



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**

Contact E-mail :sjain@santaclaraca.gov

Contact Phone _____

Today's Date January 12, 2021

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:

A discussion and vote of revising the terms of Franklin Mall Maintenance District Number 122. The 2020/21 agreement (dated April 7, 2020) is for \$155,571 of which the Property Owner's Assessment is only \$14,200 meaning that the subsidy is 10 times what the Property Owners pay. I believe this is a gift of public funds.

DIRECTOR'S REPORT
CITY OF SANTA CLARA
PARKING DISTRICT NO. 122 MAINTENANCE DISTRICT
FISCAL YEAR 2020/21

April 7, 2020

ASSESSMENT FORMULA

Fiscal Year 2020/21
City of Santa Clara, California

Parking District No. 122 Maintenance District

The formula upon which the annual assessment levy, for the payment of the costs and expenses of maintaining and operating the improvements, and providing funds for future parking lots and associated walkways, exceptional maintenance and improvements, within Parking District No. 122 Maintenance District, including the costs and expenses incidental thereto, will be apportioned according to benefits among the several lots or parcels of property within the Maintenance District for the Fiscal Year 2020/21 is as follows:

- Costs and expenses are to be shared between the City and property owners as below:
 - a. City shall pay for the operation and maintenance cost on a 100% basis.
 - b. Property owners shall pay \$14,200 annually, less interest from prior years' property owners operation and maintenance assessments as of June 30, 2002, to be kept in a fund to be used towards future exceptional maintenance and improvements of parking lots and associated walkways and appurtenances.
- Each assessment shall be determined on the basis of the gross floor area of the building located upon the lot or parcel of property assessed.
- For the purposes of the formula herein, gross floor area shall mean that area computed from the outside dimensions of the building and not excluding corridors and other design features and aggregated for each additional story or mezzanine floor and any basement area.

DIRECTOR'S REPORT

ASSESSMENT for Fiscal Year 2020/21 City of Santa Clara, California

Parking District No. 122 Maintenance District

I, Craig Mobeck, Director of Public Works for the City of Santa Clara, California, pursuant to the provisions of Section 16.10.490 of the Code of the City of Santa Clara, hereby make this report and following benefit assessment to cover the costs and expenses of maintaining and operating the improvement within Parking District No. 122 Maintenance District of said City, including the costs and expenses incidental thereto, to be paid by said Maintenance District.

The amount to be paid therefor by said Maintenance District for the Fiscal Year 2020/21 is as follows:

<u>Expenditures</u>	<u>As Preliminarily Approved</u>	<u>As Finally Approved</u>
Routine Maintenance & Operation	\$ 155,571.00	
Exceptional Maintenance and Repairs	\$ 0.00	
TOTAL COST	\$ 155,571.00	_____

Funding for FY 2020/21 Expenditures

Exceptional Maintenance & Improvement From Fund Balance Reserve	\$0.00	
Contribution from City General Fund (001)	\$ 155,571.00	
TOTAL	\$ 155,571.00	_____

Property Owner Assessment

Owner's Annual Assessment	\$14,200.00	
Less Accrued Interest of Owner's Fund Balance	[\$3,826.00]	[\$ _____]
TOTAL NET ASSESSMENT	\$10,374.00	

(Goes to Fund Balance Reserve)

And I do hereby assess and apportion the amount said costs and expenses, including the costs and expenses incidental thereto, upon the several lots or parcels of property liable therefor and benefited thereby, in proportion to the benefits to be received by such lots or parcels of property, from the maintenance and operation thereof and more particularly set forth in the list hereto attached and by reference made a part hereof.

Each lot or parcel of land is described in the assessment list by reference to its parcel number as shown on the assessor's maps of the County of Santa Clara for the Fiscal Year 2020/21 to the right of the parcel numbers and include all of such parcel.

Dated: _____

Craig Mobeck, Director of Public Works

BUDGET

Fiscal Year 2020/21
City of Santa Clara, California

Parking District No. 122 Maintenance District

<u>Expenditures</u>	<u>As Preliminarily Approved</u>	<u>As Finally Approved</u>	
Maintenance & Operation:	\$ 155,571.00		Labor, materials, supplies, and equipment to maintain Parking Maintenance District No. 122 including, but not limited to water, sewer, and electrical costs, sweeping of parking lots and mall area, maintenance of pavement, striping, landscaping, mall fountains, City supervision (50% of labor and fringe benefits of Street Maintenance Worker III).
Exceptional Maintenance and Improvements of Parking Lots and Associated Walkways	\$ 0.00		
TOTAL COST	\$ 155,571.00		

Funding for FY 2020/21 Expenditure

Owner's Reserve for Exceptional Maintenance & Improvement Fund Balance:	[\$ 0.00]	[\$]
Contribution from City General Fund (001):	<u>[\$ 155,571.00]</u>	[\$]
Owner's Annual Assessment	\$14,200.00		
Less Accrued Interest on Owners' Fund Balance:	<u>[\$3,826.00]</u>	[\$]
Total Net Assessment:	\$10,374.00		

ASSESSMENT

Fiscal Year 2020/21
City of Santa Clara, California

Parking District No. 122 Maintenance District

Name & Address of Owner	Assessor's Parcel Number	(2) As Finally Confirmed	(1) As Preliminarily Approved	Gross Floor Area (sq. ft.)	% of Total Floor Area
Green Valley Corporation 777 N. First Street, Unit 500 San Jose, CA 95112	269-22-111		\$2,168.89	13,305.22	20.907
Ramiro Hermosillo Trust 3121 Riddle Rd. San Jose, CA 95117	269-22-110		\$1,146.64	7,034.13	11.053
John C. & Catherine E. De Martini, Trustee 477 9 th Avenue Ste 107 San Mateo, CA 94402	269-22-108		\$1,387.83	8,513.76	13.378
David DeLozier Trustee & Et al. 1162 Carmel Way Santa Clara, CA 95050	269-22-098		\$1,213.76	7,445.88	11.700
John Frey Trustee & Et al. 4221 Five Mile Drive San Jose, CA 95132	269-22-103		\$ 226.15	1,387.35	2.180
Celine Yuen-Wan Chan Trustee 3557 Chablis Circle San Jose, CA 95127	269-22-102		\$ 130.51	800.59	1.258
Ross L. Peterson Et al. 1365 Main St Santa Clara, CA 95050	269-22-105		\$ 326.68	2,004.02	3.149

ASSESSMENT

Fiscal Year 2020/21
City of Santa Clara, California

Parking District No. 122 Maintenance District

Name & Address of Owner	Assessor's Parcel Number	(2) As Finally Confirmed	(1) As Preliminarily Approved	Gross Floor Area (sq. ft.)	% of Total Floor Area
Robert Freitas Et al. 255 Washington Street Milpitas, CA 95035	269-22-104		\$ 271.38	1,664.82	2.616
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-113		\$ 350.74	2,151.67	3.381
Warren Mitchell Et al. 16200 Greenwood Ln Monte Sereno, CA 95030	269-22-106		\$1,300.18	7,976.00	12.533
Vitarelli Family LP 925 Circle Drive Santa Clara, CA 95050	269-22-101		\$ 359.46	2,205.13	3.465
Vitarelli Family LP 925 Circle Drive Santa Clara, CA 95050	269-22-100		\$ 201.05	1,233.34	1.938
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-115		\$ 982.31	6,026.07	9.469
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-114		\$ 308.42	1,892.02	2.973
TOTAL			\$10,374.00	63,640.00	100%

I, the Assistant City Clerk of the City of Santa Clara, hereby certify that the foregoing assessment in the amounts set forth in Column (2) unless Column (2) is blank, in which event the amounts in Column (1) apply, was approved and confirmed by the City Council of said City on _____, 2020.

Nora Pimentel, MMC
Assistant City Clerk
City of Santa Clara

I, the County Auditor of the County of Santa Clara, hereby certify that the foregoing assessment was filed in my office on _____, 2020.

County Auditor, County of Santa Clara