



ORDINANCE NO. 28579

1 AN ORDINANCE relating to community and economic development; continuing
2 the downtown Business Improvement Area (“BIA”) for the 32nd year;
3 providing for the levy of assessments and other income, in the amount of
4 \$1,279,589; and approving the renewed BIA work plan, budget, and
5 assessment of rates from May 1, 2019, through April 30, 2020.

6 WHEREAS, on April 15, 1988, upon presentation of a petition from
7 downtown property owners representing 50 percent or more of the property
8 assessments, the City Council passed Substitute Ordinance No. 24058,
9 establishing the Business Improvement Area (“BIA”) for a ten-year period for the
10 purpose of providing additional security, maintenance, and marketing services for
11 the City’s primary commercial area, and

12 WHEREAS the BIA has been continued for three additional ten-year
13 periods pursuant to Ordinance No. 26205 (1998), Ordinance No. 27696 (2008),
14 and Ordinance No. 28496 (2018) (“BIA Ordinance”), and

15 WHEREAS this ordinance will authorize the levy of the 32nd year of the
16 renewed BIA annual assessment upon buildings and other real estate within the
17 BIA boundaries for the period of May 1, 2019, through April 30, 2020; Now,
18 Therefore,

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20 BE IT ORDAINED BY THE CITY OF TACOMA:

21 Section 1. THIRTY-SECOND ANNUAL DISTRICT ASSESSMENT. That
22 all 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
25 the owners thereof, shall be subject to a special assessment for the 32nd annual
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1 period of May 1, 2019, through April 30, 2020 (hereinafter called the “32nd annual
2 period”), as authorized by chapter 35.87A RCW, the BIA Ordinance, and this
3 ordinance. The property, and the owners thereof, will be assessed under the
4 BIA Ordinance at the annual rate of \$0.12 per square foot for the high intensity
5 rate, \$0.06 per square foot for the low intensity rate, and \$0.04 for the land rate.
6 The benefit to the property, and the owners thereof, subject to the 32nd annual
7 special assessment and to the BIA, as a whole, is a special benefit which would
8 not otherwise be available but for the activities, programs, and special services
9 carried out with funding provided by the special assessments authorized pursuant
10 to the BIA Ordinance, and that such special benefits and the increase in value of
11 the property in the BIA resulting therefrom, and the increased opportunity which is
12 created for each property and the owner thereof within the BIA to benefit from the
13 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
15 32nd annual period.
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18 Section 2. LEVY OF 32ND ANNUAL ASSESSMENT. To finance the
19 programs, services, and activities approved for the 32nd annual period, there is
20 levied and shall be collected, in accordance with the BIA Ordinance and
21 applicable state statutes, a special assessment for the 32nd annual period upon
22 the buildings and other real property within the BIA and the owners thereof, at the
23 rates as herein provided.
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25 Section 3. APPROVAL OF EXPENDITURES. That the work plan,
26 including activities, services, and programs to be funded with the special



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assessment proceeds for the 32nd annual period and the 32nd annual budget, as set forth in the materials on file with the City Clerk, is hereby approved.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney