

Business Improvement Area TACOMA HILLTOP DISTRICT

SEPTEMBER 2025

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Agenda

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- **Introduction**
- Work to Date
- Community Engagement
- Next Steps

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Introduction

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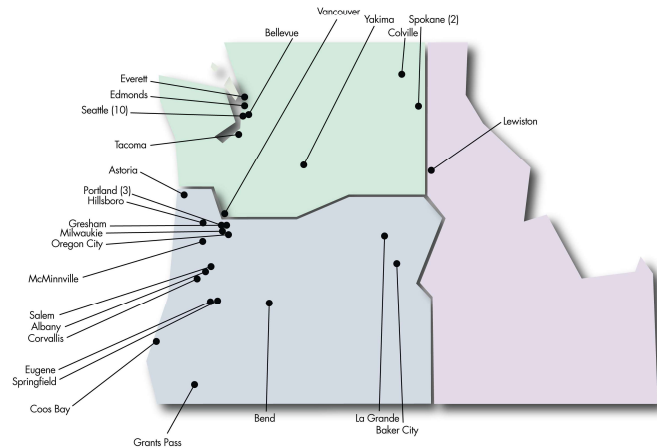
ANDRÉS MANTILLA
(HE/HIM)
PARTNER & PROJECT DIRECTOR



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BUSINESS IMPROVEMENT DISTRICTS formation, renewal, or consulting



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Community Engagement

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- Work started in 2022
- Iterative Process:
 - ~ 50 meetings
 - 130+ engaged
 - Business owners, property owners, community members, non-profits, residents
- Proposal has changed from core group and community feedback

<ul style="list-style-type: none"> • Boundaries • Rates (Residential) • Services • Governing Board 	<ul style="list-style-type: none"> • Legacy Businesses • Transparency requirements • Local Hire • Clean and Safe budget
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Community Engagement

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In our shared **Google Drive**:

- Past meeting materials
- Assessment mechanism details and formulas
- Ratepayer typologies
- District plan with updated parcel data
- Community meeting Q&A
- Petition FAQ
- Post-Petition FAQ
- Hilltop community BIA community Feedback chart

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Work to Date

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506 Parcels
4,405,191 LSF

Total Proposed Budget: \$604,777.19
Total Ratepayers: 212 Total Parcels: 506

The Ratepayer Board will be composed of 9 to 13 members:

- North end property owner or designee
- South end property owner or designee
- Property owner or designee within the city-defined business district boundary
- Property owner or designee within the city-defined business district boundary
- 2 Medical property owners
- 2 Community group representatives
- Hilltop Neighborhood Business District Association
- 4 at-large property owners or designee

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506 Parcels
4,405,191 LSF

Total Proposed Budget: **\$604,777.19**
Total Ratepayers: **212** Total Parcels: **506**

Standard Rate	(Value Rate x TAV/\$1,000) + (Lot SF Rate x Lot SF)	<i>\$0.60 (Value Rate) \$0.14 (Lot SF Rate)</i>
Residential Ceiling	Units x Ceiling Rate	<i>\$65 per unit/yr</i>
Subsidized housing ceiling	Units x Ceiling Rate	<i>\$30 per unit/yr</i>

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506 Parcels
4,405,191 LSF

Total Proposed Budget: **\$604,777.19**
Total Ratepayers: **212** Total Parcels: **506**

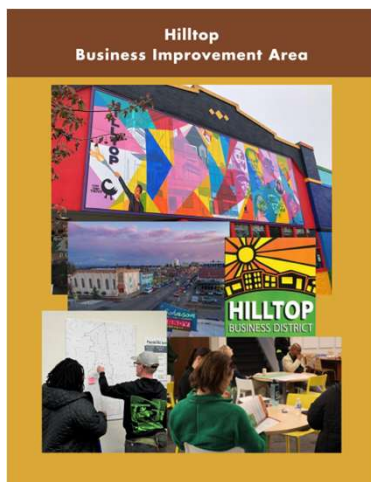
Service Area	Percentage
Clean & Beautification	23%
Hospitality & Outreach	21%
Business Support	15%
Activation	12%
Marketing	13%
Administration	11%
Legacy Business Fund	5%

Note: Committed to hiring locally for up to 70% of their contracted services

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Board Appointments

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- The city will release a notification that the application period for board members for the Hilltop BIA is open. The Ordinance will be open for one month as soon as it has passed.
- Once the application period is closed, **the Economic Development Committee** will review the applications, and candidates will be referred to the full Council for appointment.
- The appointment will be only for the **first board**.

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Community Grounding Period - Scope

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- Governing Board application and selection
- Non-profit selection or creation
- Year-one service and program development
- Bylaws creation
- First assessment bill sent

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Next Steps

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- Ongoing meetings with property owners to review their petitions
- Weekly emails to core group to provide updates
- Email HilltopBIA@gmail.com for questions

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