

**City of Davis - Notice of Public Hearing
Renewal of Annual Downtown
Business Improvement District Assessment Fee**

The City of Davis **City Council** will conduct a **Public Hearing** on Tuesday November 18, 2025 on the adoption of a **Resolution to Levy and Collect the Downtown Business Improvement District Annual Assessment Fee for the Core Area benefit zone and Periphery Core benefit zone.**

The Council meeting will begin at **6:30 p.m.** and will be held in the Community Chambers, Davis City Hall, 23 Russell Boulevard, Davis, California. Please contact the City Manager's Office for the approximate time this item will be heard.

On November 4, 2025 the City Council adopted a **Resolution of Intention** (No. 25-159) to levy and collect the annual assessment fee for the Davis Downtown Business Improvement District (DBID) Core Area Benefit Zone and Periphery Core Area Benefit Zone for fiscal year 2026-2027, pursuant to the Parking and Business Improvement District Area Law of 1989. Information on the classification of businesses; assessment estimates and boundaries of the Core Benefit Zone and Periphery Core Benefit Zone are shown below.

The levy is an ongoing annual assessment and the City of Davis collects the assessment at the same time as the annual renewal of the business license tax that begins in December of each year. The funds received from the DBID assessment are used for the following proposed improvements and activities: the promotion of business activities within the District; promotion of public events which are to take place on or in public places within the District; furnishing of music in any public place in the District; decoration of any public place in the District; and acquisition, construction, or maintenance of parking facilities for the benefit of the District.

At the PUBLIC HEARING, the City Council will consider any written or verbal protests on the levy of the annual DBID assessment for the activities specified pursuant to the Parking and Business Improvement Area Law of 1989. Following the public hearing, the City Council will be asked to adopt a resolution levying the DBID assessment in accordance with the 2025 DBID Report.

Protest Information

Any interested person, who would be charged the assessment may file a written protest with the City Clerk, or having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and shall contain a description sufficient to identify the business and business owner. If written protests are received at or before the public hearing from the business owners who will pay 50% or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50%, no further proceedings to levy the proposed assessment as contained in the Resolution of Intention shall be taken for a period of one year from a finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the area those types of improvements or activities shall be eliminated. The City Clerk's office is located at 23 Russell Boulevard, Davis, California, 95616.

Availability of Documents

See <http://cityofdavis.org/> for the 2025 DBID Annual Report and Staff Report providing further information including: a full description of the improvements and activities to be funded, the boundaries of the assessment district, the zones within the district, and the proposed 2026 assessments to be levied

upon businesses in the district. Staff reports for the public hearing are generally available five (5) days prior to the hearing date. A full packet may also be found in the City Clerk's Office at 23 Russell Boulevard. **For additional questions contact Katie Yancey, Economic Development Director at (530) 747-5834, kyancey@cityofdavis.org**

Public Comments

All interested parties are invited to attend the public hearing or send written communications to the City Manager's Office no later than the hearing date. The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange attendance by a court reporter or for some other means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge will be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

Katie Yancey, Economic Development Director

***Downtown Business Improvement District
Assessment and Classification of Businesses***

The businesses within the District are classified so as to promote the equitable imposition of assessments. The method and basis of levying the Assessment (as described in Ordinance No.'s 1491, 1509, and 1635, Sections, 15.10.060, 15.10.070 and 15.10.100 of the City of Davis Municipal Code) is detailed below. The classifications shall be as follows:

Group I - Individual Licenses Held. Individually licensed agents, including, but not limited to, real estate and insurance agents.

Group II - Retail, Manufacturing and Utilities. Businesses including, but not limited to, retail sales, restaurants, hotels and motels, art galleries, commercial printing, newspaper publishing, manufacturing or processing, utilities, etc.

Group III - Services. Businesses including, but not limited to, building contractors, handy-persons, repair, maintenance, or cleaning services, secretarial services, recreation halls, theaters, other entertainment events, travel agencies, service stations, equipment leasing, locksmiths, photocopying services, commercial and portrait photography, and businesses or personal services not otherwise specified.

Group IV - Professional and Wholesalers. Businesses including, but not limited to, appraisers, accountants, advertising agents, architects, attorneys, brokerage firms, designers, dentists, consultants, physicians, optometrists, veterinarians, etc., and wholesale businesses which sell, handle, or store merchandise solely for the purpose of resale in the regular course of business.

Group V - Financial Institutions. Financial institutions including, but not limited to, banks, credit unions, and savings and loan associations.

Group VI - Branch Locations. Businesses qualify as a branch business when both the primary and the branch are under the same name and both are located within the boundaries of the core area benefit zone.

Group VII - Commercial Leasing Businesses. Commercial leasing businesses located in and/or leasing property within the Downtown District. An assessment shall be levied for each separate property leased to a business within the Downtown District. (Ord. 1491, § 1 (part); Ord. No. 1635, § 1; Ord. No. 1677, § 1; Ord. No. 2195, Amended 12/14/2004)

Computation of Fees

Separate assessment schedules shall be used to levy assessments for businesses within each benefit zone and each business group. The following schedule of fees assessment shall apply in the DBID, except that not-for-profit charitable organizations shall be exempt:

(a) Core Area Benefit Zone Annual Assessment Rates - Businesses located in the core benefit zone pay 100% of the normal DBID fees assessments which are listed below. (See the Location Map attached hereto.)

(b) Periphery Core Benefit Zone -- Businesses located in the periphery zone pay 75% of the normal DBID_fees assessments which are listed below. The projects and activities of the DDBA generally include the businesses in this periphery zone; however the reduced fee recognizes the fact that businesses outside the “core of the core” receive diminishing benefits from downtown promotions. (See Location Map attached hereto.)

Assessment Estimate

The assessment schedule is described below for review and analysis by business owners. The maximum that would be paid by any one business in Fiscal Year 2026-2027 is an \$2,351.05 annual assessment for retail businesses with gross receipts of over \$2,000,000. This amount would increase by 3% per year thereafter.

THE FOLLOWING SCHEDULE OF ASSESSMENT SHALL APPLY IN BID AREA
EXCEPT FOR NOT-FOR-PROFIT CHARITABLE ORGANIZATIONS SHALL BE EXEMPT:

GROUP I:	2025 Group I	2026 Group I	2027 thereafter
	\$ 67.76	\$ 69.80	Previous Year + 3%

Group II-IV	2025 Group II	2026 Group II	2027 thereafter	2025 Group III	2026 Group III	2027 thereafter	2025 Group IV	2026 Group IV	2027 thereafter
GROUP RECEIPTS BRACKET (\$)			Previous Year +3%			Previous Year + 3%			Previous Year + 3%
\$ 0 -100,000	\$ 122.31	\$ 125.98	Previous Year + 3%	\$ 122.30	\$ 125.97	Previous Year + 3%	\$ 122.30	\$ 125.97	Previous Year + 3%
100,001-150,000	\$ 178.50	\$ 183.86		\$ 158.68	\$ 163.44		\$ 140.48	\$ 144.70	
150,001-200,000	\$ 234.72	\$ 241.77		\$ 198.68	\$ 202.58		\$ 158.68	\$ 163.44	
200,001-250,000	\$ 289.26	\$ 297.94		\$ 234.70	\$ 241.75		\$ 178.51	\$ 183.87	
250,001-300,000	\$ 348.76	\$ 359.23		\$ 271.07	\$ 279.21		\$ 198.68	\$ 202.58	
300,001-350,000	\$ 403.28	\$ 415.38		\$ 309.09	\$ 318.37		\$ 214.87	\$ 221.32	
350,001-400,000	\$ 459.51	\$ 473.30		\$ 347.09	\$ 357.51		\$ 234.71	\$ 241.76	
400,001-450,000	\$ 515.69	\$ 531.16		\$ 383.46	\$ 394.97		\$ 252.90	\$ 260.49	
450,001-500,000	\$ 571.88	\$ 589.04		\$ 421.48	\$ 434.13		\$ 271.08	\$ 279.22	
500,001-550,000	\$ 628.08	\$ 646.93		\$ 459.49	\$ 473.28		\$ 290.90	\$ 299.63	
550,001-600,000	\$ 680.97	\$ 701.40		\$ 495.85	\$ 510.73		\$ 309.09	\$ 318.37	
600,001-650,000	\$ 740.48	\$ 762.70		\$ 533.87	\$ 549.89		\$ 327.27	\$ 337.09	
650,001-700,000	\$ 791.69	\$ 815.44		\$ 570.24	\$ 587.35		\$ 347.09	\$ 357.51	
700,001-750,000	\$ 851.21	\$ 876.75		\$ 608.24	\$ 626.49		\$ 365.28	\$ 376.24	
750,001-800,000	\$ 909.07	\$ 936.35		\$ 646.26	\$ 665.65		\$ 383.46	\$ 394.97	
800,001-850,000	\$ 963.60	\$ 992.51		\$ 684.28	\$ 704.81		\$ 403.28	\$ 415.38	
850,001-900,000	\$ 1,021.47	\$ 1,052.12		\$ 720.65	\$ 742.27		\$ 421.48	\$ 434.13	
900,001-950,000	\$ 1,078.01	\$ 1,108.29		\$ 758.65	\$ 781.41		\$ 439.66	\$ 452.85	
950,001-1,000,000	\$ 1,131.83	\$ 1,165.79		\$ 796.67	\$ 820.57		\$ 459.49	\$ 473.28	
1,000,001-1,050,000	\$ 1,191.70	\$ 1,227.46		\$ 833.04	\$ 858.04		\$ 478.49	\$ 492.85	
1,050,001-1,100,000	\$ 1,246.24	\$ 1,283.63		\$ 870.23	\$ 896.34		\$ 497.50	\$ 512.43	
1,100,001-1,150,000	\$ 1,300.81	\$ 1,339.84		\$ 907.41	\$ 934.64		\$ 516.52	\$ 532.02	
1,150,001-1,200,000	\$ 1,355.34	\$ 1,396.00		\$ 944.61	\$ 972.95		\$ 535.52	\$ 551.59	
1,200,001-1,250,000	\$ 1,409.88	\$ 1,452.18		\$ 981.80	\$ 1,011.26		\$ 554.54	\$ 571.18	
1,250,001-1,300,000	\$ 1,464.43	\$ 1,508.36		\$ 1,018.98	\$ 1,049.55		\$ 573.54	\$ 590.75	
1,300,001-1,350,000	\$ 1,518.97	\$ 1,564.54		\$ 1,056.17	\$ 1,087.86		\$ 592.55	\$ 610.33	
1,350,001-1,400,000	\$ 1,573.52	\$ 1,620.73		\$ 1,093.36	\$ 1,126.16		\$ 611.54	\$ 629.89	
1,400,001-1,450,000	\$ 1,628.06	\$ 1,676.91		\$ 1,130.54	\$ 1,164.46		\$ 630.57	\$ 649.49	
1,450,001-1,500,000	\$ 1,682.60	\$ 1,733.08		\$ 1,167.73	\$ 1,202.77		\$ 649.57	\$ 669.06	
1,500,001-1,550,000	\$ 1,737.15	\$ 1,789.27		\$ 1,204.93	\$ 1,241.08		\$ 668.56	\$ 688.62	
1,550,001-1,600,000	\$ 1,791.70	\$ 1,845.46		\$ 1,242.11	\$ 1,279.38		\$ 687.59	\$ 708.22	
1,600,001-1,650,000	\$ 1,846.24	\$ 1,901.63		\$ 1,279.30	\$ 1,317.68		\$ 706.58	\$ 727.78	
1,650,001-1,700,000	\$ 1,900.78	\$ 1,957.79		\$ 1,316.50	\$ 1,356.00		\$ 725.59	\$ 747.36	
1,700,001-1,750,000	\$ 1,955.31	\$ 2,013.97		\$ 1,353.69	\$ 1,394.30		\$ 744.61	\$ 766.95	
1,750,001-1,800,000	\$ 2,009.85	\$ 2,070.15	\$ 1,390.87	\$ 1,432.60	\$ 763.61	\$ 786.52			
1,800,001-1,850,000	\$ 2,064.40	\$ 2,126.34	\$ 1,428.06	\$ 1,470.91	\$ 782.64	\$ 806.12			
1,850,001-1,900,000	\$ 2,118.94	\$ 2,182.51	\$ 1,465.25	\$ 1,509.21	\$ 801.65	\$ 825.70			
1,900,001-1,950,000	\$ 2,173.48	\$ 2,238.69	\$ 1,502.44	\$ 1,547.52	\$ 820.65	\$ 845.27			
1,950,001-2,000,000	\$ 2,228.03	\$ 2,294.87	\$ 1,539.63	\$ 1,585.82	\$ 839.65	\$ 864.84			
2,000,001-and above	\$ 2,282.57	\$ 2,351.05	\$ 1,576.80	\$ 1,624.11	\$ 858.66	\$ 884.42			

GROUP V	2025 Group V	2026 Group V
	\$ 766.92	\$ 789.93

GROUP VI	2025 Group VI	2026 Group VI
	\$ 25.60	\$ 26.37

GROUP VII FIRST PARCEL LEASED	2025 Group VII	2026 Group VII
	\$ 165.29	\$ 170.25

GROUP VIII ADDITIONAL PARCELS	2025 Group VIII	2026 Group VIII
	\$ 82.66	\$ 85.14

PERIPHERY ZONE
PAYS 75%
OF AMOUNT DUE

GROUP VIII (COMM LEASING BRANCH)	\$ 82.66	\$ 85.14
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* To compute the assessment in the periphery zone multiply the corresponding assessment by 0.75.

Exemptions for Home Based Businesses and Newly Established Businesses

Owners of home based businesses as defined by Section 40.26.150 (Home Occupations) of the City's Municipal Code may receive an exemption from the assessment for each year that they qualify under one of the following: (a) a home-based business netting less than \$5,000 per year; or (b) a home-based business in compliance with the following four conditions:

- (1) The home based business does not engage in on-site retail sales;
- (2) The owner of the business lives on-site;
- (3) No sign is posted on the premises to identify the business;
- (4) The business uses a P.O. Box for all business correspondence.

A business newly established in the District is exempted from paying the District fee for a period from the day of opening until the end of that calendar year.