

RESOLUTION NO. M-2580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, STATING ITS INTENTION TO CHANGE THE OLYMPIA PARKING AND BUSINESS IMPROVEMENT AREA ASSESSMENT RATE AND SETTING A TIME AND PLACE FOR THE HEARING ON SUCH RATE CHANGE

WHEREAS, RCW chapter 35.87A permits municipalities to create parking and business improvement areas to “aid general economic development and neighborhood revitalization, and to facilitate the cooperation of merchants, businesses, and residential property owners which assists trade, economic viability, and liveability”; and

WHEREAS, pursuant to this authority, the Olympia Parking and Business Improvement Area (“PBIA”) was established by the City Council in November, 2005, by Ordinance No. 6375, in order to provide funding for various programs for improving downtown parking, a clean and safe program to make downtown cleaner and more welcoming and to improve the public’s perception of safety, to provide for streetscape beautification, clean-up, public arts programs, way finding signs, and administration and staff support, a business recruitment and retention program, and a commercial marketing program; and

WHEREAS, a levy of special assessments, applicable to businesses within the boundaries of the PBIA, was adopted to finance the programs of the PBIA and, with some modifications over the years, has been imposed on businesses within the PBIA every year since the PBIA was established; and

WHEREAS, it is common for municipal ordinances that establish parking and business improvement district programs to have a renewal or recertification clause that triggers a periodic program review, either through a full recertification/re-petitioning process, a “sunset” provision, or a required action by the municipal legislative body to renew the program; the ordinance that established Olympia’s PBIA, Ordinance No. 6375, included language to this effect, but it was removed by Council action in 2010 (Ordinance No. 6721); and

WHEREAS, City Finance Department staff estimate that the PBIA fund balance will be approximately \$85,000 to begin 2025; and

WHEREAS, the PBIA Advisory Board has reached a consensus and has recommended that 2025 should be a program evaluation year, in which a levy rate of \$0 will be charged to businesses within the PBIA boundaries and in which the PBIA will expend \$60,000 on professional services related to program evaluation (such as consultant assistance and meeting facilitation), downtown placemaking and beautification , while retaining a \$25,000 fund balance as reserves; and

WHEREAS; the proposed 2025 evaluation is expected to include collaboration between the City and the PBIA Advisory Board to conduct a series of stakeholder engagements and listening sessions, exploring key questions and issues such as:

- Is the existing PBIA an effective model for supporting downtown needs?
- What changes would make the PBIA a more effective program?
- What is the role and structure of the Advisory Board
- Should the rates and ratepayer structure be changed?

- Should the program be a business assessed model or a property owner assessed model?
- How should the program administration, invoicing, and fee collection process function?
- What are the program priorities?
- How and who will execute projects utilizing program funding?

WHEREAS, the City Council agrees with the PBIA Advisory Committee's recommendations for 2025, including that 2025 be a program evaluation year, that the assessment rate for 2025 should be \$0, that \$60,000 of the PBIA fund balance be spent for professional services to facilitate the program evaluation, and that \$25,000 of the PBIA fund balance be retained as reserves; and

WHEREAS, under RCW 35.87A.140, any change in a parking and business improvement area assessment rate must be approved by the legislative body of the municipality; prior to such approval, the legislative body must adopt a resolution on intention to change the rate and then must hold a hearing on the proposed rate change, which must be held not fewer than 15 days following adoption of the resolution announcing the intended rate change;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES RESOLVE as follows:

1. The Olympia City Council intends to change the PBIA assessment rate for 2025 to \$0.
2. December 10, 2024, at 6:00 p.m., or thereafter, as stated upon the City Council's agenda, at the Olympia City Hall Council Chambers, 601 4th Avenue E, Olympia, Washington, is set as the time and place for the hearing on the proposed rate change, such date being not fewer than 15 days after the passage of this Resolution.

PASSED BY THE OLYMPIA CITY COUNCIL this 19th day of November 2024.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



DEPUTY CITY ATTORNEY