MCNO Neighborhood Mtg

03/09/2020

MCSD has been examining ways to more equitably apply the parcel fee that funds the District.

We looked in to a milage which would have been very difficult to apply given the Residential and Commercial designations of as defined in our statute and agreement with the city. Plus, it would have been considered a tax rather than a fee. And a milage is equally as difficult to explain in a ballot.

We want to redefines how the fee is definded, keeping in mind recognizing the diversity and volume of properties in the district. as it stands some parcels, including some of the larger complexes, pay no fee. Others pay the same amount as you and I.

One change in the statute will give the MCSD board the authority to charge a fee per apartment unit in strucues of 5 or more. The board felt that smaller apartments could possibly be owner occupied. We have abut 1500 apartment units currenty. More large projects are under construction and more are being planned.

Other changes would include whole house short term rental, vacant lots, many of which contain parking lots and other improvements, and commercial ventures.

Letters have been sent to the property owners that would be affected.

The increase in revenue can be used via several options.

Decrease the current fee of 195 for residential, 375 for commercial.

Increase the number of officers on patrol

Or a combination of the those two

We have one more adjustment to make in the terminology of the statute to be made by the legislative bill drafter.

We are in communication with the 4 state Representatives for their co sponsorship, and reaching out to our state Senator.

As it stands the Bill may not be on the ballot until November. As our budget to the city, which will contain the changes in the statute, has to be submitted by September, so any changes won’t the parcel fee for 2021 will be the same as it is for his year.