



ORDINANCE NO. 28420

1 AN ORDINANCE relating to community and economic development; continuing the
2 downtown Business Improvement Area ("BIA") for the 30th year; providing
3 for the levy of assessments and other income, in the amount of \$857,784;
4 and approving the renewed BIA work plan, budget, and assessment of rates
5 from May 1, 2017, through April 30, 2018.

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

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

14 WHEREAS, on February 23, 2017, the Local Development Council held a
15 ratepayers public meeting to review the work program and annual budget of the
16 BIA and to receive public testimony, and

17 WHEREAS this ordinance will authorize the levy of the 30th year of the
18 renewed BIA annual assessment upon buildings and other real estate within the
19 BIA boundaries for the period of May 1, 2017, through April 30, 2018; Now,
20 Therefore,

21 BE IT ORDAINED BY THE CITY OF TACOMA:

22 Section 1. THIRTIETH ANNUAL DISTRICT ASSESSMENT. That all real
23 property, inclusive of land and buildings, and the owners thereof, within the
24 boundaries of the Business Improvement Area will be specially benefited by the
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programs, activities, and services hereinafter approved; and such property, and the owners thereof, shall be subject to a special assessment for the 30th annual period of May 1, 2017, through April 30, 2018 (hereinafter called the “30th 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 \$0.1070 per square foot for the high rate and \$0.0530 per square foot for the low rate. The benefit to the property, and the owners thereof, subject to the 30th 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 30th annual period.

Section 2. LEVY OF 30TH ANNUAL ASSESSMENT. To finance the programs, services, and activities approved for the 30th annual period, there is levied and shall be collected, in accordance with the BIA Ordinance and applicable state statutes, a special assessment for the 30th 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 30th annual period and the 30th 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