

COUNCIL ITEM REQUEST FORM



**City of
Santa Clara**
The Center of What's Possible

The Council Item Request Form is for members of the City Council to submit written requests to the City Manager's Office for inclusion of an item on a future City Council meeting agenda. At the meeting where the initial written request is heard, discussion should be limited to whether the item should be added to an agenda and a date, not the merit of the item. A majority vote of the City Council is required for the item to be added to future Council meeting agenda for action.

CONTACT INFORMATION

Requesting Member of City Council : Suds Jain

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Today's Date 1/31/2022

WRITTEN REQUEST

I, Suds Jain, hereby request that the following item be placed on the City of Santa Clara Council and Authorities Concurrent meeting agenda:

At the January 25th, 2022, City Council received a update from Staff on the Discussions with Parking Maintenance District No.122 - Franklin Square (PMD 122) Property Owners Regarding Council's Request to Explore Increased Contributions for Operations and Maintenance Costs.

The Staff report said that the property owners voted not to increase their contributions. Council voted to note and file the report.

1. Property owners currently pay nothing for Operations and Maintenance of the Franklin Mall Area outside of the buildings including the parking lots. Property owners collectively pay \$14,200 per year to a fund that is used for capital repairs like resurfacing parking lots. This number has not increased since 2002 even though cumulative inflation over that period was 55% so, had the number simply been increased to match inflation, the value today would be \$22,010. I imagine that most property owners have increased their rents at least once over the past 19 years.
2. In FY2021/22, the City budgeted \$138,163 to cover the day-to-day maintenance of PMD 122. Property Owners pay nothing towards those costs. However, in 1996, property owners were paying 75% of the O&M costs and that was Staff's recommendation on June 14, 2002. 75% of \$138,163 is \$103,622 which is 7.3 times what property owners currently pay.
3. Buildings occupy 36% of the land area in PMD122. 36% of \$138,163 is \$49,738 which is 3.5 times what property owners currently pay.

Under the current contract for the PMD122, the City has no say in what the assessment will be. The property owners have all the decision power. Therefore, I suggest we agendize a discussion of dissolving PMD122 and possibly negotiating a new agreement.

**Reference: Council Policy 030 - Adding an Item on the Agenda
Resolution No. 20-8895**