

OLD TOWN BUSINESS – BUSINESS IMPROVEMENT SERVICE DISTRICT PETITION

_____ **(ENTER PROPERTY OWNER’S NAME HERE)** present(s) this:

PROPERTY OWNER’S PETITION FOR THE FORMATION OF THE PROPOSED OLD TOWN BUSINESS – BUSINESS IMPROVEMENT SERVICE DISTRICT

As the owner (or legal representative of the owner) of the real property parcel specified below, which is located in the City of Alexandria and is within the proposed boundaries of the proposed business improvement service district expected to be titled the “Old Town Business - Business Improvement Service District” (the “BISD”), I provide this executed petition to document my request to the City of Alexandria, Virginia (the “City”) to form the BISD. In signing below, **I confirm my authority to execute** this petition for the parcel specified below.

I understand that the BISD will have the characteristics specified on the attached **Exhibit A**. I understand that the real property taxes will increase as specified on Exhibit A on the parcel specified below. I understand that the land to be included in the BISD is shown on the attached **Exhibit B**. Additionally, I understand that City Council of the City of Alexandria will utilize this petition in its consideration of the formation of the BISD, that the parcel specified below will be counted as one in favor of the BISD and that this petition shall become a public record.

Parcel Information

Street Address of the parcel in the BISD: _____

Owner of the parcel: _____

Execution

Signature: _____

Printed name of signer: _____

Title of signer (if parcel owned by an entity): _____

Date : _____

Phone number of signer : _____

Email of signer: _____

THIS FORM SHOULD ONLY BE EXECUTED BY AN OWNER OF A PROPERTY WITHIN THE PROPOSED OLD TOWN BUSINESS – BUSINESS IMPROVEMENT SERVICE DISTRICT.

Optional Additional Parcel Information (please provide if known)

Owner according to City records: _____

City’s Account number for the parcel: _____

City ownership records and the parcel’s Account number can be found by using the City’s website:
<https://realestate.alexandriava.gov/index.php?action=address>

EXHIBIT A OF PETITION

Characteristics of the Old Town Business - Business Improvement Service District

Old Town Business - Business Improvement Service District Tax Rate and Exemptions:

The Old Town Business - Business Improvement Service District (the "BISD") will be funded by a \$0.10 service district tax that will be levied in addition to the real property tax (current rate of \$1.11, with service district tax a total of \$1.21, representing a 9% increase in the total tax rate) on parcels of real property within the BISD. For example, a parcel that has a taxable value of \$700,000 that currently pays \$7,770 in annual property taxes would be billed an additional \$700 for a new total of \$8,470.

Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.

Services:

To provide benefit to the real property in the BISD, the BISD plans to provide the following services:

- Events, including marketing of such events to the DC Metro area
- Other marketing, place-making efforts and communications
- Ambassador program
- Business support services
- Advocacy

Governance:

Strong and predictable governance of the BISD will be provided through the following:

- Established and functions in compliance with the law (Code of Virginia Section 15.2-2400);
- A well-defined mission statement;
- A well-defined scope of services with a target annual budget for each service, all corresponding to a predictable and consistent source of annual funding;
- Old Town Business Association, a registered 501(c)(6) organization (non-profit), will transition to become the entity whose sole function shall be the management of the BISD;
- The BISD shall be:
 - Led by an experienced and locally knowledgeable executive team;
 - Bound by articles of incorporation and legally established by-laws;
 - Overseen by a thirteen-to-fifteen member board of directors made up of key stakeholders;
 - Board members to represent business operators located within the BISD and owners of property within the BISD, and will include either one or two appointees by the City;
 - All initial board members shall be approved by City Council;
 - Future board members shall be recommended by a nominating committee (of existing board members) and shall be approved by the board;
 - The board will also include two additional non-voting members appointed by Visit Alexandria and Alexandria Economic Development Partnership, respectively;
 - The board will also include two additional non-voting members representing residents within or near the BISD boundaries;
 - The board expects to utilize advisory groups that represent the diversity of business types, locations and demographics of the BISD;
 - Board meetings will be open to the public and will include the opportunity for public input.

Additional constraints on the operations of the BISD will include: (i) a not to exceed annual tax rate limit (see rate above), (ii) annual City Council approval of the BISD's service plan and budget; and (iii) a formal, legally binding procedure for a supermajority (support from owners of sixty percent of the parcels paying the BISD tax) to dissolve the BISD.

Exhibit B
Map of the Old Town Business-
Business Improvement
Service District

February 9, 2023

Real property in the
 Old Town Business-
 Business Improvement
 Service District

The Old Town Business – Business Improvement District shall include all parcels which:

- (i) have frontage along King Street between the Potomac River and the King Street Metro;
- (ii) are east of Union Street, between Queen Street and Wolfe Street;
- (iii) have frontage on the west side of Union Street between Queen Street and Duke Street;
- (iv) have frontage along Diagonal Street between King Street and Duke Street or
- (v) have frontage along the streets which intersect with King Street, between Prince Street and Cameron Street (the north/south component of Cameron Street, at its western end, shall be considered a side street).

Please note that parcels of real property which are exempt from real property taxes or strictly residential in use are in and will remain within the Old Town Business - Business Improvement Service District. Parcels of real property which are either exempt from real property taxes or strictly residential in use, as determined by the City on an annual basis, shall not be billed the annual BISD tax.



0 2,000 4,000 Feet

