



# Special Services District

Information Overview and Q&A

October 4, 2019 (8am)

# What is a Special Services District?

- ▶ Public finance tool cities may use to **fund enhanced improvements and services** in a defined area
- ▶ Property owners **define the area** to have improved services
- ▶ Property owners **petition the city** for the district to be created and to impose the fee
  - ▶ Only commercial, industrial or vacant land zoned for commercial or industrial use
- ▶ Property owners in the district **determine what enhanced services** the city will provide





# Special Services District Cannot...

**Cannot** be imposed by the city

**Cannot** fund general improvements and services

**Cannot** charge services fee to residential units in the district

**Cannot** be created if at least 25% property owners don't petition

# What Can the District Fund?



- Streetscaping
- Landscaping/Beautification
- Entrance monument
- Public art
- Public gathering space
- Winter lighting
- Parking structure construction
- Operation/Mntnc of parking
- Snow and ice removal



# Creating a Special Services District



PETITION



HEARING



VETO



# Creating a Special Services District

Property owners define the district area and services to be provided

At least 25% property owners sign petition and submit to city

City holds a public hearing

Property owners may veto the establishment of the district and service charge

- 35% property owners needed to file an objection for the veto to be sustained

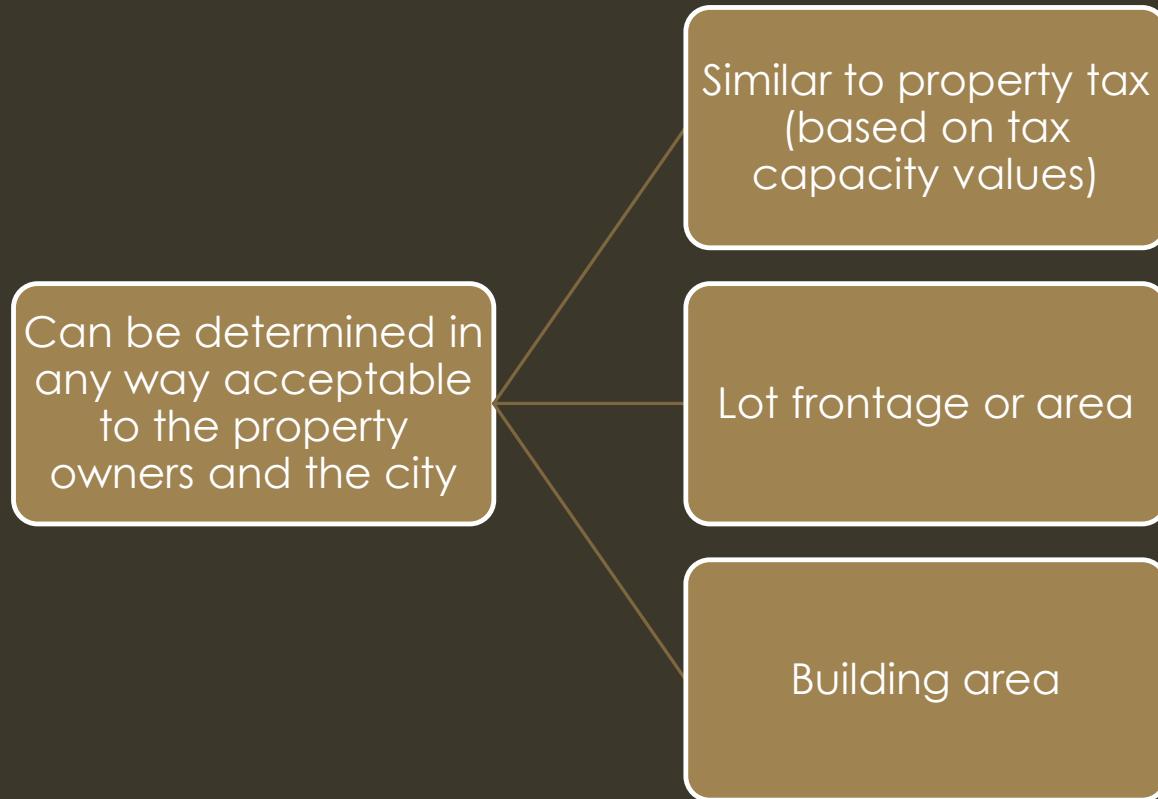
City establishes the district via Ordinance


- Defines district boundaries
- Lists authorized services and improvements
- Lists the service charge and duration

City Council adopts Resolution to impose the service charge

- Lists the service charge and duration
- Identifies collection method (property tax, direct bill)
- Defines the maximum amount to be collected

# How is the Service Fee Determined?





# What's Next?

- ▶ As property and business owners, encourage discussion on whether you want to consider creating a special service district and if so, for what.
- ▶ City Council is exploring other public financing tools for funding a parking structure or perhaps other services
  - ▶ **Local Option Sales Tax information overview**  
Oct. 14, 5pm Council Chambers
  - ▶ **Local Option Sales Tax public comment**  
Oct. 17, 5:30pm Council Chambers
  - ▶ **Funding strategies for downtown parking policy discussion and staff direction**  
Dec. 16, 5pm Council Chambers



Thank You

Questions...

