

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Office of Economic Development	Phillip Sit	Nick Tucker

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to Ballard Business Improvement Areas; establishing a new 12-year Business Improvement Area to be known as the Ballard Improvement Area; levying special assessments upon owners of commercial property, multifamily residential property, and mixed-use property within the area; providing for the deposit of revenues in a special account and expenditures therefrom; providing for collection of and penalties for delinquencies; providing for the establishment of a Ratepayers Advisory Board; providing for an implementation agreement with a Program Manager; disestablishing the existing Ballard Business Improvement Area that was established by Ordinance 125151 (“2017 BIA”); suspending the issuance of assessments and providing for the continuity of services under the 2017 BIA; providing for the transfer of any remaining funds from the 2017 BIA Account; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

This Ordinance disestablishes the current Ballard Business Improvement Area (2017 BIA) and establishes a new Business Improvement Area to be known as the Ballard Improvement Area (BIA) under RCW 35.87A. The Ballard Improvement Area is expected to be funded by a special assessment levied on the owners of commercial, multi-family residential, and mixed-use properties within its boundaries. The City would contract with a program manager to administer the activities set out in the Ballard Alliance Renewal and Business Plan. The new BIA’s program manager will be overseen by a Ratepayers Advisory Board, which would be broadly representative of the ratepayers within the Ballard Improvement Area.

The existing 2017 Ballard BIA, which was established in 2016 by Ordinance 125151, expires on December 31, 2023. This ordinance is the final piece of legislation required to create a new Ballard Improvement Area, as required by chapter 35.87A RCW. The City Council passed a resolution of intention to disestablish the 2017 BIA, a resolution to initiate the formation of the Ballard Improvement Area, as well as a resolution of intention to establish the Ballard Improvement Area which included the date and place of a public hearing. After the public hearing, the City Council agreed to go forward with this ordinance.

The Ballard Improvement Area would be established for the duration of twelve years, with the base year being FY2024. The Ballard Improvement Alliance believes its proposal is efficient, accountable, and responsive to the area’s needs. The group collected signatures for a petition to form the Ballard Improvement Area that will fund the following programs within the Business Improvement Area:

- A. Public Safety and Public Health Enhancement;
- B. Clean Environment and Public Realm;
- C. Advocacy, Urban Design and Transportation;
- D. Marketing and Promotions;
- E. Business Development and Retention; and
- F. Organizational Management.

The petitioning effort resulted in a show of support by ratepayers who would pay at least 60% of the total special assessment revenues. Assessments will commence as of January 1, 2024, or the effective date of this ordinance, whichever is later. The Ballard Improvement Area will be overseen by a Ratepayers Advisory Board, which would be broadly representative of the proposed ratepayers and stakeholders from the district.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No, the Ballard Improvement Area (BIA) would be established as a revenue-neutral program.

Are there financial costs or other impacts of *not* implementing the legislation?

If the Ballard Improvement Area (BIA) legislation is not implemented, it would potentially eliminate nearly \$1 million in annual enhanced programs and services in the Ballard service area.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Treasury Services in the Office of City Finance administers the assessments for the BIAs. OED has worked in close coordination with Treasury on this legislation package. Treasury will collect the BIA assessments from its ratepayers. Treasury holds the funds solely for the purpose of reimbursing the Program Manager for administering staffing, projects, and other costs associated with the BIA.

b. Is a public hearing required for this legislation?

Yes, the public hearing date is set in the companion BIA Intention to Establish resolution and was held on September 13, 2023, as required by RCW 35.87A.140.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. The companion BIA Intention to Establish resolution was published to give notice of the public hearing for the proposed Council Bill.

d. Does this legislation affect a piece of property?

Please see Attachment A to the Ordinance: Proposed BIA Boundaries

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The Ballard Improvement Area is not expected to have adverse disproportionate impacts on vulnerable and historically disadvantaged communities in the district. OED will complete a RET on the outreach process on the BIA renewal.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?

Summary Attachment A, the BIA Business Plan, expands on the goals of the BIA.

Summary Attachments:

Summary Attachment A – Ballard Alliance Renewal and Business Plan