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**ORDINANCE NO.: 2021-031**

*Establishing the City Center Business Improvement District*

BE IT ORDAINED by the Mayor and Council this 3rd day of August, 2021, that the City Center Business Improvement District is hereby established as follows:

**Section 1.** Pursuant to the authority granted by the South Carolina General Assembly in South Carolina Code §5-37-10, et. seq, there is hereby established a municipal improvement district to be known as the City Center Business Improvement District (hereinafter “BID”).

**Section 2.** Findings of Fact

Columbia City Council finds that (i) improvements would be beneficial within the BID; (ii) the improvements would preserve and increase property values within the district; (iii) in the absence of improvements, property values within the area will be likely to depreciate and that the proposed improvements will be likely to encourage development in the BID; (iv) the general welfare and tax base of the City will be maintained or improved by creation of the BID; and (v) it is fair and equitable to finance the improvements by an assessment upon the real property within the district.

**Section 3.** District Boundaries

The BID shall include all properties within a boundary of:

The Western boundary is: the western property line of property on the West side of Assembly Street from Elmwood Avenue to Gervais Street.

The Northern boundary is: the northern property line of property on the South side of Elmwood Avenue from Assembly Street to Marion Street.

The Eastern boundary is: the eastern property line of property on the East side of Marion Street from Elmwood Avenue to Gervais Street.

The Southern boundary is: the southern property line of property on the North side of Gervais Street from Assembly Street to Marion Street.

The District is more fully depicted on the attached map, Exhibit “A”.

**Section 4.** Adoption of Improvement Plan

The Improvement Plan for the City Center Improvement District Revised March 5, 2021 (the “IMPROVEMENT PLAN”), a copy of which is attached hereto and made a part hereof by reference as Exhibit “B”, is hereby adopted.

**Section 5.** Assessments Imposed

An initial annual assessment equal to .001844 per dollar of the fair market value (as established by the Richland County Assessor) of each parcel is hereby imposed for the purpose of funding the services and improvements contemplated by the Improvement Plan. In addition, all properties subject to assessment which abut Main Street shall be subject to an additional assessment of Four and 01/100 (\$4.01) Dollars per front footage on Main Street.

**Section 6.** Baseline of Services

No services provided by the City within the District shall be terminated as a result of the enactment of this ordinance. There shall be no reduction in the level of any service provided by the City within the District as a result of the enactment hereof.

**Section 7. Termination of Assessments**

The district hereby created and the assessments hereby imposed shall terminate on December 31, 2031, or upon the adoption of an ordinance otherwise terminating the district, whichever shall first occur.

**Section 8. Modification of Assessments**

The rates of assessment may be adjusted annually, as set forth in Section 7 of the Improvement Plan.


**Section 9. Contracts for Management**

Contracts for the management and oversight for the delivery of services to the BID are hereby authorized. The City Manager is authorized to execute such contract upon approval by City Council.


**This ordinance is effective as of the eighth (8th) day after publication in The State newspaper.**

Requested by:

Assistant City Manager Gentry


  
\_\_\_\_\_  
Mayor


Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

ATTEST:

  
\_\_\_\_\_  
City Attorney  
Introduced: 7/20/2021  
Final Reading: 8/3/2021

  
\_\_\_\_\_  
City Clerk