



Office of the City Manager

CONSENT CALENDAR
June 4, 2024

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Eleanor Hollander, Economic Development Manager
 Subject: Assessments: North Shattuck Property Based Business Improvement District

RECOMMENDATION

Adopt a Resolution approving the North Shattuck Property Based Business Improvement District (NSBID) Annual Report of Fiscal Year (FY) 2024 and proposed budget for FY 2025, and declaring Council's intention to levy an annual assessment for the NSBID for FY 2025.

FISCAL IMPACTS OF RECOMMENDATION

Assessments levied in the North Shattuck Business Improvement District (NSBID) support a package of improvements and activities approved by the property owners and the City Council when the District was renewed for a ten-year period on June 16, 2020 (Resolution No. 69,454–N.S.). Assessment funds are collected by Alameda County, relayed to the City of Berkeley, and disbursed through a contract with the North Shattuck Association (NSA), a private owners' association that was established to implement the NSBID's Management District Plan.

In June of 2020, the City Council authorized the City Manager to execute a contract and any amendments with the North Shattuck Association, not to exceed \$2,652,778 of BID revenues, to implement the North Shattuck Management District Plan for the period July 1, 2020 to June 30, 2031 (Contract No. 32100055). The contract covers the years remaining in the current term of the NSBID establishment.

NSBID assessments are projected and budgeted at approximately \$228,135 in FY 2025. Assessment funds are deposited into NSBID Fund 785-21-208-251-0000-000-000-412110 and expended from fund 785-21-208-251-0000-000-446-636110. The NSBID's adopted Management District plan allows for an annual 5% assessment increase for inflation, and the majority of the North Shattuck Association's Board of Directors met on April 18, 2024 and determined a five percent (5%) increase was warranted in FY25. Project funds not spent in any given fiscal year are carried over into future years.

By financing improvements, maintenance and marketing activities for the North Shattuck business district, the NSBID indirectly enhances sales tax, business license

tax and other business-related City revenue sources. No City properties have been or will be assessed in the NSBID.

CURRENT SITUATION AND ITS EFFECTS

State legislation that authorizes formation of property-based BIDs (*California Streets and Highways Code*, Sections 36600 et. seq.) requires that the BID governing body submit an Annual Report on operations and a budget proposal to the City Council each year. The City Council may approve the report with a Resolution to reauthorize the annual assessments.

The Board of Directors of the NSA met in a publicly noticed meeting on April 18, 2024 to review and approve the attached Annual Report for the NSBID for FY 2024 (Exhibit A). The report includes a budget for improvements and activities for FY 2025 and an estimated cost for providing them. The report also recommends that the assessments for FY 2025 be levied on the same basis and method, and within the same boundaries, as they were levied for FY 2024 *with* the allowable annual 5% fee increase. See Exhibit B: North Shattuck BID FY25 Assessment Roll. Council can adopt the recommended resolution which will confirm the NSBID assessment, thus enabling continuous BID operations in the North Shattuck district for another year.

BACKGROUND

The NSBID was first established by Resolution of the Berkeley City Council in 2001 (Resolution No. 61,168-N.S.) to implement a Management District Plan that had been developed by a steering committee of merchants and property owners. In accordance with the Management District Plan adopted in Resolution No. 61,168-N.S., the NSBID had a lifetime of ten years, expiring in 2011. On May 3, 2011, Council approved Resolution No. 65,265-N.S. reestablishing the NSBID for 10 more years, ending in Fiscal Year 2021. Further, on June 16, 2020, Council approved Resolution No. 69,454–N.S. reestablishing the NSBID for an additional 10 years (starting in FY21). Thus, the NSBID is authorized through FY 2031 unless action is taken to dis-establish it.

The NSBID finances special improvement, maintenance and marketing activities that benefit commercial properties and businesses in the North Shattuck District. NSBID activities are performed above and beyond baseline services provided by the City. The Management District Plan for the North Shattuck BID that was adopted by Council in 2020 as part of the reestablishment of the District and provides a framework for the NSBID's activities.

In FY 2025, the NSBID will continue its ongoing services including District maintenance, public improvements, holiday lighting, and marketing/promotional activities. The NSBID will continue to provide cleaning and outreach services in the public right of way. Events and activities promoting the District will continue throughout the year, including winter holiday promotions and safe group outdoor commerce installations. Regular arts and events newsletters will be shared, and ongoing marketing efforts will continue via the North Shattuck Association (NSA) website and other social media. The NSBID will also continue to liaise and

coordinate with other business district organizations, Visit Berkeley, the Chamber of Commerce, and the Berkeley Business District Network (BBDN) to promote local business and economic development opportunities in Berkeley.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

By maintaining and enhancing the District, the NSA creates shopping opportunities for residents and visitors alike while encouraging alternative forms of transportation. The District is walking distance from the North Berkeley and Downtown Berkeley BART Stations. Several AC transit lines provide easy accessibility to visitors coming to this popular regional destination. Because the District is well served by public transportation and biking infrastructure, these services support environmental sustainability goals of encouraging alternative transportation choices and reducing vehicle miles traveled.

RATIONALE FOR RECOMMENDATION

Property and Business Improvement District Law of 1994 requires that the BID Board prepare an Annual Report for each fiscal year in which assessments are to be levied. Council action is required to approve the BID's Annual Report, and declare its intent to levy assessments. This private/public partnership generates significant resources for revitalization of the North Shattuck District has a positive effect on the physical and economic health of the City of Berkeley.

ALTERNATIVE ACTIONS CONSIDERED

The Board of the NSBID considered opting for less than the allowable 5% increase in assessment rates but instead decided increase in the assessment rate, to keep up with the pace of inflation.

CONTACT PERSON

Vincent McCoy, Office of Economic Development, (510) 981-7043

Attachments:

- 1: Resolution: Confirm Annual Report and Levy Annual Assessment
 - Exhibit A: NSBID Report for FY 2024 and Proposed Budget for FY 2025
 - Exhibit B: North Shattuck BID FY 2025 Assessment Roll

RESOLUTION NO. ##,###-N.S.

APPROVING THE ANNUAL REPORT OF THE NORTH SHATTUCK BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2024 AND DECLARING INTENT TO LEVY ASSESSMENTS FOR FISCAL YEAR 2025.

WHEREAS, the Property and Business Improvement District Law of 1994 as amended (California Streets and Highways Code Section 36600 et. seq.) authorizes cities, with the consent of property owners, to fund property-related improvements, maintenance and activities through the levy of assessments upon the real property that benefit from the improvements, maintenance and activities; and

WHEREAS, after ten years of successful operation, on June 16, 2020 the Berkeley City Council reestablished the North Shattuck Business Improvement District (hereafter, “the District”) for an additional ten-year period by Resolution No. 69,454-N.S.; and

WHEREAS, on April 18, 2024 the Board of Directors of the North Shattuck BID adopted the *Annual Report to the City of Berkeley FY 2024* (hereafter “Annual Report”) that describes the operations of the District in FY 2024, recommends services for FY 2025 and proposes a budget for FY 2025 (Exhibit A).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that pursuant to provisions of Section 36600 et. seq. of the California Streets and Highways Code, the City Council approves the Annual Report of the North Shattuck Association (Exhibit A) and declares its intent to levy special assessments on property within the boundaries of the District for FY 2025.

BE IT FURTHER RESOLVED that that the boundaries of the District and the method and basis for the assessment remain the same as those set forth and approved in the Management District Plan (Plan) that was adopted on June 16, 2020, when Council renewed the North Shattuck BID through Resolution No. 69,454-N.S.

BE IT FURTHER RESOLVED that the improvements and activities to be provided are those described in the Plan and the Annual Report.

BE IT FURTHER RESOLVED that the cost of providing the improvements and activities is as described in the budget that accompanies the Annual Report.

BE IT FURTHER RESOLVED that the Assessment Rate for FY 2025 shall increase 5% from the rates established in FY 2024 (an increase of 5% is allowed annually by the District Management Plan). Following adoption of this resolution, the City Council may confirm the Annual Report and levy assessments for FY 2025 and confirm disbursement of NSBID assessment revenue to the North Shattuck Association provided for in Contract No.32100055, authorized in Resolution No. 69,455–N.S. (2020).

Exhibit:

A: North Shattuck Annual Report for FY 2024 and Proposed Budget for FY 2025

B: NSBID Assessment Roll FY 2025



NORTH SHATTUCK ASSOCIATION
ANNUAL REPORT TO THE CITY OF BERKELEY
FISCAL YEAR 2024

Introduction

The North Shattuck Business Improvement District (NSBID) was reestablished for a new 10-year period by the Berkeley City Council on June 16, 2020 (Resolution No. 69,454-N.S.) under provisions of the State of California Property and Business Improvement District Law of 1994. The NSBID was formed in 2001, renewed in 2011 and again in 2020 to implement a Management District Plan developed and revised in 2020 to address the specific needs of the District and which sets forth the projected activities of the NSBID and the allocation of BID assessment revenues to each activity.

The renewed North Shattuck BID consists of 54 parcels (owned by 52 property owners) along Shattuck between Rose and Delaware, and also one block of Vine east of Shattuck Ave. The assessments fund special benefits within the District, enhancing the North Shattuck area's streetscape environment with infrastructure improvements, ongoing maintenance, and special events to new customers and visitors, increase business sales, and attract and retain businesses.

The NSBID is managed by the non-profit North Shattuck Association (NSA), whose Board of district business and property owners and Executive Director coordinate implementation of the Management Plan. The Property and Business Improvement District Law of 1994 requires that the owners' association that is responsible for administering a BID prepare an annual report for each fiscal year for which assessments are to be levied.

This report reviews Fiscal Year 2024 operations, and states goals and objectives for Fiscal Year 2025 of the NSBID, which begins July 1, 2024 and ends June 30, 2025. This report includes the improvements and activities for the year, an estimate of the cost of the improvements and activities, the amount of any surplus or deficit revenues are to be carried over from the previous fiscal year and the amount of any contributions from other sources are named in the annual report and budget. There are no proposed changes in the boundaries of the district, however there is a proposed 5% increase in the assessment basis.

FY 2024 Annual Report and FY25 Budget

Summary of FY24

The budget for Fiscal Year 2024 included BID assessments which resulted in new revenue of **\$202,641.50**, **carryforwards of \$0 from** FY 2023, which resulted in a FY 2024 budget of **\$202,641.50**. The following table shows the Budget Allocations by category and percentages as well as the estimated expenditures to the end of the fiscal year on June 30, 2024. Total expenditures for the year are estimated to be **\$182,376** with any remaining funds to carry forward in each category to FY 2025.

<i>NORTH SHATTUCK ASSOCIATION Service/Expense Category</i>	<i>Allowable % of Annual Budget</i>	<i>Carry Forward from Fiscal Year 2023 (Actual)</i>	<i>Fiscal Year 2024 Assessment Revenue</i>	<i>Fiscal Year 2024 Expenditures (Estimated to 6/30/24)</i>
Maintenance/Civil Sidewalks	40%	\$0	\$81,056	\$72,950
District Identity & Placemaking	25%	\$0	\$50,660	\$45,594
Administration/Management	30%	\$0	\$60,792	\$54,712
Contingency	5%	\$0	\$10,132	\$0
Total Budget	100%	\$0	\$202,641	\$182,376

Accomplishments

During Fiscal Year 2024, the North Shattuck Association continued implementation of the activities and services outlined in the Management District Plan under a renewed annual contract between the City of Berkeley and the North Shattuck Association (NSA). Activities of the district are organized into Administration/ Program Management, District Identity and Placemaking, and Maintenance/Civil Sidewalks. Accomplishments in each area are summarized below.

Administration/Program Management

- The Executive Director held regular meetings of the Board of Directors and General Association meetings available to merchants, property owners, City staff and elected officials, held in person when possible and via Zoom regularly during the year to further the goals and objectives of the Association, focusing on business assistance, resumption of special events, and addressing safety and maintenance concerns in the district.
- The Association coordinated meetings of merchants, property owners, BPD, and the City’s Homeless outreach and mental health teams to deal with safety and security issues at various locations.
- The Association Board voted to reallocate funds to extend the pilot Safety Ambassador Program for the district for an additional 6 months in the contract with Peralta Service Corporation to provide on-street hospitality and coordination on city maintenance and safety issues.
- The Association worked with the Berkeley Business District Network (BBDN) to address and provide input on citywide issues.
- The Executive Director assisted businesses to plan and upgrade outdoor commerce areas in anticipation of new City of Berkeley terms of use beginning in May of 2024 through the City’s Pathways to Permanence program. The Association assisted Victory Point Café to address the challenges of the new fee structure and continued to coordinate the City’s Outdoor Commerce Grant program which provides grants to businesses citywide to build parklets.
- The Association coordinated with the Berkeley Chamber and Visit Berkeley on citywide events and marketing programs including Restaurant Week, the Berkeley

Holidays campaign, the Berkeley Bucks program, and the City's "Discovered in Berkeley" series.

- The Executive Director worked with the Ecology Center on the Farmers Market Thursday operations, vendors, and marketing, and attended Community Advisory meetings to plan for more music and activities in the market area, including reviving the weekly series of "Thirsty Thursday" events during the fall of 2023, and a Food Waste Cooking demonstration series at the market in August and October 2023.
- The Association maintained an inventory of all businesses and vacant retail and office space in the district and provided updates to the City's Economic Development office. This year, the Walnut Tavern opened in Walnut Square and Farmhouse Kitchen restaurant opened at Cedar and Shattuck. Three new businesses opened in the rehabbed storefronts BMO in the former Bank of the West location. A 7-story mixed use development is now designed and permitted with initial groundwork underway at the former Shell gas station at Francisco St. and Shattuck, and Epicurious Garden welcomed Eggys. iScream and Poulet closed in the district this year. The Poulet property has plans for a mixed-use development.
- The Association spoke with Cushman Wakefield now representing the listing for the Bank of America site and parking lot regarding the attraction of the highest and best use. The NSA is working with the City of Berkeley to determine what zoning accommodations can be made.
- The Executive Director assisted with city health, noise and street event permits and coordination for Saul's annual latke party, ACCI Gallery's Spring and Holiday Art Fair, the return of the Vine Street Block Party.

Civil Sidewalks/Maintenance

- The Association continued funding for cleaning and regular maintenance for sidewalks, public spaces, and public property including sidewalk and gutter sweeping, weeding of tree wells, graffiti abatement and maintenance of the newly replanted landscaped ceramic planters throughout the district.
- The Executive Director coordinated with the City of Berkeley and Berkeley Police Department to address maintenance issues including street tree replacements, and sidewalk steam cleaning and repair, trash receptacle maintenance, etc. as well as street behavior and vandalism, trespassing and illegal dumping issues on private property and sleeping during the day in the public right of way. Merchants were informed of available services and appropriate numbers for reporting incidents and requesting assistance for mental health issues.
- In response to ongoing issues, the Association Board voted to extend the Safety Ambassador Program for the district with Peralta Service Corporation through June of 2024, to provide a welcoming presence for tenants, visitors, shoppers, and employees, to be additional "Eyes and Ears" for local community and law enforcement and develop and maintain active relationships with City Officials, Beat Officers, Fire Department and Public Works Department to assist in the intervention and prevention of crime.

- The Association installed the annual holiday lighting for the entire length of the district for the winter holiday season in the sidewalk street trees as well as in median tree locations with electricity access. The lighting provides ambience as well as security and pedestrian lighting in the darker winter evenings.

District Identity/Placemaking

- District marketing includes the monthly Constant Contact e-newsletter with updates on business operations and hours, specials, events, and classes, regular social media posts and boosts for businesses and special events, and print and digital ads on local media and in the Berkeley Visitors Guide to promote the district. The Association website has been updated to reflect current businesses in the online directory and links to ongoing in-person and hybrid classes and events, including the reinvigorating the weekly North Berkeley Food Tour and Farmers' Market, monthly art openings, wine tasting, and cooking, yoga and barre classes.
- The Association coordinated with the Chamber, Visit Berkeley and the City on the Berkeley Holidays, Berkeley Bucks, Restaurant Week, and Discovered in Berkeley campaigns, promoting business participation and the programs and offerings through our social media outlets, and the participated in Shop Local social media campaigns through AMIBA promoting support for small independently-owned businesses.
- In 2023 the Vine Street Block Party was reestablished as a recurring event. The Vine Street Block Party was held on July 30. The event included vendors from North Shattuck area shops and artisan vendors.
- The Executive Director worked with the Ecology Center to organize and present a weekly series of "Thirsty Thursdays" events in October and November 2023 at the North Berkeley Farmers Market with live music from the Berkeley High Jazz Band and other local acts, sustainable beer and wine, an Ecology Center pop-up shop and program booths, kid's art projects and an Association marketing table with business information and giveaways.
- The Association funded a Halloween Trick-or-Treat event involving approximately 20 participating businesses and farmers' market vendors, live music, and kids' arts, crafts, and games.
- The Holidays were celebrated with festive events held throughout December: The Annual Saul's Latke Party on Dec 9th, the ACCI Holiday Art Fair on Dec. 9, makers market at the Farmers' Market Nov. 30, Dec. 7, and Dec 14. The events were complimented by a North Shattuck Holiday Shopping Guide spotlighting businesses throughout the district and reinforcing the buy Berkeley mantra.

Budget - Fiscal Year 2025

Work Plan

The North Shattuck Association will continue implementation of the activities initiated in previous fiscal years and in accordance with the Management District Plan. Funds not expended in the previous year will be carried forward in addition to estimated Fiscal Year 2025 revenues. The work of the Association will continue to be guided by the Board of Directors and

its committees. The goals and objectives for Fiscal Year 2025 are organized as outlined in the Management District Plan adopted in 2020.

Administration/Program Management

Goals: General oversight and direction of district activities; development of relations and coordination with outside groups and agencies, coordination of projects and programs, management of sponsorships and volunteers.

Objectives:

- 1) Oversee development of annual District work plan and detailed budgets, financial records and annual tax returns.
- 2) Conduct property owner outreach, property owner and business input to the Management Plan and various programs and activities.
- 3) Attend needed City of Berkeley Council and Commission meetings and prepare all required reports related to the annual City of Berkeley contract with the Association.
- 4) Prepare correspondence, letters of support, and grant applications with the City of Berkeley and other agencies.
- 5) Coordinate Board elections in July 2024 including nominations and property owner balloting.
- 6) Maintain working relationships with property owners, merchants, City of Berkeley, Chamber of Commerce, Visit Berkeley, and elected officials.
- 7) Continue to participate in the Berkeley Business District Network (BBDN) to review and evaluate proposed City policy changes, public improvement projects, planning changes and zoning amendments relevant to the commercial district. Coordinate with district businesses and property owners to develop appropriate responses and present to City Council and Commissions.
- 8) Identify and act on any business education/assistance needs for business retention and inform businesses and property owners on how to access all available business support financial and technical services.
- 9) Develop and distribute regular e-mail newsletter updates to business and property owners with service accomplishments, event information, issue updates, and new business contacts.
- 10) Maintain inventory and lease information for vacant retail and office space in the district, current information for zoning regulations/amendments, and liaison with City and commercial brokers to attract and assist new businesses.
- 11) Prepare funding applications for public art and events through the City and State grant programs and administer projects and reporting.
- 12) Coordinate the City's Outdoor Commerce Grant Program and assist businesses with creating outdoor areas, upgrading structures and extending permits beyond the pandemic.
- 13) Continue to work on parking issues in the district with the GoBerkeley Parking Program and investigate of improved usage of existing private parking resources for paid employee parking.
- 14) Work with the Berkeley Public Education Foundation, local schools and the

Berkeley Business District Network to strategize on additional fundraising events to provide additional funding for classroom grants, for theater, science, art and gardening programs.

District Identity & Placemaking

Goals: Create a unified, quality image for the district and implement promotion strategies that capitalize on the unique aspects of the area, including advertising, social media, brochures, special events, holiday promotions etc. Strengthen the physical environment and sense of place with public art, landscaping improvements and parklets, and other initiatives as developed.

Objectives:

- 1) Oversee implementation of the marketing and promotions strategy including designer/consultant selections, design processes, budgeting, and advertising placements.
- 2) Manage and promote the special events calendar and institute new events to further the image and various market segments of the district, including apparel, culinary, artisan production, and arts.
- 3) Integrate existing businesses into special events and marketing campaigns through various means, including sponsorship, participation, promotional tie-ins, etc.
- 4) Coordinate public relations for the district and special events as needed. Generate press releases and promote editorial pieces on commercial and retail developments in the area.
- 5) Continue regular updates of the district website with business information and upcoming classes, special events, etc., produce a monthly Constant Contact e-newsletter, and maintain regular Facebook and other social media entries promoting business activities and press coverage.
- 6) Promote events at nearby venues such as Live Oak Park, the Jewish Community Center, Berkeley Arts Center, Theatre First and the Hillside Club. Work with producers to tie in district businesses through advertising and promotions.
- 7) Work with the City and Ecology Center on issues related to the Farmers Market operations and marketing. Assist on the coordination of Thirsty Thursday events during the summer of 2024 (FY25), and other special events and business tie-ins to the market.
- 8) Assist businesses to produce smaller street events including ACCI Gallery's Seconds Sale and Art Market, Saul's Latke Party, Vine St. block parties with Vintage Berkeley, etc. and to involve other businesses as partners and participants.
- 9) Oversee installation of annual winter holiday street tree lighting throughout the district.
- 10) Organize a Winter holiday marketing plan and events calendar with holiday themed festivities and promotion of business events.
- 11) Produce the "Taste of North Berkeley" restaurant walk and wine walk to highlight neighborhood shops and restaurants.
- 12) Organize Association booths/tables at the weekly Farmers' Market and other fairs

and festivals with activities to promote the district and gain newsletter and social media subscribers.

- 13) Investigate grant funding opportunities and provide coordination between area businesses and property owners, City Departments, and outside agencies towards implementation of district- initiated projects and programs towards median improvement, pedestrian safety, improved bike facilities, and parking.
- 14) Investigate design and finding possibilities for a median landscaping improvement project to coincide with the Shattuck Ave. roadway repair project, including possible City funding and a UC Berkeley design class and Chancellor's Grant application/award.
- 15) Investigate opportunities for public art projects with ACCI Gallery, local artists, and local schools, including rotating storefront exhibits, art projects, temporary mural projects, Street pole banners, etc.

Maintenance and Civil Sidewalks

Goals: Address issues related to cleaning and maintenance of the district; design and implement landscaping and other streetscape beautification improvements; provide input on development projects.

Objectives:

- 1) Provide ongoing area maintenance monitoring, needs assessment, and coordination with appropriate city departments on projects including street tree replacements, curb repairs, median landscaping, trash receptacle cleaning, sidewalk repairs, bicycle facilities etc.
- 2) Oversee service contract with Peralta Service Corporation for regular sidewalk cleaning and landscaping including sidewalk planters and tree well maintenance and special projects as needed.
- 3) Manage the work of the district's Safety Ambassadors to provide hospitality functions, connect with maintenance staff and area businesses, and address security and safety issues working with the Berkeley Police Department and Mental Health Teams.
- 4) Organize meetings of district businesses, property owners, Ambassadors, current BPD patrol officers and the City's Mental Health team to identify and respond to street behavior issues, trespassing and illegal dumping issues, vandalism, and blocking of the public right of way.
- 5) Coordinate work of the City-funded Streets Team to assist with area clean-up for the district's allotment of one afternoon per week and arrange for gift cards or other compensation for team members.
- 6) Work with property owners and appropriate city departments to address signage conditions and the appearance of empty storefronts and vacant properties in the district.
- 7) Work with appropriate City departments, business and property owners, and designers to assist businesses to create and upgrade Outdoor Commerce areas in the district.

FY 2025 Budget

The North Shattuck Association approved a 5% increase to assessments for BID collections for Fiscal Year 2025. Assessments are projected to be \$228,134, including the 5% annual increase in assessments from Fiscal Year 2024. Services and expenditures will be made in accordance with the Management District Plan categories as follows:

<i>NORH SHATTUCK ASSOCIATION Service/Expense Category under the Management District Plan (2020)</i>	<i>% of Annual Budget</i>	<i>Estimated Carryforward from 2024 Fiscal Year</i>	<i>Fiscal Year 2025 Projected New Revenues</i>
Maintenance & Civil Sidewalks	40%	\$72,950	\$91,254
District Identity & Placemaking	25%	\$45,594	\$57,034
Administration/Program Management	30%	\$54,712	\$68,440
Contingency	5%	\$0	\$11,407
Total Estimated Budget	100%	\$182,376	\$228,134

The above budget is based upon the maximum amount of BID assessment revenues that could be collected in the District. Actual BID revenues may be lower if some assessments are not paid within the Fiscal Year. No changes to the boundaries of the district and the method and basis for levying the BID assessments were taken this year.

A listing of Fiscal Year 2025 assessments is attached separately as Exhibit B.

Approved by:

Approved by the Board of Directors
Kirk McCarthy, President,
North Shattuck Association

On April 18, 2024

Prepared by: Daniel Swafford, Executive Director, North Shattuck Association

North Shattuck Business Improvement District
 FY 2025 Assessment Roll

APN	Owner Name	Site Address	FY 2025 Assessment			
			Private Parcels	Public / Exempt	Utilities	
058 -2173-002-03	1600 SHATTUCK ASSOCIATES L P	1600 SHATTUCK AVE #1010	\$ 9,701.45			
058 -2173-004-00	IRA SERVICES TRUST	1620 SHATTUCK AVE	\$ 1,010.82			
058 -2173-005-00	KIM SAMIL & YOUNGJUNG	1650 SHATTUCK AVE	\$ 2,169.72			
058 -2174-001-00	ARTS & CRAFT COOPERATIVE INC	1652 SHATTUCK AVE	\$ 1,751.06			
058 -2174-002-00	NEIL JOE R & CAROL L	1654 SHATTUCK AVE	\$ 1,332.83			
058 -2174-003-00	SATAKE 1 LLC	1662 SHATTUCK AVE	\$ 1,229.84			
058 -2174-004-01	1995 KAM Y LAM & SHUN FMLY LTD PARTNERSHIP	1670 SHATTUCK AVE	\$ 1,289.40			
058 -2174-006-02	ERDMAN JOHN C & ANNE M TRS	1690 SHATTUCK AVE	\$ 5,445.75			
058 -2175-001-01	SCHWARTZ MICHELL J	1700 SHATTUCK AVE	\$ 4,243.70			
058 -2175-003-00	BLUME JAMES B & FRANK KATHRYN W TRS	1708 SHATTUCK AVE	\$ 1,605.04			
058 -2175-004-00	ROBINSON SCOTT & CHRISTINA C	1720 SHATTUCK AVE	\$ 812.92			
058 -2175-005-00	PIERACKI ANDRZEJ TR	1730 SHATTUCK AVE	\$ 1,208.67			
058 -2175-006-00	YI CHONG S	1748 SHATTUCK AVE	\$ 1,391.91			
058 -2176-001-01	1752 SHATTUCK LLC	1752 SHATTUCK AVE	\$ 2,867.16			
058 -2176-003-01	SHATTUCK INVESTMENT GROUP LLC	2083 DELAWARE	\$ 9,974.82			
058 -2177-015-01	GEDR HILLSIDE LLC	1797 SHATTUCK AVE	\$ 14,820.86			
058 -2178-018-00	AMERICAN COMMONWEALTH ASSOC.	2109 VIRGINIA ST	\$ 6,790.63			
058 -2178-023-00	DELANDA PAUL A & SUSAN K TRS	1619 SHATTUCK AVE	\$ 1,492.23			
058 -2178-024-01	SHATTUCK CONNECTIONS LP	1607 SHATTUCK AVE	\$ 9,695.94			
058 -2178-026-00	SHATTUCK OFFICE LLC	1625 SHATTUCK AVE	\$ 1,746.47			
058 -2178-027-00	SHATTUCK OFFICE LLC	1625 SHATTUCK AVE	\$ 2,926.59			
058 -2178-028-00	SHATTUCK OFFICE LLC	1625 SHATTUCK AVE	\$ 2,926.59			
059 -2260-001-00	CONNOLLY ALLEN & CHRISTINE	2100 VINE ST	\$ 4,090.50			
059 -2260-002-01	WALNUT SQUARE CENTER LP	2110 VINE ST	\$ 9,187.35			
059 -2260-015-01	SWEET BOMBAY INC	1549 SHATTUCK AVE	\$ 1,441.98			
059 -2260-015-02	MANN MELVIN M TR	1543 SHATTUCK AVE	\$ 2,248.20			
059 -2260-016-00	GOODMAN CAROL E TRS ETAL	1537 SHATTUCK AVE	\$ 2,486.53			
059 -2260-017-00	GACH MICHAEL R	1533 SHATTUCK AVE	\$ 1,852.53			
059 -2260-018-00	LAM KELVIN S & JACKIE S & GRACE S & ALICE S TRS	1531 SHATTUCK AVE	\$ 3,887.50			
059 -2260-019-00	WARD DAWN D CUST FOR MEYER N G & C J & J C & ETAL	1525 SHATTUCK AVE	\$ 2,500.73			
059 -2260-020-03	APTE ROBERT Z & EVELYN L FAMILY PARTNERSHIP LP	1519 SHATTUCK AVE	\$ 3,192.53			
059 -2260-021-00	PAGNOL ET CIE INC	1517 SHATTUCK AVE	\$ 1,234.45			
059 -2260-022-01	WONG PUI & HOSANNA H	1515 SHATTUCK AVE	\$ 1,152.07			
059 -2260-022-02	ELITE PROPERTIES LLC	1511 SHATTUCK AVE	\$ 3,537.50			
059 -2261-001-02	RUE ELL ENTERPRISES INC	1451 SHATTUCK AVE	\$ 11,871.85			
059 -2261-004-03	JC ARUM LLC	1444 WALNUT ST	\$ 2,522.17			
059 -2261-005-00	RUEGG & ELLSWORTH	2113 VINE ST	\$ 1,240.86			
059 -2261-006-00	RUEGG & ELLSWORTH	2111 VINE ST	\$ 2,198.12			
059 -2261-007-00	RUEGG & ELLSWORTH LLC	1495 SHATTUCK AVE	\$ 2,927.14			
059 -2261-008-00	TARVER DEWEY G & CARMEL A TRS	1481 SHATTUCK AVE	\$ 1,261.04			
059 -2261-009-00	LATKE ENTERPRISES LLC	1475 SHATTUCK AVE	\$ 1,524.76			
059 -2261-010-00	WONG HENRY F TR & WONG PUI T E	1463 SHATTUCK AVE	\$ 2,659.49			
059 -2262-001-00	SHATTUCK ROSE L P	1400 SHATTUCK AVE	\$ 6,359.97			
059 -2262-005-00	HIRAHARA BRIAN & TAMURA RAYMOND TRS & HIRAHAR ETAL	1480 SHATTUCK AVE	\$ 3,317.47			
059 -2262-006-00	RIPSTEEN RYAN TR & ARLINGTON INVESTMENT CO LP	2085 VINE ST	\$ 1,471.35			
059 -2262-021-02	SAFEWAY INC	1425 HENRY ST	\$ 25,131.13			
059 -2262-021-03	SAFEWAY INC	1425 HENRY ST	\$ 1,942.38			
059 -2263-003-01	HEFTER & MURPHY LLC	2044 VINE ST	\$ 5,013.66			
059 -2263-006-01	BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSN	1516 SHATTUCK AVE	\$ 4,769.50			
059 -2263-009-00	PHO LLC	1540 SHATTUCK AVE	\$ 1,816.26			
059 -2263-010-01	BERKELEY BAZAAR PARTNERS	1550 SHATTUCK AVE	\$ 19,929.54			
059 -2263-024-01	BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSN	1536 SHATTUCK AVE	\$ 2,663.53			
060- 2455-064-01	CALTHORPE PETER & DRISCOLL JEAN TRS	2095 ROSE ST	\$ 7,840.98			
060- 2455-067-00	GORDON JOHN K & MITCHELL JANIS L TRS & GORDON ETAL	2091 ROSE ST	\$ 2,372.38			
Totals			Private Parcels '25	Public / Exempt	Utilities	Totals
Revenues			\$232,079.87	\$0.00	\$0.00	\$232,079.87
Count of Properties			54	0	0	54
County Collection Fee @ 1.7%:			\$ 3,945.36	Net Assessment Revenue:		\$228,134.51

Note: Data for APN, Owner and Land Use from the City's Land Management System is current as of April 2, 2024.

