



TO: Hyun Kim, Interim City Manager
FROM: Debbie Bingham, Business and Economic Development Manager, Community and Economic Development
Tanja Carter, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for Resolution to continue the Downtown Tacoma Business Improvement Area (BIA) for the 39th year (May 1, 2026 - April 30, 2027)–March 10, 2026
DATE: February 24, 2026

SUMMARY & PURPOSE:

Continuing the Downtown Tacoma Business Improvement Area (BIA) for the 39th year (May 1, 2026 - April 30, 2027), providing for the levy of assessments and other projected income in the amount of \$1,960,865 and approving the 39th year of the renewed BIA annual work plan and annual budget and Assessment rates.

BACKGROUND

This resolution authorizes the levy of the 39th year of the renewed BIA annual assessment upon buildings and other real estate within the BIA boundaries for the period of May 1, 2026, through April 30, 2027. The BIA assesses each ratepayer for two categories, a “Use Rate” and a “Land Rate”. The Use rate is split into High Intensity Use Rate and Low Intensity Use Rate. The high intensity rate is assessed to improved property and the low intensity rate to undeveloped and surface area parking lots. The land rate applies to all parcels. The assessment rates for the 39th year of the renewed BIA will be \$0.16 per square foot for the high intensity rate, \$0.09 for the low intensity rate and \$0.06 for the land rate. This is an increase of \$.01 for the High Intensity use rate only.

The income collected is projected to be 3.5% higher than the previous year due to the increase as well as new developments within the boundary.

The total expenditures are projected to increase .4% to \$2,024,180. The difference in expenses and income will be taken from the BIA reserve fund held at the City.

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

The BIA sent a notice to all ratepayers regarding their annual meeting which was on February 26th. At that meeting the annual budget, work program and assessment rates were approved. On March 3rd, the City of Tacoma sent a notice to all ratepayers regarding the resolution to be considered by the City Council on March 10th.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The Downtown Tacoma Business Improvement Area fosters a safe and clean downtown Tacoma core which leads to economic development, vitality and sustainability which benefits the entire community.



Economy/Workforce: *Equity Index Score:* Low Opportunity
Increase positive public perception related to the Tacoma economy.

Livability: *Equity Index Score:* Very Low Opportunity
Increase positive public perception of safety and overall quality of life.

This project provides the downtown core with the resources to maintain a safe, clean and welcoming presence. This in turn created more opportunities for job creation and an enhanced environment to live, work and play.

STAFF RECOMMENDATION:

Staff recommends Council adoption of the resolution extending the BIA for its 39th year, the annual work plan and annual budget.

ALTERNATIVES:

Presumably your recommendation is not the only potential course of action; please discuss other alternatives actions for council or staff to take. Please use table below.

Alternative	Positive Impacts	Negative Impacts
1. Do not approve the resolution		The BIA will not be able to operate without collection of funds.

EVALUATIONS AND FOLLOW UP:

Annually the BIA keeps statistics of the work they perform and provide an annual report to the City.

FISCAL IMPACT:

REVENUES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1195-DTBIA, Downtown Bus Improvement Area	845600 CEDD DTBIA	4342101 Building Low Rate	621,405
	845600 CEDD DTBIA	4342102 Building High Rate	1,075,483
	845600 CEDD DTBIA	4342103 Land Rate	263,977
Use of Fund Balance Reserves	845600 CEDD DTBIA	4300000	63,315
TOTAL			\$2,024,180



EXPENDITURES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1195-DTBIA BIA Fees	845600 CEDD DTBIA	5330100 External Contract Services	\$2,024,180
TOTAL			\$2,024,180

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$2,024,180

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

ATTACHMENTS:

- Work plan
- Budget