Ballard Alliance

Human Services, Labor & Economic Development Committee

AUGUST 21, 2026

About the Ballard Alliance

The Ballard Alliance

- **Place Management Organization** representing Ballard's downtown commercial core.
- Established as Seattle's 10th BID in **2017,** but our roots as the *Ballard Chamber of Commerce* date back to **1927.**
- **501 (c)6 Non-profit**
- **Program Manager** for **Ballard Improvement Area**

(1927)

(Today)

Vision & Mission

Our Vision

Ballard is an eclectic and independent Urban Village with something for everyone.

We embrace balanced growth that celebrates the many layers of our heritage.

Our Mission

Collective action to build and sustain a vibrant, inclusive and resilient Ballard.

Our Work

The Alliance Mission focuses on:

- **Clean** streets & **safety** enhancements
- **Economic development** & small business support
- **Public Realm** & beautification
- **Marketing**, promotions & tourism
- Community-building **events**
- **Advocacy** support for the Ballard business & residential community

Why we are here today

On September 19, 2023, the Seattle City Council adopted an ordinance reauthorizing the Ballard Improvement Area (BIA). **Section 6. E. 2.** outlines the **methodology for adjusting the BIA assessments over time to account for inflation**.

Unfortunately, the current language in **Section 6. E. 2. A. & B** is ambiguous and leaves room for misinterpretation of intent.

Why we are here today

On September 19, 2023, the Seattle City Council adopted an ordinance reauthorizing the Ballard Improvement Area (BIA). Section 6. E. 2. outlines the **methodology for adjusting the BIA assessments over time to account for inflation**.

Unfortunately, the current language in Section 6. E. 2. A. & B is ambiguous and leaves room for misinterpretation of intent.

If unchanged, the interpretation could result in:

1. Capping assessments at a total increase of 6% for the life of the BIA, meaning **declining service levels** over time.
   -- OR --
2. Assessments would increase every year by 6%, which places an **unintended burden** on property owners.

Neither of these options is what was intended when the ordinance was drafted in 2023.

Intent of the inflationary clause in the original ordinance

Assessments are adjusted annually based on the previous year’s actual inflation rate, keeping the BIA’s budget aligned with costs and economic conditions.

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By applying **a steady 2% floor** and **a 6% ceiling** to the yearly assessments, the BIA maintains predictable funding that keeps pace with inflation and aligns with the original goal of ensuring sustainable funding.

Proposed Solution

2. For each year following the first year of authorization, the following assessment escalations will apply to the assessment formulas:

a. Year 2: Year 2 assessments will equal Year 1 assessments times the percentage change in the Consumer Price Index (CPI) for All Urban Consumers in Seattle-Tacoma-Bellevue ("CPI-U-Seattle"), October 2022 to October 2023, unless there is an increase in Building Square Feet for a given parcel. If CPI-U-Seattle is less than two percent, use two percent. If CPI-U-Seattle is more than six percent, use six percent.

If there is an increase in Building Square Feet for a given parcel, then that parcel will be recalculated using the latest available King County Assessor's data with the Land Area Factor, Building Square Foot Ceiling, and Residential Ceiling escalated by CPI-U-Seattle (between two and six percent).

b. Years 3 through 12: Use the same annual escalation scheme as for Year 2, with the percentage change ~~of no more than 6% as the ceiling and no less than 2% as the floor, which is dependent on the CPI-U-Seattle between October 2022 and October of the year prior to the assessment year.~~

b. Years 3 through 12: Use the same annual escalation scheme as for Year 2, with the percentage change in assessment equal to the percentage change in CPI-U-Seattle from October of the previous year to CPI-U-Seattle for October of the current year. As in Year 1, if CPI-U-Seattle is less than 2%, use 2%. If CPI-U-Seattle is more than 6%, use 6%. If CPI-U-Seattle is unavailable for either October of the previous year or October of the current year, use CPI-U Seattle for the closest previous month for which CPI-U-Seattle is available.

Thank You

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