AN ORDINANCE establishing a West Seattle Junction Parking and Business Improvement Area; providing for the levy of special assessments upon business within the area; the deposit of revenues in a special account; and expenditures therefrom; providing for an implementing agreement; and making a reimbursable appropriate therefor.
Honorable President:

Your Committee on ______

to which was referred the within Council Bill No. 106022

report that we have considered the same and respectfully recommend that the same:

PASS 4-0

______________________________
Committee Chair
ORDINANCE 113326

AN ORDINANCE establishing a West Seattle Junction Parking and Business Improvement Area; providing for the levy of special assessments upon business within the area, the deposit of revenues in a special account, and expenditures therefrom; providing for an implementing agreement; and making a reimbursable appropriation therefor.

WHEREAS, the owners and/or operators of businesses subject to sixty percent or more of the special assessments levied by this ordinance filed a petition with The City of Seattle to establish a Business Improvement Area pursuant to RCW Chapter 35.87A; and pursuant thereto, the City Council adopted Resolution, entitled "A RESOLUTION declaring an intention to establish a West Seattle Junction Parking and Business Improvement Area, and fixing a date and place for a hearing therein";

WHEREAS, the West Seattle Junction Parking and Business Improvement Area (PBIA) established herein is for the purpose of enabling businesses within the Area to enhance conditions for the operation of those businesses. The budget of the PBIA shall be dedicated to activities in addition to basic services provided by the City of Seattle. Services provided by the City of Seattle shall not be reduced because of PBIA activities and shall at all times be maintained at or above a level consistent with services provided to comparable business areas within the city.

WHEREAS, as provided by Resolution 27560, the City Council held a public hearing thereon on January 22, 1987, at 9:30 a.m. in the City Council Chambers, 11th floor, Seattle Municipal Building, Seattle. At the conclusion of the hearing, the City Council voted to establish the area as proposed in the petition. Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. District Established. As authorized by RCW Chapter 35.87A, there is hereby established a West Seattle Junction Parking and Business Improvement Area within the boundaries described below and as shown on the map attached as Exhibit "A". (When a street or alley is named, the area boundary is the centerline of the right-of-way). The District shall have two areas as follows:
Zone A

East: 42nd Avenue S.W. between the center of the right-of-way and S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center right-of-way on 42nd Avenue S.W.

West: 44th Avenue S.W. between the center right-of-way on S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center of the right-of-way on 44th Avenue S.W.

North: S.W. Oregon between the center right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center of the right-of-way on S.W. Oregon.

South: S.W. Edmunds between the center of the right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center right-of-way on S.W. Edmunds.

Zone B

When describing Zone B, the outer boundaries of Zone A abuts the inner boundaries of Zone B. East: The eastern lot line of 1-24, block 46, Sparkman and McLean's First Addition, and continuing along the eastern lot line of lots 1-15, block 51, Holbrook and Clark's Addition and continuing to a line extending from the southern lot line of lot 15, block 51, Holbrook and Clark's Addition; continuing eastward along the southern lot line 15, block 52, Holbrook and Clark's Addition, to the center of the right-of-way on 41st Avenue S.W., and continuing along the center of the right-of-way of 41st Avenue S.W. to a line extending from the northern lot line of lot 19, block 53, Holbrook and Clark's Addition; extending eastward to the center of the alley between blocks 53 and 54, Holbrook and Clark's Addition, and continuing to the northern lot line of lot 20, block 54, Holbrook and Clark's Addition, and extending to the center of the right-of-way of 40th Avenue S.W. and continuing along the center of the right-of-way of 40th Avenue S.W. to a line extending from the northern lot line of lot 17, block 55, Holbrook and Clark's Addition, continuing along the eastern lot line of lots 10-16, block 55, Holbrook and Clark's Addition and continuing to a line extending from the northern lot line of lot 10, block 56, Holbrook and Clark's First Addition and continuing along the northern lot line of lot 10, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lots 11-24, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lot 4, block 2, Norris Addition, to a line extending from the southern lot line of lots 1, 2, 3, 4, block 2,
Norris Addition; and extending to the center of the
right-of-way of Fauntleroy Avenue S.W. and continuing along
the center of the right-of-way of Fauntleroy Avenue S.W.
between a line extending from the northern lot line of lot 9,
block 3, Norris Addition, and extending to the southern lot
line of lot 4, block 4, Norris Addition.

South: The southern lot line of lot 4, block 4, Norris
Addition, and continuing along the eastern lot lines of lots
42-43, block 4, Norris Addition and continuing along the
southern lot line of lot 43, block 4, Norris Addition, and
continuing along the western lot line of lots 43-48, block 4,
Norris Addition, and extending to the center of the right-
of-way of S.W. Edmunds, and continuing along the center of
the right-of-way of S.W. Edmunds to the center of the
right-of-way of 42nd Avenue S.W. The center of the
right-of-way along 42nd Avenue S.W. between the center of the
right-of-way of S.W. Edmunds, and extending to the center of
the right-of-way of S.W. Oregon and continuing along the
center of the right-of-way of S.W. Oregon to a line extending
from the western lot line of lot 6, block 2, Sparkman and
McLean's First Addition, and continuing along the western lot
line of lots 1-6, block 2, Sparkman and McLean's First
Addition and continuing to the center of the right-of-way of
S.W. Genesee.

The eastern lot line of lots 1, 2, 3, block 6, Scenic Park,
and continuing along the northern lot line of lot 4, block 6,
Scenic Park; and extending to the center of the right-of-way
of California Avenue S.W., and continuing along the eastern
lot line of Lot 1, and halfway through lot 2, block 5,
Kirkwood Addition; and continuing along halfway through lot 2
in a westerly direction, block 5, Kirkwood Addition, and
extending to the center of the right-of-way of Erskine Way
S.W., and continuing along the center of the right-of-way of
Erskine Way S.W. to a line extending from the southern lot
line of lot 6, block 2, Kirkwood Addition, and continuing
along the southern lot line of lot 6, block 2, Kirkwood
Addition, to the center of the right-of-way of S.W. Edmunds
and continuing along the center of the right-of-way of S.W.
Edmunds to a line extending from the eastern lot line of lot
1, block 6 Scenic Park Addition.

North: The center of the right-of-way of S.W. Genesee
between a line extending from the western lot line of lot 1,
block 2, Sparkman and McLean's First Addition and continuing
to a line extending from the eastern lot line of lot 1, block
46, Sparkman and McLean's First Addition.

West: 44th Avenue S.W. between the center of the
right-of-way of S.W. Oregon and extending two blocks to the
center of the right-of-way of S.W. Edmunds, to the center of
the right-of-way of 44th Avenue S.W. and continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the western lot line of lot 24, block 3, Central Park Addition, and continuing along the western lot line of lots 1-24, block 3, Central Park Addition, and continuing along the western lot line of lot 17-24, block 3, Holbrook and Clark's Addition, and extending to the center of the right-of-way of Glenn Way S.W., and continuing along the center of the right-of-way of Glenn Way S.W. to the center of the right-of-way of 45th Avenue S.W. and the center of the right-of-way of S.W. Oregon and continuing easterly along the center of the right-of-way of S.W. Oregon to the center of the right-of-way of 44th Avenue S.W.

**Zone C "Parking"**

East: 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds extending two blocks to the center of the right-of-way of S.W. Oregon, to the center of the right-of-way of 42nd Avenue S.W.

West: Glenn Way S.W. between the center of the right-of-way of S.W. Oregon and a line extending from the northern tip of lot line 16, block 3, Holbrook and Clark's Addition, to the center of the right-of-way of Glenn Way S.W., and extending from the western lot line of lots 16-24, block 3, Holbrook and Clark's Addition, and continuing along the western lot lines of lots 1-24, block 3, Central Park Addition, and extending to the center of the right-of-way of S.W. Edmunds.

North: S.W. Oregon between the center of the right-of-way of 45th Avenue S.W., to a line extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, to the center of the right-of-way of S.W. Oregon; and continuing along the western lot line of lots 5, 6, and halfway through lot 4, block 2, Sparkman and McLean's First Addition, and continuing halfway through lot 4, block 2, Sparkman and McLean's First Addition, to the center of the right-of-way of California Avenue S.W. and continuing along the southern lot line of lot 12, block 48, Sparkman and McLean's First Addition to the center of the right-of-way of S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to the center of the right-of-way of 42nd Avenue S.W.

South: S.W. Edmunds between a line extending from the eastern lot line of lot 22, block 1, Central Park Addition, and continuing along the eastern lot line of lots 1, 2, 3, block 6, Scenic Park, and continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and extending to the center of the right-of-way of
California Avenue S.W. and continuing along the eastern lot
line of lot 1, and halfway through lot 2, block 5, Kirkwood
Addition, and continuing along in a westerly direction
halfway through lot 2, block 5, Kirkwood Addition, and
extending to the center of the right-of-way of Erskine Way
S.W., and continuing along the center of the right-of-way of
Erskine Way S.W., to a line extending from the southern lot
line of lot 6, block 2, Kirkwood Addition and continuing
along the southern lot line of lot 6, block 2, Kirkwood
Addition, and extending to the center of the right-of-way of
S.W. Edmunds and continuing along the center of the
right-of-way of S.W. Edmunds to a line extending from the
western lot line of lot 25, block 3, Central Park Addition.

Section 2. Levy of Special Assessments. To finance the
activities authorized in Section 7, there is levied and shall
be collected a special assessment upon the businesses in the
area, determined as follows:

1) The City will levy special assessments for the purpose
of operating a Parking Business Improvement Area Program
by applying the following rates against "the gross
proceeds of the sales" or "the gross income of the
business" as reported for City Business and Occupation
or Utility Tax purposes, unless otherwise specified:

(a) In Zone A, retail businesses will pay $2.50 per
$1,000 gross income of the business annually and
non-retail businesses will pay $1.25 per $1,000.

(b) In Zone B, retail businesses will pay $1.25 per
$1,000 gross income of the business annually and
non-retail businesses will pay $.67 per $1,000.

(c) Banks, saving and loan and other financial lending
institutions shall pay a flat rate of $2,400
annually.

(d) Auto dealers shall pay a flat rate of $1,200
annually and gas stations shall pay a flat rate of
$600 annually.

(e) Non-street level non-retail businesses will pay the
appropriate zone rate to a maximum fee of $120 per
year.
(E) A parking assessment of $80 per year for street level businesses and $40 per year for non-retail non-street level businesses per minimum parking requirement established by City Land Use code that is not already provided by the business will be paid by businesses in Zone C.

Section 3. Exemptions. No special assessments shall be levied upon and collected from:

(1) Organizations, qualified for charitable contribution under the United States Internal Revenue Code (26 USC 170(c));

(2) Sponsors of public events and concessionaires, and vendors or entertainers, who engage in business activities in the area for less than 30 days in aggregate per year,

(3) Governmental agencies unless otherwise specified; and

(4) Newsstands in street right-of-way.

(5) Fraternal organizations; social service agencies; and education facilities;

(6) Businesses that report gross income of less than $20,000 annually; and

(7) New businesses for the first year of operation. During the second year of operation, these businesses shall be assessed 50% of their assessment rate and 100% during their third year of operation.
Section 4. **Collection Schedule.** Insofar as consistent with this ordinance and RCW Chapter 35.87A, special assessments shall be collected on a quarterly basis or in such a manner deemed appropriate by the Director of Community Development.

Section 5. **Deposit of Revenues.** There is hereby established in the City Treasury's Business Improvement Area Fund, a separate account designated the West Seattle Junction Parking and Business Improvement Area Account (called "the Account"). The following moneys shall be deposited in the Account:

(a) All revenues from special assessments levied under this ordinance;

(b) All income to the City from public events financed with special assessments;

(c) Gifts and donations for the Account,

(d) Interest and all other income from the investment of Account deposits; and

(e) Restitution moneys for expenditures made from the Account and reimbursements due to the Account.

Section 6. **Expenditures.** Expenditures from the Account shall be made upon vouchers drawn by the Director of Community Development and shall be used exclusively for the statutory purposes in RCW 35.87A.010(1)(b)-(f), each as more fully explained in Section 8 and the petition to establish the area (C.F. );
"Uses of the revenues and projects undertaken should come within the general scope of RCW 35.87A including beautification efforts (such as decorating public places that will enhance the appearance of the area); conducting public events (such as sponsoring festivals and holiday activities); promoting retail trade activities (such as security, advertising, litter control, and minor repair of public amenities); providing professional management services; and providing parking opportunities. The examples in parenthesis illustrate the type of activities authorized and are not all-inclusive."

Section 7. Programs. Special Assessment Revenues shall be used for the following types of programs and services:

I. Parking
   b. Create safe and attractive parking lots.

II. Business Development
   a. Develop activities that specifically motivate or reward continued or new customer use of the Junction.
   b. Assist in solicitation of new businesses to fill vacancies.
   c. Provide additional security for customers, if needed.
d. Develop year-round activities that are fun, positive and involve the whole community that take place on or in public places;

e. Support an overall image campaign for the Junction and establish media contacts that can be used to generate favorable publicity and promote the Junction.

f. Use advertising programs to implement public relations

g. Create a cohesive effort for all special events and activities that enhance the Junction.

h. Implement sidewalk cleaning program.

i. Clean and erase graffiti.

j. Contribute to such decorations as flower baskets, wind socks, banners, holiday greenery.

k. Assist efforts to obtain street art (sculpture, water fountain, wall painting).

l. Establish rapport with City departments to facilitate development and promotion efforts.

III. Administration and Management

Provide full-time staff support to carry out work program and coordinate activities.

The listing of services are illustrative and not exclusive. All such activities are supplemental to street maintenance provided by the city and are not to displace any services regularly provided by municipal government.
Section 8. Ratepayers Advisory Board. The director of
Department of Community Development shall appoint a West
Seattle Junction Business Improvement Area Ratepayers
Advisory Board comprised of ratepayers from the area.
Nominations to the Ratepayers Advisory Board will be made by
West Seattle Shopping Center, Inc., (three members) election
at-large (3 members) and West Seattle Chamber of Commerce (3
members). This procedure is designed to insure inclusion of
members representative of the classifications subject to
assessment, geographic areas as defined in Section 2, and to
include formal liaison with the West Seattle Chamber of
Commerce and West Seattle Shopping Center, Inc. The
Ratepayers Advisory Board shall take office no later than
April 15, 1987. The Board shall develop and promulgate
bylaws or rules to guide the operation of the Ratepayers
Advisory Board.

The Ratepayers Advisory Board shall be responsible for
providing advice and consultation to the Department of
Community Development and any individual or agency hired to
manage the day-to-day operations of the Business Improvement
Area program on all matters related to the operation of the
Business Improvement Area program. Specifically, the
Ratepayers Advisory Board will meet at least once a month;
approve an annual work program and budget, address and
discuss ratepayer concerns and questions regarding the BIA
district and program; review all reports submitted to the
Department of Community Development by the Manager; and
sponsor an annual ratepayers meeting.

Section 9. Administration. The Director of Community
Development shall administer the program for the City with
authority to:

(a) Classify ratepayers within the types of use under
Section 2; and resolve ambiguities in the application of
rates.

(b) Collect the special assessments; refund special
assessments when overpaid or paid for the same area by
more than one ratepayer; and extend the deadline for
payment and/or waive delinquency charges and interest
whenever the delinquency is a result of a failure by the
City to provide a statement of the amount due or non-
payment results from extenuating circumstances beyond
the ratepayer’s control, such as a casualty loss causing
premature closure of the business or bankruptcy.

(c) Determine and apply the interest rate for late payments
contemplated by Section 11.

(d) Establish a schedule of proportionate payments for new
ratepayers first becoming subject to the assessment.
(e) Subject to advice and direction of the Ratepayers Advisory Board, execute an annual program management contract with the West Seattle Shopping Center, Inc. or a suitable substitute program manager.

(f) After consultation and with the advice of the BIA Ratepayers Advisory Board, take such other actions as necessary and appropriate to carry out the program with special assessments; and

(g) Under the City administrative Code (SMC Chapter 3.02) adopt, publish, and enforce rules, consistent with this ordinance, for carrying out its provisions.

The city's contract with the West Seattle Shopping Center, Inc. or its suitable substitute program manager shall provide for the establishment by the West Seattle Shopping Center, Inc. Ratepayers Advisory Board, which shall contain members representative of the classifications subject to assessment. The manager shall function under the direction of the Ratepayers Advisory Board.

Section 10. Annual Budget. After consultation with the Ratepayers Advisory Board, the Director shall submit to the Budget Director on or before March 31st of each year a statement of the projects and activities to be conducted during the ensuing fiscal year; the proposed program budget; and a statement of the assessment rates and business classifications requested for financing the proposed budget.
A summary for the comments and recommendations received during such consultations shall accompany the Director's submission to the City Budget Director, and the Mayor's recommended budget to the City Council.

Section 11. Delinquent Payments. If an assessment has not been paid within thirty (30) days after its due date, the Director shall send a reminder notice and add a five dollar ($5) processing fee. If the assessment is not paid within sixty (60) days after its due date a delinquency charge shall be added in the amount of ten percent (10%) of the assessment in addition to the per quarter processing fee. All assessments, which are not paid within sixty (60) days, shall also bear interest from the date payment was due at the coupon issue yield (as published by the Federal Reserve Bank of San Francisco) of the average bill rate for twenty-six week treasury bills as determined at the first bill market action conducted during the preceding calendar month. The delinquency charge and interest charge shall be calculated annually and applied on a prorata basis. The director is authorized to bring an action to collect any unpaid assessments in the Seattle Municipal Court as a civil action, or in the discretion of the Director, in the Seattle District Court.
Section 12. **Contract For Program Management.** The Director is authorized and directed to contract with the West Seattle Shopping Center, Inc. or a suitable substitute as recommended by the Ratepayers Advisory Board or to administer all the projects and activities. If the Director contracts with the West Seattle Shopping Center, Inc. or suitable substitute for payment for managing and administering projects and activities on a cost-reimbursement basis with an allowance for overhead and management, the contract with the West Seattle Shopping Center, Inc. shall be classified as an arrangement under SMC Section 20.46.110C; the Center or suitable substitute shall make a good faith effort to equitably utilize the services of women's and minority business enterprises and shall report on its efforts to the Director and the mandatory set-asides of SMC 20.46.090 shall not apply.

Section 13. **Rate Changes.** Any change in the assessment rate shall only be made by ordinance and as authorized in RCW 35.87A.130-.140. No increase shall occur in the assessment rate unless recommended by the Ratepayers Advisory Board.

To prevent reduction in services due to inflation in prices the City may from time to time, upon the recommendation of the Ratepayers Advisory Board and by ordinance, increase or reduce assessment rates, to reflect changes in the purchasing power of money, as measured by
Consumer Price Index for Urban Wage Earners and Clerical
Workers (CPI-W) published by the United States, Department of
Labor, Bureau of Labor Statistics or a suitable comparable
index recommended by the Ratepayers Advisory Board.

Section 14. Notices. Notices of assessment, installment payment, or delinquency, and all other notices contemplated by this ordinance may be sent by ordinary mail or delivered by the City to the address shown on the records of the Director of Community Development, and, if no address is shown there, to the address shown on the records of the City maintained for business or utility tax purposes under Seattle Municipal Code Chapters 5.44 and 5.48. Failure of the ratepayer to receive any mailed notice shall not release the ratepayer from the duty to pay the assessment, or except as authorized by Section 9(b), from payment on the due date and any delinquency charges.

Section 15. Disputes. Any ratepayer, aggrieved by the amount of an assessment may submit issues to binding arbitration. Payment for arbiters will be shared equally by both parties. Arbiters will be designated by respective parties. In case of a tie, the deciding vote will be cast by the Director of Department of Community Development. If arbitration is not successful, the matter may be appealed to the City's Hearing Examiner in the manner provided for a contested case under the City's Administrative Code, Seattle Municipal Code Chapter 3.02.
Section 16. **Interim Appropriation.** To provide for expenditures authorized in Section 3 as recommended by the Mayor and the Director of Community Development, the sum of Thirty Thousand Dollars ($30,000), or so much thereof as may be necessary is hereby appropriated from the General Fund, to be reimbursed unless the City's 1987 Budget provides otherwise from the Business Improvement Area Fund with revenues from special assessments no later than March 31, 1988. Upon vouchers drawn by the Director of Community Development, the City Comptroller is authorized to draw and the City Treasurer to pay the necessary warrants, and to make the appropriate transfers.

Section 17. **Commencement of Assessments.** Assessment shall commence as of March 1, 1987.

Section 18. **Ratification and Confirmation.** The making of contracts and expenditures, and the sending of assessment notices pursuant to the authority and prior to the effective date of this ordinance are hereby ratified and confirmed.
Section 12. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23rd day of February, 1967, and signed by me in open session in authentication of its passage this 23rd day of February, 1967.

[Signature]

President of the City Council.

Approved by me this 5th day of March, 1967.

[Signature]

Mayor.

Filed by me this 6th day of March, 1967.

[Signature]

Attest: [Signature]
City Comptroller and City Clerk.

(SEAL)

Published

[Signature] Deputy Clerk.
The Honorable Sam Smith, President
Seattle City Council
City of Seattle

VIA: Jim Ritch, Acting Director, OMB

Dear Councilmember Smith:

The West Seattle Junction has presented us with sufficient signatures on their petition requesting that the City create a Parking Business Improvement Area (PBIA) district for the West Seattle business district as authorized by RCW 35.87A. I have attached a copy of the Ordinance requesting the creation of the PBIA district, the original copy of the petition, and the required Information to Legislative Requests.

The purpose of the district is to assist and improve trade and the general economic climate of the area through services and programs such as: litter removal, landscaping, security, marketing, and promotional events.

Assessments would be levied against the gross income of the business as reported for City Business and Occupation or Utility Tax purposes. Financial institutions, savings and loans, auto dealers, gas stations would pay a flat rate.

Assessments will range from a minimum annual assessment of $120 a year for retail to a maximum annual assessment of $2,400; non-retail from $60 a year minimum to $1,200 a year maximum. The projected annual income for 1987 is $120,000.

A resolution, under separate cover, has been filed requesting that the City Council hold a hearing to consider the creation of the PBIA district. This hearing is scheduled for February 19, 1987 before the City Council Finance Committee. If you should have any questions, please do not hesitate to contact Faylene Neal at extension 7783 or Susan Mueller at extension 5781.

Sincerely,

David Moseley
Director

DM: fnl

Attachments
The Honorable Douglas Jewett
City Attorney
City of Seattle

Dear Mr. Jewett:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING DEPARTMENT: Community Development

SUBJECT: An Ordinance establishing a West Seattle Junction Parking and Business Improvement Area; providing for the levy of special assessments upon businesses within the area, the deposit of revenue in a special account, and expenditures therefrom, providing for an implementing agreement; and making a reimbursible appropriation therefor.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation directly to your office for review and drafting.

After reviewing this request and drafting appropriate legislation:

(X) File the legislation with the City Clerk for formal introduction to the City Council as an Executive Request.

( ) Do not file with City Council, but return the proposed legislation to OMB for our review. Return to ______________________.

Sincerely,

Charles Royer
Mayor

by

[Signature]

JIM RITCH
Acting Budget Director

Enclosure

cc: Director, Community Development
Attached Information to Legislative Request

1. Establishment of a West Seattle Junction Parking and Business Improvement Area to provide for special assessments from businesses in the area to enhance conditions for the operation of those businesses.

2. $120,000

3. Fund source is the ratepayers within the West Seattle Junction PBIA.

4. This program represents an ongoing commitment which can only be dissolved by action of the ratepayers themselves.

5. No new City positions or salaries are involved. The West Seattle Shopping Center, Inc. will contract with the City to manage the PBIA.

6. No new City facilities or equipment are required.

7. An annual ratepayers meeting is required during which all ratepayers will evaluate the effectiveness of the PBIA in conducting parking and business development activities. A Ratepayers Advisory Board will represent the ratepayers in dealing with the PBIA manager (West Seattle Shopping Center, Inc.). The City will manage a contract with the West Seattle Shopping Center, Inc., and insure that all specified items are delivered.

8. The alternative to a legally sanctioned PBIA is a voluntary assessment on each business in the area. This has been attempted in the West Seattle Junction with little success in the past.
PETITION FOR ESTABLISHING A  
PARKING AND BUSINESS IMPROVEMENT AREA  
FOR WEST SEATTLE

TO THE CITY COUNCIL OF THE CITY OF SEATTLE:

We, the owners/operators of businesses located within the proposed area, hereby petition the City of Seattle to establish a West Seattle Parking and Business Improvement Area as authorized by RCW 35.87A within the district shown, and the boundaries described, on Exhibit "A". To assist trade and the general economic climate of our business area, the City would levy special assessments upon businesses within the area; deposit the funds in a Special City Fund Account; and expend them only for activities that benefit our area, as outlined in the following paragraphs:

1. The proposed area encompasses the business and commercial zoned land along and around California Avenue SW between SW Dakota Street and SW Brandon Street; and along and around SW Alaska Street between 35th Avenue SW and 45th Avenue SW.

2. The City would levy special assessments by applying the following rates against retail and non-retail businesses within the proposed PBIA district:

2.1 Marketing, Maintenance, and Amenities Program.

a) The rate for this program will be based on the "gross proceeds of sales" or the "gross income of the business" as reported for City Business and Occupation or Utility tax purposes, unless otherwise specified. The maximum rate shall be $3.00 per $1,000 annually.

b) Retail businesses will be assessed at 100% of the assessment rate. Non-retail businesses will be assessed at 50% of the assessment rate.

c) Furthermore, businesses located within the following three zones shall be assessed accordingly:

aa) Businesses located within Zone A as outlined in Exhibit A shall be assessed 100% of the assessment rate. Retail business shall be assessed at a rate of $3.00 per $1,000 and non-retail business shall be assessed at a rate of $1.50 per $1,000.

bb) Businesses located within Zone B as outlined in Zone B shall be assessed 75% of the assessment rate. Retail business shall be assessed at a rate of $2.25 per $1,000 and non-retail business shall be assessed at a rate of $1.13 per $1,000.

cc) Businesses located within Zone C shall be assessed 50% of the assessment rate. Retail business shall be assessed at a rate of $1.50 per $1,000 and non-retail business shall be assessed at a rate of $.75 per $1,000.
d) The total assessment upon any business within
the area regarding the Marketing, Maintenance, and Amenities
Program, shall not initially exceed $2,400 annually for
retail businesses and $1,800 annually for non-retail businesses.
The minimum assessment for retail business shall be $120
annually and for non-retail business $60 annually.

2.2 Parking

a) The rate for this program shall be based on the
current zoning requirements for each business within the
district to provide appropriate number of parking stalls.
Those businesses already providing parking shall be exempted
from paying for parking they are currently providing.
However, if the zoning code requires additional parking,
that business shall be required to pay for the additional
parking.

b) The rate that shall be applied in determining
parking shall be $85 per parking stall annually.

3) The following activities would be exempt:

Organizations qualified for charitable contributions under
the United States Internal Revenue Code (26 USC ss 170
(c)): governmental agencies unless otherwise specified;
and sponsors of, and concessionaires at public events,
vendors or entertainers in area streets and parks, who
engage in business in the area less than 30 days per year;
and business that generate less than $10,000 annually in
reported gross income or sales.

4. Uses of the revenues and projects undertaken should
come within the general scope of RCW 35.87A such as parking,
decorating public places, sidewalk sweeping, sponsoring
public events, advertising, litter control, marketing,
and providing professional management services. (These
examples are illustrative of the type of activities authorized
and are not all-inclusive.)

5. A Ratepayers Advisory Group, representing the
geographic and business diversity of the area shall be
established. Membership in this committee will include
Junction Shopping Center officers and representatives recommended
by the West Seattle Chamber of Commerce. All members shall
be confirmed by the Seattle Department of Community Development.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Helen Sutton</td>
<td>4218 S.W. Alaska St.</td>
<td>932-8280</td>
</tr>
<tr>
<td>Margaret McVie</td>
<td>Magazeti Apparel</td>
<td>935-9966</td>
</tr>
<tr>
<td>Leon Copeland</td>
<td>Shafman</td>
<td>937-6720</td>
</tr>
<tr>
<td>Mel Hughes</td>
<td>Morton's Mill DR</td>
<td>932-4775</td>
</tr>
<tr>
<td>Dan Reiner</td>
<td>1773 Calif. Ave. SW</td>
<td>937-5500</td>
</tr>
<tr>
<td>R. B. Smith</td>
<td>4540 Calif. Ave SW</td>
<td>935-5150</td>
</tr>
<tr>
<td>Russell Smith</td>
<td>4530 Calif. Ave S.W.</td>
<td>935-8440</td>
</tr>
<tr>
<td>R. B. Smith</td>
<td>444 Calif. Ave. SW</td>
<td>937-4111</td>
</tr>
<tr>
<td>Lisa Myers</td>
<td>4529 California</td>
<td>932-0371</td>
</tr>
<tr>
<td>Rebecca Bixbream</td>
<td>4530 California Ave SW</td>
<td>932-0370</td>
</tr>
<tr>
<td>Dan Lewis</td>
<td>4711-44th Ave SW</td>
<td>937-3050</td>
</tr>
<tr>
<td>Bruce K. McKnight</td>
<td>3600 S.W. Alaska St.</td>
<td>932-0300</td>
</tr>
</tbody>
</table>
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Barbara Vincent
name
West Seattle Flowers
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]
name
[Business Name]
An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

name

business

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

name

business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

name

[Business Name]

business
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warren Sweatser</td>
<td>4210 S.W. OREGON ST.</td>
<td>937-5550</td>
</tr>
<tr>
<td></td>
<td>P.O. BOX 16509</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SEATTLE, WA 98116</td>
<td></td>
</tr>
</tbody>
</table>

**Business**

West Seattle Chocolate, Inc.
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: 

PERRY'S FURNITURE

name 4741 California Ave. SW
SEATTLE, WA 98116
Phone 932-8500

business
<table>
<thead>
<tr>
<th>Name</th>
<th>Business</th>
<th>Address</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Resident) Ball</td>
<td></td>
<td>4209 S. Alaska</td>
<td>552-2916</td>
</tr>
<tr>
<td>Dr. Don Castle</td>
<td></td>
<td>4729 42nd Ave SW</td>
<td>932-3338</td>
</tr>
<tr>
<td>Patricia Ball</td>
<td>Sketch &amp; Paint</td>
<td>4712 California SW</td>
<td>935-5400</td>
</tr>
</tbody>
</table>
PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Alan I. Levy - Owner

Brown Wood

Business

1-19-87

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Carol L. Rusthuf

name

Safeway Bank

business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]
name
Peoples Bank
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]
name
Meredith
business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]
Name: [Name]
Business: [Business Name]
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]
Name: [Name]
Business: [Business Name]

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]
Name: [Name]
Business: [Business Name]
PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Ron Turner

AMEERICAN MORTGAGE
business CORPORATION

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Ron Turner

RON TURNER REALTY, INC.
business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: Ron Turner
name
AMERICAN ESCROW
business
CORPORATION

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: Maria's Rest.
name
business

1. 21. 87
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]

[Name]

[Business]

10/28/86

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]

[Name]

[Business]
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal. The annual agreed on amount of $1200% for one year. This amount may not be raised without the written consent of the undersigned. Amount to include both sides of Fauntleroy Way.

Signed:

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed:

1-20-87
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

name

Western Optical

business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: Al Young
name

DATE: 4/21/87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]
name

business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: 

Name

Business

Seattle 98116

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: 

Name

Business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]
name

[Business Name]

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]
name

[Business Name]
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: Bill Cullburt
name
Local Consumer Shopping
business

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: Jack Hannng
name
HANNING REALTY
business
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]
Name: [Name]
Business: [Business Name]

1-21-87

---

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: [Signature]
Name: [Name]
Business: [Business Name]

1-21-87
I feel the B.I.A. is a positive tool to our future development and I see some benefits. I will support the B.I.A. if it is initiated. However, at this time I must take a neutral stand on the issue.

1-31-87

Date

Steve Atteon

Signature

Ellen Max Stein

Business

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

1-21-87

[Name]

[Business]
PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

[Name]

[Business]

1-21-87

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

[Name]

[Business]

1-21-87
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: Kenneth A. Eastwood
name
WEST SEATTLE CONSULTING SERVICES
business

1-21-87

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed: Warren R. Jewell
name
JEWELL TECHNOLOGIES, INC
business

1-11-87
PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: 

name

business

1-21-87

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: 

name

business

1-16-87
SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: [Signature: Poppin Tawney]
MY BUSINESS ADDRESS IS: 4719 Cal. Ave S.W.
           SEATTLE WASH. 98116
DATE: 1/19/87
SIGNATURE: [Signature: Kenneth Seif]
SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to
be considered a supporter of the proposed Business Improvement Area (BIA)
now being considered for the West Seattle Alaska Street Junction. Please
take my name off your list of supporters.

MY BUSINESS NAME IS: West Seattle Sewing & Vacuum
MY BUSINESS ADDRESS IS: 4303 SW Oregon
Seattle, WA 98116
DATE: Jan 19, 198?
SIGNATURE: [Signature]

PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA poposal.

Signed: [Name]
Name
[Name]
business
SEATTLE CITY COUNCIL:
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

I wish to inform the Seattle City Council that I no longer wish to
be considered a supporter of the proposed Business Improvement Area (BIA)
now being considered for the West Seattle Alaska Street Junction. Please
take my name off your list of supporters.

MY BUSINESS NAME IS: Alaska Junction Rest
MY BUSINESS ADDRESS IS: 4848 CALIF AV S W
SEATTLE WA 98116
DATE: 11/19/78
SIGNATURE: [Signature]
SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: WEST SEATTLE (FURN. & ANTIQUES)
MY BUSINESS ADDRESS IS: 4500 CALIFORNIA AVE SW
SEATTLE WA 98116
DATE: 1/20/87
SIGNATURE: [Signature]

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: [Signature]

[Name]
PETITION FOR ESTABLISHING A
PARKING AND BUSINESS IMPROVEMENT AREA
FOR WEST SEATTLE

An owner/operator of a business located within the proposed
Junction Business Improvement Area boundaries, I hereby
signify my support and willingness to participate in the
activities described in the BIA proposal.

Signed:

name

business

W.S. CHIROPRACTIC

West Seattle Chiropractic Clinic P.S.  HAROLD H. RASMUSSEN D.C.
4411 CALIFORNIA AVENUE S.W. SEATTLE, WASHINGTON 98116 PHONE 925-7222 BY APPOINTMENT

January 14, 1987

RE: BIA TAX

Dear Kay:

Please accept this as my written notification
that I no longer support the BIA tax.

Therefore, would you please take my name off
the list.

Sincerely,

Harold H. Rasmussen, D.C.
SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: DR. HAROLD RASMUSSEN
MY BUSINESS ADDRESS IS: 4411 CALIFORNIA AVE SW
SEATTLE WA, 98116

DATE:

SIGNATURE:
SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: Stitch & Knit

MY BUSINESS ADDRESS IS: 4712 California Ave S.W.
Seattle, WA 98116

DATE: January 19, 1987
SIGNATURE: Patricia J. Anderson

January 15, 1987

Kay Knapton
Dept. of Community Development

We are withdrawing our support of the West Seattle B I A at this time.

STITCH & KNIT
Patricia J. Anderson
Dorothy J. Anderson
SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

MY BUSINESS NAME IS: William E. Kirschner DDS
MY BUSINESS ADDRESS IS: 4501-44th S.W.

DATE: Jan 20 '87
SIGNATURE: William E. Kirschner

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: William E. Kirschner DDS
SEATTLE CITY COUNCIL
600 4th AVE, ROOM #1106
SEATTLE, WASH. 98104

SEATTLE CITY COUNCIL:

I wish to inform the Seattle City Council that I no longer wish to be considered a supporter of the proposed Business Improvement Area (BIA) now being considered for the West Seattle Alaska Street Junction. Please take my name off your list of supporters.

JUNCTION FEED AND SEED

MY BUSINESS NAME IS: ____________________________

MY BUSINESS ADDRESS IS: ________________________

DATE: 12/30/87

SIGNATURE: __________________________________

PETITION FOR ESTABLISHING A PARKING AND BUSINESS IMPROVEMENT AREA FOR WEST SEATTLE

An owner/operator of a business located within the proposed Junction Business Improvement Area boundaries, I hereby signify my support and willingness to participate in the activities described in the BIA proposal.

Signed: ____________________________

name _____________________________________

Business ___________________________________
Affidavit of Publication

STATE OF WASHINGTON
KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 113326

was published on March 6, 1987

Subscribed and sworn to before me on
March 6, 1987

Notary Public for the State of Washington, residing in Seattle.
ORD. # 113326
35 MM
City of Seattle
ORDINANCE 113326

AN ORDINANCE establishing a West Seattle Junction Parking and Business Improvement Area; providing for the levy of special assessments upon business within the area, the deposit of revenues in a special account, and expenditures therefrom; providing for an implementing agreement; and making a reimbursable appropriation therefor.

WHEREAS, the owners and/or operators of businesses subject to sixty percent or more of the special assessments levied by this ordinance filed a petition with the City of Seattle to establish a Business Improvement Area pursuant to RCW Chapter 35.87A; and pursuant thereto, the City Council adopted Resolution, entitled "A RESOLUTION declaring an intention to establish a West Seattle Junction Parking and Business Improvement Area, and fixing a date and place for a hearing therein";

WHEREAS, the West Seattle Junction Parking and Business Improvement Area (PBIA) established herein is for the purpose of enabling businesses within the Area to enhance conditions for the operation of those businesses. The budget of the PBIA shall be dedicated to activities in addition to basic services provided by the City of Seattle. Services provided by the City of Seattle shall not be reduced because of PBIA activities and shall at all times be maintained at or above a level consistent with services provided to comparable business areas within the city.

WHEREAS, as provided by Resolution 27560, the City Council held a public hearing thereon on January 22, 1987, at 9:30 a.m. in the City Council Chambers, 11th floor, Seattle Municipal Building, Seattle. At the conclusion of the hearing, the City Council voted to establish the area as proposed in the petition. Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. District Established. As authorized by RCW Chapter 35.87A, there is hereby established a West Seattle Junction Parking and Business Improvement Area within the boundaries described below and as shown on the map attached as Exhibit "A". (When a street or alley is named, the area boundary is the centerline of the right-of-way). The District shall have two areas as follows:

Zone A

East: 42nd Avenue S.W. between the center of the right-of-way and S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center right-of-way on 42nd Avenue S.W.

West: 44th Avenue S.W. between the center right-of-way on 44th Avenue S.W. and the south line east of S.W. Oregon extending two blocks to the center right-of-way on 42nd Avenue S.W.
right-of-way on S.W. Edmunds, to the center right-of-way on 42nd Avenue S.W.

West: 44th Avenue S.W. between the center right-of-way on S.W. Oregon extending two blocks to the center of the right-of-way on S.W. Edmunds, to the center of the right-of-way on 44th Avenue S.W.

North: S.W. Oregon between the center right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center of the right-of-way on S.W. Oregon.

South: S.W. Edmunds between the center of the right-of-way on 44th Avenue S.W. extending two short blocks to the center of the right-of-way on 42nd Avenue S.W., to the center right-of-way on S.W. Edmunds.

Zone B

When describing Zone B, the outer boundaries of Zone A abuts the inner boundaries of Zone B. East: The eastern lot line of 1-24, block 46, Sparkman and McLean's First Addition, and continuing along the eastern lot line of lots 1-15, block 51, Holbrook and Clark's Addition and continuing to a line extending from the southern lot line of lot 15, block 51, Holbrook and Clark's Addition; continuing eastward along the southern lot line 15, block 52, Holbrook and Clark's Addition, to the center of the right-of-way on 41st Avenue S.W., and continuing along the center of the right-of-way of 41st Avenue S.W. to a line extending from the northern lot line of lot 19, block 53, Holbrook and Clark's Addition; extending eastward to the center of the alley between blocks 53 and 54, Holbrook and Clark's Addition, extending to the northern lot line of lot 20, block 54, Holbrook and Clark's Addition, and extending to the center of the right-of-way of 40th Avenue S.W. and continuing along the center of the right-of-way of 40th Avenue S.W. to a line extending from the northern lot line of lot 17, block 55, Holbrook and Clark's Addition, continuing along the eastern lot line of lots 10-16, block 55, Holbrook and Clark's Addition and continuing to a line extending from the northern lot line of lot 10, block 56, Holbrook and Clark's First Addition and continuing along the northern lot line of lot 10, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lots 11-24, block 57, Holbrook and Clark's Addition, and continuing along the eastern lot line of lot 4, block 2, Norris Addition, to a line extending from the southern lot line of lots 1, 2, 3, 4, block 2, Norris Addition; and extending to the center of the right-of-way of Fauntleroy Avenue S.W. and continuing along the center of the right-of-way of Fauntleroy Avenue S.W. between a line extending from the northern lot line of lot 9, block 3, Norris Addition, and extending to the southern lot line of lot 4, block 4, Norris Addition.

South: The southern lot line of lot 4, block 4, Norris Addition, and continuing along the eastern lot lines of lots 42-43, block 4, Norris Addition and continuing along the southern lot line of lot 43, block 4, Norris Addition; and continuing along the western lot line of lots 1-3, block 4, Norris Addition, and extending to the center of the right-of-way of S.W. Edmunds, and continuing along the center of the right-of-way of S.W. Edmunds to the center of the right-of-way of 42nd Avenue S.W. The center of the right-of-way along 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds, and extending to the center of the right-of-way of S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to a line extending...
right-of-way of 42nd Avenue S.W. The center of the right-of-way along 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds, and extending to the center of the right-of-way of S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to a line extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, and continuing along the western lot line of lots 1-6, block 2, Sparkman and McLean's First Addition and continuing to the center of the right-of-way of S.W. Genesee.

The eastern lot line of lots 1, 2, 3, block 6, Scenic Park, and continuing along the northern lot line of lot 4, block 6, Scenic Park; and extending to the center of the right-of-way of California Avenue S.W., and continuing along the eastern lot line of Lot 1, and halfway through lot 2, block 5, Kirkwood Addition; and continuing along halfway through lot 2 in a westerly direction, block 5, Kirkwood Addition, and extending to the center of the right-of-way of Erskine Way S.W., and continuing along the center of the right-of-way of Erskine Way S.W. to a line extending from the southern lot line of lot 6, block 2, Kirkwood Addition, and continuing along the southern lot line of lot 6, block 2, Kirkwood Addition, to the center of the right-of-way of S.W. Edmunds and continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the eastern lot line of lot 1, block 6 Scenic Park Addition.

North: The center of the right-of-way of S.W. Genesee between a line extending from the western lot line of lot 1, block 2, Sparkman and McLean's First Addition and continuing to a line extending from the eastern lot line of lot 1, block 46, Sparkman and McLean's First Addition.

West: 44th Avenue S.W. between the center of the right-of-way of S.W. Oregon and extending two blocks to the center of the right-of-way of S.W. Edmunds, to the center of the right-of-way of 44th Avenue S.W. and continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the western lot line of lot 24, block 3, Central Park Addition, and continuing along the western lot line of lots 1-24, block 3, Central Park Addition, and continuing along the western lot line of lot 17-24, block 3, Holbrook and Clark's Addition, and extending to the center of the right-of-way of Glenn Way S.W., and continuing along the center of the right-of-way of Glenn Way S.W. to the center of the right-of-way of 45th Avenue S.W. and the center of the right-of-way of S.W. Oregon and continuing easterly along the center of the right-of-way of S.W. Oregon to the center of the right-of-way of 44th Avenue S.W.

Zone C "Parking"

East: 42nd Avenue S.W. between the center of the right-of-way of S.W. Edmunds extending two blocks to the center of the right-of-way of S.W. Oregon, to the center of the right-of-way of 42nd Avenue S.W.

West: Glenn Way S.W. between the center of the right-of-way of S.W. Oregon and a line extending from the northern tip of lot line 16, block 3, Holbrook and Clark's Addition, to the center of the right-of-way of Glenn Way S.W., and extending from the western lot line of lots 16-24, block 3, Holbrook and Clark's Addition, and continuing along the western lot lines of lots 1-24, block 3, Central Park Addition, and extending to the center of the right-of-way of S.W. Edmunds.

North: S.W. Oregon between the center of the right-of-way of 45th Avenue S.W., to a line extending from the western lot line of lots 1-24, block 3, Central Park Addition, and extending to the center of the right-of-way of S.W. Edmunds.
Center of the right-of-way of Glenn Way S.W., and extending from the western lot line of lots 16-24, block 3, Holbrook and Clark's Addition, and continuing along the western lot lines of lots 1-24, block 3, Central Park Addition, and extending to the center of the right-of-way of S.W. Edmunds.

North: S.W. Oregon between the center of the right-of-way of 45th Avenue S.W., to a line extending from the western lot line of lot 6, block 2, Sparkman and McLean's First Addition, to the center of the right-of-way of S.W. Oregon; and continuing along the western lot line of lots 5, 6, and halfway through lot 4, block 2, Sparkman and McLean's First Addition, and continuing halfway through lot 4, block 2, Sparkman and McLean's First Addition, to the center of the right-of-way of California Avenue S.W. and continuing along the southern lot line of lot 12, block 48, Sparkman and McLean's First Addition, and continuing along the eastern lot line of lots 13-24, block 48, Sparkman and McLean's First Addition to the center of the right-of-way of S.W. Oregon and continuing along the center of the right-of-way of S.W. Oregon to the center of the right-of-way of 42nd Avenue S.W.
South: S.W. Edmunds between a line extending from the eastern lot line of lot 22, block 1, Central Park Addition, and continuing along the eastern lot line of lots 1, 2, 3, block 6, Scenic Park, and continuing along the northern lot line of lot 4, block 6, Scenic Park Addition, and continuing along the southern lot line of lot 4, block 6, Scenic Park Addition, and extending to the center of the right-of-way of California Avenue S.W. and continuing along the eastern lot line of lot 1, and halfway through lot 2, block 5, Kirkwood Addition, and continuing along in a westerly direction halfway through lot 2, block 5, Kirkwood Addition, and extending to the center of the right-of-way of Erskine Way S.W., and continuing along the center of the right-of-way of Erskine Way S.W., to a line extending from the southern lot line of lot 6, block 2, Kirkwood Addition and continuing along the southern lot line of lot 6, block 2, Kirkwood Addition, and extending to the center of the right-of-way of S.W. Edmunds and continuing along the center of the right-of-way of S.W. Edmunds to a line extending from the western lot line of lot 25, block 3, Central Park Addition.

Section 2. Levy of Special Assessments. To finance the activities authorized in Section 7, there is levied and shall be collected a special assessment upon the businesses in the area, determined as follows:

1) The City will levy special assessments for the purpose of operating a Parking Business Improvement Area Program by applying the following rates against "the gross proceeds of the sales" or "the gross income of the business" as reported for City Business and Occupation Utility Tax purposes, unless otherwise specified:

(a) In Zone A, retail businesses will pay $2.50 per $1,000 gross income of the business annually and non-retail businesses will pay $1.25 per $1,000.

(b) In Zone B, retail businesses will pay $1.25 per $1,000 gross income of the business annually and non-retail businesses will pay $.75 per $1,000.

(c) Banks, saving and loan or other financial lending institutions shall pay a flat rate of $2,400 annually.

(d) Auto dealers shall pay a flat rate of $1,200 annually and gas stations shall pay a flat rate of $600 annually.

(e) Non-street level non-retail businesses will pay appropriate zone rate to a maximum fee of $120 per year.

(f) A parking assessment of $80 per year for street level businesses and $40 per year for non-retail non-street level businesses per minimum parking requirement established by City Land Use code that is not already provided by the business will be paid by businesses in Zone C.

Section 3. Exemptions. No special assessments shall be levied upon and collected from:

d. Development
positive and in public place, or in public

e. Support
and establish man
favorable public

relations

g. Creation
activities that

h. Implement

i. Clean

j. Control

k. Assist

water fountain,

l. Establish
facilitate development.

III. Administration

Provide full
program and

The
exclusive. All
maintenance providers.

Section 8, Seattle

Department
Seattle Junction
Advisory Board (5
Nominations to the
West Seattle Advisory
at-large (3 members
members). This
Section 3. Exemptions. No special assessments shall be levied upon and collected from:

(1) Organizations, qualified for charitable contribution under the United States Internal Revenue Code (26 USC 170(c));

(2) Sponsors of public events and concessionaires, and vendors or entertainers, who engage in business activities in the area for less than 30 days in aggregate per year;

(3) Governmental agencies unless otherwise specified; and

(4) Newsstands in street right-of-way.

(5) Fraternal organizations; social service agencies; and education facilities;

(6) Businesses that report gross income of less than $20,000 annually; and

(7) New businesses for the first year of operation. During the second year of operation, these businesses shall be assessed 50% of their assessment rate and 100% during their third year of operation.

Section 4. Collection Schedule. Insofar as consistent with this ordinance and RCW Chapter 35.87, special assessments shall be collected on a quarterly basis or in such a manner deemed appropriate by the Director of Community Development.

Section 5. Deposit of Revenues. There is hereby established in the City Treasury’s Business Improvement Area Fund, a separate account designated the West Seattle Junction Parking and Business Improvement Area Account (called “the Account”). The following moneys shall be deposited in the Account:

(a) All revenues from special assessments levied under this ordinance.

(b) Other moneys collected for the Account, whether from assessments or otherwise.

(c) All allocations from the City’s Parking Improvement Fund.

(d) Any moneys earmarked for the Account in the City Budget.

(e) All moneys transferred from the West Seattle Junction Business Improvement Area Account.

(f) Any other moneys as may be determined by the Director of Community Development.

Section 9. Administration. The Department of Community Development shall administer the Account and has the authority to:

(a) Classify ratepayers under Section 2; and rate these ratepayers.

(b) Collect the special assessments when one or more payments are due, and transfer them to the Account.

(c) Use the funds in the Account for the purposes described in Section 10.

(d) Make recommendations to the City Council on the allocation of funds from the Account.

(e) Authorize disbursements from the Account.

(f) Report to the City Council on the use of funds in the Account.

(g) Allocate funds to the West Seattle Junction Business Improvement Area Account.

(h) Maintain accurate records of the Account.

(i) Ensure compliance with this ordinance and the rules and regulations adopted by the Director of Community Development.

(j) Manage the Account in accordance with the terms and conditions of this ordinance.

(k) Take any other action necessary to manage the Account.

This ordinance is intended to provide, in a manner consistent with the City’s Business Improvement Area Program, a systematic and equitable method of collecting and using funds to improve the area of West Seattle Junction. This ordinance is not intended to create a new tax or fee, but rather to provide a mechanism for the collection and use of funds already owed to the City by businesses in the area.
Account:

(a) All revenues from special assessments levied under this ordinance;
(b) All income to the City from public events financed with special assessments;
(c) Gifts and donations for the Account;
(d) Interest and all other income from the investment of Account deposits; and
(e) Restitution moneys for expenditures made from the Account and reimbursements due to the Account.

Section 6. Expenditures. Expenditures from the Account shall be made upon vouchers drawn by the Director of Community Development and shall be used exclusively for statutory purposes in RCW 35.87A.010(1)(b)-(f), each as more fully explained in Section 8 and the petition to establish the area (C.F.):

"Uses of the revenues and projects undertaken should come within the general scope of RCW 35.87A including beautification efforts (such as decorating public places that will enhance the appearance of the area); conducting public events (such as sponsoring festivals and holiday activities); promoting retail trade activities (such as security, advertising, litter control, and minor repair of public amenities); providing professional management services; and providing parking opportunities. The examples in parenthesis illustrate the type of activities authorized and are not all-inclusive."

Section 7. Programs. Special Assessment Revenues shall be used for the following types of programs and services:

I. Parking.
   b. Create safe and attractive parking lots.

whenever the use of funds permits, to help the City to provide enhanced services to the residents of the area, and to promote the ratepayer’s petition to establish the area.

(c) Determine and allocate rates in the manner contemplated by this Act;
(d) Establish a schedule of rates for all ratepayers first;
(e) Subject to the approval of the Ratepayers Advisory Board, enter into contracts for maintenance services;
(f) After consultation with the Ratepayers Advisory Board, enter into contracts for goods and services as necessary and advisable;

(g) Under the City Council of the City of Central, Inc. or its suitable successor, adopt, amend, or discontinue said ordinance, for the establishment of the Special Assessment District of the City of Central, Inc. Ratepayers Advisory Board.

The manager shall fulfill the duties of the Ratepayers Advisory Board or other entity established for the purpose.
I. Parking
   b. Create safe and attractive parking lots.

II. Business Development
   a. Develop activities that specifically motivate or reward continued or new customer use of the Junction.
   b. Assist in solicitation of new businesses to fill vacancies.
   c. Provide additional security for customers, if needed.

   during the "special" location.
   
   had a state c of
   classifications required.
   
   A summary for the on up
during such consultation.
   
   submission to the G
   
   recommended budget

Section 11: If fees
not been paid within

Director shall send
($5) processing fees
d. Develop year-round activities that are fun, positive and involve the whole community that take place on or in public places;

e. Support an overall image campaign for the Junction and establish media contacts that can be used to generate favorable publicity and promote the Junction.

f. Advertising programs to implement public relations

g. Create a cohesive effort for all special events and activities that enhance the Junction.

h. Implement sidewalk cleaning program.

i. Clean and erase graffiti.

j. Contribute to such decorations as flower baskets, wind sock, banners, holiday greenery.

k. Assist efforts to obtain street art (sculpture, water fountain, wall painting).

l. Establish rapport with City departments to facilitate development and promotion efforts.

III. Administration and Management

Provide full-time staff support to carry out work program and coordinate activities.

The listing of services are illustrative and not exclusive. All such activities are supplemental to street maintenance provided by the City and are not to displace any services regularly provided by municipal government.

Section 8. Ratepayers Advisory Board. The director of Department of Community Development shall appoint a West Seattle Junction Business Improvement Area Ratepayers Advisory Board comprised of ratepayers from the area.

Nominations to the Ratepayers Advisory Board will be made by West Seattle Shopping Center, Inc. (three members) election at-large (3 members) and West Seattle Chamber of Commerce (3 members). This procedure is designed to insure inclusion of

sixty (60) days after which the assessment in default shall be added in accordance with applicable law. All assessments, whenever due, shall also bear interest at the rate calculated annually at the rate of ten percent (10%) of the unpaid assessments, and in default, for the time of any action, or in the event of a suit, a judgment in favor of the District Court.

Section 12. Powers of the Director. The Director is authorized to negotiate, enter into, and execute obligations, contracts, obligations, and other legal arrangements under the terms and conditions recommended by the Board.

All the projects are subject to the approval of the Director with the West Seattle Junction Business Improvement Area. No obligation, contract, or agreement shall not substitute for payment of assessments for any project and activities, nor any increases in rate shall be allowed.

Section 13. Rate. The assessment rate shall only be
Nominations to the Ratepayers Advisory Board will be made by West Seattle Shopping Center, Inc., (three members) election at-large (3 members) and West Seattle Chamber of Commerce (3 members). This procedure is designed to assure inclusion of members representative of the classifications subject to assessment, geographic areas as defined in Section 2, and to include formal liaison with the West Seattle Chamber of Commerce and West Seattle Shopping Center, Inc. The Ratepayers Advisory Board shall take office no later than April 15, 1987. The Board shall develop and promulgate bylaws or rules to guide the operation of the Ratepayers Advisory Board.

The Ratepayers Advisory Board shall be responsible for providing advice and consultation to the Department of Community Development and any individual or agency hired to manage the day-to-day operations of the Business Improvement Area program on all matters related to the operation of the Business Improvement Area program. Specifically, the Ratepayers Advisory Board will meet at least once a month; approve an annual work program and budget, address and discuss ratepayer concerns and questions regarding the BIA district and program; review all reports submitted to the Department of Community Development by the Manager; and sponsor annual ratepayers meeting.

Section 9. Administration. The Director of Community Development shall administer the program for the City with authority to:

(a) Classify ratepayers within the types of use under Section 2; and resolve ambiguities in the application of rates.

(b) Collect the special assessments; refund special assessments when overpaid or paid for the same area by more than one ratepayer; and extend the deadline for payment and/or waive delinquency charges and interest whenever the delinquency is a result of a failure by the City to provide a statement of the amount due or notice of the 60-day period for payment.

Section 10. Expiration. The provisions of this ordinance shall cease to be in effect when the Business Improvement Area terminates.

Section 11. Repeal. All other ordinances or parts thereof in conflict with this ordinance, or any part thereof, are hereby repealed.

Section 12. Conflict. In the event that the requirements or provisions of this ordinance, or any part thereof, are declared invalid, the remainder of this ordinance shall remain in full force and effect.

Section 13. Effective Date. This ordinance shall take effect and become effective upon its adoption and publication as provided by law.

Section 14. Financial Responsibility. Any delinquency in payment of the BIA assessment or delinquent certificates exchanged under the ordinance shall be deposited with the assessor in accordance with Section 35.87A.130 of the Revised Code of Washington.

Section 15. Insurance. The City shall maintain insurance, at its expense, to cover all risks of loss or damage to the property and personal injury of any kind occurring in or about the BIA district as a result of the activities of the BIA. The City shall defend and indemnify the City from any suit, claim, or demand arising out of any act done or omitted to be done by the City in the performance of its duties under this ordinance.

Section 16. Authority. The Director of Community Development shall have the authority to enforce the provisions of this ordinance.

Section 17. Hearing. If any person who is aggrieved by any action or inaction of the Director of Community Development under this ordinance shall desire to appeal to the City's Hearing Examiner, such person shall file a petition for a hearing with the City's Hearing Examiner within 10 days after the action or inaction complained of.
more than one ratepayer; and extend the deadline for payment and/or waive delinquency charges and interest whenever the delinquency is a result of a failure by the City to provide a statement of the amount due or non-payment results from extenuating circumstances beyond the ratepayer's control, such as a casualty loss causing premature closure of the business or bankruptcy.

(c) Determine and apply the interest rate for late payments contemplated by Section 11.

(d) Establish a schedule of proportionate payments for new ratepayers first becoming subject to the assessment.

(e) Subject to advice and direction of the Ratepayers Advisory Board, execute an annual program management contract with the West Seattle Shopping Center, Inc. or a substitute program manager.

(f) After consultation and with the advice of the BIA Ratepayers Advisory Board, take such other actions as necessary and appropriate to carry out the program with special assessments; and

(g) Under the City administrative Code (SMC Chapter 3.02) adopt, issue, and enforce rules, consistent with this ordinance, for carrying out its provisions.

The City's contract with the West Seattle Shopping Center, Inc. or its substitute program manager shall provide for the establishment by the West Seattle Shopping Center, Inc. Ratepayers Advisory Board, which shall contain members representative of the classifications subject to assessment. The manager shall function under the direction of the Ratepayers Advisory Board.

Section 10. Annual Budget. After consultation with the Ratepayers Advisory Board, the Director shall submit to the Budget Director on or before March 31st of each year a statement of the projects and activities to be conducted during the ensuing fiscal year; the proposed program budget; and a statement of the assessment rates and business

the Director of the Finance Department. The Director of Finance shall consult with the City's Hearing Examiner and other affected parties and determine if arbitration is necessary.

Section 16. Reimbursement of expenditures authorized by the Mayor and the Directors of Public Works and Development, Thirty Thousand Dollars ($30,000) shall be necessary is shall be reimbursed unless otherwise specified.

Section 17. This ordinance shall commence and take effect on or after the date of this ordinance.

Section 19. This ordinance shall take effect upon its approval, if approved by the Mayor.

Passed by the City Council of the City of Seattle at its regular meeting held on July 24, 1983.

SIGNED.

SAM SMITH,
President of the City Council.

CHARLES ROYER,
Mayor.

Filed by me this 5th day of August, 1983.

Attest: NORWARD J. ELLIS,
City Comptroller and Chief
Financial Officer.

(Seal) By THERESA D. HARRIS,
Deputy Clerk.

Publication ordered by the Mayor.

Date of official publication: _
Budget Director on or before March 31st of each year a statement of the projects and activities to be conducted during the ensuing fiscal year; the proposed program budget; and a statement of the assessment rates and business classifications requested for financing the proposed budget. A summary for the comments and recommendations received during such consultations shall accompany the Director's submission to the City Budget Director, and the Mayor's recommended budget to the City Council.

Section 11. Delinquent Payments. If an assessment has not been paid within thirty (30) days after its due date, the Director shall send a reminder notice and add a five dollar ($5) processing fee. If the assessment is not paid within
sixty (60) days after its due date a delinquency charge shall be added in the amount of ten percent (10%) of the assessment in addition to the per quarter processing fee. All assessments, which are not paid within sixty (60) days, shall also bear interest from the date payment was due at the coupon issue yield (as published by the Federal Reserve Bank of San Francisco) of the average bill rate for twenty-six week treasury bills as determined at the first bill market auction conducted during the preceding calendar month. The delinquency charge and interest charge shall be calculated annually and applied on a prorata basis. The director is authorized to bring an action to collect any unpaid assessments in the Seattle Municipal Court as a civil action, or in the discretion of the Director, in the Seattle District Court.

Section 12. Contract For Program Management. The Director is authorized and directed to contract with the West Seattle Shopping Center, Inc. or a suitable substitute as recommended by the Ratepayers Advisory Board or to administer all the projects and activities. If the Director contracts with the West Seattle Shopping Center, Inc. or suitable substitute for payment for managing and administering projects and activities on a cost-reimbursement basis with an allowance for overhead and management, the contract with the West Seattle Shopping Center, Inc. shall be classified as an arrangement under SMC Section 20.46.110C; the Center or suitable substitute shall make a good faith effort to equitably utilize the services of women's and minority business enterprises and shall report on its efforts to the Director and the mandatory set-asides of SMC 20.46.090 shall not apply.

Section 13. Rate Changes. Any change in the assessment rate shall only be made by ordinance and as authorized in RCW
Section 13. Rate Changes. Any change in the assessment rate shall only be made by ordinance and as authorized in RCW 35.87A.130-.140. No increase shall occur in the assessment rate unless recommended by the Ratepayers Advisory Board.

To prevent reduction in services due to inflation in prices the City may from time to time, upon the recommendation of the Ratepayers Advisory Board and by ordinance, increase or reduce assessment rates, to reflect changes in the purchasing power of money, as measured by Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) published by the United States, Department of Labor, Bureau of Labor Statistics or a suitable comparable index recommended by the Ratepayers Advisory Board.

Section 14. Notices. Notices of assessment, installment payment, or delinquency, and all other notices contemplated by this ordinance may be sent by ordinary mail or delivered by the City to the address shown on the records of the Director of Community Development, and, if no address is shown there, to the address shown on the records of the City maintained for business or utility tax purposes under Seattle Municipal Code Chapters 5.44 and 5.48. Failure of the ratepayer to receive any mailed notice shall not release the ratepayer from the duty to pay the assessment, or except as authorized by Section 9(b), from payment on the due date and any delinquency charges.

Section 15. Disputes. Any ratepayer, aggrieved by the amount of an assessment may submit issues to binding arbitration. Payment for arbiters will be shared equally by both parties. Arbiters will be designated by respective parties. In case of a tie, the deciding vote will be cast by the Director of Department of Community Development. If arbitration is not successful, the matter may be appealed to the City's Hearing Examiner in the manner provided for a contested case under the City's Administrative Code. Seattle Municipal Code 5.91.002.
arbitration is not successful, the matter may be appealed to the City's Hearing Examiner in the manner provided for a contested case under the City's Administrative Code, Seattle Municipal Code Chapter 3.02.

Section 16. Interim Appropriation. To provide for expenditures authorized in Section 3 as recommended by the Mayor and the Director of Community Development, the sum of Thirty Thousand Dollars ($30,000), or so much thereof as may be necessary is hereby appropriated from the General Fund, to be reimbursed unless the City's 1987 Budget provides otherwise from the Business Improvement Area Fund with revenues from special assessments no later than March 31, 1988. Upon vouchers drawn by the Director of Community Development, the City Comptroller is authorized to draw and the City Treasurer to pay the necessary warrants, and to make the appropriate transfers.


Section 18. Ratification and Confirmation. The making of contracts and expenditures, and the sending of assessment notices pursuant to the authority and prior to the effective date of this ordinance are hereby ratified and confirmed.

Section 19. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 23rd day of February, 1987, and signed by me in open session in authentication of its passage this 23rd day of February, 1987.

SAM SMITH,
President of the City Council,

Approved by me this 5th day of March, 1987.

CHARLES ROYER,
Mayor.

Filed by me this 5th day of March, 1987.

Attest: NORWARD J. BROOKS,
City Comptroller and City Clerk.

By THERESA DUNBAR,
Deputy Clerk.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, March 6, 1987. (C-740-X)