

RESOLUTION No. 31088

A RESOLUTION of intention to establish a Columbia City Business Improvement Area and fix a date and place for hearing thereon.

Introduced: <u>9.15.08</u>	By:
Referred:	To: <u>Finance and Budget (FAB)</u>
Referred:	To:
Reported: <u>9-22-08</u>	
Passed: <u>9-22-08</u>	Signed: <u>9-22-08</u>
Filed: <u>10.2.08</u>	Published: Full <u>Full 4</u>

US5171

(9)
(2)
Adopt JG, SC, NL
AS
Amended

9-22-08 Adopted AS Amended 8-0
(E)
(Absent: Rasmussen)

RESOLUTION 31088

A RESOLUTION of intention to establish a Columbia City Business Improvement Area and fix a date and place for hearing thereon.

WHEREAS, the owners and operators of the commercial, mixed-use, and multi-family residential properties, subject to sixty percent (60%) or more of the special assessments that would be assessed filed a petition with the City of Seattle pursuant to Chapter 35.87A RCW, which petition is filed in C.F. 309587; and

WHEREAS, the City Council has reviewed that petition, but determined it is in the best interests of the City to proceed, as permitted by Chapter 35.87A, under the resolution method of creating a business improvement area instead of the petition method; and

WHEREAS, the City Council adopted Resolution 31089 on Sept 22, 2008, initiating a Columbia City business improvement area; and

WHEREAS, the City Council wishes to declare its intent to establish a Columbia City Business Improvement Area, and to set a public hearing for the public and all affected persons to consider its establishment;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR

CONCURRENCE:

Section 1. The City Council of the City of Seattle hereby declares its intention to establish a Columbia City Business Improvement Area in accordance with Chapter 35.87A RCW, to be known as the "CCBIA".

Section 2. The CCBIA shall be within the boundaries as shown on the map attached as Exhibit "A."

Section 3. Special Assessment revenues of the CCBIA shall be used for the following component programs:



1 A. Public Areas Maintenance

2 The maintenance program will provide sidewalk sweeping, removal of litter and graffiti, and
3 maintenance of street furniture, newspaper boxes, and kiosks.

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5 B. Public Safety

6 The security program will identify and report security threats and work with the Seattle Police
7 Department to discourage predatory street behaviors and other security risks.

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9 C. Professional Management

10 The management program will administer the CCBIA, provide customer service to its ratepayers,
11 and provide organizational and staffing assistance to the Ratepayers Advisory Board as well as overall
12 advocacy for the CCBIA.

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14 The listing of services is illustrative and not exclusive. All such activities are supplemental to street
15 maintenance and law enforcement provided by the City and are not intended to displace any services
16 regularly provided by municipal government. The initial estimated cost of these proposed uses and projects
17 will be Fifty Thousand Dollars (\$50,000.00) annually.

18
19 Section 4. To finance the programs authorized in Section 3, there is proposed to be levied upon and
20 collected from the owners and operators of the commercial, mixed-use, and multifamily residential
21 properties (collectively, "Ratepayers") in the Columbia City Business Improvement Area described in
22 Section 2, an initial annual special assessment in the amount of approximately Fifty Thousand Dollars



1 (\$50,000.00). The Assessment is proposed to be measured by the lot square footage and the total appraised
2 value, subject to calculations and limitations in this Section:

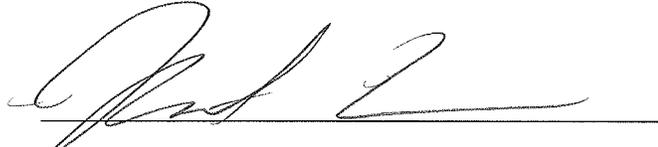
3 Assessment = (Lot Square Footage x \$0.042) + (Total Appraised Value of Site (Property +
4 Improvements)/\$1,000 x \$0.20). Records for the initial assessment calculation are based on information
5 provided by the King County Assessor's Office for the year 2008. The CCBIA will update property data
6 annually based on information provided by the King County Assessor's Office. Property owned by
7 governmental entities or public utilities shall not be assessed.

8
9 Section 5. A hearing shall be heard on this matter before the Finance and Budget Committee in the
10 City Council Chambers, City Hall, 600 Fourth Avenue, 2nd Floor, Seattle, Washington 98104 on October
11 28, 2008, at 5:00 p.m., or as soon thereafter as the same may be heard. The City Council will hear all
12 protests and receive all evidence for or against the proposed action.

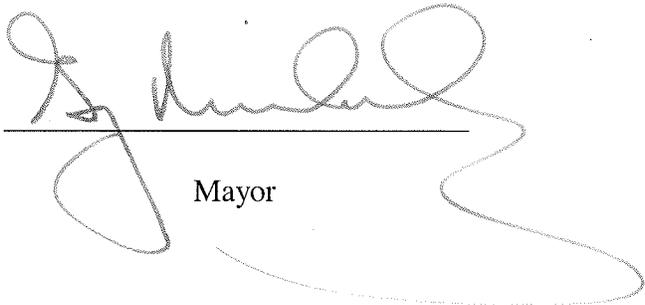
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14 Section 6. The City Clerk is requested to publish a notice of this intention and of the hearing in a
15 newspaper of general circulation in Seattle and mail a complete copy of this Resolution to each prospective
16 Ratepayer within the proposed area, at least ten days prior to the hearing. The notice shall include a
17 statement that a copy of the proposed ordinance, with attachments, may be examined electronically at
18 <http://www.seattle.gov/leg/clerk/clerk.htm> on the Internet, or in paper form at the offices of the City Clerk,
19 City Hall, 600 Fourth Avenue, 3rd Floor, Seattle, Washington 98104, or will be mailed upon request.



1 Adopted by the City Council the 22nd day of September, 2008, and signed by me in open session in
2 authentication of its adoption this 22nd day of September, 2008.

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4 
5 President _____ of the City Council

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7 THE MAYOR CONCURRING:

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9 
10 _____
11 Mayor

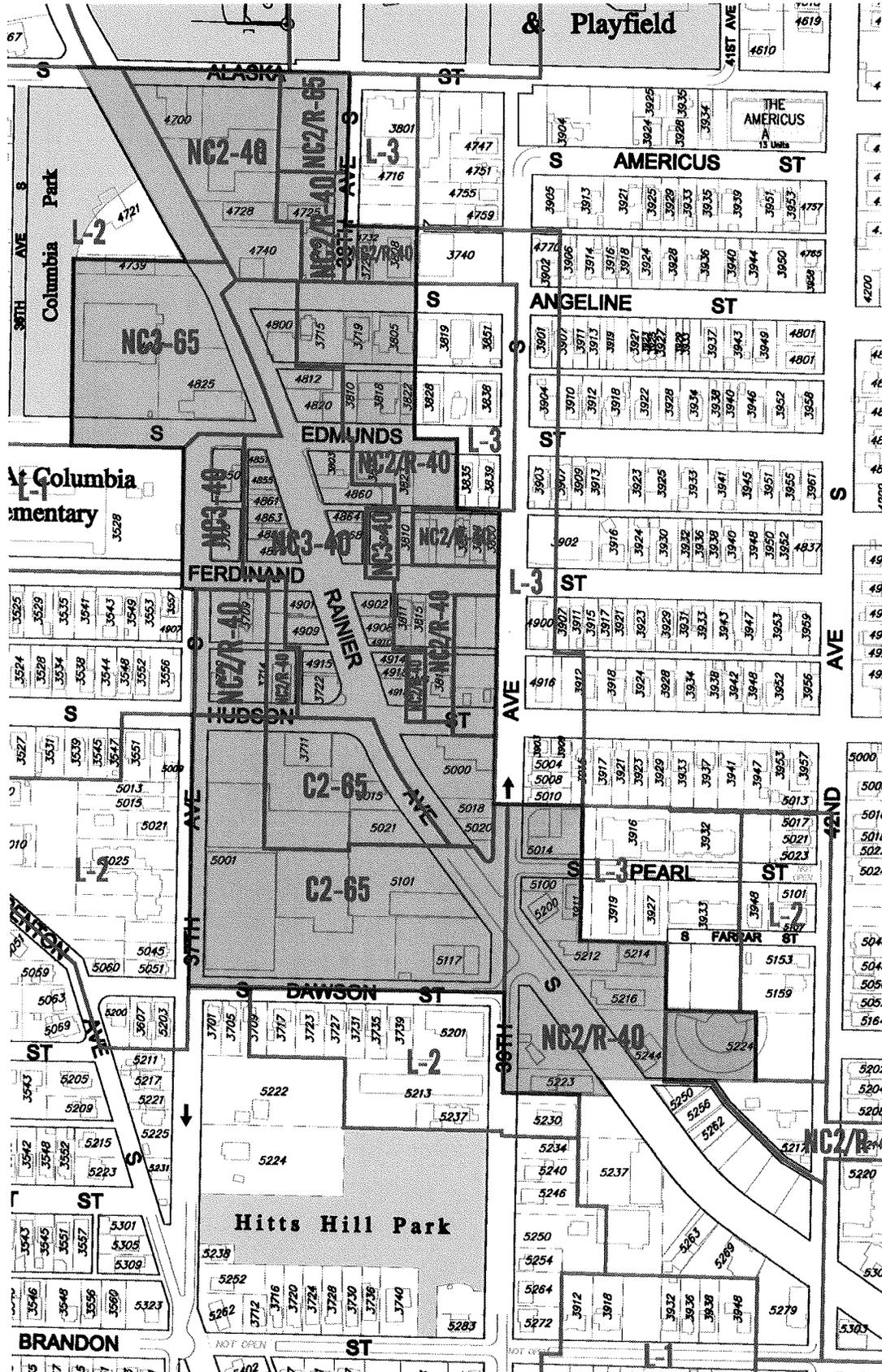
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14 Filed by me this 2nd day of October, 2008.

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17 _____
18 City Clerk

19 Exhibit A: Columbia City BIA Map
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Exhibit A - Columbia City BIA



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Executive Administration	Teri Allen/684-5226	Lawand Anderson/233-2780

Legislation Title:

A RESOLUTION of intention to establish a Columbia City Business Improvement Area, and fixing a date and place for a hearing thereon.

• **Summary of the Legislation:**

This Resolution is the second of two companion pieces of legislation that must be prepared, per RCW 35.87A, to form a Columbia City Business Improvement Area (CCBIA). The City must pass this Resolution to declare a location and public hearing date for the initiative. After the hearing, the Executive may propose legislation to create the CCBIA with a special assessment on properties within the Columbia City business district to pay for operations, projects, and maintenance.

• **Background:**

A proposal was put together by a group of local property owners in the Columbia City neighborhood. This proposal resulted in a petition to form a business improvement area to supplement the years of volunteer effort in Columbia City. The petitioning effort resulted in a 72% show of financial support by 52 of the 83 affected property owners. This significantly exceeds the required demonstration of 60% financial support from the responsible ratepayers.

The formation of a Business Improvement Area will ensure that the neighborhood business and residential district stays clean, safe, and prosperous as the community grows. The CCBIA is expected to be funded by a special assessment levied on more than 80 properties, which will have inflationary increases to allow for consistent levels of service. The CCBIA will be overseen by a Ratepayer Advisory Board, which would be broadly representative of the ratepayers in the neighborhood covered by the improvement district.

• *Please check one of the following:*

This legislation does not have any financial implications. *(Stop here and delete the remainder of this document prior to saving and printing.)*

This legislation has financial implications. *(Please complete all relevant sections that follow.)*



Anticipated Revenue/Reimbursement: Resulting From This Legislation: *This table should reflect revenues/reimbursements that are a direct result of this legislation. In the event that the issues/projects associated with this ordinance/resolution have revenues or reimbursements that were, or will be, received because of previous or future legislation or budget actions, please provide details in the Notes section below the table.*

Fund Name and Number	Department	Revenue Source	2009 Revenue	2010 Revenue
198XX Columbia City Business Improvement Area	Executive Administration	Ratepayer Assessments	\$50,000	\$75,000
TOTAL			\$50,000	\$75,000

Notes: In the first year, the special assessment will provide approximately \$50,000 in revenue for project, operations and maintenance costs of the CCBIA. The Department of Executive Administration (DEA) would collect the assessments from the ratepayers, but the funds would then be kept by DEA only for reimbursement to the CCBIA.

Total Regular Positions Created Or Abrogated Through This Legislation, Including FTE
Impact: *This table should only reflect the actual number of positions created by this legislation. In the event that positions have been, or will be, created as a result of previous or future legislation or budget actions, please provide details in the Notes section below the table.*

Position Title and Department*	Fund Name	Fund Number	Part-Time/ Full Time	2009 Positions	2009 FTE	2010 Positions**	2010 FTE**
TOTAL				0	0	0	0

* List each position separately

** 2010 positions and FTE are total 2010 position changes resulting from this legislation, not incremental changes. Therefore, under 2010, please be sure to include any continuing positions from 2009

Notes:

- **Do positions sunset in the future?** (If yes, identify sunset date):

Not applicable.



Spending/Cash Flow: This table should be completed only in those cases where part or all of the funds authorized by this legislation will be spent in a different year than when they were appropriated (e.g., as in the case of certain grants and capital projects). Details surrounding spending that will occur in future years should be provided in the Notes section below the table.

Fund Name and Number	Department	Budget Control Level*	2009 Expenditures	2010 Anticipated Expenditures
198XX Columbia City Business Improvement Area	Executive Administration	Not applicable.	\$50,000	\$75,000
TOTAL			\$50,000	\$75,000

* See budget book to obtain the appropriate Budget Control Level for your department.

Notes: Again, DEA would collect the assessments from the ratepayers, but the funds would then be kept by DEA only for reimbursement to the CCBIA, which would actually administer the staffing, projects and other costs associated with the CCBIA.

- **What is the financial cost of not implementing the legislation?** (Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other costs if the legislation is not implemented.)

None. The CCBIA is established as a revenue-neutral program.

What are the possible alternatives to the legislation that could achieve the same or similar objectives? (Include any potential alternatives to the proposed legislation, such as reducing fee-supported activities, identifying outside funding sources for fee-supported activities, etc.)

None. Improvement area services are in addition to, and not a replacement of, basic City services, and are funded by assessments on the properties that benefit from the services. If the legislation is not passed, the services under the improvement area will not be provided.

- **Is the legislation subject to public hearing requirements:** (If yes, what public hearings have been held to date, and/or what plans are in place to hold a public hearing(s).)

Yes. The resolution establishes a hearing date of September 18, 2008, at 9:30 a.m..

- **Other Issues** (including long-term implications of the legislation): **None.**

Please list attachments to the fiscal note below:





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

September 9, 2008

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

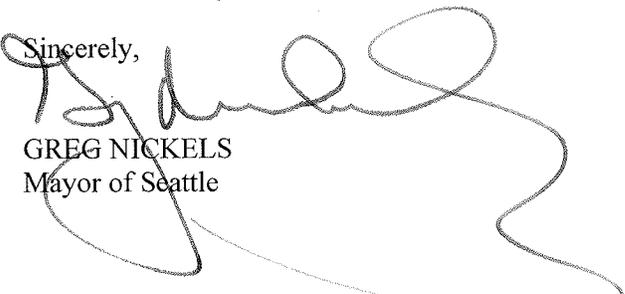
I am pleased to present the attached proposed Resolution that states the Council's intent to establish a Columbia City Business Improvement Area, and sets a date and location for a hearing to address the matter.

Over the past several months a proposal was developed by a group of Columbia City property and business owners to form a Business Improvement Area. A recent petitioning effort resulted in a 72 percent show of financial support of the proposal by 52 of the 83 affected property owners. This significantly exceeds the required demonstration of 60 percent financial support from the responsible ratepayers. The formation of a Business Improvement Area will supplement and expand upon the years of volunteer effort in Columbia City and ensure that the neighborhood business district stays clean, safe, and prosperous as the community grows. The attached Resolution follows an earlier resolution to initiate the Columbia City Business Improvement Area (CCBIA).

On September 18, 2008, at 9:30 a.m., the City's Finance and Budget Committee will hold a public hearing in Council Chambers to receive all evidence for or against the proposed establishment of the CCBIA. Depending upon the outcome of the public hearing, the Executive may submit legislation to establish the CCBIA within the boundaries shown in Exhibit A to the attached Resolution. The CCBIA is expected to be funded by a special assessment levied on more than 80 properties, which will have inflationary increases to allow for consistent levels of service. The CCBIA will be overseen by a Ratepayer Advisory Board, which will be broadly representative of the ratepayers in the improvement district.

Due to strong ratepayer support for forming the CCBIA during the petitioning process, we anticipate ratepayers will support this initiative. Thank you for your consideration of this legislation. Should you have questions, please contact Teri Allen, Department of Executive Administration (DEA), at 684-5226, or Fred Podesta, DEA, at 386-0041.

Sincerely,



GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E:mail: mayors.office@seattle.gov

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.



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RESOLUTION _____

A RESOLUTION of intention to establish a Columbia City Business Improvement Area and fix a date and place for hearing thereon.

WHEREAS, the owners and operators of the commercial, mixed-use, and multi-family residential properties, subject to sixty percent (60%) or more of the special assessments that would be assessed filed a petition with The City of Seattle pursuant to Chapter 35.87A RCW, which petition is filed in C.F. _____; and

WHEREAS, the City Council has reviewed that petition, but determined it is in the best interests of the City to proceed, as permitted by Chapter 35.87A, under the resolution method of creating a business improvement area instead of the petition method; and

WHEREAS, the City Council enacted Resolution _____ on _____, initiating a Columbia City business improvement area; and

WHEREAS, the City Council wishes to declare its intent to establish a Columbia City Business Improvement Area, and to set a public hearing for the public and all affected persons to consider its establishment;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR

CONCURRING:

Section 1. The City Council of The City of Seattle hereby declares its intention to establish a Columbia City Business Improvement Area in accordance with Chapter 35.87A RCW, to be known as the "CCBIA".

Section 2. The CCBIA shall be within the boundaries as shown on the map attached as Exhibit "A."

Section 3. Special Assessment revenues of the CCBIA shall be used for the following component programs:



1 A. Public Areas Maintenance

2 The maintenance program will provide sidewalk sweeping, removal of litter and graffiti, and
3 maintenance of street furniture, newspaper boxes, and kiosks.

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6 The security program will identify and report security threats and work with the Seattle Police
7 Department to discourage predatory street behaviors and other security risks.

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10 The management program will administer the CCBIA, provide customer service to its ratepayers,
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3 Assessment = (Lot Square Footage x \$0.042) + (Total Appraised Value of Site (Property +
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6 annually based on information provided by the King County Assessor's Office. Property owned by
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10 City Council Chambers, City Hall, 600 Fourth Avenue, 2nd Floor, Seattle, Washington 98104 on
11 September 18, 2008, at 9:30 a.m., or as soon thereafter as the same may be heard. The City Council will
12 hear all protests and receive all evidence for or against the proposed action.

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14 Section 6. The City Clerk is requested to publish a notice of this intention and of the hearing in a
15 newspaper of general circulation in Seattle and mail a complete copy of this Resolution to each prospective
16 Ratepayer within the proposed area, at least ten days prior to the hearing. The notice shall include a
17 statement that a copy of the proposed ordinance, with attachments, may be examined electronically at
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1 <http://www.seattle.gov/leg/clerk/clerk.htm> on the Internet, or in paper form at the offices of the City Clerk,
2 City Hall, 600 Fourth Avenue, 3rd Floor, Seattle, Washington 98104, or will be mailed upon request.

3
4 Adopted by the City Council the ____ day of _____, 2008, and signed by me in open session in
5 authentication of its adoption this ____ day of _____, 2008.

6
7 _____
8 President _____ of the City Council

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10 THE MAYOR CONCURRING:

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13 _____
14 Mayor

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17 Filed by me this ____ day of _____, 2008.

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19 _____
20 City Clerk

21 Exhibit A Columbia City BIA Map
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RESOLUTION 31088

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WHEREAS, the City Council has reviewed that petition, but determined it is in the best interests of the City to proceed, as permitted by Chapter 35.87A, under the resolution method of creating a business improvement area instead of the petition method; and

WHEREAS, the City Council enacted Resolution 30189 on _____, initiating a Columbia City business improvement area; and

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Section 1. The City Council of the City of Seattle hereby declares its intention to establish a Columbia City Business Improvement Area in accordance with Chapter 35.87A RCW, to be known as the "CCBIA".

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Section 3. Special Assessment revenues of the CCBIA shall be used for the following component programs:



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1 Adopted by the City Council the ____ day of _____, 2008, and signed by me in open session in
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4 _____
5 President _____ of the City Council

6
7 THE MAYOR CONCURRING:

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10 _____
11 Mayor

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14 Filed by me this ____ day of _____, 2008.

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16 _____
17 City Clerk

18 Exhibit A: Columbia City BIA Map
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