



AGENDA REPORT

Economic Development
Business Division

DATE:	May 27, 2025
TO:	Mayor Martinez and Members of the City Council
FROM:	Nannette Beacham, Director of Economic Development Jesson de Leon, Senior Business Assistance Officer Junne Garcia, Management Analyst Antonio Banuelos, Accounting Manager
Subject:	Collection of Assessments for Downtown Richmond Property and Business Improvement District (DRPBID)
FINANCIAL IMPACT:	The City's annual contribution to the DRPBID, for services provided to City parcels will be \$39,308 and is included in the proposed FY 2025-26 General Fund Non-Departmental Budget (01917090-400391). Additionally, the City charges one percent (1%) for the processing of these levies, which will equal \$2,006.95.
PREVIOUS COUNCIL ACTION:	July 19, 2022, June 4, 2024
STATEMENT OF THE ISSUE:	Staff is requesting that the City Council adopt a resolution that allows the City to collect annual property assessments from property owners subject to assessment under the Downtown Richmond Property and Business Improvement District (DRPBID) for Fiscal Year 2025-2026. These assessments will be collected as a levy on the property tax rolls.

RECOMMENDED ACTION:	ADOPT a resolution allowing the City of Richmond to levy the property tax rolls of property owners subject to assessment under the Downtown Richmond Property and Business Improvement District (DRPBID) on the annual 2025-2026 property tax rolls – Economic Development Department (Jesson de Leon 510-412-2023/Antonio Banuelos 510-620-6741/Junne Garcia 510-620-6524/Nannette Beacham 510-620-1306).
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DISCUSSION:

The Richmond Main Street Initiative, Inc., serves as the administrator of the Downtown Richmond Property and Business Improvement District (DRPBID), overseeing property owners within it to provide enhanced services and safeguard new physical improvements in Downtown. The DRPBID offers supplementary cleaning, maintenance, security, marketing, promotions, and business attraction services throughout Downtown Richmond.

The Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq. authorizes cities and counties to renew property and business improvement districts upon petition by a weighted majority of property owners within the proposed district and affirmative ballot. The DRPBID, established in 2013, was renewed until the end of 2029 with the adoption of a Management District Plan by City Council on July 19, 2022.

The DRPBID is governed in accordance with a written Management District Plan, pursuant to Streets and Highways Code section 36622. The Plan sets guidelines for the district, including the assessment rate, service plan, collection provisions, and governance. The Plan has been certified by a registered professional engineer, and the original is on file with the City Clerk.

Property owners are assessed based on benefits received, with the assessment formula using gross lot square footage. Commercial parcel owners' current assessment is \$0.15 per parcel square foot annually, while non-profit housing agency parcel owners pay \$0.08, remaining unchanged for Fiscal Year 2025-2026 as Richmond Main Street Initiative, Inc. informed the City of Richmond of their decision on March 14, 2025.

Under “The Right to Vote on Taxes Act” (also known as Proposition 218), all public agencies are required to pay the same assessments for a public property that applies to a private property unless they can demonstrate by clear and convincing evidence that

the public property does not receive a benefit. The Management District Plan provides that the City and other public entities should pay their “fair share” of all assessments.

SYNERGISTIC POLICIES:

Strategic Goal Areas

2. Increase revenue and improve economic development
3. Improve the quality of life, community health, and social determinants of health

General Plan 2030

- Policy ED1.1 Safe, Well-Maintained Neighborhoods and Public Space. Reduce crime and violence and maintain safe and clean neighborhoods and public spaces.

DOCUMENTS ATTACHED:

Attachment 1 - RMSI 2025_2026 DRPBID Letter of Request Tax Levy

Attachment 2 - DRPBID Report RMSI

Attachment 3 - 2025-2026 DRPBID Proposed Tax Levy

Attachment 4 - 2025-2026 City of Richmond Assessed Properties UPDATED

Attachment 5 - Resolution to Levy PBID FY 25-26