

September 12, 2018

## MEMORANDUM

**To:** Governance, Equity & Technology Committee  
**From:** Aly Pennucci, Legislative Analyst  
**Subject:** CB 119297 – SODO Businesses Improvement Area (BIA)

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On September 18 the Governance, Equity & Technology (GET) Committee will have a final discussion and will likely vote on [Council Bill \(CB\) 119297](#), which would establish a Business Improvement Area (BIA) in South of Downtown (SODO). BIAs are economic development funding mechanisms that allow property and business owners to assess themselves to fund enhanced services, programming, and management for a business district.

This memo (1) provides a summary of the actions taken to date; (2) summarizes the content of CB 119297; and (3) describes one technical amendment.

### Procedural Steps to Establish a New BIA

City BIA policies are established by resolution and were most recently amended by [Resolution 31657](#). Additionally, procedures for establishing and operating a BIA are governed by [RCW Chapter 35.87A](#). There are multiple pieces of legislation and many procedural steps required to establish a BIA. In July 2018, the Council started the process to consider the SODO BIA by introducing three pieces of legislation:

1. [Resolution 31823](#), which initiated the proposed BIA for consideration;
2. [Resolution 31824](#), which established the intent to establish a BIA and set the public hearing date for August 7, 2018; and
3. [CB 119297](#), which would establish the SODO BIA and levy the special assessment to fund BIA activities.

On July 16, 2018, the Council adopted Resolution 31823 and Resolution 31824. The Committee had an initial discussion and briefing on the proposal at the July 17 committee meeting. This was followed by the public hearing and a second discussion at the August 7 committee meeting.

### CB 119297

CB 119297 would establish the SODO BIA. Among other things, the bill:

- Establishes the geographic boundaries of the SODO BIA (see Attachment 1);
- Describes the BIA assessment schedule (the annual rates assessed for various property use categories);
- Describes the programs that would be funded by the assessments;
- Establishes a Ratepayers Advisory Board; and
- Authorizes the Department of Finance and Administrative Services (FAS) to contract for program management.

The proposed SODO BIA would have a ten-year life, after which the proponents may recommend that it be extended. In attachment 1, the proposed geographic boundaries are shown.

## **Technical Amendment**

One technical amendment is needed to correct the expiration date for the current BIA that is included in a recital to CB 119297. Specifically, the second recital included in CB 119297 would be amended as follows:

WHEREAS, the current SoDo Parking and Business Improvement Area (2013 SoDo BIA), which was established in 2013 by Ordinance 124306 to provide services and amenities for ratepayers paid for through a levy of special assessments, is set to expire on ~~November 8~~ December 31, 2018; and

## **Attachments:**

1. Proposed SODO Business Improvement Area

cc: Kirstan Arestad, Central Staff Director  
Ketil Freeman, Supervising Analyst

# Attachment 1: Proposed SODO Business Improvement Area

