

Legal Description

The land described herein is situated in the State of California, County of Solano, City of Suisun City, described as follows:

Parcel One:

Parcel 2, as shown on that certain Map filed June 14, 1993 in the Office of the County Recorder of Solano County, State of California in Book 38 of Parcel Maps, at Page 15, as Amended by Certificate of Correction Recorded September 5, 1995, Series No. 1995-00054204.

Parcel Two:

A non-exclusive easement for driveway, vehicular ingress and egress and pedestrians, over that portion of Parcel 1, as shown on that certain Parcel Map filed June 14, 1993 in the Office of the County Recorder of Solano County, State of California in Book 38 of Parcel Maps, at Page 15, more particularly described as follows:

Beginning at a point that bears North 89 degrees 45' 10" West a distance of 10.00 feet and North 00 degrees 37' 00" East a distance of 5.00 feet from the Southeasterly corner of Lot 1 as shown on that certain Map filed for record in Book 22 of Record Maps at Page 53, Solano County Records; thence North 89 degrees 45' 10" West a distance of 13.37 feet to the beginning of a non-tangent curve having a radius of 10.00 feet concave to the Southwest, a radial to said beginning bears North 60 degrees 14' 50" East; thence North Westerly along said curve, through a central angle of 60 degrees 00' 00" an arc distance of 10.47 feet; thence non-tangent to said curve North 00 degrees 37' 00" East a distance of 24.14 feet; thence South 89 degrees 23' 00" East a distance of 29.00 feet to the point of beginning.

Parcel Three:

Parcel 4, as shown on that certain Parcel Map filed June 14, 1993 in Book 38 of Parcel Maps, Page 15, Solano County Records, as Amended by Certificate of Correction Recorded September 5, 1995, Instrument No. 1995-0054204, Solano County Records.

Parcel Four:

An easement (not to be exclusive) for pedestrian and vehicular access, over and across the following described property:

Beginning at the Northwest corner of Parcel 4, as shown on said Map of "Parcel Map for Almond Gardens"; thence South 89 degrees 45' 10" East, 12.00 feet; thence South 00 degrees 37' 00" West, 5.00 feet to the beginning of a 10.00 foot tangent curve, concave to the Northeast; thence Southeasterly along said curve, through a central angle of 90 degrees 00' 00" an arc distance of 15.71 feet; thence non-tangent to said curve, South 00 degrees 37' 00" West, 24.24 feet; thence North 89 degrees 46' 00" West, 44.00 feet; thence North 00 degrees 37' 00" East, 24.38 feet to the beginning of a 10.00 foot non-tangent curve concave to the Northwest, a radial to said beginning bears South 00 degrees 37' 00" West; thence Northeasterly along said curve through a

central angle of 90 degrees 00' 00" an arc distance of 15.71 feet; thence non-tangent to said curve, South 89 degrees 45' 10" East, 12.00 feet; thence North 00 degrees 37' 00" East, 5.00 feet to the point of beginning.

Excepting therefrom that portion lying within Parcel One above.

32-10

Tax Area Code
5017

POR. N.W. 1/4 SEC. 36, T.5N., R.2W., M.D.B. & M.



1. R=20'	L = 26.66'
2. N.89°45'10"W.	25.02'
3. N.89°45'10"W.	40.76'
4. N.89°45'10"W.	39.93'
5. N.89°45'10"W.	28.50'
6. N.00°37'E.	65.92'
7. N.00°14'E.	65.91'
8. N.00°14'E.	65.90'

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

P.S. 28-59	11-2-09	C
P.M. 38-61	4-26-04	S.S.
ST. NAME CHG.	7-27-03	PL
REVISION	DATE	BY

R.M. Bk. 05 Pg. 05
R.M. Bk. 22 Pg. 53

Chaplin Addition
Crescent Estates
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

CITY OF SUISUN CITY
Assessor's Map Bk. 32 Pg. 10
County of Solano, Calif.

(10-11)



SUISUN CITY DOWNTOWN BID ANNUAL REPORT, REAUTHORIZATION, INTENT TO LEVY ASSESSMENTS (PART 1)

OCTOBER 6, 2020



Background

- At the end of 2019 the District was on the verge of disestablishment
- Council reauthorized the District for 2020 but did not approve the levy of assessments
- Covid impacted the ability of the District to have events
- The District has bounced back in 2020 with a full Board and updated Bylaws



Annual Report – Accomplishments

- Held elections for board members as per District bylaws
- Elected a new slate of officers for the board of directors
- Contracted with Solano Diversified Services for litter pickup three times a week
- Amended bylaws for language cleanup and reduced number of board members to 7
- Approved installation of three “We’re Open for Business” billboards
- Monthly Meetings – With the assistance of the City Manager’s office, meeting notifications to all BID members are sent; the city has hosts these meetings and records on Zoom.
- When there are pressing issues, the board has scheduled an additional meeting. The board meeting is frequently attended by department heads, and other city staff.



Annual Report – Proposed Program of Work

- **Media and Marketing Plan** – This may include the following items:
 - Waterfront District Dining and Business Directory Brochure
 - Miscellaneous Opportunity Marketing in local channels
 - Website Updating and Promotion
 - E-Newsletters – To the public and the membership
 - Social Media
 - Brochure display at Harbormaster Office and other places
- **New Business Orientation Program/Welcome Package**
- **Reinstatement of Business Watch**

Budget

		Item 7 PowerPoint Presentation
Ordinary Income/Expense		
Income		
REVENUE		
Mothers Day Income		10,000.00
Business Assessments		11,875.00
Art Wine Income		10,000.00
Total REVENUE		<u>31,875.00</u>
Transfer from reserve		12,000.00
Total Income		43,875.00
Expense		
Advertising Expense		
Electronic Media		650.00
Print Media		1,500.00
Social Media Campaigns		600.00
Marketing Program		<u>11,250.00</u>
Total Advertising Expense		14,000.00
Event Expenses		
Art, Wine & Chocolate Festival		2,500.00
Mothers Day Craft Faire		2,500.00
Restaurant Week		2,000.00
BID Mixer		600.00
Total Event Expenses		7,600.00
Operating Expenses		
Accounting Fees		1,200.00
Bank Charges		35.00
Contract Labor		3,000.00
Insurance		2,000.00
Miscellaneous Expenses (banners, etc)		700.00
Office Supplies		450.00
Postage, shipping, delivery		400.00
Tax Preparation		550.00
Taxes		200.00
Web Hosting & Upgrades		<u>495.00</u>
Total Operating Expenses		<u>9,030.00</u>
Beautification - Cleanup		<u>14,400.00</u>
Total Expense		<u>45,030.00</u>
Net Ordinary Income		<u>-1,155.00</u>
Net Income		<u>-1,155.00</u>





BID Recommendations

- Waive 2020 District assessments
- Eliminate zone fees and have one fee schedule
- Add/expand the following categories
 - Cannabis
 - Beauty, nail salons, massage businesses, and barber shops



Current Assessments

	Zone A	Zone B	Zone C
Zone A			
Retailers and Restaurants	\$400	\$300	\$200
Service Businesses	\$300	\$200	\$150
Lodging	\$10 per room	\$10 per room	\$10 per room
Professional Businesses	\$200	\$150	\$100
Financial Institutions	\$500	\$500	\$500



Recommended Assessments

Type of Business	Assessment Amount
Retailers and Restaurants	\$200
Service and Professional Businesses	\$100
Lodging	\$10 per room
Financial Institutions	\$500
Beauty, nail salons, massage businesses and barber shops	\$25 per license
Cannabis Businesses	\$1,000



Separate Staff Report and PH

- The next item on the agenda will be to set a Public Hearing for the New/Expanded Business Assessments.
- In order to stay on track in sending out the majority of assessment notices with the business licenses, the fees for consideration of staying the same or reducing will have a public hearing on October 20
- Assessments that are under consideration for increasing require a 45-day notice and will be considered at a Public Hearing on December 15th.



Staff Recommendation

1. Council Adoption of Resolution No. 2020-__: Accepting the 2020 Annual Report, and Approving the Proposed Calendar Year 2021 Operating Budget for the Suisun City Historic Waterfront Business Improvement District.
2. Council Adoption of Resolutions No. 2020-__: Declaring its Intention to Levy and Collect Assessments within the Suisun City Historic Waterfront Business Improvement District for **Calendar/Fiscal Years 2020 and 2021** and Announcing That the Associated Public Hearing Will Be Held on **October 20, 2020**.



SUISUN CITY DOWNTOWN BID ANNUAL REPORT, REAUTHORIZATION, INTENT TO LEVY ASSESSMENTS (PART 2)

OCTOBER 6, 2020



Recommended Assessments

Type of Business	Assessment Amount
Retailers and Restaurants	\$200
Service and Professional Businesses	\$100
Lodging	\$10 per room
Financial Institutions	\$500
Beauty, nail salons, massage businesses and barber shops	\$25 per license
Cannabis Businesses	\$1,000



Staff Recommendation

1. Council Adoption of Resolutions No. 2020-___: Declaring its Intention to Levy and Collect Assessments within the Suisun City Historic Waterfront Business Improvement District for **Calendar/Fiscal Years 2021** and Announcing That the Associated Public Hearing Will Be Held on **December 15, 2020**.