

**MIRACLE MILE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT
PUBLIC NOTICE**

**A PUBLIC HEARING ON THE PBID RENEWAL IS SCHEDULED FOR
DECEMBER 5, 2017, AT 5:30 P.M.,
CITY COUNCIL CHAMBERS,
425 N. EL DORADO STREET, STOCKTON, CA 95202.**

Location: The renewed Miracle Mile Property and Business Improvement District (MMPBID) shall include those commercial parcels in the Pacific Avenue area from Alpine Avenue on the north to Harding Way on the south, and all commercial parcels that front Harding Way between Lincoln Street on the west and North El Dorado Street on the east. The MMPBID boundary overview is illustrated on the enclosed map.

Services: The purpose of the MMPBID is to provide activities and improvements which constitute and convey a special benefit to assessed parcels. The MMPBID will provide enhanced maintenance, safety and security, marketing and promotions, and related administration directly and only to assessed parcels within its boundaries.

Budget: The MMPBID annual assessment budget for the initial year of its five (5) year operation is anticipated to be \$221,380.08. The annual budget may be fluctuate as parcel classifications change but assessment rates will not increase during the five year term. The assessment funds will be supplemented by non-assessment funds (such as grants and event income), so that the total budget for the initial year is estimated at \$263,156.

Cost: The assessment rate (cost to the parcel owner) is based on benefit zone, building square footage, and parcel square footage. The initial annual rate to each parcel is shown in the table below.

Initial Assessment Rate		
Benefit Zone	Commercial	School
	Building Sq. Ft. + Parcel Sq. Ft.	Building Sq. Ft.
Zone 1	\$0.1276	\$0.1276
Zone 2	\$0.0622	\$0.0622
Zone 3	\$0.1021	\$0.1021

Renewal: MMPBID renewal requires submittal of petitions from property owners representing more than 50% of the total assessment. The "Right to Vote on Taxes Act" (also known as Proposition 218) requires a ballot vote in which more than 50% of the ballots received, weighted by assessment, be in support of the MMPBID.

Duration: The MMPBID will have a five (5) year life, beginning January 1, 2018 through December 31, 2022. Near the end of the term, the petition, ballot, and City Council hearing process must be repeated for the MMPBID to again be renewed.

Management: The Miracle Mile Improvement District (MMID), a 501(c)6 nonprofit organization, will continue to serve as the Owners' Association for the MMPBID.

The assessment shall not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with the ballots weighted according to the proportional financial obligation of the affected property.

The Property Owner Ballot included in this packet contains important information concerning its completion, return, and tabulation, and the effect of casting ballots in support or in protest of the assessment. For more information on the documents in this packet, please call the City Clerk at (209) 937-8459. For more information about the PBID, please call MMID at (209) 948-6453.