



TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Business and Economic Development Program Manager, Community and Economic Development
Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for Resolution –March 26, 2024
DATE: March 12, 2024

SUMMARY & PURPOSE:

Continuing the Downtown Tacoma Business Improvement Area (BIA) for the 37th year (May 1, 2024 - April 30, 2025), providing for the levy of assessments and other projected income in the amount of \$1,824,602 and approving the 37th year of the renewed BIA annual work plan and annual budget and Assessment rates.

BACKGROUND

This resolution authorizes the levy of the 37th year of the renewed BIA annual assessment upon buildings and other real estate within the BIA boundaries for the period of May 1, 2024, through April 30, 2025. The BIA assesses each ratepayer for two categories, a “Use Rate” and a “Land Rate”. The Use rate is split into High Intensity Use Rate and Low Intensity Use Rate. The high intensity rate is assessed to improved property and the low intensity rate to undeveloped and surface area parking lots. The land rate applies to all parcels. The assessment rates for the 37th year of the renewed BIA will be \$0.15 per square foot for the high intensity rate, \$0.08 for the low intensity rate and \$0.06 for the land rate. This is an increase of \$.01 for the High Intensity use rate and the Low Intensity use rates only.

The income collected is projected to be 8% higher than the previous year due to the increase as well as new developments within the boundary.

The total expenditures are projected to increase 10% to \$1,843,800. The difference in expenses and income will be taken from the BIA reserve fund held at the City.

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

The BIA sent a notice to all ratepayers regarding their annual meeting which was on February 22nd. At that meeting the annual budget, work program and assessment rates were approved. On March 13th, the City of Tacoma sent a notice to all ratepayers regarding the resolution to be considered by the City Council on March 26th.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The Downtown Tacoma Business Improvement Area fosters a safe and clean downtown Tacoma core which leads to economic development, vitality and sustainability which benefits the entire community.



Economy/Workforce: *Equity Index Score: Low Opportunity*
 Increase positive public perception related to the Tacoma economy.

Livability: *Equity Index Score: Very Low Opportunity*
 Increase positive public perception of safety and overall quality of life.

This project provides the downtown core with the resources to maintain a safe, clean and welcoming presence. This in turn created more opportunities for job creation and an enhanced environment to live, work and play.

STAFF RECOMMENDATION:

Staff recommends Council adoption of the resolution extending the BIA for its 37th year, the annual work plan and annual budget.

ALTERNATIVES:

Presumably your recommendation is not the only potential course of action; please discuss other alternatives actions for council or staff to take. Please use table below.

Alternative	Positive Impacts	Negative Impacts
1. Do not approve the resolution		The BIA will not be able to operate without collection of funds.

EVALUATIONS AND FOLLOW UP:

Annually the BIA keeps statistics of the work they perform and provide an annual report to the City.

FISCAL IMPACT:

REVENUES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1195-DTBIA, Downtown Bus Improvement Area	845600 CEDD DTBIA	4342101 Building Low Rate	1,008,265
	845600 CEDD DTBIA	4342102 Building High Rate	552,360
	845600 CEDD DTBIA	4342103 Land Rate	263,977
Use of Fund Balance Reserves	845600 CEDD DTBIA	4300000	19,198
TOTAL			\$1,843,800



EXPENDITURES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1195-DTBIA BIA Fees	845600 CEDD DTBIA	5330100 External Contract Services	\$1,843,800
TOTAL			\$1,843,800

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,843,800

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

ATTACHMENTS:

- Work plan
- Budget