

RESOLUTION NO. _____ (N.C.S.)

**A RESOLUTION OF THE CITY OF SALINAS DECLARING ITS INTENTION TO
DISESTABLISH THE SALINAS UNITED BUSINESS ASSOCIATION BUSINESS
IMPROVEMENT AREA**

WHEREAS, Division 18, Part 6, of the California Streets and Highways Code authorizes the establishment of a Parking and Business Improvement Area pursuant to the provisions of section 36500, et seq.; and

WHEREAS, the former Sunset Avenue Redevelopment Area is occupied by businesses and retail stores which are underutilized and unable to attract customers due to inadequate facilities, services and activities in the business district; and

WHEREAS, the Salinas City Council adopted Ordinance No. 2437 establishing the Salinas United Business Area Business Improvement Area (SUBA BIA) on August 24, 2004; and

WHEREAS, the Salinas United Business Association (SUBA) is a 501(c)(6) nonprofit corporation appointed by the City Council to serve as the advisory board of the SUBA BIA.

WHEREAS, said BIA method of assessment was revised in Ordinance No. 2455, adopted by Council on September 15, 2005; and

WHEREAS, on November 5, 2019, the Salinas City Council adopted Ordinance 2622 amending the Salinas Municipal Code to transfer the responsibility of remitting and collecting the SUBA BIA assessment from the City to SUBA; and

WHEREAS, at its September 29, 2025, SUBA's Board of Directors voted to recommend that the City Council dissolve the SUBA BIA due to economic realities and declining assessment collection rates, making continued operation of the district financially unsustainable; and

WHEREAS, in accordance with California Streets and Highway Code, (SHC) § 36650 et seq., the City Council is to adopt a Resolution of Intention to disestablish the district prior to holding a public hearing. This resolution shall state the reason for disestablishment, specify the time and place of the public hearing, a proposal to dispose of any assets acquired with the revenues of the assessments levied within the BIA; and

WHEREAS, SUBA Board of Directors has submitted documentation of its physical assets and its intention to donate identified assets to nonprofit organizations, charity, or otherwise disposing of them in coordination with and direction of the California Secretary of State; and

WHEREAS, the City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378); and

WHEREAS, the City will work to ensure continuity of business support in the East Salinas

area through internal coordination of City departments and leveraging existing contracts and programs, while exploring sustainable approaches, including a Property and Business Improvement District (PBID).

NOW, THEREFORE, BE IT RESOLVED by the Salinas City Council as follows:

1. It is the intention of the City Council to disestablish the Salinas United Business Association Business Improvement Area pursuant to Streets and Highways Code Sections 36550 and 36551.
2. The City Council directs the City Clerk to schedule a public hearing to consider disestablishment of the BIA for the 5:00 p.m. session of the Council's regularly scheduled meeting of December 9, 2025, at the Salinas Rotunda, 200 Lincoln Ave., and to give notice of this resolution as required by Section 36523 of the Streets and Highway Code.
3. Following the public hearing the Council intends to adopt an ordinance disestablishing SUBA BIA and repealing Salinas City Municipal Code Chapter 21B Article V.

PASSED AND APPROVED this 18th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Barajas, City Clerk