

Revenue

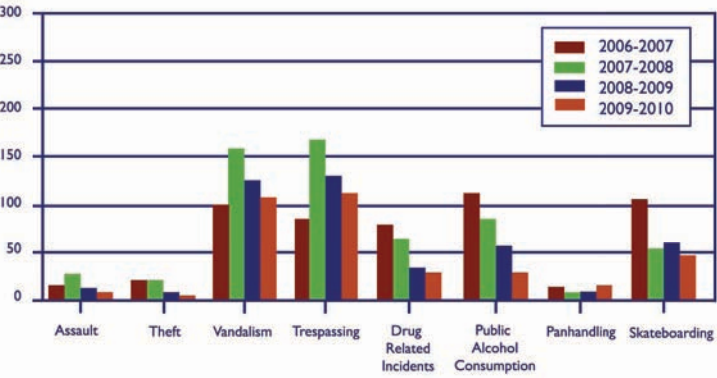
Assessments - High Rate	\$	474,253	56.9%
Assessments - Low Rate	\$	271,440	32.6%
Estimated Uncollectable Assessments	\$	(3,700)	(.4%)
Estimated Collection Fees & Interest	\$	29,500	3.5%
Reserve for Equipment Replacement	\$	(54,135)	(6.5%)
Use of Reserves	\$	115,712	13.9%
Total	\$	833,070	

Expenses

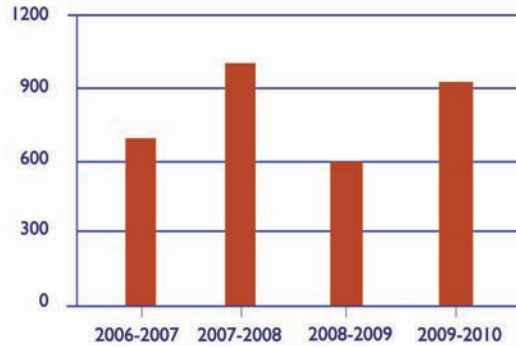
Administration	\$	107,860	12.9%
Maintenance Program	\$	251,530	30.2%
Common Area Improvements	\$	15,000	1.8%
Security Program	\$	316,680	38%
Police Support	\$	99,000	11.9%
Marketing Program	\$	38,000	4.6%
Collection Costs	\$	5,000	.6%
Total	\$	833,070	



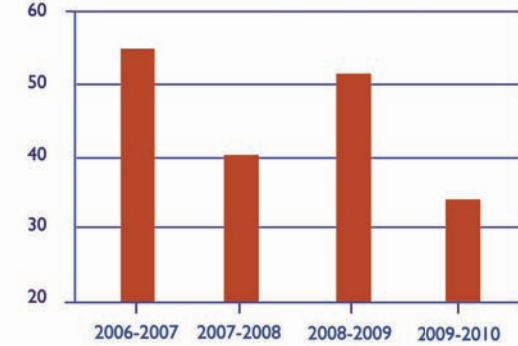
Security Responses



Graffiti Scrubbed



Debris Collected (tons)



ACCOUNTABILITY

The activities of the BIA are overseen by a Board of Directors comprised of ratepayers. The 11-member Board meets monthly to provide oversight to BIA services. The Board is responsible for addressing ratepayer concerns, directing BIA activities and developing and managing the annual work plan, rates and budget, which are annually reviewed by the City Council for approval.

The Tacoma-Pierce County Chamber of Commerce is contracted by the City of Tacoma to manage the activities of the BIA and provide administrative support to the Board. The Chamber contracts with Johnson Stone & Pagano, Certified Public Accountants to annually audit the finances of the BIA. The results of the 2009-2010 audit were not available at the time this document went to press. Copies of the annual audit are available upon request.

- In FY 2009-2010 the BIA Board reduced assessment rates by 5% in consideration of the economic challenges facing both property owners and tenants
- The high rate of 10.39 cents per square foot was charged for office, retail, residential and commercial uses and the low rate of 5.08 cents was charged for parking lots, vacant land and warehouse space
- Nearly 4.6 million square feet of space was assessed at the high rate and over 5.3 million square feet was assessed at the low rate
- Projected expenses for 2009-2010 were \$842,000
- Anticipated assessments totaled more than \$807,000; the remainder of the expenses were covered by reserves

SECURITY

The BIA Security Patrol provides an additional security presence in downtown. The radio-directed patrols are available on-call everyday.

In addition to being extra eyes on the street, the patrol, in their readily identifiable yellow and black uniforms, offer security escorts to downtown residents, workers, students and visitors.

BIA Security works in partnership with the Tacoma Police Department, University of Washington Tacoma Security, Pierce Transit and other private security entities to keep downtown safe.

Security Advisory Committee

The Security Advisory Committee of the BIA meets monthly to address and share security concerns within the BIA. The Security Advisory

Committee meetings are open to the public. Security professionals, downtown business and property owners, Tacoma Police Department, Transit agencies, BIA Patrol, and concerned citizens are regular attendees of these meetings.

When: First Thursday of each month
Time: 2:00 p.m. - 3:00 p.m.
Where: Tacoma-Pierce County Chamber
Simpson Community Room
950 Pacific Avenue, Third floor

SecureNet

SecureNet is an email listserve notification system used to alert the downtown community to security incidents and suspicious persons. To be added to the SecureNet please email your contact information to chelseal@tacomachamber.org.

MAINTENANCE

The BIA provides additional maintenance and sidewalk cleaning services within BIA. The BIA Maintenance Crew pressure washes sidewalks and picks up garbage, leaves and debris from sidewalks, gutters, and common areas throughout the BIA at least once per week. Higher traffic areas are cleaned twice per week.

Upon request the BIA Maintenance Crew will also clean graffiti (within arms reach) on all rate-paying buildings in the BIA.

The BIA Maintenance Committee, comprised of BIA Board members and staff meets regularly to oversee the maintenance crew and address maintenance-related issues and concerns.

2009-2010 Results

- Removed 33.5 tons of debris from downtown sidewalks and common areas, a 17.75 ton decrease in debris from last year
- Scrubbed 841 graffiti tags; a increase of 251 tags from last year
- Sprayed and disinfected doorways and corners to keep downtown an inviting place to work, live and play
- Sponsored and installed the Farmer's Market banner series on lamp posts along Broadway
- Installed holiday decorations on street light poles

COMMUNITY RELATIONS

The BIA continually seeks to support ratepayers' desire to enhance property values and quality of life by highlighting and enhancing downtown as a desirable place in which to live, work, shop and play.

The BIA has actively pursued these goals through a number of activities.

- Maintained the BIA Website, www.tacomabia.org to sustain communications with ratepayers and the public about BIA services and activities
- Developed the BIA Blog, www.tacomadowntown.blogspot.com, into a true resource for information on downtown developments and activities
- Coordinated strategies with the City of Tacoma and other civic and business organizations to

more efficiently promote common interests in Downtown Tacoma

- Maintained the downtown banner program and designed new banners to highlight activities in downtown including the Broadway Framers Market
- Funded the hanging flower baskets on Pacific Avenue and 'A' Street that enhance the beauty of downtown



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Simon Johnson, LLC

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Finance

Bob Levin
Community & Economic
Development Department,
City of Tacoma



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DOWNTOWN TACOMA BIA

LETTER FROM THE PRESIDENT

CONTACT THE BIA

2009-2010 ANNUAL REPORT

Downtown Tacoma's Business Improvement Area (BIA) was formed in 1988 to provide additional security, maintenance and common area enhancements in the city's central business district.

The BIA is a 501(c)4 non-profit organization. BIA services are financed entirely by property owners within the 84-square-blocks of the BIA and are based on building/ property square footage.

Over the last 22 years the BIA has contributed to the transformation of downtown Tacoma from a crime-ridden and blighted, aging industrial town into the cultural hub of the South Sound.

Our security and maintenance services provide a clean and safe backdrop for downtown's museums, theaters, educational institutions, fine dining,

boutique shopping and other businesses to thrive.

The Boundaries of the 84-block district are roughly South 7th Street to South 21st Street and 'A' Street to Market Street

Dear BIA Ratepayers,

This report highlights the programs, services and financial accountability of the Downtown Tacoma Business Improvement Area (BIA). We are very proud of our record of service to our ratepayers and the high standards we maintain in our day-to-day operations. It is because of the hard work of our employees and their commitment to the property and business owners that our downtown remains a safe and clean place to live, work and play.

The members of the BIA Board of Directors are ever mindful of their obligation to be good stewards of our ratepayer's financial commitments to downtown. The Board is

dedicated to the prudent utilization of these resources through programs and activities which carry out our mission of providing services to property owners within our area boundaries and to help preserve the general economic well being of downtown.

We are proud of our efforts and look forward to continuing to play a role in the success of downtown Tacoma.

Ted Johnson
Ted Johnson
Board President

Website: www.tacomabia.org

Maintenance

Monday-Friday 6:00 a.m. to 3:00 p.m.
253.682.1731

Security

Monday-Thursday 6:00 a.m. - 3:00 a.m.
Friday and Saturday 24 hours
Sunday 1:00 p.m. - 3:00 a.m.

BIA Security Patrol: (253) 383-1131
TPD Downtown Officers: (253) 692-5891
TPD Non-Emergency (city-wide): (253) 798-4721
Emergency: 911



BIA Blog: www.downtowntacoma.blogspot.com

Operations

950 Pacific Avenue, Suite 300
PO Box 1933, Tacoma, WA 98401
Phone: (253) 627-2175
Fax: (253) 597-7305

Assessments and Billing: (253) 591-5856

Credits

Project Manager: Chelsea Levy
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Local Photographers:
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Peter Serko: 1, 3, 18, 19, 20, 21, 25
Jason Ganwich: 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17
Chip Van Gilder: 22



- Safety Services
- Hospitality
- Sidewalk Cleaning
- Graffiti Removal
- Streetscape Enhancements

The mission of the BIA is to provide common services for property owners and to be an advocate for the general economic well being of downtown properties.