



City Council Meeting

Item #3. Discussion and Direction on the Conversion of the Santa Clara Tourism Improvement District

November 12, 2019



City of Santa Clara
The Center of What's Possible

Agenda

1. Background
2. Differences Between the 1989 and 1994 Law (Kelly Rankin, Civitas Advisors)
3. Santa Clara Tourism Improvement District Conversion

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Background

- Santa Clara TID was formed in 2005 pursuant to the Parking and Business Improvement Area Law of 1989 (Ordinance No. 1797).
- Established boundaries and includes 11 lodging businesses.
- Hotels collect a \$1.00 per occupied room night.
- In 1994, the State Legislature passed the Property and Business Improvement Law allowing for additional provisions.

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Santa Clara

Tourism Improvement District Conversion

November 12, 2019



AGENDA

- '89 vs. '94 Law
- Steps to Conversion
- District Examples

CIVITAS

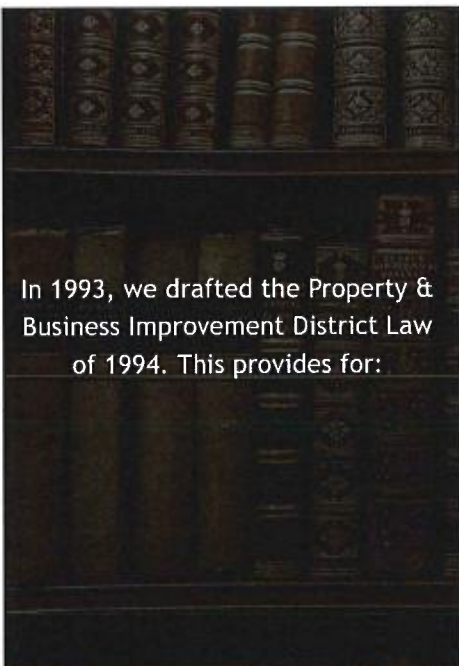
Law of 1989

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The Parking & Business
Improvement Area Law of
1989 provides for:

- ✓ Assessments on businesses
- ✓ City Council can form district without petitions requesting it
- ✓ City Council-appointed Advisory Board
- ✓ District governed by Advisory Board
- ✓ 1 year term - must renew annually

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In 1993, we drafted the Property & Business Improvement District Law of 1994. This provides for:

Law of 1994

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- ✓ Assessments on parcels and/or businesses
- ✓ Majority petition required to form
- ✓ "Owners' Association" could be a private, nonprofit corporation assigned to manage the programs
- ✓ Management District Plan provided for details of service and budget parameters
- ✓ Provided for 5 year term, with ten years upon renewal
- ✓ Requires Brown Act & Public Records Act compliance

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'89 vs. '94

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Parking & Business Improvement Area Law of 1989

- No Petition
- Advisory Board management
- One 30-day challenge period year
- 1 year term

Property & Business Improvement District Law of 1994

- Over 50% supportive Petitions
- Non-profit management via the City approved Management District Plan
- Annual Report
- One 30-day challenge period per district term
- Initial 5 year term, and up to 10 years upon renewal

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Steps to Conversion

1. Hotel & local government outreach and consensus building
2. Stakeholders determine district parameters and service plan
3. Management District Plan prepared
4. Hotel petition drive
5. City approval process
6. Expiration or Disestablishment of '89 District

'89 to '94 Conversions

Total California TID Conversions: **14**





Santa Clara Tourism Improvement District Conversion

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Santa Clara TID Conversion

TID lodging businesses are interested in:

1. Establishing the district under the 1994 Law, and
2. Changing the assessment from \$1.00 per occupied room night to 2% of gross revenue of short-term rentals.

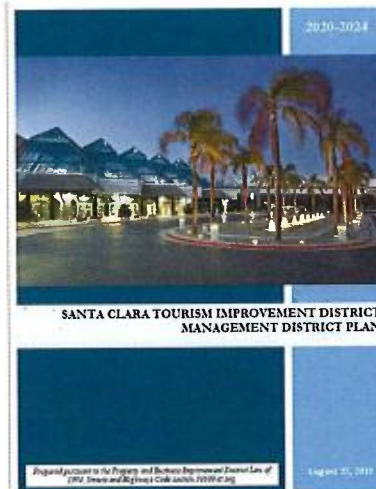
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Management District Plan (MDP)

Key Provisions

- Governance
- District Boundary
- District Assessment Formula
- Budget and Services
- District Term



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Governance

- District is operated through an owners' association (nonprofit).
- Proposed nonprofit is the Silicon Valley/Santa Clara DMO.
- Agreement required between DMO and City for DMO to administer SCTID affairs.
- DMO required annual reporting to the City Council.
- Subject to the Brown Act and California Public Records Act.

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District Boundary

- No proposed change to the district boundary.
- Currently includes 11 hotels.
- Would automatically include lodging businesses that open after the formation of the district.



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District Assessment Formula

- Proposed assessment of 2% on gross revenue on short-term rentals (30 days or less).
- Allows for fairer assessment: larger versus smaller hotels.
- Opportunity to increase funds to support sales programs and marketing efforts.
- Goal to increase hotel occupancy and overall spending.
- Estimated revenue increase from approximately \$800,000 to \$3,750,000 annually.
- Collection method would not change.

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District Assessment Formula

Policy Consideration

- Council direction at November 5 meeting regarding TOT as a revenue enhancement.
- Current TOT rate within the district boundary.

General Fund TOT	9.5%
Community Facility District Assessment	2.0%
<i>Proposed TID Assessment</i>	2.0%
TOTAL	13.5%

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Budget and Services

- Funds collected must directly benefit the lodging businesses paying the assessment.
- Funds would support initiatives designed to increase overnight visitation and room night sales.
- Proposed first-year budget based on 2% assessment formula.
- Funds would support future DMO operations without General Fund contribution.

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Budget and Services

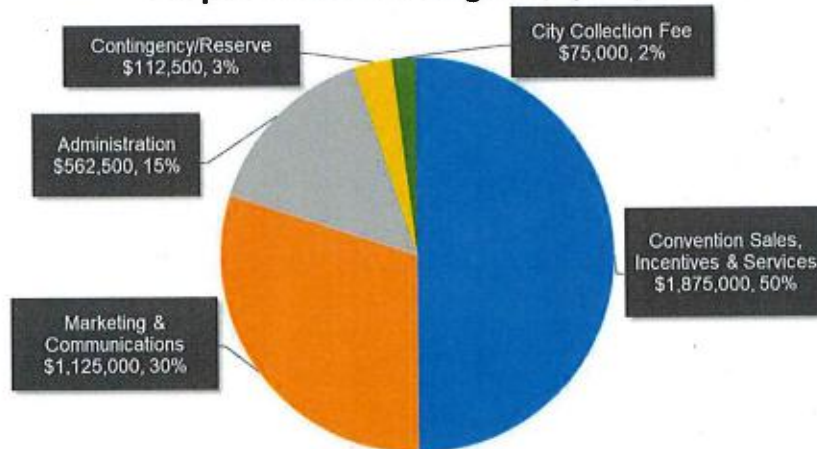
Program	Description	Budget
Convention Sales, Incentives and Services (50%)	Promote sales activity for the booking of SCCC events and increased room night sales of attendees; Provide financial incentives to current and new clients.	\$1,875,000
Marketing & Communications (30%)	Promote lodging businesses through internet marketing efforts, attendance at trade shows, lead generation activities, production and distribution of tourist-related marketing collateral, etc.	\$1,125,000
Administration (15%)	Administrative staffing costs, office costs, policy development and other general administrative costs such as insurance, legal, and accounting fees.	\$562,500
Contingency / Reserve (3%)	Reserve fund/could be utilized for other program, initiative, administration or renewal costs.	\$112,500
City Collection Fee (2%)	Paid to the City to cover costs of collection and administration.	\$75,000
TOTAL		\$3,750,000

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Budget and Services

Proposed SCTID Budget - \$3,750,000



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District Term

- Can be initially formed for up to five years and renewed for up to ten years.
- Staff recommends alignment with the City's Fiscal Year.
- Current TID term expires June 30, 2020.
 - Concurrent process to disestablish the current TID depending on timeline to establish new district.
 - Align establishment process of the new district to begin FY 2020/21 and allow the current TID term to expire.

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Summary

	1989 Law	1994 Law
Establishment	Same method since Santa Clara TID was formed in 2005	Cities are converting or establishing under the 1994 Law
Governance	Advisory Board	DMO manages via MDP
Assessment Method	\$1.00 fee from hotel guests on each occupied hotel/motel room night	2% of gross revenue
Annual Revenue	Approximately \$800,000	Approximately \$3.75 M
Annual City fee	\$3,000	Approximately \$75,000

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Alternatives

1. Provide direction to proceed with the conversion of the Santa Clara Tourism Improvement District (TID) established under the Parking and Business Improvement Law of 1989 to a TID established under the Property and Business Improvement Law of 1994.
2. Provide direction to continue the TID under the 1989 Law.
3. Provide direction regarding the District assessment formula.
4. Any other action as directed by Council.

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Recommendation

- #1. Provide direction to proceed with the conversion of the Santa Clara Tourism Improvement District (TID) established under the Parking and Business Improvement Law of 1989 to a TID established under the Property and Business Improvement Law of 1994; and
- #3. Provide direction regarding the District assessment formula.

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