



central market community benefit district

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August 5, 2016

To: Property Owners in the Central Market Community Benefit District

Subject: Ballot regarding an Amendment of the CMCBD Management Plan

Dear Central Market Property Owner:

On July 26, 2016, the Board of Supervisors adopted a Resolution declaring the intention of the Board of Supervisors to modify the management district plan and engineer's report for the Central Market Community Benefit District. This resolution authorized the Department of Elections to mail a special election ballot to all property owners within the boundaries of the district.

This amendment is needed to clarify that the maximum 3% annual increase in assessments should not apply to properties which are developed, or which experience a change in their use or other property characteristics. For example, if a commercial office building is constructed on a vacant lot, the assessment for that property should be recalculated, and the maximum 3% annual increase should not apply to that property.

The proposed amendment will not change the calculation of annual assessments for properties that do not experience development and/or change of use. The maximum annual increase of 3% will remain in place for these properties. This amendment ensures that the varied developments underway or planned in the district will be assessed in accordance with the formula contained in the management district plan and engineer's report once fully developed, and will allow the District's budget to increase commensurate with the District's growth.

Enclosed, please find your parcel's ballot as well as a CD with the following documents:

1. Central Market CBD Amended Management Plan
2. Central Market CBD Amended Engineer's Report

In addition, please note that these two documents are also available on the CMCBD's website at <http://www.central-market.org/cmcbd/documents-agendas/>

After reviewing the enclosed special election documents, please return the enclosed ballot. There will be a final public hearing before the Board of Supervisors on September 20, 2016 at 3pm, at which time the ballots will be counted.

If you prefer to receive a hard copy of the Management Plan or Engineer's Report, or if you have any questions about the proposed amendment please call Central Market CBD at (415) 957-5985 or email info@central-market.org. For questions about the special election ballot process please contact Cuong Quach at the Department of Elections at 415-554-4342.

Thank you for your participation.

Respectfully yours,

Tracy Everwine
Executive Director