



ORDINANCE NO. 28350

1 AN ORDINANCE relating to community and economic development; continuing the
2 downtown Business Improvement Area ("BIA") for the 29th year; providing
3 for the levy of assessments and other income, in the amount of \$853,318;
4 and approving the renewed BIA work plan, budget, and assessment of rates
5 from May 1, 2016, through April 30, 2017.

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, the
12 BIA was reestablished for an additional ten years, through 2018, and

13 WHEREAS, on February 25, 2016, the Local Development Council held a
14 ratepayers public meeting to review the work program and annual budget of the
15 BIA and to receive public testimony, and

16 WHEREAS this ordinance will authorize the levy of the 29th year of the
17 renewed BIA annual assessment upon buildings and other real estate within the
18 BIA boundaries for the period of May 1, 2016, through April 30, 2017; Now,

19 Therefore,

20 BE IT ORDAINED BY THE CITY OF TACOMA:

21 Section 1. TWENTY-NINTH ANNUAL DISTRICT ASSESSMENT. That all
22 real property, inclusive of land and buildings, and the owners thereof, within the
23 boundaries of the Business Improvement Area will be specially benefited by the
24 programs, activities, and services hereinafter approved; and such property, and the
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1 owners thereof, shall be subject to a special assessment for the 29th annual period
2 of May 1, 2016, through April 30, 2017 (hereinafter called the "29th annual period"),
3 as authorized by chapter 35.87A RCW, the BIA Ordinance, and this ordinance. The
4 property, and the owners thereof, will be assessed under the BIA Ordinance at the
5 annual rate of \$0.1070 per square foot for the high rate and \$0.0530 per square
6 foot for the low rate. The benefit to the property, and the owners thereof, subject to
7 the 29th annual special assessment and to the BIA, as a whole, is a special benefit
8 which would not otherwise be available but for the activities, programs, and special
9 services carried out with funding provided by the special assessments authorized
10 pursuant to the BIA Ordinance, and that such special benefits and the increase in
11 value of the property in the BIA resulting therefrom, and the increased opportunity
12 which is created for each property and the owner thereof within the BIA to benefit
13 from the BIA programs, activities, and special services, is hereby found to be
14 commensurate with or in excess of the amount of the assessment for the
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17 29th annual period.

18 Section 2. LEVY OF 29TH ANNUAL ASSESSMENT. To finance the
19 programs, services, and activities approved for the 29th annual period, there is
20 levied and shall be collected, in accordance with the BIA Ordinance and applicable
21 state statutes, a special assessment for the 29th annual period upon the buildings
22 and other real property within the BIA and the owners thereof, at the rates as herein
23 provided.
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25 Section 3. APPROVAL OF EXPENDITURES. That the work plan, including
26 activities, services, and programs to be funded with the special assessment



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proceeds for the 29th annual period and the 29th 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