



Legislation Text

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File #: ORD-26205, Version: 1

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Req.#6761

ORDINANCE NO. 26205

- 1 AN ORDINANCE reestablishing a Downtown Business Improvement Area;
- 2 providing for the levy of a special assessment upon real property (and the  
owners thereof) within the area; and providing for the deposit of revenues in
- 3 a special account, and expenditures therefrom.
- 4 WHEREAS the owners of property subject to 50 percent or more of the
- 5 special assessment levied by this ordinance filed a petition with the City of
- 6 Tacoma to reestablish a Downtown Business Improvement Area pursuant to
- 7
- 8 RCW 35.87A, a copy of the petition being on file with the City Clerk and contained
- 9 in this ordinance file, and
- 10 WHEREAS the City Council, pursuant to Resolution No. 33945 adopted
- 11 January 27, 1998, declared its intent to reestablish a Downtown Business
- 12 Improvement Area pursuant to RCW 35.87A, and
- 13
- WHEREAS, as provided in Resolution No. 33945, the City Council held a

14

15 public hearing on February 24, 1998, concerning the formation of the Downtown

16 Business Improvement Area and the imposition of special assessments on real

17 property (and property owners) within such Downtown Business Improvement

18 Area, prior to the adoption of this ordinance; Now, Therefore,

19 BE IT ORDAINED BY THE CITY OF TACOMA:

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Section 1. District Established. That, as authorized by RCW 35.87A, there

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22 is hereby reestablished a Downtown Business Improvement Area within the

23 following described boundaries (when a street or alley is named, the District

24 boundary is the center line of the right-of-way unless otherwise stated):

25 Beginning at Court D at South 7th, then south on Court D to

26 South 15th, east on South 15th to Market Street, south on Market

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2 Street to Jefferson Avenue, southwest on Jefferson Avenue to  
South 21 st Street, east on South 21 st to the Northern Pacific  
Railway Depot yard, then north parallel to Pacific Avenue to

3 South 15th Street, then northeasterly to South 14th Street and Cliff  
Street extended, then north on Cliff Street extended to South 12th  
4 Street and the west right-of-way line of Schuster Parkway, then  
northwesterly along Schuster Parkway to its connection to Stadium  
5 Way, then south on Stadium Way to South 7th Street, (Spanish  
Stairs), then west on South 7th Street to beginning at Court D.  
6  
7 said area being hereinafter called the "District" or "BIX (Business Improvement  
8 Area).

9 Section 2. District Assessment. That all real property, inclusive of land and  
10 buildings (and the owners thereof), within the boundaries of the District, will be  
11 specially benefited by the purposes for which the District is being established; and  
12 such property (and the owners thereof) shall be subject to a special assessment  
13 as authorized by RCW 35.87A.01 0, this ordinance, and amendments thereto.  
14 That the benefit to the property (and the owners thereof) subject to the special  
15 assessment, and to the BIA as a whole, is a special benefit which would not  
16 otherwise be available but for the activities, programs, and special services  
17 carried out with funding provided by the special assessments authorized herein;  
18  
19 and that such special benefits, and the increase in value of the property in the BIA  
20 resulting therefrom, and the increased opportunity which is created for each  
21 property (and the owners thereof) within the BIA to benefit from the BIA programs,  
22 activities, and special services, are hereby found to be commensurate with, or in  
23 excess of, the amount of the assessment under this ordinance.  
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Section 3. Purposes and Programs. Special assessment revenues shall

2 only be used for the following types of purposes, programs, services, and  
3 administrative and collection costs associated therewith:

4 A. The operation of a security and public relations program to:

5 (1) provide enhanced security for common areas and for people, which may  
6

7 include, but is not limited to, dissemination of information relative to security and  
8 for the purpose of generating favorable publicity, and to promote the District and  
9 the property and businesses therein as a clean, safe, and inviting area; and  
10 (2) provide additional security through a combination of public and private  
11 personnel and facilities; and such other measures or activities as will accomplish  
12 the above-stated objectives, and also assist in changing the perception that the  
13  
14 District is an undesirable or unsafe area.

15 B. Maintenance and appearance enhancement of common areas,  
16 such as the sweeping and cleaning of sidewalks, the removal or covering of  
17 graffiti, the removal or prevention of litter, and such other related activities or  
18 services which would enhance the appearance of the area and encourage the  
19  
20 general public to increasingly visit and do business in the District.

21 C. Provide professional management, planning, and promotion for  
22 the area, including the management and promotion of retail trade activities in the  
23 area as deemed appropriate and approved by the ratepayers.

24 This listing of programs is illustrative and not exclusive. All such  
25 activities are to be supplemental to street maintenance and normal police staffing  
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1 or security, at the level previously and regularly provided by the City, and are not  
2 to displace any services previously and regularly provided by the City. The  
3 specific programs, activities, and services to be funded with the special  
4 assessment will be determined annually at the time the City Council approves the  
5 annual budget for the District for the ensuing year, in the manner as more  
6  
7 specifically set forth in Section 12 below. The budget, programs, activities, and  
8 services for the first annual period of the renewed BIA shall be approved pursuant  
9 to Section 13 below.

10 Section 4. Levy of Special Assessment. To finance programs and services

11 authorized in Section 3 above, there is levied and shall be collected an annual  
12  
13 special assessment upon the buildings and other real property within the District  
14 (and the owners thereof), at the following rates:

15 A. Property improved with buildings containing office, retail, and  
16 commercial uses (unless such building or use falls within another classification as  
17 below provided), may be assessed up to the annual rate of \$0.15 for each square  
18 foot of the total gross square footage of such building used for office and  
19  
20 commercial uses. "Gross square footage," as used herein, shall mean all floor  
21 area within the exterior surfaces of the exterior walls, including lobbies,  
22 washrooms, janitor's closets, building stairs, fire towers, elevator shafts, flues,  
23 vents, stacks, pipe shafts, vertical ducts, basement areas, areas of exterior exit  
24 stairways and balconies, and those parts of other exterior balconies and walkways  
25 under roof overhangs.  
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1 B. Unimproved land, surface parking lots, parking garages,  
2 warehouse and storage facilities, churches, or similar buildings which are only  
3 substantially occupied for the intended use once or twice a week; those portions of

4 buildings used for transient lodging or residential use; and buildings which are  
5 vacant and unable to be occupied without major renovation may be assessed at  
6  
7 the annual rate of up to \$0.05 per square foot of the gross square footage of such  
8 building or of the surface area of the land or surface parking lot. Pursuant to  
9 RCW 35.87A, the ordinance, or amendments thereto, may provide for reasonable  
10 classification of businesses for purposes of determining the rate to be charged,  
11 which rates may be lower than those set forth herein, and may provide for  
12  
13 exemptions from assessments as may be appropriate. (See Section 6.)

14 C. That portion of a building used by a nonprofit school or college  
15 for educational purposes, and which is exempt from property taxes under  
16 RCW 84.36.050, shall be assessed at the lower rate per square foot of the gross  
17 square footage of the portion of the building so used for educational purposes.

18 D. That portion of a building or land owned and used by a nonprofit  
19  
20 organization for the purpose of maintaining and exhibiting art, scientific, or  
21 historical collections for the benefit of the general public and not for profit, and  
22 which is exempt from property taxes under RCW 84.36.060, shall be assessed at  
23 the lower rate per square foot of the gross square footage of the portion of the  
24 building and land so used for such purpose.

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1 E. That portion of a building or land owned and used by a nonprofit  
2 organization for character-building, benevolent, protective, or rehabilitative social  
3 services directed at persons of all ages, and which is exempt from property taxes  
4 under RCW 84.36.030(I), shall be assessed at the lower rate per square foot of

5 the gross square footage of the portion of such building or land so used for such  
6  
7 purpose.

8 F. That portion of a building which is vacant, not rented or used, or  
9 unable to be occupied in excess of two years:

10 (1) due to applicable building and fire codes for a use  
11 permissible under the City's Land Use Regulatory Code, unless substantial cost is  
12 incurred to correct existing code deficiencies, as necessary to obtain an  
13 occupancy permit or otherwise allow such vacant portion of the building to be  
14 occupied in compliance with applicable codes, shall be assessed at the lower rate  
15 per square foot of the gross square footage area of such vacant portion of the  
16 building; or  
17

18 (2) due to such space not being reasonably tenantable or  
19 occupiable in its present condition, unless substantial cost is incurred to correct its  
20 present condition, shall be assessed at the lower rate per square foot of the gross  
21 square footage of such vacant area until such time as such area is occupied or  
22 rented. "Substantial cost," as used herein, shall mean an amount of at least \$15  
23 per square foot of the gross square footage of the vacant portion.  
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vacan area which is being assessed at the lower rate per

2 square foot under Section 4(F) shall be deemed to be occupied and assessable at  
3 the occupied rate at the commencement of the next annual assessment period  
4 unless, prior thereto, the owner of the building or owner's representative shall give  
5 written certification to the City that the space in question still remains untenable  
6

7 or unoccupiable due to code deficiencies or due to its present condition.

8 H. That portion of a building which has been vacant in excess of two  
9 years, and is not assessable at the lower rate per square foot under any of the  
10 preceding subsections, shall be assessed at the higher rate per square foot of the  
11 gross square footage of such vacant portion of the building if the majority  
12  
13 (50 percent or more) of the remainder of the gross floor area of the building is  
14 assessable at the higher rate per square foot. If less than 50 percent of the  
15 building is occupied and assessable at the higher rate, only that portion of the  
16 building that is occupied shall be assessed at the higher rate per square foot of  
17 the gross square footage. The remaining unoccupied portion of the building shall  
18 be assessed at the lower rate per square foot of the gross square footage.

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20 1. That portion of a building or land owned and used by a nonprofit  
21 fraternal organization to conduct its meetings or other noncommercial activities  
22 shall be assessed at the lower rate per square foot of the gross square footage of  
23 the portion of such building or land so used for such purpose.

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Section 5. Calculation of Assessments.

2 A. The gross square footage and use shall be initially determined  
3 from the records of the Pierce County Assessor/Treasurer, subject to adjustment  
4 thereafter upon a finding that the actual gross square footage on which the  
5 assessment is to be calculated or the use thereof is different from that shown on  
6  
7 the Pierce County Assessor/Treasurer's record. It is presumed that the higher  
8 rate per square foot of gross square footage applies unless adequate evidence is



9 made available to the appropriate City official that the lower rate per square foot of  
10 gross square footage is applicable. The burden of proof shall be on the ratepayer  
11 questioning the higher rate assessment to prove that the lower rate is applicable.  
12 B. The initial assessment and subsequent annual assessments  
13 showing the rate of the special assessment, the gross square footage on which it  
14 is calculated, and the total assessment for each separate ownership shall be  
15 mailed to the owner or reputed owner whose name appears as the owner on the  
16 tax rolls of the Pierce County Assessor/Treasurer and at the address for such  
17 owner as shown on the tax rolls of the Pierce County Assessor/Treasurer.  
18 Subsequent annual assessments, with the applicable rate, gross square footage,  
19 and total assessment for each separate ownership, may be sent by regular mail or  
20 delivered by the City to the owner or reputed owner as contained in the records of  
21 the City Treasurer and at the address for such owner or reputed owner as  
22 contained in the records of the City Treasurer, and if no addresses is shown there,  
23 to the address shown in the tax records of the Pierce County Assessor/Treasurer.  
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1 It will be presumed that ownership and the address of any owner or reputed owner  
2 remains the same as at the time of mailing of the initial annual assessment, unless  
3 the City Treasurer receives written notice of a change in the address of the owner  
4 to which the assessment notice is to be mailed. Duplicate notices will be mailed  
5 upon request of the owner to the owner's named representative at the address  
6 given in such written request by the owner.  
7

8 C. In the event the approved annual budget is greater or less than

9 the funds which will be available from the total of all assessments within the  
10 District for such annual period, calculated at the assessment rates as set forth in  
11 Section 4 above, then such rates shall be adjusted on a pro rata basis (i.e., for  
12 every one cent change in the higher rate per square foot, there would be a  
13 one-third of a cent change in the lower rate per square foot) in an amount which,  
14 when multiplied by the total assessable square footage in the District, will produce  
15 a total sum equal to the approved total budget amount for the annual period for  
16 which the special assessment is being made. Any increase of the assessment  
17 rate in order to produce a total assessment equal to the approved annual budget  
18 will not exceed the maximum assessment rates as set forth in Section 4 above,  
19 and as Section 4 may be amended, except to the extent that such excess amount  
20 is equal to or less than the inflation in prices which has occurred since the date of  
21 the first annual assessment, as measured by the Consumer Price Index more  
22 specifically defined in Section 14 below. Any unexpended and unobligated  
23 budgeted amount remaining at the end of any annual assessment period, and any  
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1 assessments or funds collected and deposited in the District Fund in excess of the  
2 amount authorized to be expended for the annual assessment period in which  
3 such excess amounts are received, may be expended as authorized by: (1) the  
4 next annual BIA budget approved by the City Council, or (2) amendment to the  
5 current annual budget, as approved by the City Council, pursuant to Section 20  
6  
7 below.  
8 Section 6. Exemptions. Public rights-of-way and property owned by the  
9 state and federal government shall be exempt from the special assessment,  
10 provided that nothing herein shall preclude the state or federal government from  
11 agreeing to make payment for any such assessment. Property owned by the City  
12 and leased to the federal government for an initial term of at least ten years shall  
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14 be exempt from the special assessment for the term of the lease and any  
15 extension thereof, except such exemption shall not apply if the federal government  
16 agrees to pay or voluntarily pays the special assessment as to such property.  
17 Section 7. Collection Schedule. Insofar as is consistent with this ordinance  
18 and RCW 35.87A, special assessments shall be collected on an annual basis,  
19  
20 with payments due on May 1 (or the first City business day thereafter) or within 30  
21 days after mailing to the property owner the first notice of the amount of the  
22 annual special assessment due, whichever date is later. A property owner may  
23 elect to make payment in two equal, semiannual installments, the first due on  
24 May 1 (or the first City business day thereafter) or within 30 days after mailing to  
25 the property owner the first notice of the amount of the annual special assessment  
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1 due, whichever date is later, and the next installment to be due on November 1 (or  
2 the first City business day thereafter), provided: (a) failure to make timely  
3 payment in May (unless such date be extended by late mailing of notice) makes  
4 the entire annual assessment due and payable, and (b) a charge of \$15 shall be  
5 added to semiannual payments to cover the cost of processing. The special  
6  
7 assessment upon property (and the owner thereof) which becomes assessable by  
13 reason of loss of exemption, or which becomes assessable at a different rate by  
9 reason of a change in occupancy or use, shall be adjusted to reflect such rate  
10 change as of the date the loss of exemption or change in occupancy or use  
11  
12 occurs, and such increase or decrease to the amount previously assessed shall  
13 be added to or deducted from the next annual payment of semiannual installment  
14 to be made. Upon termination of the BIA, pursuant to Section 19 below or  
15 otherwise, no refunds for overpayments of assessments shall be made to persons  
16 paying such overpayments, unless there are sufficient funds in the District Fund to

17 pay such overpayments after payment of all other costs, debts, or liabilities  
18 incurred on or payable from the District Fund. If there are sufficient funds  
19 remaining to refund some of the overpayments, but not all, such refunds shall be  
20 prorated among those who have made timely claims pursuant to Section 16 below,  
21 and are entitled to such refunds.

22 Section 8. Degosit into Fund. A special fund is hereby created, to be  
23 called the Downtown Business Improvement Area Fund, hereafter called the  
24 "District Fund," into which shall be deposited:  
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- 1 A. all revenues from special assessments levied under this
- 2 ordinance;
- 3 B. interest, late charges, penalties, and income from the investment
- 4 of fund deposits;
- 5 C. gifts and donations to the fund; and
- 6
- 7 D. restitution monies for expenditures made from the fund and
- 8 reimbursement due the fund.

9 Section 9. Expenditures. Expenditures from the District Fund, as may be  
10 authorized by the City Council, shall be used exclusively for the purposes  
11 specified in this ordinance and shall not be used for any other purpose.

12 Section 10. Administration. The City Manager, or such other City officer(s)  
13 as the City Manager may designate to act in his/her stead, shall administer the  
14 District for the City, with authority to:

- 15 A. Classify property and ratepayers within the types of use under
- 16 Section 4 above, determine the gross square footage of buildings and land for
- 17 assessment purposes, determine the rate applicable to a ratepayer when
- 18 classifications overlap, and resolve ambiguities in the application of rates. In
- 19
- 20

21 determining gross square footage, the designated City official may rely on figures  
22 supplied by the Pierce County Assessor, the Local Development Council of  
23 Tacoma (hereinafter "LDC"), or a lease agreement, without making measurements  
24 directly.  
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B. Collect the special assessments, refund special assessments  
2 when overpaid, and extend the deadline for payment and/or waive delinquency  
3 charges and interest whenever the delinquency is the result of the failure by the  
4 City to provide a statement of the amount due, or nonpayment results from  
5  
6 extenuating circumstances beyond the ratepayer's control, such as a casualty  
7 loss, causing permanent closure of the business or bankruptcy.

8 C. Determine and apply the interest rate for late payments  
9 contemplated by Section 17.

10 D. Establish a schedule of proportionate payments for new  
11  
12 ratepayers first becoming subject to the assessment after May 1 of the year.

13 E. After consultation and with the advice of the LDC, or its  
14 successor, take such other action as is necessary and appropriate to carry out  
15 contemplated programs with special assessments.

16 F. Refer for initial determination and recommendations thereon  
17 questions pertaining to determination of gross square footage, rates, building use,  
18  
19 and other questions pertaining to an application of the special assessment on a  
20 particular property or property owner to the LDC, or its successor, in accordance  
21 with the contract to be approved between the LDC and the City. Such initial  
22 determination and recommendation by the LDC shall be advisory, and the City  
23 Manager or the designated City official may adopt, amend, or reject such  
24 recommendation in making administrative determinations hereunder. Any  
25  
26 determination hereunder by the City Manager or the designated City official may

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1 be appealed to the Hearing Examiner, and from the Hearing Examiner to the City  
2 Council, in the manner authorized pursuant to Section 16 below.

3 G. Direct the appropriate officers of the City to pursue collection  
4 procedures, including bringing legal civil actions in district or superior court, to  
5 collect any unpaid assessments and to collect such unpaid assessments by  
6 foreclosure action against the property on which it is assessed in accordance with  
7 laws applicable to foreclosure of local improvement district liens, and/or to collect  
8 by civil action such unpaid assessment by judgment against the owner.

10 Section 11. Advisory Board. The Board of Directors of the LDC, or its  
11 successor, shall serve as an advisory board in carrying out a contract for program  
12 management of activities and programs to be funded through special  
13 assessments. The advisory board shall contain members representative of the  
14 classifications subject to assessment. The City Manager may appoint City  
15 representatives in a nonvoting capacity to the advisory board.  
16 Section 12. Annual Budget/Annual Assessment Amount. On or before  
17 February 10 of any year, after consultation with the LDC (or its successor) and  
18 any established ratepayers' advisory board (as may be provided in the  
19 management contract), the City Manager, or his designee, shall submit to the City  
20 Council the following: (a) a statement of the proposed programs and activities to  
21 be conducted during the ensuing fiscal year (May 1 through April 30); (b) the  
22 proposed annual budget; and (c) a statement of any adjustment to the assessment  
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1 rates required for financing the proposed activities and budget for the ensuing  
2 fiscal year.

3 After receipt of the proposed budget, the City Council will adopt a resolution  
4 setting the time and place for a hearing to be held by the City Council to consider  
5 the proposed activities and budget. Notice of the hearing shall be given by:  
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7 (a) one publication of the notice of hearing in a newspaper of general circulation in  
8 the City; and (b) mailing a copy of the proposed activities, budget, and  
9 assessment rates for the ensuing fiscal year to the owner or reputed owner of  
10 property in the District whose names appear as the owners on the records of the  
11 City Treasurer, at the address for such owners as shown on the records of the City  
12 Treasurer, or at such other address for a particular owner as such owner may  
13  
14 have previously requested in writing; or, if no address is shown there, to the  
15 address shown in the tax records of the Pierce County Assessor/Treasurer. At the  
16 time fixed for the hearing, and at the times to which the hearing may be adjourned,  
17 the City Council may correct, revise, modify, and amend the proposed activities,  
18 budget, and assessment; and, thereafter, the City Council may approve, by  
19  
20 ordinance or resolution, said activities, budget, and assessment as proposed or as  
21 modified. Upon City Council approval, the assessment roll shall be filed with the  
22 City Treasurer and billings for the ensuing annual assessment shall be mailed to  
23 the property owners in the District. Any property owner wishing to object to the  
24 special assessment billed shall file, within 30 days from the date of mailing of the  
25 annual assessment billing, an objection thereto stating the grounds of the  
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1 objection, with the City Clerk. Objections not so made within the required time  
2 shall be conclusively presumed to have been waived.  
3 Filed with the office of the City Clerk prior to the adoption of this ordinance  
4 is a map showing the boundaries of the BIA and a list showing each lot and parcel  
5 to be assessed and the rate and amount assessed, as authorized herein, against  
6 each lot and parcel (and the owner thereof), together with improvements thereon.  
7 Such list, together with the assessments as shown, is referred to as the "Annual  
8 Assessment Roll," which is hereby approved and confirmed. Initial assessments  
9 shall be made in accordance with the approved Annual Assessment Roll; and  
10 subsequent annual assessments shall be made in accordance with subsequent  
11 Annual Assessment Rolls as may be amended to reflect changes in the  
12 per-square-foot rate of the assessment, amended to reflect correction of errors in  
13 the computation of an assessment as to a particular property, or as may otherwise  
14 be amended by the City Council. The City Treasurer or other City official, as  
15 authorized herein, is hereby directed to collect the initial annual assessments as  
16 shown on the Annual Assessment Roll and collect subsequent annual  
17 assessments, as may be shown on subsequent Annual Assessment Rolls, as the  
18 same may be amended or corrected.  
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22 Section 13. Approval of Expenditures/Contract for Program Management.  
23 The first annual budget for the first year of the renewed BIA and activities,  
24 services, and projects to be funded with the special assessment proceeds, as set  
25 forth in the materials on file with the City Clerk, are hereby approved. There is  
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1 hereby appropriated and authorized to be expended from the District Fund the  
2 sum of \$801,500, or so much thereof as may be necessary, for the purposes,  
3 projects, activities, and services approved for the first year of the renewed BIA.  
4 Unless otherwise authorized by the City, the total amount to be specially assessed  
5 and expended in subsequent years shall be as set forth in the annual budget  
6  
7 approved by the City. The particular programs and services to be provided for



8 each subsequent annual period and the amount of funding thereof shall be  
9 approved by resolution or ordinance of the City Council, after notice and hearing  
10 as provided by Section 12 above. The City may enter into a contract, subject to  
11 approval by the City Council, with the LDC to administer the projects and activities  
12  
13 for the first year of the renewed BIA and each annual period thereafter, the term of  
14 which contract to be effective from May 1 through April 30 of each BIA year,  
  
15 unless a suitable successor organization is recommended by (a) a majority of the  
16 votes of the ratepayers at their annual meeting weighed by the dollar value of their  
17 assessments, (b) a petition signed by ratepayers paying a majority of the  
18  
19 assessments, or (c) by the association itself.

20 Section 14. Rate Changes. Any change in the assessment shall only be  
  
21 made by ordinance and as authorized in RCW 35.87A.130-140. Upon the  
22 recommendation of the advisory board, the City may, from time to time by  
23 ordinance, increase or reduce assessment rates to reflect changes in programs or  
24 program costs. The maximum for the high rate shall be \$0.15 per square foot, and  
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26 the maximum for the low rate shall be \$.05 per square foot. These rates may only

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1 be exceeded to reflect changes in the purchasing power of money as measured by  
2 the Seattle-Tacoma Consumer Price Index for All Urban Consumers (CPI-U),  
3 published by the United States Department of Labor, Bureau of Labor Statistics  
4 (on or about October of each year), or a suitable, comparable index recommended  
5  
6 by the advisory board.

7 Section 15. Nontransferability. Ratepayers shall not transfer the payment  
  
8 responsibility for BIA assessments to the tenants; provided, however, ratepayers  
  
9 are not precluded from recovering assessment costs through their normal lease  
10 negotiation processes.

1 Section 16. Notices. Notices of assessments, installment payments, or  
12  
13 delinquency, and all other notices contemplated by this ordinance, may be sent by  
14 regular mail or delivered by the City to the address shown on the records of the  
15 City Treasurer, and, if no address is shown there, to the address shown in the tax  
16 records of the Pierce County Assessor/Treasurer. Failure of the ratepayer to  
17 receive any mailed notice shall not release the ratepayer from the duty to pay the  
18 assessment or pay said assessment on the due date, together with any  
19  
20 delinquency charges, except as authorized by Section 10.13 above.

21 Section 17. Disputes/Appeals.

22 A. Correction of Assessment/initial Appeal. Any person having  
23 been issued a notice of assessment, interest, and/or penalties may petition the  
24 City in writing for a correction in the amount of the assessment and a conference  
25  
26 for examination and review of the assessment. The petition shall be filed in the

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1 office of the City Clerk within 30 days after issuance of the original notice or the  
2 period covered by any extension of the due date thereof granted by the City  
3 Manager, or his designee (referred to in this Section 17 as the "City official"). A  
4 copy of the petition shall be also filed in the office of the City Engineer. The  
5  
6 petition shall set forth the amount of assessment, interest, and/or penalties, if any,  
7 which the petitioner believes should be reduced or refunded and the reason such  
8 correction should be granted.

9 The City official shall promptly consider the petition and may grant or  
10 deny it. If denied, the petitioner shall be notified by mail thereof, together with the  
11 reasons for such denial. If a conference is granted, the City official shall fix the  
12  
13 time and place therefor and notify the petitioner thereof by mail. Prior to the date  
14 set for the conference, the City official may also request, but not require, the  
15 petitioner to meet with a board of arbitrators (which may be provided for under the  
16 contract with the LDC) in order to receive recommendations from the board on  
17 such matter. After the conference with the City official, the City official may make  
18  
19 such determinations as may appear to be just and lawful and consistent with the

20 provisions of this ordinance, and shall mail a copy of such determination to the  
21 petitioner. If no such petition is filed within the 30-day period specified in this  
22 Section 17, the assessment covered by the notice shall become final and any right  
23 to contest or appeal such assessment amount shall be deemed conclusively  
24 waived.  
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B. Appeal to Hearing Examiner. Any person having received a

2 notice of denial of a petition or a notice of determination made under subsection A  
3 above may appeal the same to the City's Hearing Examiner within 20 days from  
4 the date of the notice of such denial or determination. In the notice of appeal, the  
5 petitioner shall set forth the amount of the assessment, interest, and/or penalties  
6 which he/she contends should be reduced or refunded and the reason for such  
7  
8 reduction or refund. The appeal shall be perfected by filing a copy of the notice of  
9 appeal in the office of the City official making the denial or determination and filing  
10 the original thereof in the office of the Hearing Examiner within the time specified  
11 herein. The appeal before the Hearing Examiner shall be conducted in  
12 accordance with the rules of practice and procedure as set forth in Chapter 1.23 of  
13  
14 the Tacoma Municipal Code (hereinafter "TIVIC"). In such proceeding, the  
15 petitioner shall be deemed the plaintiff and the City official denying the petition or  
16 making the determination being appealed shall be deemed the defendant. The

17 burden shall rest on the plaintiff to prove that the assessment, together with any  
18 interest or penalties thereon, is incorrect, either in whole or in part, and to  
19 establish the correct amount thereof.  
20

21 C. Appeal to City Council. Either party designated in subsection B  
22 above as plaintiff or defendant may appeal the decision of the Hearing Examiner  
23 to the City Council. Such appeal shall be within the time and in accordance with  
24 the rules and procedures as set forth in TIVIC 1.23 and 1.70. The burden of proof  
25 shall remain upon the plaintiff (ratepayers to prove that the assessment in question  
26

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1 is incorrect, either in whole or in part, and to establish the correct amount of the  
2 assessment and any interest or penalties thereon.

3 D. Extension of Time. The time for payment of any assessment,  
4 interest, or penalties payable under this ordinance shall not be extended by  
5 reason of any claim by the ratepayer that the amount thereof is incorrect or by  
6 reason of the filing of a petition or appeal hereunder. If the City official finds that  
7 the nonpayment by a petitioner to pay any assessment by the due date was the  
8 result of circumstances beyond the control of the petitioner, interest or penalties  
9 imposed under this ordinance, with respect to such assessment, may be waived.  
10

11 Section 18. Delinquent Payments. If an assessment has not been paid  
12 within 30 days after its due date and the ratepayer has been making prompt  
13

14 payments in the past, the City official in charge of assessment collections shall  
15 send a reminder notice and add a \$25 processing fee. If: (a) the assessment is  
16 not paid within 60 days after its due date; or (b) the assessment was not paid  
17 within 30 days, and the ratepayer has been late on one of the previous two  
18  
19 payments, a delinquency charge shall be added in the amount of 10 percent of the  
20 assessment, in addition to the processing fee. All assessments which are not paid  
21 when due shall also bear interest at the rate of 12 percent from the payment due  
22 date.

23 Section 19. Collection/Foreclosure. Whenever any annual assessment  
24 which the ratepayer has elected not to make in two semi-annual payments, or any  
25 semi-annual installment of an assessment under this ordinance shall be  
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delinquent for more than 30 days, the entire annual assessment shall be due and  
2 payable and shall constitute a lien on the property assessed. The collection  
3 thereof may be enforced through foreclosure action on the property assessed in  
4 the manner as provided for collection and foreclosure of local improvement district  
5 assessments, pursuant to RCW 35 (including, but not limited to Chapters 35.44,  
6  
7 35.49, and 35.50), and applicable provisions of the Tacoma Municipal Code.  
8 Alternatively, or as a cumulative remedy, the delinquent assessment may be  
9 collected from the ratepayer liable therefor by civil action in either district or  
10 superior court.  
11 Section 20. Termination of BIA. The BIA and the special assessment levy

12           therefor shall terminate within one year (or such longer period as set forth in the  
13  
14       termination petition) from the date of submission to the City of a petition  
15       requesting termination of the same, which contains the signatures of the owners of  
16       property in the BIA who pay 50 percent or more of the annual special assessment  
17       amount for the BIA. The BIA and the special assessment levy therefor shall  
18       continue for a period of ten years, unless a petition is submitted to the City, at  
19  
20       least 90 days prior to such termination, requesting the continued existence of the  
21       BIA, with such petition containing the signatures of the owners of property in the  
22       BIA who will pay 50 percent or more of the annual special assessment for the BIA.

23           Section 21. Chan-ges in Budget. If the City Council finds that: (a) by  
24       reason of changed condition or unanticipated circumstances it is in the best  
25       interest of the participants in the BIA to provide changes to the approved annual  
26

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          budget; (b) changes in the approved annual budget are necessary in order to best  
2       meet the objectives or purposes for which the BIA was formed; or (c) the total  
3       assessments collected are greater or less than anticipated, or the actual cost of a  
4       particular program or service is greater or less than anticipated, then the City  
5       Council may, by resolution or ordinance, amend the annual budget and reallocate  
6

7 the funding for the particular programs or services to be provided and to provide  
8 funding for such other purposes as may be necessary, as determined by the City  
9 Council, to best serve the purposes for which the BIA was formed, in light of the  
10 conditions or unanticipated circumstances which then exist.  
11 Section 22. Disestablishment of Area - Assets and Liabilities. Upon  
12 disestablishment or termination of the BIA and in accordance with  
13  
14 RCW 35.87A. 1 90, any proceeds of the special assessments or assets acquired  
15 with such proceeds, or liabilities incurred as a result of the formation of such BIA,  
16 shall be subject to disposition as the City Council shall determine; provided,  
17 however, that any liabilities, either current or future, incurred as a result of action  
18 taken to accomplish the purposes of RCW 35.87A.010 or the purposes of the BIA  
19  
20 shall not be an obligation of the General Fund or any special fund of the City, but  
21 such liability shall be provided entirely from available revenues generated from the  
22 special assessments under this ordinance.

23 Section 23. Severability. If any provision of this ordinance, or its  
24 application to any person or circumstance, is held invalid, the remainder of this  
25  
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1 ordinance or the application of the provision to other persons or circumstances is  
2 not affected.

3 Section 24. Ratification and Confirmation. The making of contracts and the  
4 sending of assessment notices pursuant to the authority and prior to the effective

5  
date of this ordinance are hereby ratified and confirmed.

6

7 w 10 W  
8 Passed

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10 N or

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12 Attest: City Clerk

13

14 Approved as to form and legality:

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REQUEST FOR ORDINANCE

CITY CLERK USE

Flo	OR RESOLUTION	Request
		Ordinance
		Resolution

1. Date: February 12, 1998

Requesting Department/Division/Program

2. Planning and Development Services

Contact Person (for questions):

Phone/Extension

3. Juli Wilkerson

5206

4. Preparation of an ordinance is requested for the City Council meeting of Tuesday March 3, 1998

5. Summary Title/Recommendation: (A concise sentence, as it will appear on the Council Agenda)

Continuing the Business Improvement Area for an additional 1 0 year period as requested by the majority of the ratepayers, expanding the boundaries, increasing the budget of the 1 0th year BIA to cover additional marketing costs in the 10th year, and providing for the levy of \$480,902 and appropriation of \$500,405 of the first year of the renewed Business Improvement Area (BIA) programs (May 1, 1998 through April 30, 1999). Approving the first year of the renewed BIA Work Plan, Budget and assessment of rates.

6. Background Information/General Discussion: (Why is this request necessary? Are there legal requirements? What are the viable alternatives? Who has been involved in the process?)

This ordinance authorizes the levy of the first year of the renewed BIA annual assessment upon buildings and other real estate within the expanded BIA boundaries for the period of May 1, 1998 through April 30, 1999. The assessment rates for the first year of the renewed BIA will increase from \$0.0852 to '\$0.0900 per square foot for occupied space and from \$0.0213 to \$0.0300 per square for unoccupied space respectively. The first year of the renewed BIA is for the period of May 1, 1998 through April 30, 1999. The appropriations for \$500,405 is comprised of the levy assessment of \$480,902 and a net carry over of prior years' revenues of \$19,503. In addition this ordinance will expand the BIA boundaries and increase the 10th year budget.

7. Financial Impact: (Future impact on the budget.)

None

8. List all material available as backup information for the request and indicate where filed:

Source Documents/Backup Material	Location of Document
1998 - 1999 BIA Work Plan and Budget	City Clerk's Office
1998 - 1999 BIA Assessment Rolls	City Clerk's Office
Ordinances 24058, 24334, 24585, 24860, 25083, 25273, 25459, 25679, 25868 and 26043	City Clerk's Office

9. Funding Source: (Enter amount of funding from each source)

Fund Number & Name:	State \$	City \$	Other \$	Total Amount
1600 Business Improvement Area			\$ 500,405	\$ 500,405

If an expenditure, is it budgeted? 11 Yes No Where? Org Acct.

Funds

10. @ament r/Utility Division Approval A

BIAORD DOC Office Syste sfl

Ifficom a ity of bcoma Planning & Development Services TO: Downtown Tacoma Business Improvement Area Property Owners

SUBJECT: Notice of Hearing on Levy of Assessments in Downtown Business Improvement District to be held on February 24, 1998.

DATE: February 3, 1998

Dear Property Owner,

The Tacoma City Council will hold a public hearing at their February 24, 1998 regularly scheduled Council meeting. The purpose of the public hearing, as more specifically set forth in the attached copy of the Resolution No. 33945 will be to consider pursuant to the Ordinance No. 24058 originally establishing the Downtown Business Improvement Area (BIA), the continuation of the BIA for another 10 year period and the proposed activities, budget and assessment rates for the ensuing fiscal year beginning May 1, 1998 and ending April 30, 1999 for the Business Improvement Area.

The February 24th public hearing will commence at approximately 6:00 p.m. in the Tacoma City Council Chambers located on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington.

The parcel number of your property located within this district is reflected on your address label.

The proposed budget, work plan for the fiscal year beginning May 1, 1998 and ending April 30, 1999 and a copy of Resolution No. 33945 are attached for your information. The BIA district boundaries have been changed (a map is included) and the current year's budget (1997 - 1998) will be increased to cover additional marketing costs as described in Resolution No. 33945

The proposed assessment rates are recommended to increase from \$.0852 and \$.0213 per square foot, depending on building usage, to \$.090 and \$.030 respectively.

If you have any questions or concerns, please contact Jeff Christensen at 591-5756 or me at 591-5139.

Sincerely,

SON Director

Attachments.- Proposed BIA Budget for 1998-1999 Proposed BIA Work Plan/Activities Resolution No. 33945

BLA/biahearg 747 Market Street, Room 1036 1 bcoma, Washington 98402-3793 1 (253) 591-5200

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DOWNTOWN BUSINESS IMPROVEMENT AREA  
 Proposed Budget For May 1, 1998 Through April 30, 1999  
 January 1998

140.85%

	1"7-98 Current Budget High Rate	1998-" Proposed Budget	
INCOME PROJECTIONS:			
Low Rate	0.0213	0.0300	0.0852 0.0900
L ASSESSMENTS			
A. 3,384,721 sf	297,647	304,625	
B. 5,318,454 sf	110,966	159,554	
New Area Assessments		16,723	
C. Estimated uncollectible assessments (.5% for 97-98)		(2,043)	(2,321)
D. Other Assessment Income		9,500	
IL USE OF RESERVES		66,655	12,324
TOTAL PROJECTED INCOME		473,225	500,405

EXPENSE:

L ADMINISTRATION			
A. Management Fees		32,500	33,800
B. Professional Services		4,700	4,700
C. Insurance	12,000	12,000	
D. Rent	9,000	9,000	
TOTAL ADMINISTRATION		58,200	59,500

IL SE)EWALK CLEANING

A. Personnel			
1. Supervisor & Crew	78,125	81,250	
2. Taxes, Benefits, Other	25,450	25,660	
Total Personnel	103,575	106,910	
B. Equipment			

1. Sweeper includes maintenance, parking, vehicle tabs	6,550	7,205
2. Track includes maintenance, parking, vehicle tabs	1,200	1,320
3. Other equipment maintenance	500	500
4. Insurance for sweeper and truck	2,500	2,500
5. Equipment replacement & contingency	1,500	4,000
Total Equipment	12,250	15,525

C. Consumable Supplies

1. Fuel& oil	4,500	4,725
2. Uniforms & safety equipment	600	600
3. Weed killer & graffiti remover	2,400	2,400
4. Miscellaneous	1,000	1,000
Total Consumable Supplies	8,500	8,725

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BIA at least once per day. Radio-directed patrols will be available on call each day from 12 Noon to 11:00 p.m. at a minimum. Services will be coordinated with police and other public safety agencies to provide maximum flexibility in response to BIA needs.

2. The City has agreed to provide (at no cost to the LDC) the finished space located at the foot of the Broadway Hillclimb (at approximately 12th Street and Commerce) for use by the LDC Security Program.
  3. Downtown Security Patrol or CSR (Community Service Representatives)
    - a. CSR will wear readily identifiable uniforms and will be trained as public relations people for the downtown area, assisting people with directions and providing related services. CSR will not carry weapons but will be equipped with a radio and cellular phone for communication with Tacoma police officers.
    - b. The proposed coverage for the 1998-1999 year is:

CSR	Elours	Days
2	0600 - 1400	M-F (October-March)
4	1600 - 2200	M-F
2	1800 - 0200	F-Sat
2	1600 - 2400	Sun
    - c. The proposed coverage includes CSR patrol on bicycles which allows more frequent and effective coverage of the area.
  4. The hours may be adjusted to meet current district needs.
- C. The BIA will continue to install and maintain upgraded common area lighting in order to enhance nighttime security.

#### VI. MAINTENANCE PLAN

- A. Service Standard: To clean sidewalks and other common areas throughout the BIA at least once per week. Higher traffic areas will be cleaned at least twice per week.
- B. Proposed staffing levels for sidewalk cleaning call for continuation of a supervisor and three full-time employees.
- C. The staff will continue to do routine cleaning of the public rest rooms at 12th and Commerce, and continue to use the storage room at that site as agreed with Public Works.
- D. The crew will inform all parties in the BIA of any graffiti that has been done to their property. Crew members will give them information on removal procedures and organizations which will assist with graffiti removal. In the event that the business or property owner has been informed and does nothing about the graffiti, crews will offer to remove it as time and resources permit. Crews will not clean any graffiti that cannot be reached from a standing position on street level.
- E. The supervisor will coordinate cleaning activities with the City Maintenance Supervisor and crews.
- F. All equipment purchased by the LDC with funds generated from the BIA will be returned to the city at the conclusion of the BIA program.

Page 3

- C. Paid Sick Leave  
Four hours sick leave will be earned each month. No compensation shall be paid for unused sick leave.
- D. Paid Insurance  
The LDC will provide medical, dental and life insurance to all

full-time employees upon acceptance by the carrier. Employees will be placed on the plans on the first of the month following 90 days of employment. The employee's family can be placed on the medical and dental insurance plan at the employee's own expense.

- E. Staff
  - 1. Maintenance Supervisor
  - 2. Maintenance Crew
- F. Under management contract with the Chamber, the following Chamber staff will be working on behalf of the LDC:
  - President and CEO
  - Finance and Administration Manager
  - Bookkeeper
  - Executive Secretary
  - Metropolitan Development Manager
  - Graphic Designer
  - Area Councils Assistant

Page 5

Req.#6726

RESOLUTION NO. 33945

WHEREAS the City Council passed Ordinance No. 24058 on April 5,

2 1988, pursuant to RCW 35.87A, which established a Business Improvement  
3 Area (BIA) for a period of ten years, and

4 WHEREAS the ten-year period expires on April 30, 1998, and

5  
6 WHEREAS the City is in receipt of petitions signed by property owners  
7 subject to over 50 percent of the proposed assessments to be levied in the  
8 downtown area of Tacoma, requesting the City Council to continue the BIA for  
9 an additional ten years beginning May 1, 1998, through April 30, 2008, and

10 WHEREAS a public hearing is necessary to be held by the City Council  
11 to revise the boundaries of the BIA, increase the current year budget to cover  
12 additional marketing costs in the 10th year (May 1, 1997, through April 30,  
13 1998), and review the budget, program, and assessment rates for the first year  
14 of the new ten-year BIA program; Now, Therefore,

15 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

16 That the City is now in receipt of valid petitions, on file in the office of the  
17 City Clerk, and that it is the intention of the City Council to continue the  
18 Business Improvement Area for an additional ten years, as authorized by

21 RCW 35.87A, in the downtown area of the City of Tacoma within the following  
22 described boundaries, as stated in the petitions-  
23  
24 Beginning at Court D at South 7th, then south on Court D to  
South 15th, east on South 15th to Market Street, south on Market  
25 Street to Jefferson Avenue, southwest on Jefferson Avenue to  
South 21 st Street, east on South 21 st to the Northern Pacific  
26 Railway Depot yard, then north parallel to Pacific Avenue to

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B. Unimproved land, surface parking lots, parking garages,

2 warehouse and storage facilities, churches, or similar buildings, which are only  
3 substantially occupied for the intended use once or twice a week, those  
4 portions of buildings used for transient lodging or residential use, and buildings  
5 which are vacant and unable to be occupied without major renovation, may be  
6  
7 assessed at the annual rate of up to \$.05 per square foot of the gross floor  
8 area of such building, or of the surface area of the land or surface parking lot.  
9 The ordinance or amendments thereto may provide, pursuant to RCW 35.87A,  
10 for reasonable classification of businesses for purposes of determining the rate  
11 to be charged, which may be lower than the rates set forth herein, and may  
12  
13 provide for exemptions from assessments as may be appropriate.

14 C. The ordinance would provide appropriate regulations,  
15 procedures, and an administrative appeal process for determining under which

16 classification a particular building, property, or area therein will be assessed.  
17 2. The assessment formula used in establishing the BIA and the annual  
18 budget for BIA levy expenditures shall be subject to annual revision and review  
19  
20 in accordance with the procedures and in the manner to be set forth in the City  
21 ordinance establishing the BIA and the special assessments therefor; said  
22 ordinance being hereafter referred to as the "BIA Ordinance." Any subsequent  
23 increase of the assessment formula would be based on the increase, if any, of  
24 the Consumer Price Index for the metropolitan Tacoma area as to be more  
25 specifically defined in the BIA ordinance.  
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be funded, in the manner as to be more specifically set forth in the BIA  
2 ordinance.  
3 6. The total annual cost for all programs and activities funded at the  
4 maximum rate indicated in paragraph 1.A and 1.13 to be funded in the BIA by  
5 the special assessment levy is estimated to be not more than \$801,500.  
6  
7 7. That it is the intent of the City Council that, for the first annual period  
8 of the renewed BIA (May 1, 1998, through April 30, 1999), property (and  
9 owners thereof) previously assessed under the BIA Ordinance at the rate of  
10 \$.0852 per square foot will be assessed at the annual rate of \$.090 per square  
11 foot, and those properties (and the owners thereof) previously assessed at the  
12 annual rate of \$.0213 per square foot will be assessed at the annual rate of  
13



14 \$ .030, all as more particularly set forth in the proposed amended BIA annual  
15 assessment roll for the first annual period of the renewed BIA, a copy of which  
16 is on file with the City Clerk.

17 8. That the description of the services and activities proposed to be  
18 funded with the first annual period of the renewed BIA assessments and the  
19  
20 proposed budget in respect thereto are on file with the City Clerk, and are by  
21 this reference incorporated herein.

22 9. The BIA and the special assessment levy therefor is to terminate  
23 within one year (or such longer period as set forth in the termination petition)  
24 from the date of submission to the City of a petition containing the signatures of  
25 the owners of the property in the BIA who pay 50 percent or more of the annual  
26

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EG 004 (11/89)

A

may be provided by law, and further, that a notice of the hearing and a copy of  
2 the resolution, together with a copy of the proposed activities and the B IA  
3 budget for the first year of the new ten year BIA program, all of which are on file  
4 with the City Clerk, shall be mailed to the owners or reputed owners of real  
5 property and buildings located within the BIA, as provided by the BIA  
6 Ordinance.  
7

8 BE IT FURTHER RESOLVED that this resolution of intent does not  
9 constitute adoption or approval of the proposed activities or budget which are  
10 on file with the City Clerk, or of the proposed assessments in support thereof,  
11 and the City Council, after the public hearing on February 24, 1998, (or as the  
12 conclusion of any continuance thereof), may approve activities and an annual  
13 BIA budget different from the proposed activities and annual BIA budget on file  
14

15 with the City Clerk, and may modify the BIA assessments to be levied for the  
 16 first annual period of the renewed BIA accordingly, subject to the limits as  
 17 provided by the BIA Ordinance.

18 Adopted JAN 27 1998

19

20 J. r  
 4 r1b

21 Attest: City Clerk

22 Approved as to form d legality:

23

24 Assistan@ (Nty Agrney

25

26

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4 0014 (11/89)

B I A AMENDED FINAL ASSESSMENT ROLL  
 for the Fiscal Year - May 1, 1998 to April 30, 1999

0.090000

ASSESSMT	9.00 CTS	PROPERTY OWNER	PROPERTY OWNER ADDRESS	PARCEL
PHONE	NUMBER	TOTAL	SQ FT	
383-3870	2007040030	900.00	10,000	710 ASSOCIATES 7 1 0 PACIFIC AVENUE TACOMA, WA 98402
WA 98121-2145	-	2011010040	2,115.66	A TWELVE PARTNERSHIP. % LORIG ASSOC. 2025 1 ST AVENUE, STE 420 SEATTLE,
98499	588-7668	2007050140	787.20	ADULTENTERTAINMENT INC 12626 PACIFIC HIGHWAY SOUTH TACOMA. WA
-	2009040023	540.00	6,000	AMIGOS DEL SUR, INC. P.O. BOX 48237 BURIEN, WA 98166
2008030083	707.82	7,052		ANDERSON, JOHN R. & GOODRO K. 819 PACIFIC AVE TACOMA, WA 98402
2008030070	421.92	4,688		ANDERSON, JOHN R. & PATRICIA L. 819 PACIFIC AVE TACOMA, WA 98402
WA 981 01	2009030020	483.00	0	ARCHDIOCESAN HOUSING AUTHORITY W867207 - 1902 SECONDAVENUE SEATTLE,
TUMWATER, WA 98501		2019040061	1,080.00	ARMSTRONG, KAREN M. CLEVELAND AVE. REALTY, 209 CLEVELAND AVE TACOMA, WA
98498	2011010020	1,575.00	17,500	ARNESON, H. CURTIS & MYRTHLE M. 7502 - 90TH AVENUE SW TACOMA, WA
TACOMA, WA 98401	-	2009040027	756.00	ASSOCIATED GENERAL CONTRACTORS OF WA ATTN: ROLAND DUHURST 942 PACIFIC AVE SEATTLE. WA 98109
784-8844	2011010010	5,263.95	46@914	H & H@ LLC 1725 WESTLAKE AVE NORTH, STE 201 TACOMA- WA 98409
627-2239	2015040070	99.60	0	BARDE, WARREN 5243 SOUTH TACOMA WAY TACOMA, WA
98401-1872	-	2014020010	373.80	BARLINE, JOHN D. POA FOR HAUB BROTHERS, P.O. BOX 1872 TACOMA. WA
98401-1872		2014020020	433.80	BARLINE, JOHN D. POA FOR HAUB BROTHERS, P.O. BOX 1872 TACOMA. WA

98401-1872	BARLINE, JOHN D. 2013030010	3,221.88	12@327	POA FOR HAUB BROTHERS, P.O. BOX 1872	TACOMA, WA
TACOMA, WA 98402	BOSWICK BLD. PARTNERSHIP 272-4499	2007060140	800.04 3,556	C/O HERB SIMON ASSOCIATES, 10 1 9 PACIFIC AVENUE, #1 1 19	
451-1511	BREKKE, JAN 2009060020	360.00	0	8592 HUNTS POINT LANE	BELLEVUE, WA 98004
451-1511	BREKKE, JAN 2009060050	2,131.20	17@760	8592 HUNTS POINT LANE	BELLEVUE, WA 98004
TACOMA, WA 98402	BROADWAY TERRACE ASSOCIATION 572-4900	2009060010	3,150.00 35@000	%RICH WELLS JR., 535 DOCK STREET, SUITE #208	
272-8367	BROWN, SAMUEL H 2007020010	882.00	9,800	702 "A" STREET	TACOMA, WA 98402
01	CAPLAN, BRUCE 2007080090	414.00	0	FOURTH AND PIKE STREETS, SUITE 902	SEATTLE, WA 98 1
TACOMA, WA 98401	CHIAROVANO, RICHARD A. & LITA J. 572-2460	2007050130	900.00 6,000	PO BOX 11 81, 747 BROADWAY PLAZA, SUITE 11 8 1	
CHICAGO, 11, 60601-3294	CHICAGO Title & Trust CO. - Commonwealth Bldg. - 2011040031	2,271.33	25,237	%REAL ESTATE DEPT. 171 NO. CLARK ST, 32ND FLOOR	
WA 98402	CITY OF TACOMA 591-5505	0320043151	2@888.22 0	C/O ACCOUNTS RECEIVABLE/FINANCE, 747 MARKET ST	TACOMA,
WA 98402	CITY OF TACOMA 591-5505	0320043152	429.00 0	C/O ACCOUNTS RECEIVABLE/FINANCE, 747 MARKET ST	TACOMA-
591-5505	CITY OF TACOMA 0320043149	1,098.00	0	CIO BOB GOWER 747 MARKET ST	-TACOMA, WA 98402
591-5505	CITY OF TACOMA 0320043150	1,542.00	0	CIO BOB GOWER 747 MARKET ST	TACOMA- WA 99402
591-5505	CITY OF TACOMA 0321333003	74.25	0	C/O BOB COWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2007080040	270.00	0	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2007080050	259.20	280	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2009040034	62.40	0	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2009050010	1,323.24	0	CIO BOB GOWER, 747 MARKET ST	TACOMA. WA 98402
591-5505	CITY OF TACOMA 2011040081	19.53	0	C/O BOB GOWER, 747 MARKET ST	TACOMA. WA 98402
591-5505	CITY OF TACOMA 2011050131	136.95	0	CIO BOB GOWER, 747 MARKET ST	TACOMA. WA 98402
591-5505	CITY OF TACOMA 2011060040	90.00	0	CIO BOB ENGLE, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2013070011	3,330.00	37@000	CIO BOB GOWER, 747 MARKET ST	TACOMA. WA 98402
591-5505	CITY OF TACOMA 2017050010	25.80	0	CIO BOB GOWER. 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2007080030	270.00	0	CIO BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2008070030	16,203.84	167,031	C/O BOB GOWER, 747 MARKET ST	TACOMA. WA 98402
591-5505	CITY OF TACOMA 2009040011	165.00	0	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2009040022	4,750.50	0	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402

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H I A AMENDED FINAL ASSESSMENT ROLL  
for the. Fiscal Year - May 1, 1998 to April 30,1999

0.090000

PARCEL

ASSESSMT 9.00 CTS

PROPERTY OWNER  
PHONE NUMBER TOTAL SQ FT

PROPERTY OWNER ADDRESS

-----  
591-5505 2009040028 48.00 0

-----  
C/O BOB GOWER, 747 MARKET ST

-----  
TACOMA WA 98402

591-5505	CITY OF TACOMA 2009040042	18.42	0	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2009040125	150.00	0	C/O BOB GOWER. 747 MARKET ST	TACOMA. WA 98402
591-5505	CITY OF TACOMA 2009040126	15.96	0	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2009050020	1,568.31	14,160	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2009050051	300.00	0	C/O BOB GOWER- 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2011040060	150.00	0	C/O BOB GOWER, 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2011040065	3,645.90	0	C/O BOB GOWER. 747 MARKET ST	TACOMA. WA 98402
591-5505	CITY OF TACOMA 2011040072	37.14	0	C/O BOB GOWER- 747 MARKET ST	TACOMA, WA 98402
591-5505	CITY OF TACOMA 2015060050	180.00	0	C/O BOB COWER, 747 MARKET ST	TACOMA, WA 98402
98401	CITY OF TACOMA, AT-FN:STEVE WILLIAMS 591-5012 2009070010	324.00	0.00	733 MARKET STREET, #41	TACOMA, WA
98402	CITY OF TACOMA, ATTN:STEVE WILLIAMS - 2015060070	180.00	0	733 MARKET STREET, 441	TACOMA, WA
98402	CITY OF TACOMA, AI-FN:STEVE WILLIAMS 2015060080	180.00	0	733 MARKET STREET, #41	TACOMA, WA
98402	CITY OF TACOMA, ATTN:STEVE WILLIAMS 2015060090	360.00	0	733 MARKET STREET, #41	TACOMA, WA
98402	CITY OF TACOMA, ATTN:STEVE WILLIAMS 2015060100	90.00	0	733 MARKET STREET, 441	TACOMA, WA
98402	CITY OF TACOMA, ATFN:STEVE WILLIAMS 2015060110	90.00	0	733 MARKET STREET. #41	TACOMA, WA
98402	CITY OF TACOMA, ATTN:STEVE WILLIAMS 2015060120	180.00	0	733 MARKET STREET, #41	TACOMA, WA
98402	CITY OF TACOMA. ATTN:STEVE WILLIAMS 2015060130	324.00	0	733 MARKET STREET, 941	TACOMA, WA
98402	CITY OF TACOMA. ATTN:STEVE WILLIAMS 591-5012 2009050033	776.37	0	733 MARKET STREET. 441	TACOMA, WA
98401-1912	COLONIAL SQUARE - 2007040010	780.00	0	C/O TACOMA RESCI JE MISSION P.O. BOX 1912	TACOMA, WA
98401-1912	COLONIAL SQUARE 572-5479 2007040020	69.00	0	C/O TACOMA RESCUE MISSION P.O. BOX 1912	TACOMA, WA
SEATFLE, WA 98101-2326	CONTINENTAL REAL ESTATE MANAGEMENT 389-4460 2010030010	2,966.40	32,960	% LUTHER MOYER, 601 UNION STREET, #2000	
WA 98402	DEPOT PARTNERSHIP 627-9862 2016040010	33.54	0	C/O MANJIT CHAHIL ETAL, 1548 PACIFIC AVENUE	TACOMA,
98121	DIAMOND PARKING 284-6303 2009030040	180.00	0	DEPARTMENT #0405, 3161 ELLIOT-r AVENUE	SEATTLE. WA
272-7631	DiDENTE. LOUIE 2013040191	690.00	0	7308 BRIDGEPORT WAY WEST	TACOMA, WA 98467
541)389-530	DiDENTE, PAMELA 2015060060	180.00	0	2627 NW NORDIC AVE.	BEND, OR 97701
-	DiDENTI, LOUIS 2019070020	425.25	4,725	6717 NORTH 17TH STREET	TACOMA. WA 98406
-	DiDENTI, PAMELA 2019070030	299.97	3,333	2627 NW. NORDIC AVENUE	BEND, OR 97701
272-3848	DIZARD. BOB 2007060080	900.00	6,000	26918 - 140 AVENUE S.W.	TACOMA. WA 98402
98409	E & B ASSOCIATES, INCORPORATED 475-9201 2015040010	390.60	4,340	6626 TACOMA MALL BLVD	TACOMA, WA
98409	E & B ASSOCIATES, INCORPORATED 475-9201 2015040020	150.00	0	6626 TACOMA MALL BLVD	TACOMA, WA
-	ELLIOTT, EDWARD H. & JANICE D. 2010030020	648.00	7,200	225 - 3RD CT	FOX ISLAND, WA 98333
2011040069	EPSTEIN & ETAL 213.75 2,375			7920 N 7TH	TACOMA- WA 98406
WA 98401	EVERGREEN RETMNT - TACOMA 2007080023	2,116.02	0	D/B/A THE KINSINGTON - 714 MARKET ST	TACOMA,
98402	FAUL, GARY G. & CREECH. KENNETH F. 272-2238 2007040060	375.00	2,500	726 PACIFIC AVENUE	TACOMA, WA

	FEENIX TRUST			2719 WEST ROCHESTER #2		TACOMA. WA 98466
-	2015050100	135.00	0			
98402	FIRST BAPTIST CHURCH OF TACOMA			902 MARKET STREET		TACOMA, WA
	272-2184	2009080010	17366.20	0		
1616	FRANK RUSSELL CO. %KIRK WHITE			P.O. BOX 1616		TACOMA, WA 98401-
	572-9500	2009020060	75.00	0		
1616	FRANK RUSSELL CO. %KIRK WHITE			P.O. BOX 1616		TACOMA. WA 98401-
	572-9500	2009020070	75.00	0		
1616	FRANK RUSSELL CO. %KIRK WHITE			P.O. BOX 1616		TACOMA, WA 98401-
	572-9500	2009020080	L086.48	12@072		
1616	FRANK RUSSELL CO. %PAT HENNES			P.O. BOX 1616		TACOMA. WA 98401-
	572-9500	2009020050	150.00	0		

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PAGE: 2  
 B I A AMENDED FINAL ASSESSMENTROLL  
 for the Fiscal Year - May 1, 1998 to April 30,1999

0.090000

9.00 CTS

PARCEL ASSESSMT

PHONE	PROPERTY OWNER	NUMBER	TOTAL	SQ FT	PROPERTY OWNER ADDRESS	
	GEIGER, NORMAN J.				2805 MCEWAN RD KPN	LAKEBAY, WA 98349
-	2011080040	324.00	0			
4405	GETTY, RK. CORP.				% RICHARD K. GETTY, 930 BROADWAY	TACOMA, WA 98402-
	588-7147	2009060040	550.80	0		
WA 98498	GHILARDUCCI, JR., DOROTHY J.				I 10 COUNTRY CLUB DRIVE SOUTHWEST	TACOMA,
	588-9378	2008030030	390.00	0		
572-5050	GHILARDUCCI, JR., L.R.				2200 FIRST INTERSTATE PLAZA	TACOMA, WA 98402
	2007050080	585.00	0			
572-5050	GHILARDUCCI, JR., L.R.				2200 FIRST INTERSTATE PLAZA	TACOMA, WA 98402
	2007050090	480.00	0			
572-5050	GHILARDUCCI, JR., L.R.				2200 FIRST INTERSTATE PLAZA	TACOMA, WA 98402
	2007050100	405.00	0			
-9378	GHILARDUCCI, JR., L.R.				PO BOX # 1 157	TACOMA. WA 98401 588
	2007050060	150.00	0			
-9378	GHILARDUCCI, JR., L.R.				PO BOX # 1 157	TACOMA, WA 98401 588
	2007050070	75.00	0			
98401	GILCHRIST, THOMAS & SHARON				P.O. BOX 1136/412 ST. HELENS, 98402	TACOMA, WA
	-	2007070010	2,111.46	14,000		
ELKINS PARK, PA 19027	GMAC COMMERCIAL MORTGAGE				PAT LONG: 8360 OLD YORK ROAD, BLD- I,SUITE 240	
	2007050150	7,800.00	40,000			
2007050110	GORSUCH, A. & SMITH, C.Y.				743 BROADWAY	TACOMA, WA 98402
	450.00	0				
383-2606	GORSUCH, ALAN				744 BROADWAY	TACOMA, WA 98402
	2007050120	825.00	5,500			
BELLEVUE, WA 98004 X2594	GREAT WESTERN BANK				% JEFF MOORE 11201 SOUTH EAST 8TH ST, SUITE #212	
	228-9341	2008070010	162.00	0		
BELLEVUE, WA 98004 X2594	GREAT WESTERN BANK				% JEFF MOORE 11201 SOUTH EAST 8TH ST, SUITE #212	
	228-9341	2008070020	3,705.48	41,172		
523-3808	GRIGSBY, JESSE M.				9818 MARINE VIEW DRIVE	MUKILTEO, WA 98275
	2007060130	791.52	6,596			
TACOMA, WA 98402	H R & H PROPERTIES				C/O RALPH & HERB SCHOENFELD, 1423 PACIFIC AVENUE	
	272-4171	2014020030	L178.28	9,819		
WA 98402	II R & 11 PROPERTIES				C/O RALPH & HERB SCHOENFELD, 1423 PACIFIC AVENUE	TACOMA,
	272-4171	2014030040	2@160.00	24,000		
TACOMA WA 98402	H R & H PROPERTIES				C/O RALPH & HERB SCHOENFELD, 1423 PACIFIC AVENUE	
	272-4171	2014030050	5@940.00	45,000		
98411	HADDOW INVESTMENTS				% GEORGE HADDOW P.O. BOX 11 311 TA	TACOMA. WA
	-	2007060090	1,440.00	12,000		
572-5120	HEITMAN, JOHN B. ESTATE OF				604 NORTH CARR STREET	TACOMA, WA 98403
	2015040100	507.60	3,600			
572-2684	HELLAND.ROBERT				960 MARKET STREET	TACOMA- WA 98402
	2009080070	47.70	0			
98390	INVESTCO FINANCIAL				CIO LORI DARNELL 1302 PUYALLUP STREET	SUMNER, WA
	63-620OX13	2011040020	2,754.00	200		

565-1161	IVERSON, NORMAN L. 2011030020	4@050.00	45.000	PO BOX #99370	TACOMA, WA 98499
	JAFFE, MORRIS & EDITH			P.O. BOX 11 16	TACOMA. WA 98401
572-3102	2011040082	328.50	3,650		
272-2238	JOHNSON-COX INCORPORATED 2007040070	150.00	0	726 PACIFIC AVE	TACOMA. WA 98402
272-2238	JOHNSON-COX INCORPORATED 2007040080	150.00	0	726 PACIFIC AVE	TACOMA, WA 98402
272-2238	JOHNSON-COX INCORPORATED 2007040090	75.00	0	726 PACIFIC AVE	TACOMA, WA 98402
98498	JONES, LEWIS R., % JONES AND ROBERTS - 2013080012	576.00	0	#4 FOREST GLEN LANE SW	TACOMA. WA
7217	KAWASAKI, LEO R. & CHIYEKO T. 627-1251 2015060010	223.20	2,480	132 BERKELEY AVENUE	TACOMA, WA 98466-
7217	KAWASAKI, LEO R. & CHIYEKO T. 627-1251 2015060020	180.00	0	132 BERKELEY AVENUE	TACOMA, WA 98466-
7217	KAWASAKI, LEO R. & CHIYEKO T. 627-1251 2015060030	180.00	0	132 BERKELEY AVENUE	TACOMA, WA 98466-
-	KELLIS COMMERCIAL 2011060030	2,454.30	25,905	2115 SOUTH 56TH ST., SUITE #205	TACOMA. WA 98409
TACOMA, WA 98411-5500	KEY BANK OF WASHINGTON	597-6000	2012010010	ACCOUNTING & FINANCE, P.O. BOX 11 500 - MS0291	
TACOMA, WA 98411-5500	KEY BANK OF WASHINGTON	597-6000	2012010020	ACCOUNTING & FINANCE, P.O. BOX 11500 - MS0291	
TACOMA, WA 98411-5500	KEY BANK OF WASHINGTON	597-6000	2011030030	ACCOUNTING & FINANCE, P.O. BOX 11500 - MS0291	
TACOMA, WA 98411-5500	KEY BANK OF WASHINGTON	597-6000	0320042029	ACCOUNTING & FINANCE, P.O. BOX 11500 - MS0291	
TACOMA, WA 98411-5500	KEY BANK OF WASHINGTON	597-6000	0320042030	ACCOUNTING & FINANCE, P.O. BOX 11 500 - MS0291	
TACOMA, WA 98411-5500	KEY BANK OF WASHINGTON	597-6000	0320042031	ACCOUNTING & FINANCE, P.O. BOX 11 500 - MS0291	
272-4433	KNIGHTS OF PYTHIAS 2009060030	720.00	0	926 - 1/2 BROADWAY	TACOMA. WA 98402
98402	KOSIN, ALLEN I - 2009030010	1,350.00	12,000	% WILLIAM RILEY & CO. 747 ST. HELENS, SUITE 409	TACOMA, WA
537-4747	KOSIN, ALLEN I & ESTHER 2015050010	195.00	0	1898 N HAWTHORNE DRIVE	TACOMA, WA 98406

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PAGE: 3  
B I A AMENDED FINAL ASSESSMENT ROLL  
for the Fiscal Year - May 1, 1998 to April 30, 1999

0.090000

ASSESSMT 9.00 CTS

PARCEL,

PHONE	PROPERTY OWNER NUMBER	TOTAL	SQ FT	PROPERTY OWNER ADDRESS	
537-4747	KOSIN, ALLEN I & ESTHER 2015050020	150.00	0	1898 N HAWTHORNE DRIVE	TACOMA, WA 98406
537-4747	KOSIN, ALLEN I & ESTHER 2015050030	75.00	0	1898 N HAWTHORNE DRIVE	TACOMA, WA 98406
537-4747	KOSIN, ALLEN I & ESTHER 2015050040	525.00	5,000	1898 N HAWTHORNE DRIVE	TACOMA, WA 98406
-	L. R. F. ASSOCIATES 2007080070	932.40	8,880	748 MARKET ST., STE 300	TACOMA, WA 98402-3712
-	L. R. F. ASSOCIATES 2007080080	135.00	0	748 MARKET ST., STE 300	TACOMA, WA 98402-3712
98003	LEE, JUNG S & KYUNG C 448-1122 2011050060	450.00	5,000	33427 PACIFIC HWY SOUTH #E	FEDERAL WAY, WA
98003	LEE, YUNG S. & KYUNG C. 448-1122 2011050070	229.56	0	33427 PACIFIC HWY SOUTH #E	FEDERAL WAY, WA
98402	LIDDLE, ALAN & HEWITT, JR, JOHN 272-1134 2007030022	511.89	4,594	700 COURT "A" BODEGA COURT	TACOMA, WA
98402	LIDDLE, ALAN & HEWITT, JR, JOHN 272-1134 2007030023	540.00	6,000	700 COURT "A" BODECTA COURT	TACOMA, WA
	M&M PROPERTIES, STEVE MORRISON			815 PACIFIC AVENUE	TACOMA, WA

98402	272-3056	2008030060	L287.90	6,850			
	McIVOR, B. A. & EDNA E.		1313 4TH STREET WEST			SEATJLEI WA 98119	
284-7721	2011050110	1,269.78	11@538				
	McIVOR, B. A. & EDNA E.		1313 4TH STREET WEST			SEATTLE, WA 98119	
284-7721	2011050120	450.00	5,000				
	McLAREN, ALEXANDER C.		1953 SOUTH "C" ST			TACOMA, WA 98402	
383-4000	2020050010	1,295.40	0				
	McLAREN, ALEXANDER C.		1953 SOUTH "C" ST			TACOMA, WA 98402	
383-4000	2020050020	998.40	6@563				
	MCNERTHNEY, L.B.		%McGAVICK CRAVES, P.S.; PO BOX 1317			TACOMA, WA	
98401-1317	-	2009080020	270.00	0			
	MERLINO, PAUL L.		P. O. BOX 9424			SEATTLE, WA 98109-0424	
232-3222	2008070041	222.66	0				
	MERLINO, PAUL L.		P. O. BOX 9424			SEATTLE, WA 98109-0424	
232-3222	2008070042	1,026.57	1,955				
	MERRITT, JAMES R. & CLAUDIA M.		1701 COMMERCE STREET			TACOMA, WA	
98402	383-8700	2017040010	353.97	3,933			
	MILLER INVESTMENT PARTNERSHIP		C/O PAUL E. MILLER-917 PACIFIC AVENUE #1417				
TACOMA, WA 98402	383-5500	2009030030	5,405.70	50,565			
	MILLETTE, JAMES A. & DIAN K.		813 PACIFIC AVENUE			TACOMA, WA 98401	
572-2989	2008030040	810.00	9@000				
	MORKILL, PETER		13212 BRACKEN FERN DRIVE NW			GICT HARBOR, WA	
98332	383-0700	0321333002	846.72	8,064			
	MOSS ADAMS		C/O MACO INVESTMENTS-1702 BROADWAY PLAZA			TACOMA.	
WA 98402	572-4100	2017060010	930.27	9,317			
	NOBLE FAMILY TRUST		ATTN: ED NOBLE 3301 NW 70th Street			SEATTLE, WA	
98117	-	2009070090	960.00	5,600			
	NORTH PACIFIC BANK NOTE		PO BOX # 1 94, WIIT84			TACOMA, WA 98401	
2007030040	192.00	0					
	NORTH PACIFIC BANK NOTE		PO BOX #194, WHT84			TACOMA, WA 98401	
2007030050	480.00	0					
	NORTHWEST DENTAL ASSOCIATION		C/O VAL CHAROAN 725 ST HELENS				
TACOMA, WA 98401	564-5108	2007070020	155.79	1,731			
	OLD CITY HALL - TACOMA		P.O. BOX 2181			TACOMA, WA 98401	
0320042007	6@345.45	70@505					
	ONE PACIFIC ASSOCIATES		P.O. BOX 1093			TACOMA, WA 98401	
383-0700	0320042023	3@293.92	36,488				
	OWEN, TERRY B. & ETHAL, B.		633 NORTH MILDRED STREET #F			TACOMA, WA	
98406	565-4816	2015060040	45.00	0			
	P. CO. MED. BUREAU, INC, Attn George Mc Elroy		P.O. BOX 565048			DALLAS, TEXAS	
75356	-	2015070010	11,551.50	128,350			
	Pacific. First Fed. Savings & Loan (WA Mutual now)		PO BOX 834			SEATTLE, WA 99111-	
0834	383-2511	2011040010	3@349.00	37,200			
	Pacific. First Fed. Savings & Loan (WA Mutual now)		PO BOX 834			SEATTLE, WA 98111-	
0834	383-2511	2011040050	3,582.00	39,800			
	PFLEGER, PAUL H.		1201 THIRD AVENUE, SUITE 5400			SEAT-ILE, WA 98101-	
3031	622-9900	2007050011	209.10	0			
	PFLEGER, PAUL H.		1201 THIRD AVENUE, SUITE 5400			SEATTLE, WA 98101-	
3031	622-9900	2007050031	375.00	0			
	PIERCE COUNTY FACILITIES MANGMT		C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44				
TACOMA, WA 98402-2101	591-7223	2013040010	780.00	0			
	PIERCE COUNTY FACILITIES MANGMT		C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH- RM B-44				
TACOMA- WA 98402-2 101	591-7223	2013040020	150.00	0			
	PIERCE COUNTY FACILITIES MANGMT		C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44				
TACOMA, WA 98402-2 1 01	591-7223	2013040030	75.00	0			
	PIERCE COUNTY FACILITIES MANGMT		C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44				
TACOMA, WA 98402-2 1 01	591-7223	2013040040	75.00	0			
	PIERCE COUNTY FACILITIES MANGMT		C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH. RM B-44				
TACOMA, WA 98402-2 1 01	591-7223	2013040050	600.00	5,000			
	PIERCE COUNTY FACILITIES MANGMT		C/O JIM RICHARDS, 930TACOMA AVENUE SOUTH, RM B-44				
TACOMA, WA 98402-2 1 01	591-7223	2013040060	75.00	0			
	PIERCE COUNTY FACILITIES MANGMT		C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44				
TACOMA, WA 98402-2 1 01	591-7223	2013040070	75.00	0			

0.090000

PARCEL

ASSESSMT 9.00 CTS

PHONE	PROPERTY OWNER NUMBER	TOTAL	SQ FT	PROPERTY OWNER ADDRESS
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS. 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040080	75.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040090	75.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040100	150.00 0
	PIERCE CO[ JNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2101	591-7223	2013040110	75.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040120	150.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040130	75.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 101	591-7223	2013040140	75.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040150	75.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040160	75.00 0
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930TACOMA AVENUE SOUTH, RM B-44
	TACOMA, WA 98402-2 1 01	591-7223	2013040170	300.00 2,500
	PIERCE COUNTY FACILITIES MANGMT			C/O JIM RICHARDS, 930 TACOMA AVENUE SOUTH, RM B-44
	TACOMA- WA 98402-2 1 01	591-7223	2013040180	150.00 0
	PIERCE COUNTY MEDICAL BUREAU			% DOUG BINKLEY 1501 MARKET STREET
	TACOMA, WA 98402	597-6500	2011070030	180.00 0
	PIERCE COUNTY MEDICAL BUREAU			1501 MARKET STREET, P.O. BOX 2915 TACOMA,
	WA 98401-2915	597-6500	2011060020	2,160.00 24,000
	PIERCE TRANSIT			P.O. BOX 99070, 3701 96TH STREET SOUTHWEST TACOMA, WA
	98499	581-8092	2009050034	4,701.66 3,933
	PIERCE TRANSIT			P.O. BOX 99070,3701 96TH STREET SOUTHWEST TACOMA, WA
	98499	581-8080	2017060020	399.00 0
	PING, SHAW & MAN, SHUK			1819 N LENORE DR TACOMA, WA 98406
	565-9400	2009060060	297.00	0
	PURCELL. SONDR A J. & DON C.			727 COURT'C' TACOMA, WA 98402
	- 2007060070	1,260.00	12,000	
	QUAD ASSOCIATION			3020 SOUT11 96TH STREET TACOMA, WA 98409
	- 2009040036	525.00	0	
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS. 1145 BROADWAY PLAZA, SUITE 8 10
	TACOMA, WA 98402	924-7948	2015050110	75.00 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS. 11 45 BROADWAY PLAZA. SUITE 8 10
	TACOMA, WA 98402	924-7948	2015050120	150.00 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 IO
	TACOMA, WA 98402	924-7948	2015050130	150.00 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS- 1145 BROADWAY PLAZA, SUITE 8 10
	TACOMA, WA 98402	924-7948	2015050140	4,494.42 49,938
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 10
	TACOMA, WA 98402	924-7948	8940010010	LO98.87 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 I 0
	TACOMA, WA 98402	924-7948	8940010020	662.73 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS. 1145 BROADWAY PLAZA, SUITE 8 10
	TACOMA, WA 98402	924-7948	8940010030	1,323.51 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 10
	TACOMA, WA 98402	924-7948	2011060060	3,579.54 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 10
	TACOMA, WA 98402	924-7948	2011050141	20,214.96 210@679
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 I 0
	TACOMA, WA 98402	924-7948	2011070040	450.00 0
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 10
	TACOMA, WA 98402	924-7948	2011070050	3,942.00 43,800
	QUADRANT MANAGEMENT SERVICES			% JULIE SILVERS, 1145 BROADWAY PLAZA, SUITE 810
	TACOMA, WA 98402	924-7948	2011070060	5,559.00 5,000



TACOMA, WA 98402	QUADRANT MANAGEMENT SERVICES	924-7948	2011040070	300.00	0	% JULIE SILVERS, 11 45 BROADWAY PLAZA, SUITE 8 10	
TACOMA, WA 98402	QUADRANT MANAGEMENT SERVICES	924-7948	2011060050	952.50	0	% JULIE SILVERS, 1145 BROADWAY PLAZA, SUITE 8 10	
4308	RHO, MR. & MRS. FIFE	752-5414	2011040071	265.50	2,956	1226 SOI JTH PACIFIC AVENU E	TACOMA, WA 98402-
272-1751	RICHARDS, MARGARET	2007040120	L350.00	15@000		505 NORTH STADIUM WAY	TACOMA- WA 98403
2011040075	ROBBLEE, KENNETH A.	225.00	2,500			1214 PACIFIC AVENUE	TACOMA, WA 98402
-	ROBBLEE, KENNETH A.	2011040068	288.00	3,200		1214 PACIFIC AVENUE	TACOMA, WA 98402
581-4084	ROBERSON, FRED	2019040080	4,860.00	0		1939 COMMERCE STREET	TACOMA, WA 98402
549-2563	ROBERSON, FRED	2015040060	101.55	0		1939 COMMERCE STREET	TACOMA, WA 98402
581-4084	ROBERSON, FRED	2015040050	450.00	5.000		1939 COMMERCE STREET	TACOMA, WA 98402
591-5214	ROGERS, MICHAEL	2007040100	1,350.00	15@000		716 PACIFIC AVENUE	TACOMA, WA 98402
841-2740	ROGERS, MICHAEL J.	2007040050	225.00	2,500		714 PACIFIC AVE	TACOMA, WA 98402

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 B I A AMENDED FINAL ASSESSMENT ROLL  
 for the Fiscal Year - May 1, 1998 to April 30, 1999

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 PARCEL ASSESSNIT

9.00 CTS

PHONE	PROPERTY OWNER	NUMBER	TOTAL	SQ FT	PROPERTY OWNER ADDRESS	
627-1831	ROGERS, MICHAEL R	2007040040	315.00	0	714 PACIFIC AVENUE	TACOMA, WA 98402
98466	ROSSITER, FRANK B. & GERTRUDE E.	564-0599	2009020020	180.00	0	1235 WESTMOUNT DRIVE TACOMA, WA
98466	ROSSITER, FRANK B. & GERTRUDE E.	564-0599	2009020030	180.00	0	123 5 WEST MOUNT DRIVE TACOMA, WA
98466	ROSSITER, FRANK B. & GERTRUDE E.	564-0599	2009020040	684.00	5,700	123 5 WEST MOUNT DRIVE TACOMA, WA
383-1011	RUE & BUTLER INVESTMENTS	2007040110	488.67	3,763	PB; BOX 1766	TACOMA, WA 98401
98401	RUSSELL BUILDING PARTNERSHIP	572-9500	2009010010	23,328.72	226,822	ATTN: KIRK WHITE, PO BOX 1616 TACOMA, WA
584-5700	SAURO, PETER	2014030010	1,620.00	18,000	1401 PACIFIC AVENUE	TACOMA, WA 98401
584-5700	SAURO, PETER	2014030020	90.00	0	1401 PACIFIC AVENUE	TACOMA, WA 98401
584-5700	SAURO, PETER	2014030030	90.00	0	1401 PACIFIC AVENUE	TACOMA, WA 98401
2041	SAYTH, JONATHAN	2011010030	510.00	0	11 07 A ST	TACOMA, WA 98402 325-
WA 98401	SEAFIRST CENTER	572-6356	2009040130	7,924.29	73,789	% TRAMMEL/CROW CO. 1501 MARKET STREET #3 1 0 TACOMA,
98104	SEAFIRST PLAZA-TACOMA	-	2009040041	161.58	0	%MICHELL PHIL 701-5TH AVE.STE#4040 SEATTLE, WA
WA 98112	SEATFLE EYE BUILDING CORPORATION	-	2008030010	342.00	3,800	4020 EASTMADISON STREET SEATTLE,
358-1029	SEATTLE FIRST NATIONAL BANK	2008020011	7,005.99	64,152	701 FIFTH AVENUE, #4040	SEATTLE, WA 98104
272-8305	SEATTLE FIRST NATIONAL BANK	2008020022	2,116.89	23,521	701 FIFTII AVENUE, #4040	SEATTLE, WA 98104
WA 98402	SHERATON HOTEL PARKING	-	2013060013	1,942.20	0	C/O RANDY PORTIER, 1320 BROADWAY PLAZA TACOMA.
-	SINCLAIR, ROBERT	2015070110	1,080.00	12,000	1106 NORTH JIUNETr	TACOMA, WA 98406
383-3976	SMITH, KYLE & GAYLE	2015050050	600.00	0	1533 BROADWAY	TACOMA, WA 98402

383-3976	SMITH, KYLE & GAYLE	2015050060	750.00	7,500	1533 BROADWAY	TACOMA, WA 98402
-	SMITH, KYLE W & GAYLE J	2015050070	585.00	0	PO BOX # 1 573	TACOMA, WA 98401
2015050080	SMITH, KYLE W & GAYLE J	2015050080	195.00	1,000	PO BOX #1 573	TACOMA, WA 98401
2015050090	SMITH, KYLE W & GAYLE J	2015050090	600.00	0	PO BOX 41573	TACOMA, WA 98401
2017070022	SOUNDCARE, INC	2017070022	2,737.44	30,416	171 0 COU RTC SOUTH	TACOMA, WA 98402
272-7071	STERLING INVESTMENTS, INC.	2009070020	1,440.00	0	535 DOCK ST, STE I I I	TACOMA, WA 98402
-	SUNWAY SERVICES, INC.	2007080010	579.60	0	660 STRANDER BLVD.	SEATTLE, WA 98188
98402	SUPERCOPY PRINTING	2011040078	374.22	4,158	C/O KEN ROBBLEE, 1214 PACIFIC AVENUE	TACOMA, WA
SPANAWAY, WA 98387	SWENSEN ENTERPRISES	2011060010	7,262.55	80,695	1219 CRESO ROAD SOUTH, ROUTE 41 BOX 1 673	SPANAWAY, WA 98387
WA 98387	SWENSEN, WILLIAM B.	2011070010	594.00	0	1219 CRESO ROAD SOUTH, ROUTE #1 BOX #1673	SPANAWAY, WA 98387
WA 98387	SWENSEN, WILLIAM B.	2011070020	360.00	0	1219 CRESO ROAD SOUTH, ROUTE #1 BOX #1673	SPANAWAY, WA 98387
WA 98387	SWENSEN, WILLIAM B.	2011080010	234.00	0	1219 CRESO ROAD SOUTH, ROUTE 41 BOX # 1 673	SPANAWAY, WA 98387
WA 98387	SWENSEN, WILLIAM B.	2011080020	360.00	0	1219 CRESO ROAD SOUTH, ROUTE #1 BOX #1673	SPANAWAY, WA 98387
WA 98387	SWENSEN, WILLIAM B.	2011080030	180.00	0	1219 CRESO ROAD SOUTH, ROUTE #1 BOX #1673	SPANAWAY, WA 98387
98402	TACOMA ART MUSEUM	2011030043	348.12	0	C/O BARBARA JOHN S@ 11 23 PACIFIC AVE	TACOMA, WA
98402	TACOMA ART MUSEUM	2011030044	20.16	224	C/O BARBARA JOHNS, 1123 PACIFIC AVE	TACOMA, WA
TACOMA, WA 98402	TACOMA CENTER HOTEL ASSOCIATION	2013060012	10,205.88	50,000	SHERATON TACOMA HOTEL, 1320 BROADWAY PLAZA	TACOMA, WA 98402
1600	TACOMA PARKING ASSOCIATION	2009040026	213.75	0	1302 PUYALLUP ST	SUMNER, WA 98390-
98402	TACOMA PARTNERSHIP	2013080011	2,534.04	0	% J.R. REEVES, 1400 MARKET STREET	TACOMA, WA
-1912	TACOMA RESCUE MISSION	2015040030	450.00	0	1512 PACIFIC AVE, P.O. BOX 4 1912	TACOMA, WA 98401
383-5433	TACOMA RUBBER STAMP	2009070030	822.00	0	919 MARKET STREET	TACOMA, WA 98402
TACOMA, WA 98402	TED BROWN MUSIC COMPANY	2011050080	450.00	0	C/O T. WARREN BROWN, 1121 BROADWAY PLAZA	TACOMA, WA 98402
TACOMA, WA 98402	TED BROWN MUSIC COMPANY	2011050092	1,044.00	7.100	C/O T. WARREN BROWN, 11 21 BROADWAY PLAZA	TACOMA, WA 98402

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B I A AMENDED FINAL ASSESSMENT ROLL  
for the Fiscal Year - May 1, 1998 to April 30,1999

0.090000

PARCEL

ASSESSMT 9.00 CTS

PHONE	PROPERTY OWNER	PROPERTY OWNER ADDRESS
NUMBER	TOTAL	SQ FT
TACOMA, WA 98402	TELCO COMMUNITY CREDIT UNION	%TRAMMELL, CROW CO.; 1148 BROADWAY PLAZA #3 10
TACOMA, WA 98402	TELCO COMMUNITY CREDIT UNION	%TRAMMELL CROW CO.; 11 48 BROADWAY PLAZA 43 1 0
SAN FRANCISCO, CA 94104	THE BANK OF CALIFORNIA	% CONTROLLER-JACK RAY, 400 CALIFORNIA, 8TH FLOOR
TACOMA, WA 98402	THE DIAMOND STORE	C/O STEVE FARBER, 940 BROADWAY PLAZA, 9 1 14
-	THE NEBLICK PARTNERSHIP	PO BOX 629
2008030020	270.00	3,000

Account Number	Address	City	State	Zip	Phone	Phone	Phone	Address	City	State	Zip
272-7254	TIME MACHINE, THE 2007060110	793.80	8,820					746 BROADWAY	TACOMA, WA	98402	
98445	TOPPING, JAMES G. & PATRICIA 922-5505 2009070040		1,470.00					18919 - 22nd AVENUE EAST	TACOMA, WA		
98445	TOPPING, JAMES G. & PATRICIA 922-5505 2009070060		810.00					18919 - 22nd AVENUE EAST	TACOMA, WA		
TACOMA, WA 98411	TOUCHSTONE LIMITED PARTNERSHIP 593-3939 2011030010							C/O PUGET SOUND BANK, MS5 100 P.O. BOX 11 500			
ENGLEWOOD, CO 801 11	U.S. WEST COMMUNICATIONS -							5,400.00 60,000 C/O US WEST. CORP TAX DEPT 6300 S. SYRACUSE WAY SUITE #7			
TACOMA, WA 98402	UNION OF OPERATING ENGINEERS 2012020014		1,050.00					2013050121 9,537.84 105,976 C/O IST CAPITAL PARTNERS 1201 PAC. AVE. #1450			
TACOMA, WA 98402	UNION OF OPERATING ENGINEERS 2012020015		17,107.65					C/O I ST CAPITAL PARTNERS 1201 PAC. AVE. # 1 450			
TACOMA, WA 98402	UNION OF OPERATING ENGINEERS 2012020016		17,107.56					C/O I ST CAPITAL PARTNERS 1201 PAC. AVE. # 1450			
WA 98033	United Business Machines, ATTN: George Gregg 682-2486 2019040090		1,134.00					11050 118TH PLACE NE	KIRKLAND,		
922-6676	UNITED WAY % RICK ALLEN 2015020021		987.90					7,200 P.O. BOX 2215	TACOMA, WA	98401	
922-6676	UNITED WAY % RICK ALLEN 2015020030		742.50					P.O. BOX 2215	TACOMA, WA	98401	
TACOMA, WA 98416	UNIVERSITY OF PUGETSOUND, 756-3224 2009080069							C/O CONTROLLER-RAY BELL, 1500 NORTH WARNER STREET			
TACOMA, WA 98416	UNIVERSITY OF PUGET SOUND 756-3226 2009070082							4,176.00 0 C/O CONTROLLER-RAY BELL, 1500 NORTH WARNER STREET			
TACOMA, WA 98416	UNIVERSITY OF PUGET SOUND 756-3226 2009070083							1,034.67 0 C/O CONTROLLER-RAY BELL. 1500 NORTH WARNER STREET			
STR TACOMA, WA 98416	UNIVERSITY OF PUGET SOUND LAW SCHOOL 756-3294							6@O 17.76 66,864 CIO CONTROLLER-CINDY McNALLY, 1500 NORTH WARNER			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2018050010							2009060080 3,582.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98101	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019040040							163.20 0 41 8 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEAT-ME, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 572-2500 2019040030							720.00 0 41 8 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 101	UNIVERSITY OF WA, % REAL ESTATE OFFICE 572-2500 2018040090							720.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98101	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2018040070							1,936.92 5,282 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATFLE, WA 98101	UNIVERSITY OF WA, % REAL ESTATE OFFICE 265-6753 2018040080							675.00 0 41 8 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2018040010							360.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEAT-ME, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019040021							64.53 0 418 SKINNER BUILDING. 1326 FIFTH AVENUE			
SEATTLE, WA 98101	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019040022							171 10.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2018040030							270.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019060010							17421.55 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATME, WA 981 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019040010							641.04 0 41 8 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019050024							397.50 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019040050							450.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATITE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2018040060							720.00 0 41 8 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019060020							1,800.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98101	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019060030							225.00 0 418 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA., % REAL ESTATE OFFICE 272-7631 2019060040							225.00 0 41 8 SKINNER BUILDING, 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019060040							1,437.48 0 41 8 SKINNER BUILDING. 1326 FIFTH AVENUE			
SEATTLE, WA 98 1 01	UNIVERSITY OF WA, % REAL ESTATE OFFICE 272-7631 2019050010							300.00 0			

UNIVERSITY OF WA, % REAL ESTATE OFFICE	418 SKINNER BUILDING, 1326 FIFTH AVENUE
SEATTLE, WA 98 1 01 272-7631 2019050023	488.31 0
UNIVERSITY OF WA, % REAL ESTATE OFFICE	4 1 8 SKINNER BUILDING, 1326 FIFTH AVENUE
SEATTLE, WA 98 1 01 272-7631 2018060030	360.00 4@000

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B I A AMENDED FINAL ASSESSMENT ROLL  
for the Fiscal Year - May 1, 1998 to April 30, 1999

0.090000

PARCEL

ASSESSMT 9.00 CTS

PHONE	NUMBER	TOTAL	SQ FT	A	PROPERTY OWNER ADDRESS	PARCEL
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	UNIVERSITY OF WA, % REAL ESTATE OFFICE				418 SKINNER BUILDING, 1326 FIFTH AVENUE	
SEATTLE, WA 98 1 01	272-7631 2018060040	600.00			0	
	UNIVERSITY OF WA, % REAL ESTATE OFFICE				418 SKINNER BUILDING, 1326 FIFTH AVENUE	
SEATTLE, WA 98 1 01	272-7631 2019070010	628.92			6,989	
	UNIVERSITY OF WASHINGTON				#418 SKINNER BLDG, 1326 - 5TH AVE.	SEATTLE,
WA 98 1 01	543-0054 2019050025	3,128	281.52			
	UNIVERSITY OF WASHINGTON				4418 SKINNER BLDG, 1326 - 5TH AVENUE	SEATTLE,
WA 98 1 01	272-7631 2017060030	0	534.75			
	UNIVERSITY OF WASHINGTON				4418 SKINNER BLDG, 1326 - 5TH AVENUE	SEATTLE,
WA 98 1 01	272-7631 2018060010	0	370.50			
	UNIVERSITY OF WASHINGTON				#418 SKINNER BLDG. 1326 - 5TH AVENUE	SEATTLE.
WA 98 1 01	272-7631 2018060020	15,000	2,700.00			
	US BANK-TACOMA MAIN# 1 85				%LK GLUR@ CORP REAL ESTATE;PO BOX 8837 M03	PORTLAND.
OR 97208	- 2011050010	3,069.90	34,110			
	US BANK-TACOMA MAIN 91 85				%LK GLUR; CORP REAL ESTATE;PO BOX 8837 M03	PORTLAND, OR
97208	2011050020	150.00	0			
	US BANK-TACOMA MAIN # 1 85				%LK GLUR: CORP REAL ESTATE@PO BOX 8837 M03	PORTLAND,
OR 97208	2011050032	75.00	0			
	US BANK-TACOMA MAIN #185				%LK GLUR: CORP REAL ESTATE;PO BOX 8837 M03	PORTLAND, OR
97208	2011050050	75.00	0			
	WA. Building Tacoma, % HERB SIMON & ASSOC.				10 19 PACIFIC AVENUE, SUITE 11 19	
TACOMA, WA 98402	383-0700 2010030070	10,060.80			99,280	
	WASHINGTON MUTUAL SAVINGS BANK				CIO JOE BUSTAMANTE. 1201 3RD AVENUE, WMT 0708	
SEATTLE, WA 98101	461-3837 2010030041	322.50			0	
	WEYERHAEUSER				TAX DEPARTMENT, LHID29, PERRY CHRISTENSEN	TACOMA,
WA 98477	- 2010010010	16,129.80	179,220			
	WILLIAM RILEY & CO. - Lea Armstrong owns now				718 FAWCETT AVENUE	TACOMA, WA
98402	383-3990 2007060120	1,329.12	14,768			
	WILLIAM RILEY AND COMPANY				718 FAWCETT AVENUE	TACOMA, WA 98402
383-3990	2007060014	1,300.11	12,382			
	WILLIAM RILEY AND COMPANY				718 FAWCETT AVENUE	TACOMA, WA 98402
383-3990	2007060015	39.15	435			
	WILLIAM RILEY AND COMPANY				718 FAWCETT AVENUE	TACOMA, WA 98402
383-3990	2007060030	540.00	0			
	WILLIAM RILEY AND COMPANY				718 FAWCETT AVENUE	TACOMA, WA 98402
383-3990	2007060040	540.00	0			
	WILLIAM RILEY AND COMPANY				718 FAWCETT AVENUE	TACOMA, WA 98402
383-3990	2007060060	810.00	0			
	WILLIAM RILEY AND COMPANY				71 8 FAWCETT AVENUE	TACOMA, WA 98402
383-3990	2007060100	1,831.68	20,352			
	WILLIAM RILEY AND COMPANY				718 FAWCE17 AVENUE	TACOMA, WA 98402
383-3990	2015040040	600.00	5,000			
	WILLIAM SPARKMAN ASSOCIATES				C/O WILLIAM NEVINS, 110 SOUTH 9TH STREET	
TACOMA, WA 98402	272-2054 2009020010	945.00	10,500			
	WILLIAM SPARKMEN PARKING INC.				C/O WILLIAM NEVINS- 110 SOUTH 9TH STREET	
TACOMA, WA 98402	272-2054 2007040130	150.00	0			
	WILLIAM SPARKMEN PARKING INC.				C/O WILLIAM NEVINS- 110 SOUTH 9TH STREET	
TACOMA, WA 98402	272-2054 2007040140	2,700.24	6,939			
	WOOLWORTH COMPANY.. F.W.				PO BOX 2731	HARRISBURG, PA 17105-
273	- 2009050090	2,760.00	23,000			
	WRIGHT, EDWARD S.				P.O. BOX 1878	GIG HARBOR- WA 98335
272-5065	2015040080	228.24	2@536			

272-5065	2015040090	194.40	2,160	WRIGHT, EDWARD S.	P.O. BOX 1878	GIG HARBOR, WA 98335
WA 98465	564-9622	2011080051	1,050.00	YOUNG MEN'S CHRISTIAN ASSOCIATION	1002 SOUTH PEARL STREET	TACOMA,
627-1221	2007060020	1,080.00	0	ZIMMERMAN, RONALD S.	74 CASTLE PARKWAY	OAKLAND, CA 94611
-	2007080065	730.11	0	ZIMMERMAN, RONALD S.	74 CASTLE PARKWAY	OAKLAND, CA 94611
						480,901.59
3,570,533						3

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Ordinance No. 26205

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MAR 1  
First Reading of Ordinance:

Final Reading of Ordinance: MAR 1 0 1998

Passed: MAR 1 0 1998

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
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Mr. I3aarsma

Mr. Crowley L--

Mr. De Forrest

Mr. Kirby

Dr. McGavick

Mr. Miller

Mr. Phelps

Dr. Silas

Mayor Ebersole

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
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Mr. Baarsma

Mr. Crowley

Mr. De Forrest

Mr. Kirby

Dr. McGavick

Mr. Miller

Mr. Phelps

Dr. Silas

Mayor Ebersole

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