



## ORDINANCE NO. 28289

1 AN ORDINANCE relating to community and economic development; continuing the  
 2 downtown Business Improvement Area (“BIA”) for the 28th year; providing  
 3 for the levy of assessments and other income, in the amount of \$858,318;  
 4 and approving the renewed BIA work plan, budget, and assessment of rates  
 5 from May 1, 2015, through April 30, 2016.

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 26, 2015, the Local Development Council held a  
 14 ratepayers public meeting to review the work program and the annual budget of the  
 15 BIA and to receive public testimony, and

16 WHEREAS this ordinance will authorize the levy of the 28th 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, 2015, through April 30, 2016; Now,

19 Therefore,

20 BE IT ORDAINED BY THE CITY OF TACOMA:

21 Section 1. TWENTY-EIGHTH 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 28th annual period  
2 of May 1, 2015, through April 30, 2016 (hereinafter called the "28th 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 28th 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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16  
17 28th annual period.

18       Section 2. LEVY OF 28TH ANNUAL ASSESSMENT. To finance the  
19 programs, services, and activities approved for the 28th 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 28th 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



proceeds for the 28th annual period and the 28th annual budget, as set forth in the materials on file with the City Clerk, are hereby approved.

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Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
\_\_\_\_\_  
City Clerk

Approved as to form:  
\_\_\_\_\_  
Deputy City Attorney