



# Downtown Tacoma BUSINESS IMPROVEMENT AREA

2010-2011 Annual Report

The mission of the Business Improvement Area (BIA) is to provide common services for property owners in the central commercial district, as well as to be an advocate for the general economic well being of downtown properties.

## BIA 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 to live, work, shop and play.

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

- Maintain the BIA website, [www.tacomabia.org](http://www.tacomabia.org) to sustain communications with ratepayers and the public about BIA services and activities
- Continue the BIA blog, [www.tacomadowntown.blogspot.org](http://www.tacomadowntown.blogspot.org), as a resource for information on downtown activities and developments
- Co-sponsor the Tacoma+ Map
- Coordinate strategies with the City of Tacoma and other civic and business organizations to more efficiently promote common interests in downtown Tacoma
- Help fund the design and installation of downtown banners that highlight the activities and features of downtown
- Install flower baskets and planters that enhance the beauty of downtown area
- Hang downtown holiday decorations

## 2010-2011 Board of Directors

Ted Johnson, President  
Simon Johnson, LLC

Teri Sato, Vice President  
Maintenance Committee Chair  
Russell Investment

David Graybill, Secretary  
Tacoma-Pierce County Chamber

Herb Brooks, Treasurer  
Neil Walter Company

Richard Brandsma  
Sound Credit Union

Judee Encinias, Security Committee Chair,  
DaVita, Inc.

Mike Gommi  
Courtyard by Marriott

Kathy Grenz  
Regence BlueShield

Blaine Johnson, Community Relations  
Committee Chair, Passages Partnership, Inc.

Fred King  
Downtown Resident

Jan Rutledge  
University of Washington Tacoma

Designated City Official  
Bob Levin, Community and Economic  
Development Department, City of Tacoma

Staff

David Schroedel, BIA Manager

Jim Burgess, BIA Clean Team Supervisor



## Downtown Tacoma BIA: The key to a safe, clean and progressive downtown

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.

BIA services are funded entirely by property owners within the BIA and are based on building square footage, or property square footage in the case of parking lots and vacant lots.

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 the BIA. The Board is responsible for addressing ratepayer concerns, directing BIA activities and developing an annual work plan, rates and budget, which are annually reviewed by the City Council for approval.

The three committees; Community Relations, Maintenance and Security: are chaired by board members who report monthly to the Board of Directors.

The Committees make recommendations to the Board, monitor activities and coordinate with other entities (e.g. various City departments, private security services, Downtown Merchants Group, etc.).

## BIA in Brief

- The boundaries of the 84-block district are roughly South 7th Street to South 21st Street and 'A' Street to Court 'D'.
- During FY 2010-2011 assessment rates for all properties remained constant from the previous year. The high rate of 10.39 cents per square foot was charged for occupied space and the low rate of 5.08 cents per square foot was charged for parking lots, vacant land and warehouse space. These are down more than 5% below the rates of a couple years ago.
- Nearly 4.6 million square feet of space was assessed at the high rate and more than 5.3 million square feet was assessed at the low rate.

## Accountability

The Tacoma-Pierce County Chamber is contracted by the BIA to manage the day-to-day activities of the BIA and provide administrative support to the Board.

Annually, the BIA holds a ratepaye meeting as an on opportunity to provide feedback

[www.tacomabia.org](http://www.tacomabia.org)

on the next year's budget, including assessment rates. This budget is then presented to the Tacoma City Council for their approval.

The Chamber contracts with Johnson Stone & Pagano, Certified Public Accountants, to annually audit the finances of the BIA. Copies of the annual audit are available upon request.

## Contact the BIA

Emergency: 911

Website: [www.tacomabia.org](http://www.tacomabia.org)

Blog:  
[www.tacomadowntown.blogspot.org](http://www.tacomadowntown.blogspot.org)

Address: 950 Pacific Avenue, Suite 300  
PO Box 1933, Tacoma, WA 98401

Administration: (253) 627-2175

Assessments and Billing: (253) 591-5856

Maintenance: (253) 682-1731

BIA Bike Patrol: (253) 383-1131

TPD Downtown Officers:  
(253) 692-5891

TPD Non-Emergency (city-wide):  
(253) 798-4721

## Financials

### Revenue

Assessments - High Rate	\$ 474,253	64%
Assessments - Low Rate	\$ 271,439	36%
Use of Reserves	\$ 0	0%
Total	\$ 745,692	

### Expenses

Administration	\$ 98,748	46%
Maintenance Program	\$ 232,566	34%
Common Area Improvements	\$ 18,500	14%
Security Program	\$ 318,065	3%
Community Relations	\$ 18,467	3%
Total	\$ 686,347	





BIA Security

BIA Security Patrol

- Readily identifiable community service representatives patrol downtown streets on foot and on bikes
- Direct communication is coordinated between downtown security organizations
- BIA patrol provides security escorts for downtown employees, residents, visitors and students
- Email alert system notifies property owners and managers of security incidents in downtown Tacoma

One of the primary functions of the BIA is to provide an additional security presence through every block of the BIA. The radio-directed patrols are available on-call each day from 6 a.m. to 3 a.m. BIA Security works in partnership with the Tacoma Police Department, University of Washington Tacoma Security, Pierce Transit Security and other private security entities, to keep downtown safe.

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

Security Advisory Committee

The Security Advisory Committee of the BIA meets monthly to address and share security concerns. The Security Advisory Committee meetings are open to the public. Security professionals, downtown business and property owners, Tacoma Police Department, Pierce Transit, BIA Patrol and concerned citizens are regular attendees of these scheduled meetings.

When: First Thursday of each month  
Time: 1:30-2:30 p.m.  
Location: Tacoma-Pierce County Chamber  
950 Pacific Ave., third floor

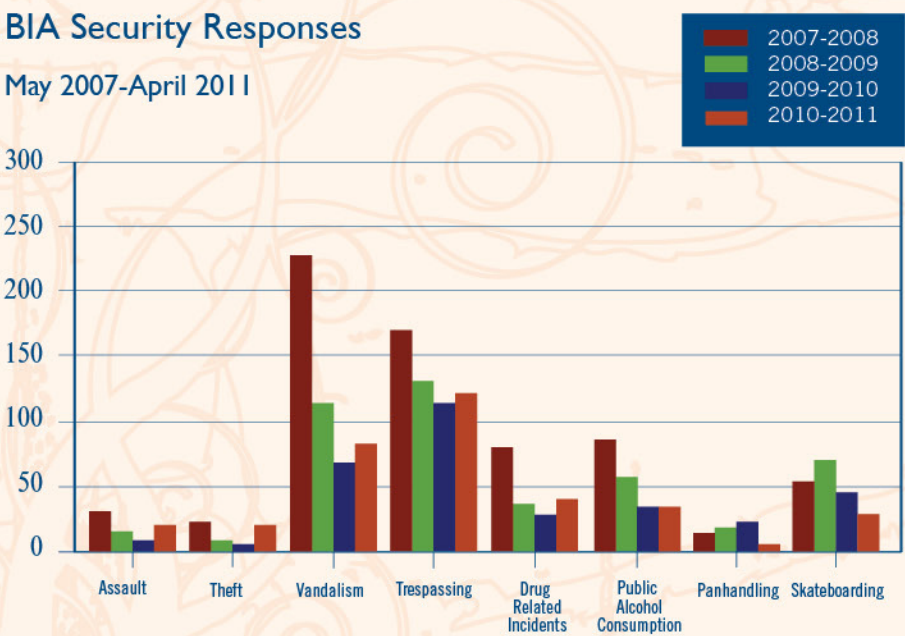
SecureNet

SecureNet is an email listserve notification system used to alert the downtown community to security incidents and suspicious persons.

Please email [davids@tacomachamber.org](mailto:davids@tacomachamber.org) to be added to SecureNet.

BIA Security Responses

May 2007-April 2011



In 2007 the BIA instituted nighttime security patrols. The increase in recorded incidents in 2007-2008 and the drop in incidents in 2008-2009 reflects the effects of these nighttime patrols.



BIA Maintenance

Another primary function of the BIA is to provide additional maintenance and sidewalk cleaning services within the BIA.

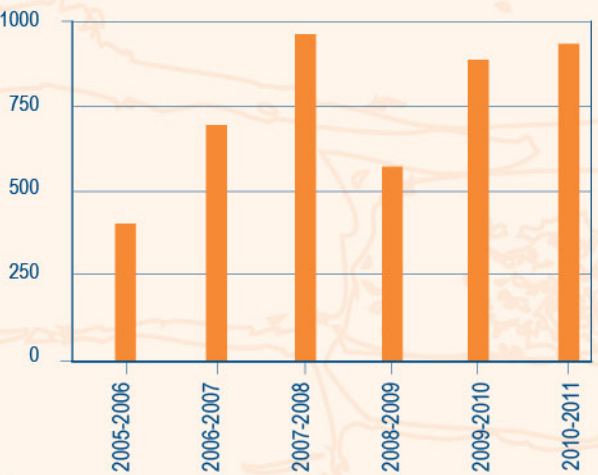
The BIA Maintenance Crew pressure washes sidewalks and picks up garbage, leaves and debris from sidewalks, gutters and common areas throughout the BIA at least once per week.

Additionally, the BIA has a streetsweeper it uses to complement other street cleaning services.

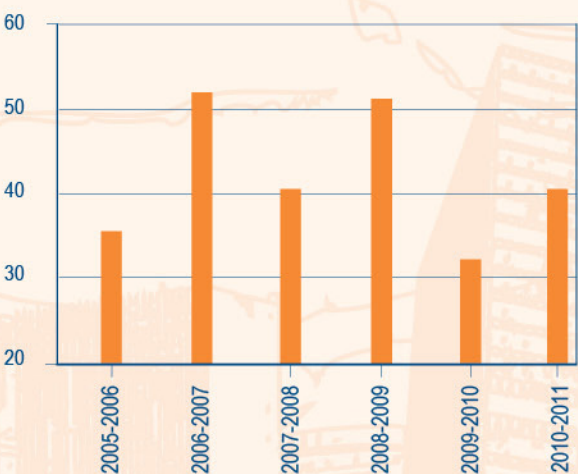
Upon request the BIA Maintenance Crew will also clean graffiti (within arms reach of the sidewalk) on rate-paying buildings in the BIA.

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

Graffiti Scrubbed



Debris Collected (Tons)



2010-2011 Activity

- Removed 41.0 tons of debris from downtown sidewalks and common areas. This is an increase of 7.5 tons of debris from the previous year
- Scrubbed 913 graffiti tags; an increase of 72 tags from last year
- Sprayed and disinfected door ways and corners to keep downtown an inviting place to work, live and play
- Pressure washed publi sidewalks to remove dirt and moss

