plan.

How can a new CBID benefit property owners in Downtown Santa Barbara District?

In summary, a Downtown Santa Barbara CBID is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and control the assessments they generate through the CBID. The CBID will not replace current City services, but it can fund solutions to supplement City services in the areas including:

- Safety, petty criminal, and homeless/vacancy problems
- Sidewalk cleanliness
- Increase the trimming and replacement of damaging trees and landscaping

- Install/improve decorative amenities such as street furniture/fixtures/equipment/lighting
- Promote and enhance the brand/image of Downtown Santa Barbara
- Manage events in and around the district
- Create a strong social media presence, and facilitate public relations for Downtown Santa Barbara businesses
- Provide parking directional services and other mobility related activities.
- Promote public space development and placemaking

MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE EXISTING CITY SERVICES IN THE DOWNTOWN SANTA BARBARA DISTRICT AND WILL BE CONTROLLED BY AN EXISTING OR NEW NON-PROFIT CORPORATION OF PROPERTY AND BUSINESS OWNERS, ESTABLISHED AFTER THE DISTRICT IS VOTED IN BY PROPERTY OWNERS.

Special Benefit Budget Category Analysis

The Downtown Santa Barbara CBID *Management District Plan* gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis.

The proposed Downtown Santa Barbara Community Benefit Improvement District, will fund special benefit services, over and above, what the City of Santa Barbara, are currently providing. Special benefits and supplemental to the general benefits paid for out of the City and County budgets. Those *categories of special benefit services* include the following:

All services listed below are special benefits and supplemental to current City services.

CIVIL SIDEWALKS/SAFETY AND CLEANLINESS/BEAUTIFICATION

Examples of this category of special benefit services and costs may include, but are not limited to:

- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not part of the City of Santa Barbara Park's and Recreation responsibilities.
- Installation and maintenance of hanging plants, planting flowers throughout the district.
- Personnel to manage in-house or contracted maintenance and/or security teams.
- Private security or SBPD overtime officers, and homeless outreach workers

DISTRICT IDENTITY AND PLACEMAKING

Examples of this category of special benefit services and costs may include, but are not limited to:

- Web site development and updating
- Social media, public relations firm
- Enhancing the current City holiday and seasonal decorations
- Branding of the Downtown Santa Barbara CBID properties so a positive image is promoted to the public including the development of a new logo.
- Banner programs
- Public art displays
- Public space design and improvements
- Events and Programming
- Business support, retention services including leasing strategies, special marketing to specific categories of businesses, filling of vacancies.
- Personnel to manage in-house or contracted public relations, web site maintenance or social media contractors.

ADMINISTRATION/PROGRAM MANAGEMENT

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work
- Grant writing

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees, reserves

Proposed First Year Downtown Santa Barbara District CBID Budget

Category of Services	Percentage of budget	1 st Year Allocation (rounded)
Civil Sidewalks/Safety and Cleanliness	66%	\$1,450,000
District Identity and Placemaking	14%	\$308,000
Administration	15%	\$330,000
Contingency/Reserve	5%	\$114,753
Total 1 st year Budget	100%	\$2,202,753

METHOD OF FINANCING

The financing of the Downtown Santa Barbara CBID is based upon the levy of special assessments on real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII D of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage, on all sides of the parcel (excluding alleys)
- Lot square footage
- Building square footage
- Current and future residential condominiums
- Location within one of the two geographic benefit zones of the district

Costs:

The costs per parcel are based upon the five factors listed above. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district along State Street, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received.

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.22	\$0.16
Lot size	\$0.18	\$0.13
Linear Frontage	\$6.00	\$4.50
Residential Condos Unit Sq. Ft.	\$0.22	\$0.22

In addition, other factors will be used to determine assessments based upon the anticipated benefit with the current land uses:

- Residential condominiums will be assessed for parcel unit building square footage only.
- All publicly owned and operated parcels will be assessed for linear frontage and lot size only.

Data and Benefit Zones

There are 542 individual parcels owned by 371 property owners in the proposed Downtown Santa Barbara Community Benefit Improvement District. The data was obtained by Santa Barbara County Assessors as well as input from the various property owners in the Downtown Santa Barbara District and Co-Star (a real estate software). The following data is used as the basis for the generation of the CBID.

Property Data by Benefit Zone

Zones	Building Square Feet	Lot Square Feet	Linear Frontage	Residential Condos/Apt
1	4,320,260 sq. ft	4,183,510 sq. ft.	39,784 linear feet	68,982 sq. ft.
2	408,940 sq. ft.	1,002,709 sq. ft.	9,885 linear feet	23,270 sq. ft.
Total	4,729,200 sq. ft	5,186,219 sq. ft	49,669 linear feet	92,252 sq. ft.

Boundaries:

The following description summarizes the two different Benefit Zones within the proposed Downtown Santa Barbara Community Benefit Improvement District. Both Benefit Zones are predominantly geographically based. The key differences in the assessment methodology and service levels will be based only on:

1. the location in one benefit zone or the other,
2. whether the parcels are publicly owned and
3. if the parcel is a single residential condominium.

Otherwise, the assessment methodology will be applied equally to all land uses, with the exceptions listed above. *State Street and the other related streets run diagonally from the northwest to the southeast, ending at the Pacific.*

Zone 1: Core Area:

In general,
 On the northwest side: the southern side of Sola Street
 On the northeast side, the parcels on west side of Anacapa Street
 On the southwest side, the eastern side of Chapala Street
 On the southeast side, the north side of Highway 101.

Zone 2: In general, all the parcels on the east side of Anacapa Street from Sola Street on the northwest side to Highway 101 on the southeast side.

Reimbursement of Formation Funds

This plan pre-authorizes the repayment of formation funds advanced by Downtown Santa Barbara District stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, approval by the CBID Steering Committee, the Assessment Engineers report, the petition drive, and the balloting process to be conducted by the City of Santa Barbara. An amount not to exceed \$150,000 shall be equally reimbursed to the two organizations who invested in this process, and they shall be repaid in the first year of the formation of the district, based upon request and need.

Cap

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to for-profit developments, the demolition of buildings, building improvements that increase square footages, and new

building construction or residential condominium development, may alter the District's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Bonds

The District will not issue any bonds related to any program.

District Formation

Under the local enabling ordinance, District formation requires a submission of petitions from property owners in the proposed district representing more than 30% of the total assessments to be paid into the CBID.

Once the City verifies the petitions totaling a minimum of 30%, (\$660,826) of the first year annual budget which is projected to be \$2,202,753 in assessments, the Santa Barbara City Council may adopt a **Resolution of Intention** to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the ballots. The Downtown Santa Barbara CBID will be formed if the weighted majority of all returned mail ballots support District formation and if the City Council adopts a **Resolution of Formation** to levy the assessments on the benefiting parcels. The date for that public hearing has not been scheduled but is assumed that it will be held in late the early summer of 2024, based upon the successful completion of the petition drive.

Term

Under the Santa Barbara local enabling ordinance, the District may be established for an initial term of 5 years, and the term for renewal of the existing district may be as long as 20 years and shall not exceed 20 years. State law and the local enabling ordinance permit this annual disestablishment of the District based upon petition and vote of the property owners. The threshold needed to trigger the balloting for the formation of the district is the same as the process for disestablishment of the district.

Time and Manner for Collecting Assessments

The Downtown Santa Barbara CBID assessments will appear as a separate line item on annual property tax bills prepared by the County of Santa Barbara Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The "property owner" means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City. Publicly owned properties of the City and County shall not be collected by the County Tax Assessor, but rather by a manual billing by the City of Santa Barbara.

During the first year of operation for calendar year 2025, the City of Santa Barbara shall bill the CBID property owners in two installments, which carries the same force of law as the County Tax Assessor, to launch the CBID programs in early 2024. Commencing December 2024 forward, the County Tax Assessor will include the CBID assessments as a separate line item for the remaining four years of the first phase of the district term.

Government Assessments

The Downtown Santa Barbara CBID Management Plan assumes that any public or tax-exempt parcels shall pay into the CBID in proportion to the assessments paid for their specific special benefit services. There are currently many City and County properties in the proposed Downtown Santa Barbara CBID. The services these publicly owned parcel will be receiving are predominantly based upon the Civil Sidewalks and Administrative services in the budget. Since their buildings will not be marketed and promoted by the District Identity services in the CBID, their building square footage will not be assessed by the CBID plan.

Governance

Pursuant to Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation must file Annual Reports with the City of Santa Barbara and will oversee the day-to-day implementation of services as defined in the Management District Plan.

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets & Highway Code § 36612.)

A new public benefit non-profit corporation [501(c)(3)], will be established once the district has been approved by the property owners and they will serve in the capacity of the Owners Association to run the day-to-day operations of the district.

Disestablishment

Under the local enabling ordinance, the Downtown Santa Barbara CBID property owners will have an annual period in which to submit petitions to the City Council to disestablish the CBID. If the property owners vote by weighted majority to disestablish the District, assessments will be removed from the parcels the following fiscal year. Unexpended surplus funds will be returned to property owners based upon a parcel's percentage contribution to the previous fiscal year's assessments.

Section 2

Downtown Santa Barbara Community Benefit Improvement District Boundaries

Boundaries

The proposed Downtown Santa Barbara CBID consists of approximately 37 square blocks (blocks vary in size on each side of Highway 101), consisting of 542 parcels owned by 371 property owners. See the Downtown Santa Barbara proposed CBID map in Section 2, pages 13 - 17. The District is generally bounded by:

Zone 1: Core Area:

In general,

On the northwest side: the southern side of Sola Street

On the northeast side, the parcels on west side of Anacapa Street

On the southwest side, the eastern side of Chapala Street

On the southeast side, the north side of Highway 101.

Zone 2: In general, all the parcels on the east side of Anacapa Street from Sola Street on the northeast corner side to Highway 101 on the southeast corner.

Benefit Zones

The district consists of two benefit zones.

District Boundary Rationale

The Downtown Santa Barbara CBID boundaries are comprised of parcels that highlight an array of high-quality restaurants, retailers, office buildings, market rate and residential condominiums apartment units, hotels, industrial and civic buildings. Benefit Zone 1 properties front along State Street up to Chapala Street on the west and Anacapa on the east side. Zone 2 properties, in general, are to be found on the eastern side of Anacapa Street. (See maps on pages 13 – 17). The grid layout for Downtown Santa Barbara runs from the 101 freeway northwesterly diagonally up to Sola Street.

ZONE 1

Zone 1 Northern Boundary -

The northern boundary of the proposed Downtown Santa Barbara CBID includes all parcels on the south side of Sola Street at the intersection of Sola and Chapala Street, parcel number 039-131-021 and runs northeasterly ending at the intersection of Anacapa and Sola Street at parcel number 039-132-008. The District will only provide services to the individual assessed parcels within the boundaries; special benefit services will not be provided to parcels that are not assessed.

Zone 1 Southern Boundary -

The southern boundary of the proposed Downtown Santa Barbara CBID begins at the parcel at the intersection of Highway 101 and Chapala, parcel 037-252-007 and runs northeasterly along the north side of Highway 101 ending at parcel 031-254-019 at the intersection of

Anacapa Street and Highway 101. The District will only provide services to the individual assessed parcels within the CBID boundaries; services will not be provided to parcels that are not assessed.

Zone 1 Eastern Boundary:

The eastern boundary starts at the corner of the 101 freeway and Anacapa Street 037-254-019, and continues along the west side of Anacapa Street ending at parcel number 039-132-008 at the intersection of Sola and Ancapa Streets. The District will only provide services to the individual assessed parcels within the CBID boundaries,

Zone 1 Western Boundary:

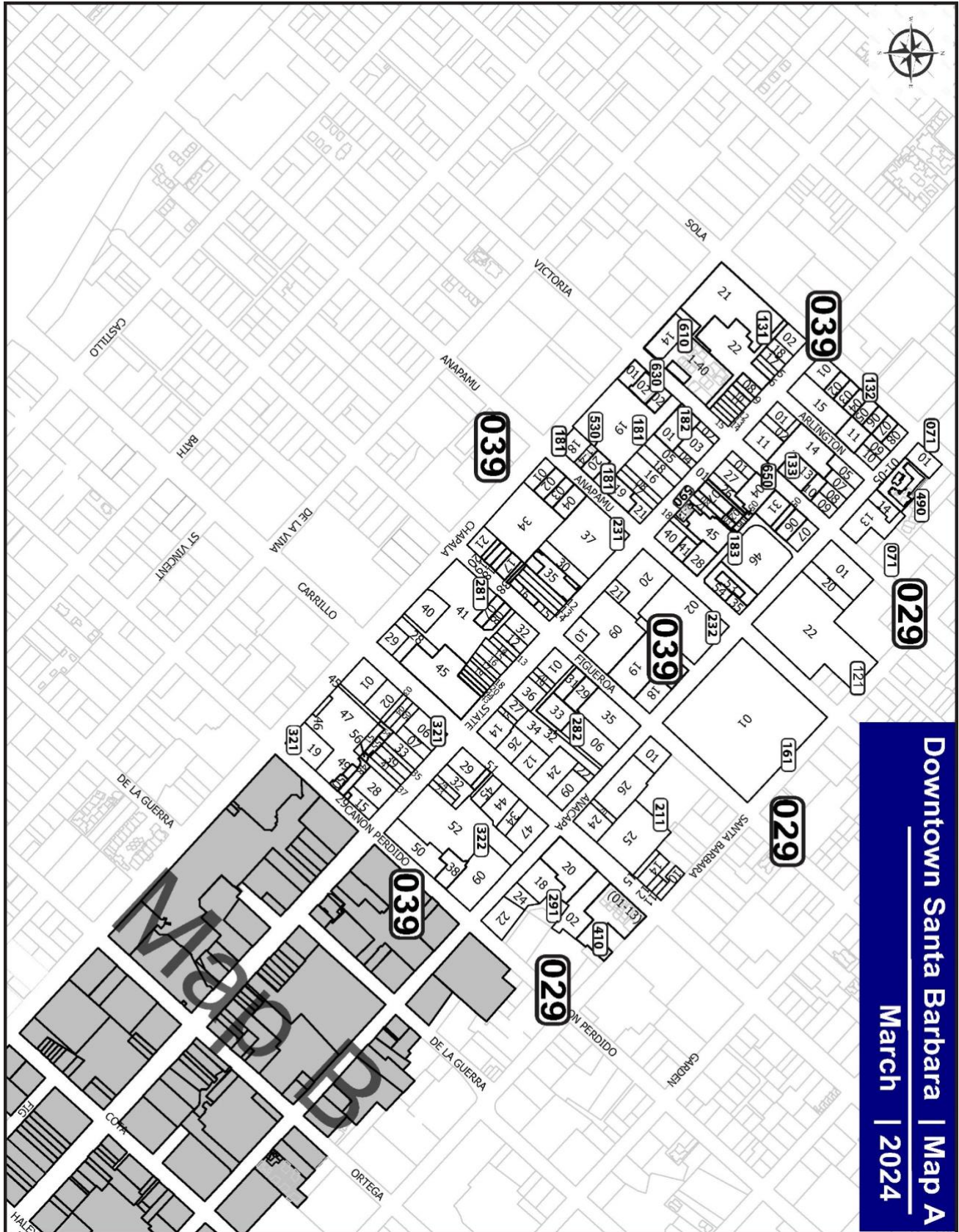
The western boundary of the proposed Downtown Santa Barbara CBID includes all the parcels fronting the east side of Chapala Street starting at the corner of Highway 101 and Chapala Street, parcel 037-252-007 and then continues northwesterly ending at the intersection of Sola and Chapala Streets, parcel 039-131-021. The District will only provide services to the individual assessed parcels within the boundaries; services will not be provided to parcels that are not assessed.

ZONE 2

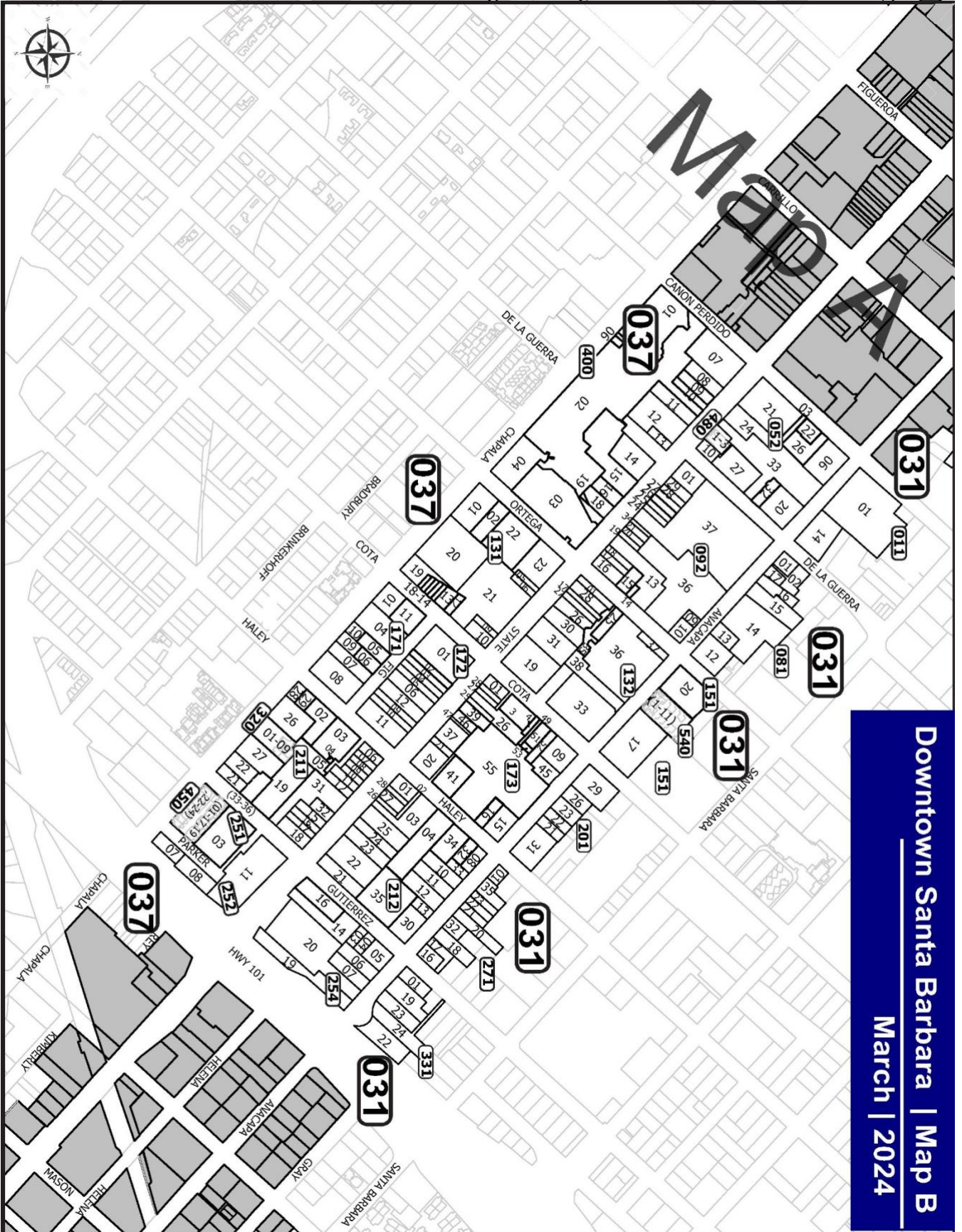
Zone 2 parcels include all of those parcels that start on the north at the intersection of Sola and Anacapa Streets, east side parcel 029-071-001 and continues down Anacapa Street including all of the parcels fronting on the east side of Anacapa Street ending at the intersection of Highway 101 and Anacapa Street, (east side) parcel number 031-331-022. The District will only provide services to the individual parcels within the boundaries; services will not be provided to parcels that are not assessed.

Summation

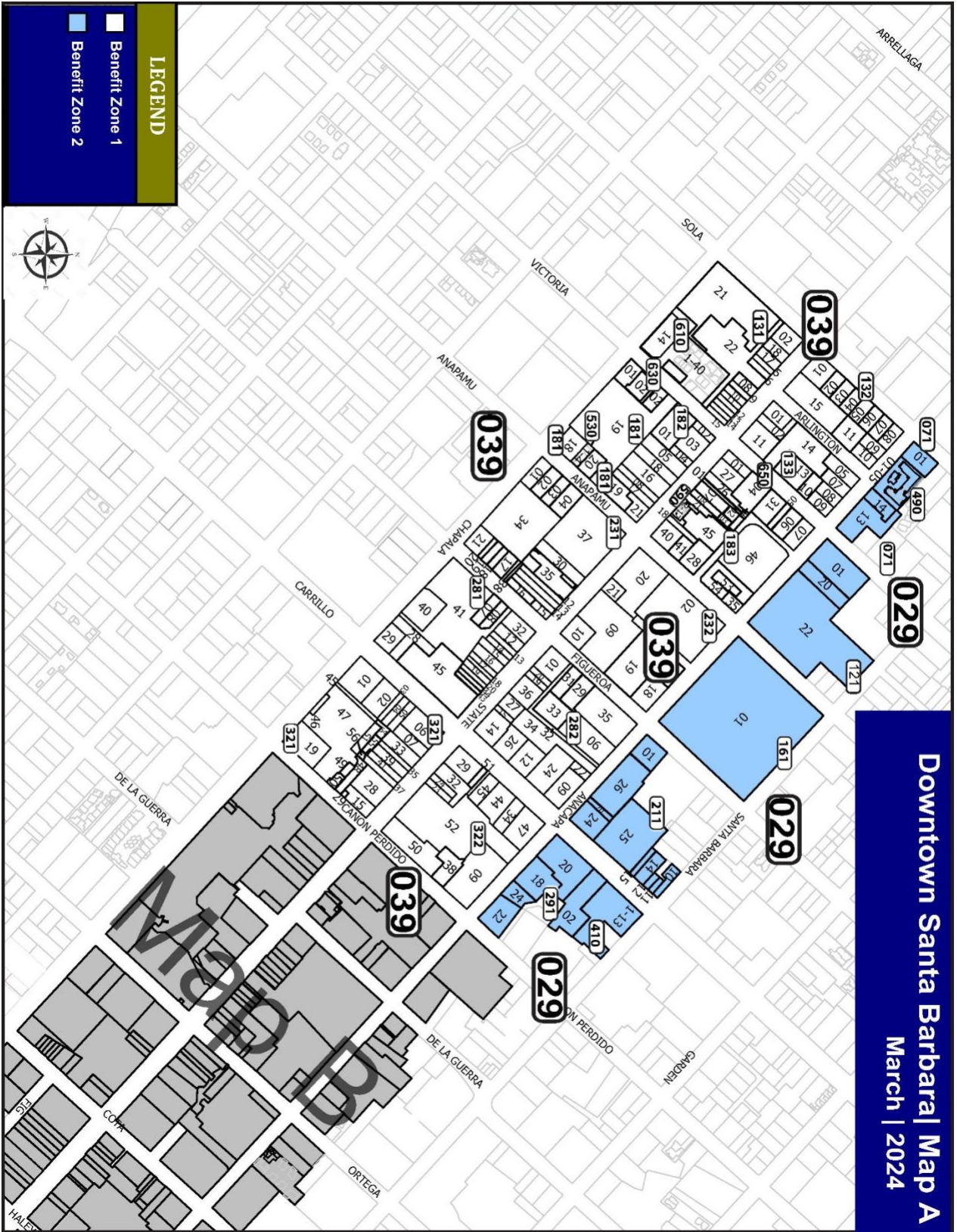
A list of all parcels included in the proposed Downtown Santa Barbara CBID are shown as Appendix 1, attached to this report identified by their respective Santa Barbara County assessor parcel numbers. All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Management District Plan. All Downtown Santa Barbara CBID funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District.

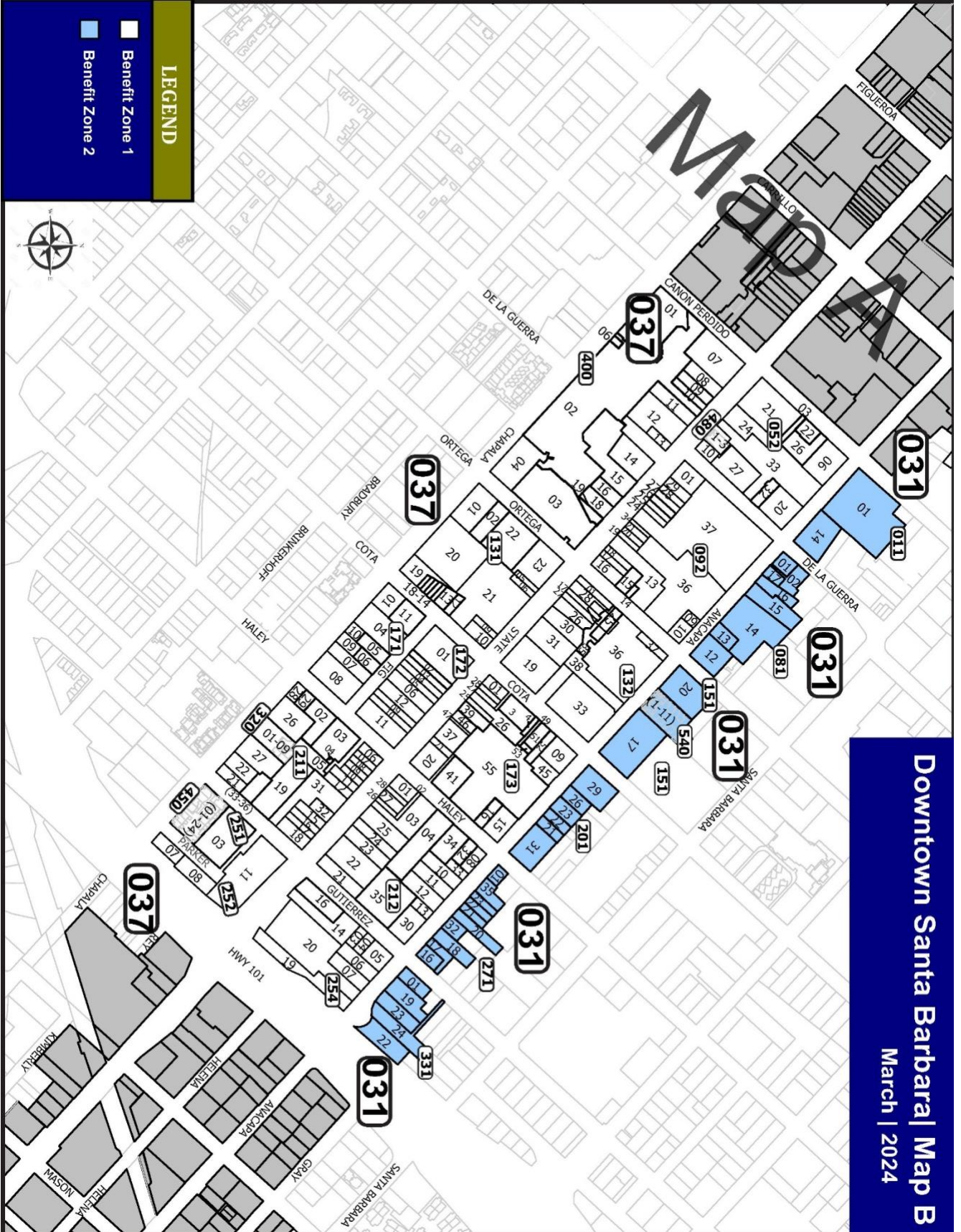


Downtown Santa Barbara | Map A
March | 2024



Downtown Santa Barbara | Map B
March | 2024





Section 3

District Improvement and Activity Plan

Explanation of Special Benefit Services

All of the improvements and activities detailed below are provided only to properties within the boundaries of the Downtown Santa Barbara CBID, as the improvements and activities will provide special benefits to the owners of these properties.

The City will continue to provide *general benefit services* in Downtown Santa Barbara District which will include public safety programs, street sweeping, tree trimming, roadwork repairs, sidewalk repair, trash collection of public refuse containers, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from Downtown Santa Barbara District unless they are withdrawn by an equal frequency City wide. The CBID funded special benefits will not replace City funded general benefits, but rather will provide special benefits to parcel owners over and above the general benefits provided by the City of Santa Barbara.

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the properties within the District to support increased commerce, business attraction and retention, to retain and increase commercial property rentals, attract new residential developments, enhance safety and cleanliness in the District, improve District identity, and eventually fund specialized beautification and enhanced services for the property owners, businesses, visitors and residents within the District.

Special Benefit Budget Category Analysis

This Plan gives property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As Santa Barbara's Downtown Santa Barbara District evolves, services that are needed one year may not be needed the next. Therefore, "bundles" or categories of special benefit funding have been created and divided into four broad categories – Civil Sidewalks, District Identity and Placemaking, Administration, and Contingency. The bundles are allocated funding percentages with the flexibility to prioritize or minimize a service within each bundle.

The bundles or categories of services and their percentages represent the service plan the Downtown Santa Barbara District property owners will be voting on when the Downtown Santa Barbara District CBID comes up for a mail ballot later this summer.

The proposed “bundles” of special benefit services are listed below and are supplemental to current City services.

CIVIL SIDEWALKS/SAFETY AND CLEANLINESS/BEAUTIFICATION

Examples of this category of special benefit services and costs may include, but are not limited to:

- Regular sidewalk and gutter sweeping
- Regular sidewalk steam cleaning
- Beautification of the district
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces that are not part of the City of Santa Barbara Park and Recreation Dept. responsibilities.
- Installation and maintenance of hanging plants, planting flowers throughout the district.
- Personnel to manage in-house or contracted maintenance and/or security teams.
- Private security or SBPD overtime officers, and homeless outreach workers

DISTRICT IDENTITY AND PLACEMAKING

Examples of this category of special benefit services and costs may include, but are not limited to:

- Web site development and updating
- Social media, public relations firm
- Enhancing the current City holiday and seasonal decorations
- Branding of the Downtown Santa Barbara CBID properties so a positive image is promoted to the public including the development of a new logo.
- Banner programs
- Public art displays
- Public space design and improvements
- Events, 1st Thursday, Craft Beer Festival, Live Art and Wine tour, holiday tree lighting, etc.
- Business support, retention services including leasing strategies, special marketing to specific categories of businesses, filling of vacancies.
- Personnel to manage in-house or contracted public relations, web site maintenance or social media contractors.

ADMINISTRATION/PROGRAM MANAGEMENT

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Rent
- Financial reporting and accounting
- Legal work, grant writing

CONTINGENCY/CITY AND COUNTY FEES/RESERVE

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees, reserves

METHOD OF FINANCING

The financing of the Downtown Santa Barbara CBID is based upon the levy of special assessments upon real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. There will be five factors used in the determination of proportional costs to the parcels in the District. These five factors are:

- Linear frontage on all sides excluding alleys
- Lot square footage
- Building square footage
- Current and future residential condominiums that currently exist or will be constructed within the District
- Location within one of the two geographic benefit zones of the district

In addition, other factors will be used to determine assessments based upon the anticipated benefit with the current land uses:

- Residential condominiums will be assessed for unit square footage only.
- All publicly owned and operated parcels will be assessed for linear frontage and lot size only.
- Hotels within the boundaries of the proposed district will not pay for the District Identity and Placemaking services since they are currently funding the Tourism Improvement District, which funds those special benefit services.

Data and Benefit Zones

There are 542 individual parcels owned by 371 property owners in the proposed Downtown Santa Barbara Community Benefit Improvement District. The data was obtained by Santa Barbara County Assessors as well as input from the various property owners in the Downtown Santa Barbara District and Co-Star (a real estate software). The following data is used as the basis for the generation of the CBID.

Property Data by Benefit Zone

Zones	Building Square Feet	Lot Square Feet	Linear Frontage	Residential Condos/Apt
1	4,320,260 sq. ft	4,183,510 sq. ft.	39,784 linear feet	68,982 sq. ft.
2	408,940 sq. ft.	1,002,709 sq. ft.	9,885 linear feet	23,270 sq. ft.
Total	4,729,200 sq. ft	5,186,219 sq. ft	49,669 linear feet	92,252 sq. ft.

Costs

The costs per parcel are based upon the five factors listed on page 20. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the district, as well as the frequency of special benefit services that that parcel will be receiving. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

Proposed First Year Downtown Santa Barbara District CBID Budget

Category of Services	Percentage of budget	1 st Year Allocation (rounded)
Civil Sidewalks	66%	\$1,450,000
District Identity and Placemaking	14%	\$308,000
Administration	15%	\$330,000
Contingency/Reserve	5%	\$114,753
Total 1st year Budget	100%	\$2,202,753

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.22	\$0.16
Lot size	\$0.18	\$0.13
Linear Frontage	\$6.00	\$4.50
Residential Condos Building Square Foot	\$0.22	\$0.22

Reimbursement of Formation Funds

This plan authorizes the repayment of formation funds advanced by Downtown Santa Barbara District stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, approval by the CBID Steering Committee, the Assessment Engineers report, the petition drive, and the balloting process to be conducted by the City of Santa Barbara. An amount not to exceed \$100,000, split equally by the Downtown Organization and the Santa Barbara South Coast Chamber, shall be reimbursed to those organizations and property owners who invested in this process, and they shall be repaid in the first three years of the formation of the district, based upon request of the funders.

Cap

The District budget and assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the Owners' Association/District Management Corporation and will vary between 0% and 5% annually. Changes in land uses, the development of vacant parcels, the conversion of tax exempt to for-profit developments, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the District's budget and individual property

Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon changes to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Bonds

The District will not issue any bonds related to any program.

Operating Budget

A projected operating budget, based upon the local enabling ordinance, has an initial 5 - year term and may be renewed for up to 20 years more. New City America has listed the maximum percentage of allowable annual increases based upon the current data within the district, with the following assumptions:

- Assessments *may be subject to annual increase*, based upon the action of the new District Management Corporation Board, not to exceed 5% per year.
- Changes in land use, demolition of existing buildings, and new development will occur and will change the improvements to that parcel, normally due to redevelopment of the site and the addition of new building square footage which shall be assessed based upon the provisions laid out in this Management Plan.

The budget for specific programs may be reallocated within each budget category by up to 10% during the 5-year term of the District. The Management Corporation Board may alter the budget based upon service needs and such changes shall be included in the Annual report and submitted to the Santa Barbara City Council for review and approval.

**Five-Year Projection of Maximum Assessment for the
Downtown Santa Barbara CBID**

	Civil Sidewalks	District Identity	Administration	Contingency	Total
Y1	\$ 1,450,000	\$ 308,000	\$ 330,000	\$ 114,753	\$ 2,202,753
Y2	\$ 1,522,500	\$ 323,400	\$ 346,500	\$ 120,491	\$ 2,312,891
Y3	\$ 1,598,625	\$ 339,570	\$ 363,825	\$ 126,515	\$ 2,428,535
Y4	\$ 1,678,556	\$ 356,549	\$ 382,016	\$ 132,841	\$ 2,549,962
Y5	\$ 1,762,484	\$ 374,376	\$ 401,117	\$ 139,483	\$ 2,677,460

Notes:

- Assumes a possible 5% maximum yearly increase on all budget items, if approved annually by the District Management Corporation Board of Directors
- Any accrued interest or delinquent payments will be expended in the above categories.

Section 4

Assessment Methodology

The proposed Downtown Santa Barbara CBID is a property-based special benefit assessment district being established pursuant to the Santa Barbara local enabling ordinance as well as Section 36600 of the California Streets and Highway Code. Due to the special benefit nature of assessments levied within a CBID, program costs are to be distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected.

The state constitution refers to the requirement that relative benefit received from CBID funded programs and activities be used to determine the amount of assessment paid. Only those properties expected to derive special benefits from CBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

General vs. Special Benefits

As provided by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. "Special Benefit" as defined by the California State Constitution, Article XIII (d), means "*a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.*" For the purposes of this analysis, "General Benefits" are benefits provided within Downtown Santa Barbara District that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other city parcels receive.

General benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. "At large" means not limited to any person and means all members of the public - including those who live, work, and shop within the district, and not simply transient visitors.

The property uses within the boundaries of the proposed Downtown Santa Barbara CBID which will receive special benefits from CBID funded programs and services are currently a mix of retail, service, office, religious, residential, public visitor related, cultural and parking. Services, programs and improvements provided by the Downtown Santa Barbara CBID are primarily designed to provide special benefits to identified parcels within the boundaries of the District.

Parcels that receive the special benefit programs, services and improvements outlined in this Management District Plan will attract more customers, employees, tenants, and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, occupancies, and rental income, and for future residents, make Downtown Santa Barbara District more walkable, attractive and livable. These benefits are particular and distinct in that they are not provided to non-assessed parcels within or outside of the

District. Because these programs, services and improvements will only be provided to each individual assessed parcel within the Downtown Santa Barbara CBID boundaries, these programs, services, and improvements will constitute "special benefits."

Existing City of Santa Barbara services will not be replaced or duplicated by the Downtown Santa Barbara CBID funded services. The purpose of this District is to fund supplemental programs, improvements, and services within the Downtown Santa Barbara District boundaries above and beyond what is currently being funded either via normal tax supported methods or other funding sources. The assessments to be levied on parcels within the Downtown Santa Barbara CBID are for services, programs and improvements directly benefiting each individual parcel within this area and support increased cleanliness, commerce, business attraction and retention, increased commercial property rental income and improved District identity. No CBID funded services, activities or programs will be provided beyond the Downtown Santa Barbara District CBID boundaries.

While every attempt is made to provide CBID services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution, Article XIII D, was added via Proposition 218 to provide that general benefits exist, either by design or unintentionally, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the District, or "spillover" onto parcels surrounding the District, or to the public at large who might be passing through the District with no intention of transacting business or residing within the District or interest in the District itself. Empirical assessment engineering analysis throughout California has found that general benefits within a given similar special benefit district tend to range from 1-5% of the total costs.

There are three methods that have been used by the Downtown Santa Barbara CBID Assessment Engineer for determining general and special benefit values within assessment districts:

- 1. The parcel-by-parcel allocation method*
- 2. The program/activity line-item allocation method, and*
- 3. The composite district overlay determinant method.*

A majority of PBIDs and CBIDs in California for which the Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, have used Method #3, the composite district overlay determinant method which will be used for this CBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit; general benefit to assessed parcels within the District, general benefit to the public at large within the District, and general benefit to parcels outside the District.

Downtown Santa Barbara CBID Programs and Improvements

The total special and general benefit program activities and budget allocations that will be provided to each individual parcel assessed in the proposed Downtown Santa Barbara CBID are shown in the chart below:

Total Year 1 – 2024 Special + General Benefit Costs

Category of Special Benefit Services	Year 1 Annual Amount (assessments to fund special benefits)	Year 1 Non-Assessment Costs (general benefits ratio)	Year 1 Total Costs (special and general benefits)	% of Total
Civil Sidewalks	\$1,450,000	\$17,981	\$1,467,981	66%
District Identity/Placemaking	\$308,000	\$15,734	\$323,734	14%
Administration	\$330,000	\$8,991	\$338,991	15%
Contingency	\$114,753	\$2,248	\$117,001	5%
Total	\$2,202,753	\$44,954	\$2,247,707	100%

All program costs associated with general benefits will be derived from sources or credits other than CBID assessments. Sample “other” revenue sources can be derived from special events, grants, volunteer hours and must simply equal a total of \$ 44,954 per year which would equal the general benefit cost of 2% of the computed total CBID cost \$2,202,753 from the table above. Here, program costs are spread among property variables that are common to each parcel include linear frontage, lot or parcel size and building square footage, and residential condominium parcels and benefit zone. Assessed valuation cannot be used as the basis for revenue generation in the state of California since Proposition 13 sets the assessed valuation at the time of purchase of the parcel, therefore adjacent parcels may be similar in size, but have different assessed valuations. We must therefore spread the assessments among the consistent factors of each parcel, based upon 2023 data.

Proposed First Year Downtown Santa Barbara District CBID Budget

Category of Services	Percentage of budget	1 st Year Allocation (rounded off)
Civil Sidewalks	66%	\$1,450,000
District Identity and Placemaking	14%	\$308,000
Administration	15%	\$330,000
Contingency/Reserve	5%	\$114,753
Total 1st year Budget	100%	\$2,202,753

Annual Costs per property variable and Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.22	\$0.16
Lot size	\$0.18	\$0.13
Linear Frontage	\$6.00	\$4.50
Residential Condos Unit Square Foot	\$0.22	\$0.22

Explanation of Difference in Benefit Zone Assessments:

Benefit Zone 1 parcels will be assessed at a higher rate since they will have the highest frequency of Civil Sidewalks and District Identity services due to the amount of foot traffic in and around the parcels fronting along State Street, the west side of Anacapa Street and the east side of Chapala Street, which represents the core area of the District. Benefit Zone 1 properties are the historic core of Downtown Santa Barbara’s District dating back almost 90 years and built around State Street. The individual parcels being assessed include high quality retail, restaurants, services, civic buildings, parking lots and structures, residential, office, hotel and residential condos and apartments. These parcels will benefit the most from the CBID special benefit services, therefore their assessments have been set to fund the costs of services to these parcels.

Benefits Zone 2 parcels represent the parcels on the east side of Anacapa Street from Sola Street to Highway 101. The predominant uses of Benefit Zone 2 parcels are office space, the County Administration center, various office and retail and other commercial uses. Since they will be getting services 5 out of 7 days per week, their assessments have been reduced to accommodate this weekly schedule and uses. The costs in Benefit Zone 2 are lower than that of Benefit Zone 1 due to the lack of density in this portion of the district and the lack of intense pedestrian activity that is found in Benefit Zone 1 properties with the core areas around State Street and the Funk Zone.

Linear Frontage Defined

Individual parcels will be assessed for all sides of each parcel fronting a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive Civil Sidewalks special benefit services based upon the frequency of services articulated in this plan, linear front footage data was obtained from the County Assessor’s parcel maps.

Building Square Footage Defined

Building square footage is defined as gross building square footage throughout the Downtown Santa Barbara CBID.

Lot Square Footage Defined

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor’s parcel maps.

Commercial Condominium Parcels Defined

Ground floor commercial condominiums will be treated as independent “mini” commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment, based upon which benefit zone they are within.

Current and Future Residential Condominium Unit Parcels Defined

Current and future residential condominiums unit square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the

commercial parcels within the Downtown Santa Barbara CBID. Unlike the commercial parcels in the District, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Current and future residential condominium parcels are assessed as a separate category. These residential condominium individual parcels will be assessed for their unit square footage only at the rate of \$0.22 per square foot per year for the first year of the CBID, or possibly higher if assessments have been increased annually as provided in this plan and completed in future years. The rationale for assessing future residential condominiums only for the unit square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, market rate apartment rental buildings as well as legally mandated affordable units due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condominium buildings where individual property owners own separate “air space parcels” on a single floor. Future apartment buildings can be bought or sold just like commercial buildings whereas residential condominium individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are explained as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condominium owners based upon “separate interests” (i.e., ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condominium unit owners demonstrate greater care for their property and concerns about quality-of-life issues due to their investment in real estate.*
3. *Residential owners have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condominium owners are required to contribute to legally established Homeowners Associations to oversee building maintenance, tenants are not.*
5. *Residential tenants may have their dwelling units sold or have their rent raised arbitrarily due to the lack of ownership of their residential units.*

The assessment methodology has been written to confer special benefits to current and future residential condominium individual assessed parcels since future residential condominium owners have unique expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment.

The eight hotels in the proposed Downtown CBID, and any other future hotels within the boundaries of the proposed Downtown CBID, shall receive a 15% reduced rate from their gross assessments since they already are paying into the Santa Barbara County Tourism Improvement District, which is another special benefit district whose sole purpose it to market and promote the hotels. The 15% reduced rate is roughly equal to the District Identity and Placemaking portion of the overall CBID budget and that is the justification for their proposed rate from the gross assessments. The hotel reduced rate has been incorporated into the assessment rolls in Section 7 of this plan.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitution Article XIII D, Section 2(i), "Special Benefit," means a and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable, and these benefits must be separated from any general benefits. Properties are assessed as defined on the County Assessor's most current parcel maps. The preceding methodology is applied to the database of parcels within the District. The process for compiling the property database includes the following steps:

- A report was generated from data obtained from the Santa Barbara County Tax Assessors office.
- A list of properties to be included within the District is provided in Section 7.
- We extracted data from CoStar and a property verification form was mailed to all property owners to correct or confirm their property characteristics.

Parcel Assessment Calculation

The annual assessment method to calculate all parcels for Benefit Zone 1 will be:

$$\begin{aligned} & \text{Total Linear Frontage x \$6.00 per foot} \\ & \quad + \\ & \text{Total Building Square footage X \$0.22 per sq. ft.} \\ & \quad + \\ & \text{Total Lot Size x \$0.18 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate all parcels for Benefit Zone 2 will be:

$$\begin{aligned} & \text{Total Linear Frontage x \$4.50 per square foot} \\ & \quad + \\ & \text{Total Building Square footage x \$0.16 per square foot} \\ & \quad + \\ & \text{Total Lot Size x \$0.13 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the residential condominiums throughout the district will be:

$$\begin{aligned} & \text{Total Residential Condo Unit Square footage X \$0.22 per square foot} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

Future Development

As a result of continued new development, the Downtown Santa Barbara CBID will experience the addition or subtraction of assessable commercial and residential buildings or the conversion of vacant parcels into new commercial and residential units. The Management District Plan assessment methodology will reflect any and all land use changes in the District with annual adjustments being submitted to the City, as these assessment calculations, and property variable alterations occur. Undeveloped parcels within the boundaries of the proposed Downtown CBID shall pay only for linear frontage and lot size assessments due to the lack of building square footage on the parcel. When that parcel is redeveloped, the building assessments will be levied on that parcel as soon as a certificate of occupancy has been issued to that owner, by the City of Santa Barbara.

Maximum Annual Assessment Adjustments:

Assessments may be subject to annual increases not to exceed 5% per year. Increases will be determined by the CBID District Management Corporation and will vary between 0% and 5% in any given year. The maximum the assessments may be increased is 5% over the previous fiscal year's base assessments. The absence of increase in any given year does not

give the District Management Corporation the authority to accumulate increases above 5% in any successive year. The following projections illustrate a potential 5% annual increase.

Maximum Assessments by Property Variable

Projected Assessments- Benefit Zone 1

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Sq. Ft.
Y1	\$ 0.180	\$ 6.000	\$ 0.220	\$ 0.220
Y2	\$ 0.189	\$ 6.300	\$ 0.231	\$ 0.231
Y3	\$ 0.198	\$ 6.615	\$ 0.243	\$ 0.243
Y4	\$ 0.208	\$ 6.946	\$ 0.255	\$ 0.255
Y5	\$ 0.219	\$ 7.293	\$ 0.267	\$ 0.267

Projected Assessments- Benefit Zone 2

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Sq. Ft.
Y1	\$ 0.130	\$ 4.500	\$ 0.160	\$ 0.220
Y2	\$ 0.137	\$ 4.725	\$ 0.168	\$ 0.231
Y3	\$ 0.143	\$ 4.961	\$ 0.176	\$ 0.243
Y4	\$ 0.150	\$ 5.209	\$ 0.185	\$ 0.255
Y5	\$ 0.158	\$ 5.470	\$ 0.194	\$ 0.267

Government Assessments

The Downtown Santa Barbara CBID Management Plan assumes that the any public or tax-exempt parcels shall pay into the district in proportion to the assessments paid for services. The County and City owned properties shall be assessed for two property variables including linear frontage and lot size. Buildings and Parking structures owned and operated by the City of Santa Barbara as well as buildings owned by the County shall not pay assessments on building square footage since the CBID will not be marketing and promoting these buildings to the public. Their assessments will primarily be used to fund the Civil Sidewalks/Safety and Beautification special benefit services from which they will benefit.

APN	Legal Owner	Benefit Zone	Site Address	Annual Assessment	Percent
029-291-020	CITY OF SANTA BARBARA	2	100-144 E CARRILLO ST	\$4,872.79	0.22%
037-092-037	CITY OF SANTA BARBARA	1	20 E DE LA GUERRA ST	\$21,864.18	0.99%
037-132-035	CITY OF SANTA BARBARA	1	POBOX 1990	\$1,127.82	0.05%
037-132-036	CITY OF SANTA BARBARA	1	621 ANACAPA ST	\$11,617.20	0.53%
037-132-038	CITY OF SANTA BARBARA	1	621 ANACAPA ST	\$2,708.76	0.12%
037-173-047	CITY OF SANTA BARBARA	1	POBOX 1990	\$240.00	0.01%
037-173-049	CITY OF SANTA BARBARA	1	POBOX 1990	\$342.00	0.02%
037-173-055	CITY OF SANTA BARBARA	1	523 ANACAPA ST	\$16,052.22	0.73%
037-252-011	CITY OF SANTA BARBARA	1	11 W GUTIERREZ ST	\$11,534.58	0.52%
039-181-019	CITY OF SANTA BARBARA	1		\$14,887.26	0.68%
039-181-020	CITY OF SANTA BARBARA	1		\$2,081.52	0.09%
039-183-046	CITY OF SANTA BARBARA	1	1221 ANACAPA ST	\$8,598.06	0.39%
039-231-034	CITY OF SANTA BARBARA	1		\$10,388.34	0.47%
039-232-002	CITY OF SANTA BARBARA	1	40 E ANAPAMU ST	\$13,662.06	0.62%
039-232-019	CITY OF SANTA BARBARA	1	1125 ANACAPA ST	\$10,214.40	0.46%
039-281-041	CITY OF SANTA BARBARA	1	9 W FIGUEROA ST	\$14,441.70	0.66%
039-282-033	CITY OF SANTA BARBARA	1		\$2,178.72	0.10%
039-282-034	CITY OF SANTA BARBARA	1		\$4,023.36	0.18%
039-321-045	CITY OF SANTA BARBARA	1	920 CHAPALA ST	\$612.42	0.03%
039-321-047	CITY OF SANTA BARBARA	1	W CANON PERDIDO ST	\$10,525.92	0.48%
039-321-048	CITY OF SANTA BARBARA	1	W CANON PERDIDO ST	\$1,121.58	0.05%
039-321-051	CITY OF SANTA BARBARA	1	W CANON PERDIDO ST	\$853.56	0.04%
039-321-054	CITY OF SANTA BARBARA	2		\$468.00	0.02%
039-321-055	CITY OF SANTA BARBARA	1	W CANON PERDIDO ST	\$408.60	0.02%
039-321-056	CITY OF SANTA BARBARA	1	W CANON PERDIDO ST	\$127.98	0.01%
039-322-052	CITY OF SANTA BARBARA	1	916 STATE ST	\$14,238.48	0.65%
			Total	\$179,191.51	8.13%

029-121-020	COUNTY OF SANTA BARBARA	2	1226 ANACAPA ST	\$ 1,889.66	0.09%
029-121-022	COUNTY OF SANTA BARBARA	2	105 E ANAPAMU ST	\$ 17,012.19	0.77%
029-161-001	COUNTY OF SANTA BARBARA	2	1120 ANACAPA ST	\$ 34,949.55	1.59%
029-211-025	COUNTY OF SANTA BARBARA	2	123 E CARRILLO ST	\$ 6,343.39	0.29%
039-232-020	COUNTY OF SANTA BARBARA	1	1130 STATE ST	\$ 7,357.20	0.33%
			Total	\$ 67,551.99	3.07%

The Downtown Santa Barbara CBID Management Plan assumes that any public or tax-exempt parcels shall pay into the CBID in proportion to the assessments paid for their specific special benefit services. There are currently many City and County properties in the proposed Downtown Santa Barbara CBID. The services these publicly owned parcel will be receiving are predominantly based upon the Civil Sidewalks and Administrative services in the budget. Since their buildings will not be marketed and promoted by the District Identify services in the CBID, their building square footage will not be assessed by the CBID plan.

Term

Under the Santa Barbara local enabling ordinance, the District may be established for an initial term of 5 years, and the term for renewal of the existing district may be as long as

20 years and shall not exceed 20 years. State law and the local enabling ordinance permit this annual disestablishment of the District based upon petition and vote of the property owners. The threshold needed to trigger the balloting for the formation of the district is the same as the process for disestablishment of the district.

Time and Manner for Collecting Assessments

The Downtown Santa Barbara CBID assessments will appear as a separate line item on annual property tax bills prepared by the Santa Barbara County Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The “property owner” means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City. During the first year of operation (2025), the City shall be the billing agency and mail ballots directly to the CBID property owners in late 2024 to fund the services outlined in this plan.

Budget Adjustments

Annual budget surpluses, if any, will be rolled into the following year’s budget. Assessments will be set annually. Revenues from delinquent accounts may be expended in the year they are received.

Disestablishment

California Streets and Highways Code section 36670 as well as the local CBD enabling ordinance provides for the disestablishment of a District. Provisions for annual disestablishment of the District are provided for in the local enabling ordinance. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the District, in the same method in which they petitioned the City Council to establish it. The same petition threshold needed to establish the District will also be needed to trigger a disestablishment of the District on an annual basis.

Section 36670 of the State Streets and Highway Code states:

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

Unexpended surplus funds will be returned to property owners based upon each property owner’s percentage contribution to the previous fiscal year’s assessments.

Governance

Pursuant to Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation must file Annual Reports with the City of Santa Barbara and will oversee the day-to-day implementation of services as defined in the Management District Plan.

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets & Highway. Code § 36612.)

A new public benefit non-profit corporation (501c3) will be established once the district has been approved by the property owners and they will serve in the capacity of the Owners Association to run the day-to-day operations of the district. The new non-profit public benefit corporation shall enter into an agreement with the City of Santa Barbara to administer the new Downtown CBID and to adhere to the open meeting and open records provisions of the Brown Act and Public Records Act. The contract shall be entered into by both parties as soon as the Resolution of Formation has been adopted by the City Council, expected sometime in the Fall of 2024.

Section 5

District Rules and Regulations and Governance

There are no specific rules and regulations prescribed for the proposed Downtown Santa Barbara Community Benefit Improvement District Management Corporation except that it will adhere to the open meeting and open records provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the CBID assesses, and the public at large as is reasonably possible.

Pursuant to Article V and Section 36650 of the California Streets and Highway Code, a District Management Corporation or Owners' Association, will review District budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of Santa Barbara and will oversee the day-to-day implementation of services as defined in the Management District Plan.

Section 6

Implementation Timetable

The Downtown Santa Barbara CBID is expected to be established and begin assessing benefiting parcels as of the first quarter of calendar year 2024. Due to the timing of revenue collection by the City of Santa Barbara (for the first year of operation) and the need to establish the contract between the Owners' Association and the City of Santa Barbara, implementation of the Management District Plan and the delivery of services is scheduled to commence in or around the winter of 2025. The first-year billings will be issued by the City of Santa Barbara. Thereafter, in years 2 – 5, the CBID assessments will show up on the annual property tax bill.

Section 7 Assessment Roll of Properties

APN	Annual Assessment		
029-071-001	\$ 2,750.31	031-081-016	\$ 1,083.37
029-071-013	\$ 6,967.88	031-081-017	\$ 812.94
029-071-014	\$ 1,334.96	031-151-017	\$ 12,438.29
029-121-001	\$ 7,594.17	031-151-020	\$ 8,983.00
029-121-020	\$ 1,889.66	031-201-021	\$ 1,101.18
029-121-022	\$ 17,012.19	031-201-022	\$ 1,408.11
029-161-001	\$ 34,949.55	031-201-023	\$ 1,083.00
029-211-001	\$ 3,585.48	031-201-026	\$ 2,201.69
029-211-010	\$ 2,197.97	031-201-029	\$ 3,891.19
029-211-011	\$ 578.16	031-201-031	\$ 3,900.19
029-211-012	\$ 528.56	031-271-001	\$ 1,656.69
029-211-014	\$ 1,609.56	031-271-016	\$ 1,559.57
029-211-015	\$ 765.69	031-271-017	\$ 1,102.78
029-211-020	\$ 646.02	031-271-018	\$ 1,909.38
029-211-024	\$ 4,899.52	031-271-020	\$ 2,028.24
029-211-025	\$ 6,343.39	031-271-021	\$ 773.88
029-211-026	\$ 5,500.60	031-271-022	\$ 916.06
029-291-002	\$ 4,964.45	031-271-023	\$ 792.55
029-291-018	\$ 7,351.99	031-271-032	\$ 2,808.54
029-291-020	\$ 4,872.79	031-271-035	\$ 2,173.87
029-291-022	\$ 2,976.39	031-331-001	\$ 2,106.32
029-291-024	\$ 1,479.23	031-331-019	\$ 3,077.50
029-410-001	\$ 1,377.04	031-331-022	\$ 2,273.62
029-410-002	\$ 722.69	031-331-023	\$ 1,895.30
029-410-003	\$ 463.17	031-331-024	\$ 2,378.71
029-410-004	\$ 520.45	031-540-001	\$ 639.98
029-410-005	\$ 783.53	031-540-002	\$ 582.56
029-410-006	\$ 1,063.80	031-540-003	\$ 629.20
029-410-007	\$ 409.70	031-540-004	\$ 639.98
029-410-008	\$ 681.68	031-540-005	\$ 660.00
029-410-009	\$ 856.94	031-540-006	\$ 443.74
029-410-010	\$ 331.65	031-540-007	\$ 399.30
029-410-012	\$ 626.34	031-540-008	\$ 827.64
029-410-013	\$ 978.47	031-540-009	\$ 458.18
029-490-001	\$ 3,935.86	031-540-010	\$ 499.66
029-490-002	\$ 252.59	031-540-011	\$ 197.19
029-490-003	\$ 1,181.60	037-052-003	\$ 1,327.84
029-490-004	\$ 176.00	037-052-006	\$ 4,366.86
029-490-005	\$ 297.00	037-052-010	\$ 3,242.76
031-011-001	\$ 15,493.75	037-052-020	\$ 7,696.56
031-011-014	\$ 7,378.26	037-052-021	\$ 10,394.86
031-081-001	\$ 1,684.76	037-052-022	\$ 1,343.88
031-081-002	\$ 1,381.97	037-052-024	\$ 16,928.86
031-081-012	\$ 3,393.24	037-052-026	\$ 2,155.74
031-081-013	\$ 1,950.57	037-052-027	\$ 6,687.30
031-081-014	\$ 5,181.64	037-052-032	\$ 2,776.92
031-081-015	\$ 3,129.85	037-052-033	\$ 22,019.08
		037-092-001	\$ 8,031.72

037-092-009	\$	764.42	037-171-005	\$	2,085.16
037-092-010	\$	3,289.94	037-171-006	\$	1,622.12
037-092-013	\$	6,393.82	037-171-007	\$	2,974.90
037-092-014	\$	592.70	037-171-008	\$	8,145.58
037-092-015	\$	1,227.54	037-171-009	\$	1,945.06
037-092-016	\$	4,333.40	037-171-010	\$	1,300.86
037-092-017	\$	1,268.46	037-171-011	\$	5,200.00
037-092-018	\$	1,064.34	037-172-002	\$	1,667.36
037-092-019	\$	818.38	037-172-003	\$	1,827.00
037-092-020	\$	951.64	037-172-004	\$	2,182.52
037-092-021	\$	1,466.54	037-172-005	\$	1,750.00
037-092-024	\$	969.36	037-172-006	\$	3,309.64
037-092-025	\$	935.82	037-172-009	\$	1,826.56
037-092-026	\$	1,180.76	037-172-01	\$	14,567.60
037-092-027	\$	1,137.48	037-172-010	\$	1,686.86
037-092-028	\$	1,033.50	037-172-011	\$	10,879.72
037-092-029	\$	1,553.52	037-172-012	\$	3,286.16
037-092-034	\$	545.88	037-173-001	\$	2,506.98
037-092-036	\$	21,363.42	037-173-003	\$	4,642.00
037-092-037	\$	21,864.18	037-173-004	\$	909.16
037-131-001	\$	6,076.02	037-173-009	\$	3,897.70
037-131-002	\$	2,938.28	037-173-015	\$	3,261.08
037-131-005	\$	858.84	037-173-016	\$	1,694.48
037-131-006	\$	918.74	037-173-020	\$	7,079.92
037-131-009	\$	1,075.62	037-173-021	\$	1,139.88
037-131-010	\$	2,878.10	037-173-025	\$	820.18
037-131-012	\$	669.24	037-173-026	\$	6,707.60
037-131-013	\$	1,832.10	037-173-027	\$	734.10
037-131-014	\$	582.06	037-173-028	\$	1,096.66
037-131-015	\$	580.28	037-173-037	\$	4,075.76
037-131-016	\$	537.06	037-173-041	\$	9,724.80
037-131-017	\$	521.76	037-173-045	\$	3,645.82
037-131-018	\$	509.44	037-173-046	\$	886.78
037-131-019	\$	4,034.28	037-173-047	\$	240.00
037-131-020	\$	13,740.74	037-173-049	\$	342.00
037-131-021	\$	15,222.26	037-173-051	\$	3,320.84
037-131-022	\$	6,836.32	037-173-052	\$	1,919.92
037-131-023	\$	11,883.66	037-173-053	\$	279.54
037-132-001	\$	2,770.62	037-173-055	\$	16,052.22
037-132-017	\$	887.12	037-211-002	\$	5,597.76
037-132-019	\$	8,749.82	037-211-003	\$	7,297.84
037-132-025	\$	2,282.98	037-211-004	\$	328.08
037-132-026	\$	1,664.58	037-211-005	\$	1,568.16
037-132-027	\$	1,602.96	037-211-006	\$	2,233.36
037-132-028	\$	2,208.14	037-211-007	\$	1,128.00
037-132-030	\$	4,545.78	037-211-008	\$	1,073.12
037-132-031	\$	6,765.60	037-211-009	\$	1,087.44
037-132-033	\$	24,403.00	037-211-010	\$	1,093.40
037-132-035	\$	1,127.82	037-211-011	\$	1,637.40
037-132-036	\$	11,617.20	037-211-012	\$	1,602.84
037-132-037	\$	2,525.82	037-211-015	\$	2,088.78
037-132-038	\$	2,708.76	037-211-016	\$	1,804.32
037-171-001	\$	3,666.34	037-211-017	\$	1,080.68
037-171-004	\$	6,528.50	037-211-018	\$	2,931.76

037-211-019	\$	7,371.76	037-320-007	\$	319.60
037-211-021	\$	2,544.12	037-320-008	\$	370.40
037-211-022	\$	2,410.88	037-320-009	\$	308.16
037-211-026	\$	4,216.22	037-400-001	\$	45,498.48
037-211-027	\$	8,508.64	037-400-002	\$	133,646.48
037-211-028	\$	3,157.84	037-400-003	\$	21,030.54
037-211-029	\$	3,134.82	037-400-004	\$	5,249.82
037-211-031	\$	10,238.52	037-400-006	\$	366.30
037-211-032	\$	1,716.72	037-400-007	\$	19,483.42
037-211-033	\$	1,978.64	037-400-008	\$	4,831.50
037-211-034	\$	432.40	037-400-009	\$	2,593.12
037-211-035	\$	1,778.80	037-400-010	\$	1,918.68
037-211-036	\$	1,778.80	037-400-011	\$	6,004.90
037-212-001	\$	2,567.88	037-400-012	\$	18,382.80
037-212-002	\$	414.30	037-400-013	\$	3,249.30
037-212-003	\$	3,114.24	037-400-014	\$	23,361.20
037-212-004	\$	4,799.88	037-400-015	\$	16,232.36
037-212-008	\$	2,072.04	037-400-016	\$	2,598.36
037-212-010	\$	1,847.82	037-400-018	\$	5,834.06
037-212-011	\$	2,625.56	037-400-019	\$	269.70
037-212-012	\$	2,232.18	037-450-001	\$	259.38
037-212-013	\$	1,307.84	037-450-002	\$	246.62
037-212-021	\$	4,954.56	037-450-003	\$	246.62
037-212-022	\$	7,701.12	037-450-004	\$	250.36
037-212-023	\$	3,193.08	037-450-005	\$	263.34
037-212-024	\$	2,862.58	037-450-006	\$	249.04
037-212-025	\$	7,331.50	037-450-007	\$	249.04
037-212-026	\$	733.66	037-450-008	\$	249.04
037-212-027	\$	1,596.30	037-450-009	\$	249.04
037-212-028	\$	660.16	037-450-010	\$	251.46
037-212-030	\$	4,545.30	037-450-011	\$	251.46
037-212-032	\$	1,052.34	037-450-012	\$	188.10
037-212-033	\$	764.40	037-450-013	\$	195.58
037-212-034	\$	4,270.90	037-450-014	\$	198.00
037-212-035	\$	6,076.38	037-450-015	\$	365.64
037-251-003	\$	13,153.80	037-450-016	\$	365.64
037-252-007	\$	4,321.68	037-450-017	\$	360.80
037-252-008	\$	5,870.18	037-450-019	\$	1,264.40
037-252-011	\$	11,534.58	037-450-022	\$	996.38
037-254-003	\$	811.44	037-450-023	\$	1,477.88
037-254-004	\$	1,750.16	037-450-024	\$	1,518.58
037-254-005	\$	3,074.58	037-480-001	\$	7,778.96
037-254-006	\$	1,856.10	037-480-002	\$	912.18
037-254-007	\$	1,844.40	037-480-003	\$	4,049.16
037-254-014	\$	7,055.08	039-131-002	\$	4,104.00
037-254-016	\$	3,671.40	039-131-005	\$	1,012.12
037-254-019	\$	8,705.06	039-131-006	\$	1,700.00
037-254-020	\$	20,443.16	039-131-008	\$	2,272.74
037-320-001	\$	451.74	039-131-009	\$	1,153.78
037-320-002	\$	272.66	039-131-010	\$	1,464.00
037-320-003	\$	331.94	039-131-011	\$	1,408.00
037-320-004	\$	687.66	039-131-012	\$	836.40
037-320-005	\$	477.76	039-131-013	\$	851.36
037-320-006	\$	530.68	039-131-014	\$	836.40

039-131-015	\$	1,371.86	039-183-041	\$	1,680.90
039-131-017	\$	2,229.54	039-183-045	\$	42,054.82
039-131-018	\$	1,873.20	039-183-046	\$	8,598.06
039-131-021	\$	20,747.50	039-183-053	\$	2,341.88
039-131-022	\$	24,003.24	039-183-054	\$	6,111.54
039-132-001	\$	5,788.00	039-231-001	\$	2,607.44
039-132-002	\$	1,194.96	039-231-002	\$	5,650.76
039-132-003	\$	1,214.04	039-231-003	\$	3,616.04
039-132-004	\$	2,119.86	039-231-004	\$	3,496.10
039-132-005	\$	2,314.94	039-231-012	\$	1,956.08
039-132-006	\$	1,718.94	039-231-013	\$	4,430.28
039-132-007	\$	1,550.38	039-231-014	\$	2,131.16
039-132-008	\$	2,442.46	039-231-015	\$	1,523.50
039-132-009	\$	1,915.16	039-231-016	\$	2,458.30
039-132-010	\$	2,701.66	039-231-017	\$	2,303.60
039-132-011	\$	3,739.74	039-231-018	\$	1,306.66
039-132-015	\$	8,893.80	039-231-019	\$	1,830.04
039-133-001	\$	2,972.70	039-231-020	\$	680.60
039-133-002	\$	3,017.18	039-231-021	\$	3,067.12
039-133-005	\$	3,194.08	039-231-030	\$	4,592.52
039-133-007	\$	2,092.62	039-231-034	\$	10,388.34
039-133-008	\$	1,758.98	039-231-035	\$	13,819.90
039-133-009	\$	2,749.70	039-231-037	\$	42,539.02
039-133-010	\$	1,848.54	039-231-038	\$	256.56
039-133-011	\$	5,449.56	039-232-002	\$	13,662.06
039-133-013	\$	5,340.46	039-232-009	\$	35,054.20
039-133-014	\$	5,807.04	039-232-010	\$	4,722.42
039-181-002	\$	2,451.78	039-232-018	\$	6,337.86
039-181-018	\$	4,409.30	039-232-019	\$	10,214.40
039-181-019	\$	14,887.26	039-232-020	\$	7,357.20
039-181-020	\$	2,081.52	039-232-021	\$	2,020.06
039-182-001	\$	10,281.06	039-281-007	\$	4,079.66
039-182-002	\$	2,658.92	039-281-008	\$	1,705.48
039-182-003	\$	12,192.46	039-281-012	\$	2,271.64
039-182-004	\$	1,088.30	039-281-013	\$	1,532.76
039-182-005	\$	5,921.90	039-281-014	\$	1,383.46
039-182-008	\$	2,947.24	039-281-015	\$	1,775.08
039-182-016	\$	7,171.46	039-281-016	\$	3,158.34
039-182-017	\$	2,360.00	039-281-017	\$	1,151.84
039-182-018	\$	4,179.78	039-281-018	\$	1,101.96
039-182-019	\$	3,929.92	039-281-019	\$	1,830.78
039-182-021	\$	2,957.02	039-281-020	\$	949.88
039-183-001	\$	2,866.08	039-281-028	\$	2,642.34
039-183-005	\$	1,185.94	039-281-029	\$	3,594.70
039-183-006	\$	2,928.60	039-281-032	\$	7,535.00
039-183-007	\$	3,687.12	039-281-040	\$	4,348.30
039-183-018	\$	1,156.42	039-281-041	\$	14,441.70
039-183-021	\$	1,270.76	039-281-043	\$	769.96
039-183-026	\$	2,404.96	039-281-044	\$	1,134.04
039-183-027	\$	3,583.40	039-281-045	\$	22,412.32
039-183-028	\$	5,616.48	039-282-001	\$	11,337.26
039-183-031	\$	5,723.76	039-282-006	\$	9,853.00
039-183-035	\$	3,021.86	039-282-009	\$	7,366.64
039-183-040	\$	5,941.86	039-282-012	\$	5,329.08

039-282-014	\$	9,426.24	039-530-001	\$	728.50
039-282-015	\$	1,003.64	039-530-002	\$	755.12
039-282-019	\$	1,028.18	039-530-003	\$	758.86
039-282-020	\$	1,147.98	039-530-004	\$	343.86
039-282-022	\$	713.46	039-590-002	\$	872.52
039-282-024	\$	5,255.20	039-590-003	\$	522.00
039-282-026	\$	3,428.34	039-590-004	\$	272.40
039-282-027	\$	2,582.50	039-590-005	\$	636.90
039-282-029	\$	6,837.08	039-590-006	\$	664.62
039-282-031	\$	4,258.50	039-590-007	\$	17.38
039-282-032	\$	1,717.68	039-590-008	\$	666.38
039-282-033	\$	2,178.72	039-590-009	\$	668.80
039-282-034	\$	4,023.36	039-590-010	\$	670.34
039-282-035	\$	11,491.24	039-590-011	\$	75.68
039-282-036	\$	6,476.08	039-590-012	\$	705.54
039-321-002	\$	5,971.70	039-590-013	\$	947.10
039-321-003	\$	1,455.18	039-590-014	\$	81.18
039-321-004	\$	1,837.24	039-590-015	\$	47.96
039-321-005	\$	2,579.86	039-590-016	\$	46.20
039-321-006	\$	9,832.60	039-590-017	\$	47.08
039-321-007	\$	2,577.62	039-610-001	\$	161.70
039-321-01	\$	21,560.76	039-610-002	\$	161.26
039-321-015	\$	6,292.80	039-610-003	\$	280.72
039-321-019	\$	6,637.68	039-610-004	\$	242.00
039-321-028	\$	8,326.30	039-610-005	\$	264.66
039-321-029	\$	224.28	039-610-006	\$	219.56
039-321-033	\$	20,989.90	039-610-007	\$	234.52
039-321-035	\$	1,787.76	039-610-008	\$	229.46
039-321-037	\$	2,320.96	039-610-009	\$	216.48
039-321-039	\$	3,445.94	039-610-010	\$	205.04
039-321-041	\$	2,463.52	039-610-011	\$	182.16
039-321-045	\$	612.42	039-610-012	\$	224.84
039-321-046	\$	1,276.16	039-610-013	\$	177.32
039-321-047	\$	10,525.92	039-610-014	\$	9,612.22
039-321-048	\$	1,121.58	039-610-015	\$	2,020.00
039-321-049	\$	683.60	039-610-016	\$	2,156.00
039-321-050	\$	2,127.38	039-610-017	\$	157.74
039-321-051	\$	853.56	039-610-018	\$	150.04
039-321-054	\$	468.00	039-610-019	\$	158.18
039-321-055	\$	408.60	039-610-020	\$	280.72
039-321-056	\$	127.98	039-610-021	\$	287.54
039-322-009	\$	10,418.50	039-610-022	\$	264.44
039-322-023	\$	1,221.96	039-610-023	\$	240.68
039-322-024	\$	1,320.60	039-610-024	\$	234.52
039-322-029	\$	6,909.18	039-610-025	\$	231.44
039-322-032	\$	6,022.92	039-610-026	\$	224.40
039-322-034	\$	3,706.28	039-610-027	\$	236.94
039-322-038	\$	2,665.26	039-610-028	\$	407.44
039-322-044	\$	10,330.80	039-610-029	\$	302.06
039-322-045	\$	5,256.52	039-610-030	\$	311.08
039-322-047	\$	4,531.72	039-610-031	\$	170.94
039-322-050	\$	14,339.54	039-610-032	\$	150.04
039-322-051	\$	725.78	039-610-033	\$	163.02
039-322-052	\$	14,238.48	039-610-034	\$	237.82

039-610-035	\$	284.46
039-610-036	\$	256.08
039-610-037	\$	216.04
039-610-038	\$	425.70
039-610-039	\$	269.72
039-610-040	\$	279.62
039-630-001	\$	6,308.36
039-630-002	\$	5,857.22
039-650-001	\$	542.34
039-650-002	\$	392.04
039-650-003	\$	235.08
039-650-004	\$	5,350.08
039-650-006	\$	745.56
039-650-007	\$	3,406.64
039-650-008	\$	1,514.02