



Downtown Tacoma
Business Improvement Area

2017-2018
Annual Report



**30
YEARS**

OF MAKING
DOWNTOWN TACOMA
SAFE, CLEAN, AND
WELCOMING

The key to a safe, clean & welcoming downtown

The mission of the Downtown Tacoma 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.

Downtown Tacoma BIA

About the BIA

Downtown Tacoma’s Business Improvement Area (BIA) was formed in 1988 to provide safety, cleaning, and public enhancements in the central business district beyond what government provides.

BIA services are funded and directed entirely by property owners within the BIA. During fiscal year 2017-2018, assessment rates for all properties remained constant from the previous year. The high intensity use rate of 10.7 cents per square foot was charged for occupied space and the low intensity use rate of 5.3 cents per square foot was charged for parking lots, warehouses, and vacant land. These rates are still below the rates from a decade ago.

Accountability

The activities of the BIA are overseen and directed by a Board of Directors comprised of ratepayers. The Tacoma-Pierce County Chamber manages day-to-day activities.

In addition to monthly board meetings, the BIA holds an annual rate-payer meeting as an opportunity to provide feedback on the budget, including assessment rates. Ratepayers are welcome at any meeting of the Board or its subcommittees.

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

2018 and beyond

In 2018 we completed the 30th year of operations and gained the support of 74.1% of our ratepayers for renewal for another 10 years. This renewal included a 40% expansion of our footprint and the addition of a new, supplemental rate class – land area, while maintaining high and low use rates at the same levels for yet another year.

Many changes have already been implemented in addition to the expanded boundaries. The safety team has moved to 24/7 coverage and increased staffing to address high demand times. The clean team has increased availability to 7-days-a-week including additional afternoon hours.

As we seek to balance the needs of our expanded area with resources please feel free to reach out to the Downtown Tacoma BIA’s Executive Director, David Schroedel, at davids@tacomachamber.org, or (253) 682-1723.

Financials

EXPENSES

SAFETY PROGRAM	\$470,968	50%
CLEANING PROGRAM	\$310,232	33%
ADMINISTRATION	\$108,657	11%
COMMUNITY RELATIONS	\$57,738	6%
TOTAL	\$947,595	

REVENUE

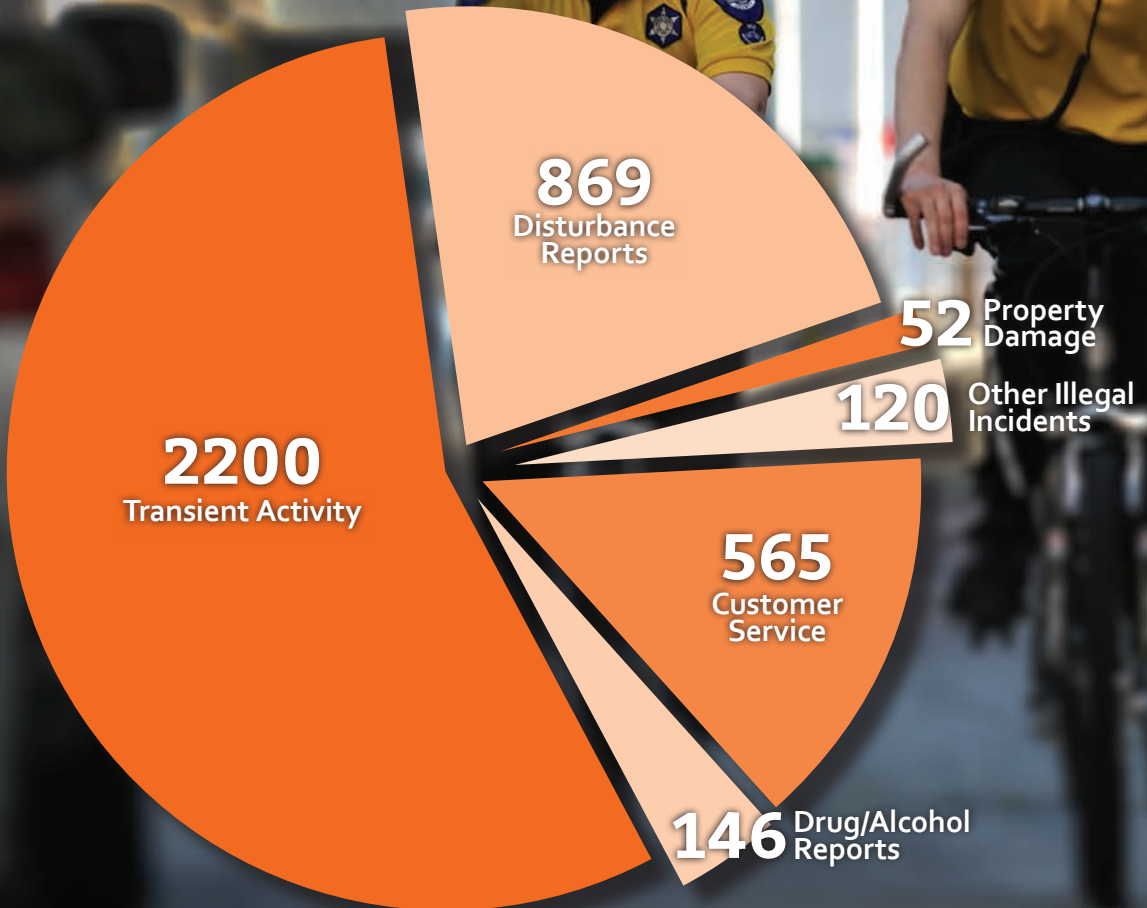
ASSESSMENTS - HIGH RATE	\$567,448	60%
ASSESSMENTS - LOW RATE	\$277,370	20%
OTHER	\$12,966	1%
USE OF RESERVES	\$89,811	9%
TOTAL	\$947,595	



The boundaries of the 120-block district are roughly South 6th Street to South 23rd Street and "A" Street to Fawcett Avenue.



ANNUAL SAFETY RESPONSES



Safety

One of the primary functions of the Downtown Tacoma BIA is to maintain a safe downtown environment. The radio-directed patrols are on-call 24 hours a day to assist you. The BIA security works in partnership with the Tacoma Police Department, University of Washington Tacoma Security, Pierce Transit Security, Sound Transit Security, Department of Homeland Security, and other security entities to keep downtown safe.

In addition to being extra eyes on the street, the BIA patrols offer safety escorts to downtown residents, workers, students, and visitors.

Starting with the City government's budget crisis in 2012, the BIA has provided matching financial support to ensure the continued presence of a downtown focused bike patrol by Tacoma Police Department.

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 businesses and property owners, Tacoma Police Department, BIA patrol, and concerned citizens are all regular attendees at these meetings.

1st Wednesday of the month
1:30 PM
950 Pacific, Suite 300
(Chamber Office)

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 to be added to SecureNet.

24/7

**HOURS
A DAY**

**DAYS
A WEEK**

3,952

**TOTAL SAFETY
RESPONSES**

Community Relations



73,640

**POUNDS OF DEBRIS
REMOVED**

1,281

**GRAFFITI TAGS
REMOVED**

Cleaning

Keeping Downtown Tacoma clean leads to people staying and enjoying the area for longer with more return trips.

The BIA maintenance team picks up debris from sidewalks and streets throughout the entire BIA at least once per week. The maintenance crew is active and ready to respond to immediate needs every day, Monday through Sunday.

In addition to the regular weekly clean-up throughout downtown, the team pressure washes sidewalks to remove dirt and moss and sprays and disinfects doorways. Upon request, the crew will clean graffiti within arms reach of the sidewalk.

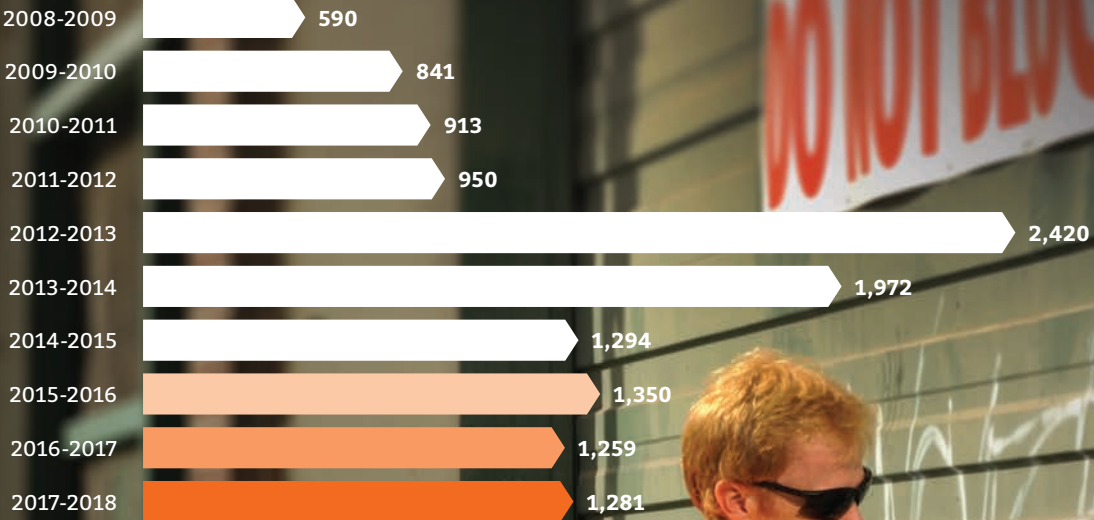
Contact BIA Cleaning

Feel free to contact the BIA Cleaning Services regarding any maintenance issues or concerns at (253) 682-1731.

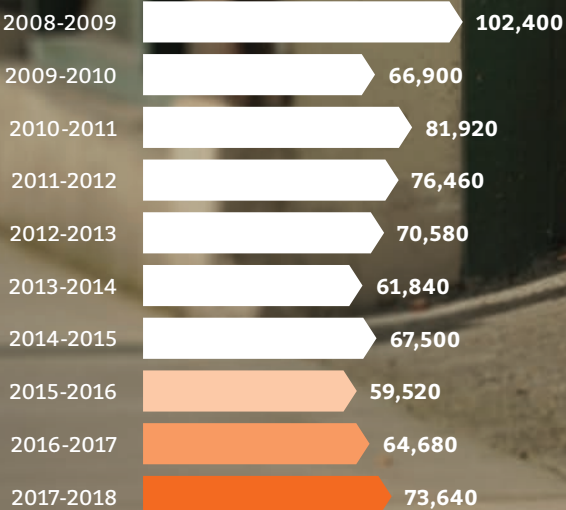
The Downtown Tacoma BIA strives to let people know about Downtown Tacoma and to make sure they have a great experience while they are here. In the year ahead we will continue to grow this role. To find out more about our work, please join us at our regular committee meetings: 1st Thursday of the month, 901 Broadway (Pantages lobby).

- Maintain the BIA website (tacomabia.org) to communicate with ratepayers and the public about BIA services and activities
- Publish a quarterly BIA Newsletter as a resource for information on downtown activities.
- 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
- Purchase flower baskets to enhance the beauty of downtown areas
- Hang downtown holiday lights
- Support development of city-wide nuisance and graffiti response system
- Study the impacts of supportive housing in downtown
- Pay Sound Transit to keep the Tacoma LINK free for riders

GRAFFITI SCRUBBED



DEBRIS COLLECTED (POUNDS)





Board of Directors

Catherine Espel-Logan, President
State Farm Insurance

Tom Pierson, Vice President & Treasurer
Tacoma-Pierce County Chamber

Ben Mauk, Secretary
University of Washington Tacoma

Judee Encinias, Security Committee Chair
DaVita, Inc.

Blaine Johnson, Community Relations Committee Chair
Vintage Y & Roberson Condominiums

Melissa Broom
Neil Walter Company

Danielle Cavoto
Courtyard Marriott Tacoma Downtown

Phyllis Harrison
The Art Stop & LeRoy Jewelers

Ted Johnson
Simon Johnson, LLC

Dan Putnam
Pacific Plaza

Rane Shaub
Shaub Ellison

Jason Whalen
Ledger Square Law

Staff

David Schroedel, BIA Executive Director
davids@tacomachamber.org

Jim Burgess, Clean Team Supervisor
jimb@tacomachamber.org

John Leitheiser, Safety Team Lead
biatacoma@gmail.com

Designated City Official

Debbie Bingham, Community and Economic Development Department, City of Tacoma



Contact the BIA

Emergency / In-Progress Crime
911

BIA Bike Safety
(253) 383-1131

BIA Cleaning
(253) 682-1731

Tacoma Police Non-Emergency
(253) 798-5891

BIA Administration
(253) 627-2175

BIA Assessments & Billing
(253) 591-5856

Contact the BIA

We welcome your feedback & suggestions



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