Downtown Tacoma
BUSINESS IMPROVEMENT AREA
2010-2011 Annual Report

www.tacomabia.org

BIA Community Relations

The BIA continually seeks to support taxpayers’ desire to enhance property values and quality of life by highlighting and enhancing downtown as a desirable place to live, work, shop and play. The BIA has actively pursued these goals through a number of activities:

- Maintain the BIA website, www.tacomabia.org to sustain communications with taxpayers and the public about BIA services and activities
- Continue the BIA blog, www.tacomadowntown.blogspot.org, as a resource for information on downtown activities and developments
- Co-sponsor the Tacoma+ Map
- Coordinate strategies with the City of Tacoma and other civic and business organizations to more efficiently promote common interests in downtown Tacoma
- Help fund the design and installation of downtown banners that highlight the activities and features of downtown
- Install flower baskets and planters that enhance the beauty of downtown area
- Hang downtown holiday decorations

2010-2011 Board of Directors

Ted Johnson, President
Simon Johnson, LLC
Terry Sato, Vice President
Tina Martin, Maintenance Committee Chair
Russell Investment
David Graybill, Secretary
Taco Bell
Herb Brooks, Treasurer
Neil Walter Company
Richard Brandson
Sound Credit Union

Judee Encinas, Security Committee Chair, DaVita, Inc.
Mike Gouwens, Courtyard by Marriott
Kathy Green, Regence BlueShield
Shelene Johnson, Community Relations Committee Chair, Pasages Partnership, Inc.
Fred King, Downtown Resident

BIA in Brief

- The boundaries of the B4-block district are roughly South 7th Street to South 2nd Street and A Street to First
- During FY 2010-2011 assessment rates for all properties remained constant from the previous year. The high rate of 0.009 cents per square foot was charged for occupied space and the low rate of 0.060 cents per square foot was charged for parking lots, vacant land and warehouse space. These down are more than 5% below the rates of a couple years ago.

Financials

Revenue

Assessments - High Rate $ 474,253 64%
Assessments - Low Rate $ 271,439 36%
Use of Reserves $ 0 0%
Total $ 745,692

Expenses

Administration $ 98,748 46%
Maintenance Program $ 322,566 34%
Common Area Improvements $ 18,500 14%
Security Program $ 318,065 37%
Community Relations $ 10,467 7%
Total $ 686,347

Accountability

The Tacoma-Pierce County Chamber is contracted by the BIA to manage the day-to-day activities of the BIA and provide administrative support to the Board.

Annually the BIA holds a ratepayer meeting as an opportunity to provide feedback on the next year’s budget, including assessment rates. This budget is then presented to the Tacoma City Council for their approval.

The Chamber contracts with Johnson Stone & Pagano, Certified Public Accountants, to annually audit the finances of the BIA. Copies of the annual audit are available upon request.

Contact the BIA

Emergency: 911
Website: www.tacomabia.org
Blog: www.tacomadowntown.blogspot.org
Address: 950 Pacific Avenue, Suite 100
PO Box 1993, Tacoma, WA 98401
Administration: (253) 627-2175
Assessments and Billing: (253) 591-5856
Maintenance: (253) 682-1731
BIA Bike Patrol: (253) 383-1131
TPD Downtown Officers: (253) 692-5891
TPD Non-Emergency (city-wide): (253) 798-4721
BIA Security Patrol

- Readily identifiable community service representatives patrol downtown streets on foot and on bikes
- Direct communication is coordinated between downtown security organizations
- BIA patrol provides security escorts for downtown employees, residents, visitors and students
- Email alert system notifies property owners and managers of security incidents in downtown Tacoma

One of the primary functions of the BIA is to provide an additional security presence through every block of the BIA. The radio-directed patrols are available on-call each day from 6 a.m. to 3 a.m. BIA Security works in partnership with the Tacoma Police Department, University of Washington Tacoma Security, Pierce Transit Security and other private security entities, to keep downtown safe.

In addition to being extra eyes on the street, the patrols, in their readily identifiable yellow and black uniforms, offer security escorts to downtown residents, workers, students and visitors.

Security Advisory Committee

The Security Advisory Committee of the BIA meets monthly to address and share security concerns. The Security Advisory Committee meetings are open to the public, Security professionals, downtown business and property owners. Tacoma Police Department, Pierce Transit, BIA Patrol and concerned citizens are regular attendees of these scheduled meetings.

When: First Thursday of each month
Time: 1:30-2:30 p.m.
Location: Tacoma-Pierce County Chamber 950 Pacific Ave., third floor

SecureNet

SecureNet is an email interoffice notification system used to alert the downtown community to security incidents and suspicious persons.

Please email david@tacomachamber.org to be added to SecureNet.

BIA Maintenance

Another primary function of the BIA is to provide additional maintenance and sidewalk cleaning services within the BIA.

The BIA Maintenance Crew pressure washes sidewalks and picks up garbage, leaves and debris from sidewalks, gutters and common areas throughout the BIA at least once per week.

Additionally, the BIA has a street sweeping it uses to complement other street cleaning services.

Upon request the BIA Maintenance Crew will also clean graffiti (within arms reach of the sidewalk) on rent-paying buildings in the BIA.

The BIA Maintenance Committee, comprised of board members and staff, meets regularly to oversee the maintenance crew and address maintenance related issues.

2010-2011 Activity

- Removed 41.0 tons of debris from downtown sidewalks and common areas. This is an increase of 7.5 tons of debris from the previous year
- Scrubbed 913 graffiti tags, an increase of 72 tags from last year
- Sprayed and disinfected doorways and corners to keep downtown an inviting place to work, live and play
- Pressure washed public sidewalks to remove dirt and moss

Graffiti Scrubbed

![Graffiti Scrubbed Chart]

Debris Collected (Tons)

![Debris Collected Chart]

BIA Security Responses

May 2007-April 2011

![BIA Security Responses Chart]

In 2007 the BIA activated nighttime security patrols. The increase in recorded incidents in 2007-2008 and the drop in incidents in 2009-2010 reflects the effects of these nighttime patrols.