ORDINANCE NO. 28211

AN ORDINANCE relating to community and economic development; continuing the downtown Business Improvement Area ("BIA") for the twenty-seventh year; providing for the levy of assessments and other income, in the amount of $829,364; and approving the renewed BIA work plan, budget, and assessment of rates from May 1, 2014, through April 30, 2015.

WHEREAS, on April 5, 1988, upon presentation of a petition from downtown property owners representing 50 percent or more of the property assessments, the City Council passed Ordinance No. 24058, establishing the Business Improvement Area ("BIA") for a period of ten years, and

WHEREAS, in 1998, pursuant to Ordinance No. 26205, the BIA was renewed for a ten-year period, and in 2008, pursuant to Ordinance No. 27696, the BIA was reestablished for an additional ten years, through 2018, and

WHEREAS, on February 27, 2014, the Local Development Council held a ratepayers public meeting to review the work program and the annual budget of the BIA and to receive public testimony, and

WHEREAS this ordinance will authorize the levy of the twenty-seventh year of the renewed BIA annual assessment upon buildings and other real estate within the BIA boundaries for the period of May 1, 2014, through April 30, 2015; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. TWENTY-SEVENTH ANNUAL DISTRICT ASSESSMENT. That all real property, inclusive of land and buildings, and the owners thereof, within the boundaries of the Business Improvement Area will be specially benefited by the program, activities, and services hereinafter approved; and such property, and the

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owners thereof, shall be subject to a special assessment for the twenty-seventh annual period of May 1, 2014, through April 30, 2015 (hereinafter called the "twenty-seventh annual period"), as authorized by chapter 35.87A RCW, the BIA Ordinance, and this ordinance. The property, and the owners thereof, will be assessed under the BIA Ordinance at the annual rate of $0.1039 per square foot for the high rate and $0.0508 per square foot for the low rate. The benefit to the property, and the owners thereof, subject to the twenty-seventh annual special assessment and to the BIA, as a whole, is a special benefit which would not otherwise be available but for the activities, programs, and special services carried out with funding provided by the special assessments authorized pursuant to the BIA Ordinance, and that such special benefits and the increase in value of the property in the BIA resulting therefrom, and the increased opportunity which is created for each property and the owner thereof within the BIA to benefit from the BIA programs, activities, and special services, is hereby found to be commensurate with or in excess of the amount of the assessment for the twenty-seventh annual period.

Section 2. LEVY OF TWENTY-SEVENTH ANNUAL ASSESSMENT. To finance the programs, services, and activities approved for the twenty-seventh annual period, there is levied and shall be collected, in accordance with the BIA Ordinance and applicable state statutes, a special assessment for the twenty-seventh annual period upon the buildings and other real property within the BIA and the owners thereof, at the rates as herein provided.

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Section 3. APPROVAL OF EXPENDITURES. That the work plan, including activities, services, and programs to be funded with the special assessment proceeds for the twenty-seventh annual period and the twenty-seventh annual budget, as set forth in the materials on file with the City Clerk, are hereby approved.

Passed _____

_____
Mayor

Attest:

_____
City Clerk

Approved as to form:

_____
Deputy City Attorney

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