



Business Improvement Districts

City Council Study
Session

July 26, 2022

What is a BID?

- A business improvement district (BID) is an economic development tool that creates a public/private partnership in which property owners pay a special assessment for the maintenance, development and promotion of their commercial district.
- Authorized by the Improvement District Act (11 O.S. 39-101 *et seq.*)
- One BID currently in Norman, two additional BIDs under discussion



Creation of a BID

- Petition filed with City Clerk
 - General nature of improvements
 - Estimated or probable cost
 - Area to be assessed
 - Proposed method of assessment
 - Proposed apportionment of cost, if any, between the district and the city at large
- Must be signed by:
 - Majority of resident owners of record of property liable for assessment under the proposal OR
 - The resident owners of record of more than ½ of the area liable for assessment under the proposal OR
 - The owners of record of more than ½ of the area liable to be assessed under the proposal



Creation of a BID

- Process
 - Petition filed with City Clerk
 - Resolution –
 - Notice of hearing on creation of BID
 - Description of improvements to be constructed and location thereof
 - Direct interested people to Clerk's office for further information
 - Notice of hearing mailed to all tract owners within the district 10 – 30 days before the hearing
 - Notice of hearing published 7 days prior to hearing



Types of Improvements Authorized

- Street improvements (not general street repair/maintenance)
- Certain utility improvements
- Street lights
- Landscaping
- Parks, playgrounds and recreational facilities
- Parking facilities
- Benches, booths, kiosks
- Signs
- Trash receptacles
- Decorations
- Security
- Shuttle Service
- Marketing/Management



Assessment Roll

- Prepared annually when the district funds ongoing services (vs. capital improvements)
- Resolution prepared annually containing the assessment roll and setting a public hearing
 - Notice mailed 10-30 days prior to hearing
 - Notice published at least 7 days prior to hearing
- Assessment roll adopted by ordinance after public hearing; Staff files liens when property owners fail to pay



How long does a BID last?

- Life of the bonds OR
- If no bonds issued, a maximum of 30 years
- Length typically specified in petition



Role of the City

- Council must act to form a district
- Develop and adopt annual assessment roll
- Hold assessment revenue in a special fund
- Coordinate activities within the District
- File liens for unpaid assessments



QUESTIONS?

