



ADAMS MORGAN PARTNERSHIP, INC.

Business Improvement District Initiative

BUSINESS PLAN

JANUARY, 2004

Prepared pursuant to the District of Columbia Law 11-134, the District of Columbia Business Improvement Districts Act of 1996 (as amended), to create a business improvement district in Washington , D.C.

The Adams Morgan Partnership, Incorporated

TABLE OF CONTENTS

Executive Summary	3
Vision/Mission	4
Business Improvement District Overview	6
Operating Plan	7
Financial Plan	11
BID Tax Assessment	14
BID Governance	15
Continuation of Services	16
Adams Morgan Partnership Policies	16

EXECUTIVE SUMMARY

Introduction

This business plan for an Adams Morgan Partnership Business Improvement District (AMPBID) has been created over a two year period by many volunteers including owners and representatives of owners of the businesses and properties, as well as residents, located within the BID boundaries. The goal of the Adams Morgan Partnership is to make the commercial area CLEAN, SAFE, and ORGANIZED by providing supplementary services such as: public safety guides, street cleaning, maintenance, and beautification services, identity and promotional services, and streetscape improvements. These services are designed to augment, not replace, services that the District of Columbia government provides.

BIDs in other cities have successfully improved the image and economy of their neighborhood areas resulting in increased occupancy rates and retail sales, thereby stabilizing and enhancing the economic climate of the commercial area and providing jobs for residents. The boundaries of the Adams Morgan Partnership are set by the D.C. Council subject to the approval of the commercial property owners in the BID area and registration of the BID by the Mayor.

How Do BIDs Work?

A BID is a defined commercial area in which property owners have agreed to assess themselves a fee in order to provide services supplemental to those provided by the City to enhance the public environment, to increase competitiveness, and to assure the area's economic viability in the future. Once a BID has been formed, every property owner and every tenant within the boundaries will be a member. There are more than a 1,000 BIDs across the United States including Baltimore, Philadelphia, and New York City, which alone has more than 40 BIDs. Currently BIDs are operating in several areas of the District of Columbia, the Downtown BID encompassing more than 100 square blocks; the Golden Triangle, which includes the area between Dupont Circle, Farragut Square, and Washington Circle; the Georgetown BID, which covers approximately 35 blocks in the historic district; and the Capitol Hill BID.

Location

Initially the Adams Morgan Partnership will encompass virtually all commercial property in Adams Morgan. This area will include:

18th Street Corridor from Florida Avenue to Columbia Road; Columbia Road corridor 19th Street to Mozart Place; Adams Mill Road from Columbia Road to Lanier Place; and Florida Avenue from Connecticut Ave. to Champlain Street.

Costs

Annual BID taxes are calculated for all non-exempt commercial properties based on a fee of \$0.21 per hundred dollars (\$100) of the assessed value of each property in the BID area. The assessment rate will not increase during the initial five-year term of the CID unless the BID membership votes for an increase.

City Services

The Business Improvement District Act of 1996, as amended, requires that the District of Columbia maintain a level of services equal to that provided to similar parts of the City outside the BID boundaries. The BID will seek specific "level of service" agreements with the City prior to implementing new BID services. The BID will also encourage the City to increase certain services to support and enhance the BID's efforts.

Governance

The nonprofit BID corporation (Adams Morgan Partnership) will be governed by a 13-voting member Board of Directors consisting of commercial property owners, tenants, and ex-officio representatives. The Board will also have five appointed Board members, who will represent the various community organizations in Adams Morgan but be non voting. These organizations are: The Advisory Neighborhood Commission, the Kalorama Citizens Association, the Reed Cooke Neighborhood Association, The Adams Morgan Community Association, and the Adams Morgan Business and Professional Association. The Board will oversee all BID activities. The BID is required by law to issue an annual report on its progress to the Mayor, Council and all members of record, including owners and tenants of commercial properties that are subject to the BID tax.

BID Formation

BID formation requires the submission of a registration application signed by the owners of:

- (1) at least 51% of assessed value of non-exempt property (commercial property) in the BID area; and
- (2) at least 25% of the individual properties in the BID area.

Duration

The term of the Adams Morgan Partnership BID will begin upon registration by the Mayor (expected to be 2004) and will end five years after its creation. The BID may be re-registered for additional five (5) year periods if approved by the BID membership and the Mayor approves the re-registration after holding a hearing. The District of Columbia law authorizing BIDs sunsets after 20 years.

I. VISION/MISSION

Present Situation

For many years the District of Columbia government has suffered severe financial shortfalls as a consequence of previously unfunded pension liabilities, its efforts to provide services which are normally provided by county or state government, and a declining population and tax base. Diminished public resources have made it difficult for the City to provide its commercial areas with a level of service that enables them to compete with suburban shopping areas, which offer cleaner, safer, and more accessible environments. These suburban shopping centers are generally supported by group fees, called common area maintenance fees. These fees, which are comparable to BID self assessed taxes provide for shopping center support of snow removal, advertising and other maintenance items. Business Improvement Districts have been an effective vehicle in hundreds of cities across the country for providing the additional services that urban commercial districts need to remain competitive with suburban malls .

The property owners, tenants, and visitors within the area defined as the Adams Morgan Partnership Business Improvement District cannot realistically expect any significant improvement in the quantity or type of services provided by the government of the District of Columbia. It is obvious, therefore, that any additional or improved services must be a result of self-help initiatives. The BID planning process has revealed the following areas of greatest concern within the proposed BID area:

1. Safety/Security
2. Cleanliness/Graffiti
3. Transportation Management
4. Streetscape Improvements
5. Marketing and Promotion

What is a Business Improvement District (BID)?

A BID is a geographic area in which property owners agree to assess themselves to pay for supplemental services. The property owners determine the scope of services they want. Services typically include cleaning, maintenance, security, marketing, physical improvements and special programs to address problems like parking, transportation, and public safety.

There are more than 1,000 downtown business improvement districts currently in operation throughout the United States and Canada. In recent years, many BIDs have been formed as a local business community response to declining municipal budgets and services. The Adams Morgan Partnership is being formed pursuant to the District of Columbia Business Improvement Districts Act of 1996, which became effective in May, 1996, and was amended in 1997. BIDs have been effective in providing services that improve the overall viability of urban commercial areas - resulting in higher property values and sales .

How will the Adams Morgan Partnership BID Help The Community And The City?

BIDs have been formed in various parts of the City successfully. Adams Morgan will be at a serious disadvantage compared to other Washington BIDs if it does not establish a BID to provide similar services. In addition to helping itself, an Adams Morgan BID will also benefit the City. It will:

1. Stabilize and Improve the Urban Core

In cities throughout North America, BIDs have improved the safety, cleanliness, and economic vitality of downtown areas. The Adams Morgan Partnership BID will work together with the District Government and other BIDs to stabilize and improve the commercial environment in the District of Columbia, thereby strengthening its competitiveness in the region.

2. Retain and Attract Business and Investment

While the District of Columbia still holds its position as the region's most important business and cultural center, many tenants and companies continue to relocate to the suburbs. BIDs will enable downtown in general and Adams Morgan specifically, to grow and attract new investment that will be vital to the overall economic health of the City and the region. The Adams Morgan Partnership will provide results oriented programs that will produce immediate and tangible improvements. These programs are designed to supplement other organizations' efforts to retain and attract business and investment in the City.

3. Establish Private Sector Management and Accountability

The Adams Morgan Partnership Board of Directors comprised of property owners, tenants, and civic representatives, will develop and oversee the BID. The BID will be managed by a professional staff, including an Executive Director, and will coordinate its activities with the District government and other BIDs to maximize service delivery.

Vision and Goals

The Adams Morgan Partnership intends to supplement the services of the government of the District of Columbia in an effort to address the concerns addressed in the Business Plan. Customers and visitors to the BID area should see an immediate improvement and should recognize the BID as clean, safe and organized.

1. Vision

A clean, safe, and organized business district that contributes to the perception that Adams Morgan is a world-class destination

2. Goals

To make the commercial area of Adams Morgan clean, safe and organized by providing a range of enhanced services designed to supplement the services provided by the District of Columbia government.

To attract customers and visitors from the Greater Washington Area.

To increase retail sales, raise employment, and lower vacancy rates throughout the Adams Morgan Partnership area.

To facilitate public and private investment in commercial Adams Morgan.

To contribute to improving the economic well-being of the City.

II. Business Improvement District Overview

Legal Description

The Adams Morgan Partnership is named the “Adams Morgan Partnership, Incorporated” and has been organized, and will be operated as an organization described in Section 501 © (6) of the Internal Revenue Code. The BID is exempt from federal income taxation under Section 501 (a) of the Code.

Management Team

The Adams Morgan Partnership will be led by an Executive Director hired and supervised by the Board of Directors. It is anticipated that the Executive Director and the Board of Directors will be assisted and encouraged in the daily operations by all members of the BID.

Strategic Alliances

The Adams Morgan Partnership has formed important relationships with other similar organizations within the District of Columbia, including the Capitol Hill BID, the Georgetown BID, the Golden Triangle BID, and the Downtown BID. In addition the Adams Morgan Partnership will work with public service providers including the Metropolitan Police Department, ABRA, the Department of Public Works, the DCRA, and the Mayor’s Office of Economic Development in a coordinated effort to implement this Business Plan. Important support relationships will be provided through the Office of Councilmember Jim Graham, the ANC, and neighborhood civic associations.

Board of Directors

The nonprofit BID corporation is governed by a Board of Directors consisting of 9 commercial property owners, 6 tenants, 5 appointed (nonvoting) members, and 1 appointed ex-officio representative (total 21). The Board will oversee all BID activities. The BID is required by law to issue an annual report on its progress to the Mayor, Council and all members of record, including owners and tenants of commercial properties that are subject to the BID tax.

III. OPERATING PLAN

The BID planning process identified as the most important areas of need making Adams Morgan cleaner, safer, and more organized. The Adams Morgan Partnership BID Operating Plan described below has been developed in response to these needs and has several key elements: public safety, cleaning and maintenance, transportation and parking management services, streetscape improvements, and marketing/promotion.

Public Safety

Goals

- ? Provide increased safety personnel in the public areas of the BID using uniformed foot patrols; contribute to the maintenance of order; assist with personal emergencies, including injuries, auto problems and lost property.
- ? Assist police with crime deterrence by providing additional uniformed presence on the street and improving communication between the police, private sector security providers and the public.
- ? Improve the effectiveness of public safety forces as well as other “eyes and ears” on the street (e.g. street cleaners) through systematic coordination.

Needs

The BID planning process identified the following needs to enhance safety in Adams Morgan:

- ? Increased presence of public safety personnel
- ? Coordination of public and private security
- ? Improved police resources
- ? Maintenance of order
- ? Neighborhood public safety programs linking owners and small business tenants

Program

Increased presence of Public Safety Personnel

Similar to other BIDs around the country, the Adams Morgan Partnership BID plans to provide a team of radio-equipped, uniformed (and unarmed) hospitality-public safety guides to patrol Adams Morgan’s streets. These guides will serve as additional eyes and ears on the street and will contribute to crime deterrence by their presence and surveillance. They will also assist in a variety of other situations, such as providing directions, assisting lost/stranded motorists or assisting in the control of aggressive panhandling or car jockeying.

Improved Police Resources

The Adams Morgan Partnership intends to work with the Metropolitan Police Department to provide additional resources, such as BID provided cell phones, in order to strengthen the Department’s capacity to communicate with other security providers and to respond more quickly to problems

Increase Enforcement of Regulations to Maintain Public Order

Priority will be given to enforcement of existing ordinances dealing with anti-social behavior. The BID intends to assist police in enforcing these ordinances to assure the protection of the collective rights of the public as well as individual rights, including aggressive panhandling, car jockeying, public urination, illegal and improper parking and unauthorized public vending. The BID will also benchmark current Police Department coverage and crime levels and maintain periodic updates.

Other Needs

The BID has identified other needs related to public safety, such as programs to assist the homeless and graffiti removal. Many of these needs will also be addressed by Adams Morgan Main Street goals and objectives. The BID supports the efforts of Main Street and works together to make these shared programs work. These needs and programs are described further below:

Performance Measurements

- ? Measure improvements in the public perception of safety and security through periodic surveys.
- ? Track changes in reported crimes.

Cleaning and Maintenance

Goals

- ? Maintain and clean the area to a high standard in order to convey to the public the impression that the area is “under control” and is being managed.
- ? Provide continuous coordination with the District government with respect to the provision of cleaning and maintenance services.

Needs

The BID planning process has identified the following needs to make the commercial area look and feel cleaner and more attractive:

- ? Daily supplemental cleaning of sidewalks and curbs
- ? Improved general maintenance of light poles, trash receptacles, etc.
- ? Graffiti removal
- ? Improved planter box maintenance

Program

Supplemental Cleaning Personnel

To address the general lack of cleanliness and to ensure high public visibility, uniformed cleaning personnel will sweep the sidewalks and street gutters throughout the BID area seven days a week and power wash these areas on a scheduled basis.

Provide General Maintenance Services

The BID plans to provide supplemental maintenance services including painting of light poles, maintaining trash receptacles, and maintaining planter boxes. These services will be provided by a

BID team that coordinates its work with the appropriate City departments, utility companies, and Adams Morgan Main Street to maximize efficiency.

Develop a Graffiti Removal and Prevention Program

In order to decrease the amount of graffiti (including stickers and posters) in the BID area, the BID will develop a zero tolerance policy that includes removal within 24 hours of first notification. Again, this program will be coordinated with the efforts of Adams Morgan Main Street to optimize the use of resources.

Parking and Transportation

Goals

- ? Work with Metro and District agencies to improve the accessibility of the Adams Morgan business district, as well as traffic flow and parking management

Needs

- ? Taxi stands strategically located within the business area to reduce taxi cruising
- ? Circulator bus service between parking garages, in the immediate area, the Dupont Circle Metro stop, the Woodley Park/Zoo Metro Stop and selected locations in the Adams Morgan business district.
- ? Centralized vendor delivery drop off location, utilizing small trucks and vans to deliver to the doors of the businesses.
- ? Analysis of parking adequacy in the BID.
- ? Analysis of traffic flow and traffic management on the main streets in the business district.

Programs

Work with and monitor current City transportation services

The BID plans to work with Metro and other city transportation-related departments to ensure continued, increased where needed and accessible transport of visitors, residents, and business owners throughout the BID area. The program will include periodic evaluation of current services.

Performance Measurements

- ? Beginning with base-year surveys, monitor changes in the perception of respondents who regard Adams Morgan as an accessible destination.

Streetscape Improvements

Goals

- ? Working with Main Street, augment BID funds with Federal and District funds to improve the streetscape in the Adams Morgan area.
- ? Provide landscape standards and maintenance that convey an attractive appearance throughout the area.

Needs

The BID planning process has identified the following needs to make Adams Morgan more attractive:

- ? Tree and tree box maintenance
- ? Installation of permanent planters adjacent to storefronts with seasonal plantings
- ? Relocation and reduction in the number of newspaper vending boxes
- ? Improved use of trash receptacles

Programs

Implement a Seasonal Planting Program

The BID plans to work with landscape architects to develop a seasonal planting program for tree boxes and planters to be installed throughout the BID area. The program will include periodic maintenance of all areas.

Develop and Design a New Program for Improving Trees and Tree Box Design

Well-maintained trees that are in attractive tree boxes are a great urban amenity. The City has an arbor plan that should be maintained and supported. Tree boxes in the BID area can be designed to both beautify the sidewalks and to facilitate the watering and care of the trees. The BID will develop and implement a comprehensive tree and tree box maintenance program.

Other Streetscape Improvements

The BID will consider other streetscape beautification programs including installation of bike racks, the placement of newspaper boxes, the addition of appropriate street furniture, and building facade improvement programs.

Performance Measurements

- ? Beginning with base-year surveys, monitor changes in the percent of respondents who regard Adams Morgan as an attractive destination.
- ? Monitor changes in daytime and evening pedestrian counts.

Marketing and Promotion

Goals

- ? Work with Adams Morgan Main Street to support a unified Marketing Plan
- ? Enhance the image of Adams Morgan as a destination for visitors.
- ? Emphasize the diversity of goods and services available in Adams Morgan.

Needs

The BID planning process has identified the following needs to enhance the marketing and promotion of Adams Morgan as a visitor destination:

- ? Develop a unified marketing program to emphasize the quality and diversity of the Adams Morgan commercial area.
- ? Install identifying banners throughout the BID area.

Programs**Develop a Program for Marketing and promoting Adams Morgan**

The BID will develop a program, in support of Main Street, for marketing and promoting Adams Morgan as a visitor destination. The BID/Main Street will coordinate its activities with other organizations in the City that promote tourism in the Nation's Capital.

The BID plans to design, produce and install identifying banners within Adams Morgan BID boundaries to help orient visitors and promote the business district.

Performance Measurements

- ? Measure changes in retail sales and hotel occupancy rates in Adams Morgan.
- ? Survey visitor perceptions of Adams Morgan as a visitor destination.

Administration***Goals***

- ? Fundraising
- ? Grant development
- ? Public relations
- ? Provide high-quality professional management of BID activities for a reasonable cost.
- ? Ensure that all BID activity is fully insured
- ? Effectively communicate with the BID membership, governance structure, Adams Morgan Main Street and the general public.

Needs

The BID process has identified the following administration needs:

- ? Reliable, responsive, hands-on management of all BID activities.
- ? Cost –effective administration.

Programs

The Adams Morgan BID will be managed by a full-time Executive Director.

The Executive Director (ED) will maintain direct contact with BID members and will act as liaison to neighborhood organizations and government agencies. The ED will be accountable for providing effective management of BID services to ensure a high level of consistent services are maintained throughout the BID area. The ED will direct day-to-day activities and will be responsible for strategic planning, program development, government relations, public relations, personnel management, and the BID budget.

Performance Measurement

- ? Monitor the quality of management provided by the Executive Director in terms of providing and developing leadership, managing growth, program development and execution, and controlling costs. Separate measures of performance for each of these key areas will be developed by the Board of Directors.

IV. Financial Plan

The experience of BIDs around the country is that programs are fine-tuned, expanded or even reduced as needs in an area change. Once the Adams Morgan Partnership has successfully addressed the issues on which it initially focuses, it will be able to consider a reallocation of resources to reduce certain programs where warranted or provide new programs and expanded services to its members.

The BID will investigate and pursue programs that provide direct and indirect benefits to its members, such as aggregating energy purchases and bringing Federal demonstration projects to the BID from the Departments of Commerce, Energy, and Transportation. The BID will also work with the City to ensure

that effective economic development programs that benefit BID members are well integrated with other BID programs.

1. One-Year Operating Budget

The summary for the 2004 operating budget for the Adams Morgan Partnership is provided on the accompanying page. The first normalized operating year total budget is projected to be \$246,000. It includes the following components:

Public Safety

The total public safety budget for the first year of operations is approximately \$88,000 or some 36% of the operating budget. This includes all costs for safety, ambassador patrols, equipment and supervision for creating and maintaining a security network, purchasing security equipment and all personnel.

Cleaning, Maintenance, and Transportation Management

The total cleaning and maintenance budget for the first year of operations is approximately \$55,000 which represents 22% of the total BID budget. These costs include contract costs for personnel to regularly sweep sidewalks, periodic power washing of all sidewalks, graffiti removal, and selective streetscape beautification.

Marketing and Promotion and Streetscape Improvement

The projected marketing budget is \$9,000, approximately 4% of the first year operating budget. It includes design, production and installation of banners and preparation of marketing materials.

Administration

The annual budget for administration is approximately \$94,000 and represents 39% of the total BID budget. This includes funds to hire the Executive Director as well as funds for legal and accounting services. This also includes the BID's overhead (rent, insurance, supplies, printing/postage, production of materials and the cost of communicating with BID members).

**Adams Morgan Partnership
One – Year Operating Budget
(Full Year of Operations)**

<i>Category</i>	<i>Budget</i>
Public Safety	\$88,000
Maintenance and Transportation Management	\$55,000
Marketing and Streetscape Improvement	\$9,000
Administration	\$95,000
Total Program Budget	\$246,000

It is planned that an integral part of the BID budget program is fundraising. Both the one year budget above and the five year budget that follows are conservative in nature and only reflect the monies raised through the self assessment tax. The fundraising avenue will provide additional dollars through solicitation of individual businesses to provide money for BID sponsored services over and above the self assessment tax. These dollars will be used to augment the self assessment tax and provide services required by the Adams Morgan Partnership to satisfy the businesses' needs above the amount provided by the tax.

2. Five -Year Operating Budget

The projected operating budget for the Adams Morgan Partnership BID's first five years is provided below.

Beginning in 2005 (year two of the five year budget) it is planned to begin a program to address the needs of the homeless who wander the streets of Adams Morgan. This, as yet undefined, program is anticipated to be conservative in the early years and grow as the BID enters the last half of the ten year planning horizon.

The projections are based on the assumption that the BID's annual expenses will grow slightly with increased assessments. These projections further assume an increase in the taxable base due to the improvement of buildings in the commercial district. Any proposed BID tax rate change is subject to review and approval by the entire BID membership, as provided in the BID legislation and the Bylaws of the Adams Morgan Partnership, Inc.

**Adams Morgan Partnership
Five -Year Operating Budget**

Category	2004	2005	2006	2007	2008
Public Safety	\$88,000	\$95,000	\$105,000	\$105,000	\$105,000
Maintenance & Transportation	\$55,000	\$60,000	\$66,000	\$66,000	\$66,000
Homelessness	\$ -0-	\$5,000	\$5,000	\$5,000	\$5,000
Marketing & Streetscapes	\$9,000	\$10,000	\$11,000	\$11,000	\$11,000
Administration	\$95,000	\$98,000	\$110,000	\$113,000	\$113,000
Contingency	\$ -0-	\$ -0-	\$15,000	\$15,000	\$15,000
Total Annual BID Budget	\$247,000	\$268,000	\$312,000	\$315,000	\$315,000

V. BID Tax Assessments

Depending on the types and distribution of services, reliability of assessments and the nature of the taxable base, BIDs across the country use a variety of methods to assess BID taxes. The BID planning process analyzed these issues and proposed to the City Council that the most equitable and balanced taxation method for financing the BID is on an assessed value basis for Class 3, 4, and 5 properties.

Calculation of BID Tax Assessments

BID taxes will be assessed on all non-exempt properties in the Adams Morgan Partnership BID area using the following calculations:

Examples of Annual Assessments

Adams Morgan Partnership BID rate \$.21 (\$0.21 per \$100 of assessed value)

Property with Assessed Value	\$ 500,000
Adams Morgan Partnership Rate	.0021
<u>Adams Morgan Partnership BID Tax</u>	<u>\$1,050</u>

Property with Assessed Value	\$ 875,000
Adams Morgan Partnership Rate	.0021
<u>Adams Morgan Partnership BID Tax</u>	<u>\$1,837.50</u>

Property with Assessed Value	\$ 5,000,000
Adams Morgan Partnership Rate	.0021
<u>Adams Morgan Partnership BID Tax</u>	<u>\$10,500</u>

Property with Assessed Value	\$ 12,000,000
Adams Morgan Partnership Rate	.0021
<u>Adams Morgan Partnership BID Tax</u>	<u>\$25,200</u>

Time and Manner of Collecting BID Taxes

As provided in the enabling legislation, the BID assessment is considered an additional real property tax and will be collected by the District of Columbia. BID bills on a partial-year tax basis may be mailed to property owners immediately after the BID is legally registered. From that point forward, BID taxes will be due semi-annually, at the same time District property taxes are due. Delinquent BID taxes are subject to interest and penalties and all applicable collection mechanisms, including District tax sale.

BID tax funds will be deposited by the District's tax collection agent directly into a special account. At no time will BID taxes be commingled with District of Columbia general funds.

Exempt Properties (Nonprofit and Governmental)

The BID Act allows the BID to solicit and accept voluntary contributions from exempt properties in the BID area and may provide services to exempt properties within the BID area.

VI. BID GOVERNANCE

The Adams Morgan Partnership Corporation has been registered as a 501© (6) organization governed by a 15- voting member Board of Directors (Board also includes 5 non voting and one ex officio member, total 21). The Business Improvement Districts Act of 1996, as amended, requires that a majority of BID Board Members be property owners. The Act also provides that the BID board must include commercial tenants of non-exempt property. The Adams Morgan Partnership Board may also have representatives of community, civic, cultural, and religious and social service organizations. Consistent with legislative requirements, 8 or 53% of the Adams Morgan Partnership Board members will be property owners. The balance of the voting Board members will be commercial tenants.

The Business Improvement Act of 1996 makes every property owner and every commercial tenant of non-exempt property within the BID area a member of the BID. The BID will hold an annual meeting where BID members elect Board members and review the annual budget and plan.

The City's Role in Governance

The BID corporation is an independent nonprofit corporation. The BID Act gives the City and its representatives no formal role in its governance. However, in addition to annual receipt by the Mayor, Chief Financial Officer, and City Council of the BID's financial statements, the Mayor reviews any proposed changes to the BID plan or tax rates approved by the Board and the BID members. The BID will work closely with City agencies to ensure that City services are efficiently and effectively delivered to the Adams Morgan area. To these ends, the Adams Morgan Partnership may elect to create an advisory committee consisting of City agency representatives and other interested parties.

VII. CONTINUATION OF CITY SERVICES

Throughout the BID planning process, property owners and tenants have voiced concern that the District government maintains existing services at a verifiable “baseline” service level. Section 21 of the Amended BID Act states: “The District government shall not eliminate or reduce the level of any services customarily provided in the District to any similar geographic area because such area is subject to a BID, and shall continue to provide its customary services and levels of each service to such area notwithstanding that such area is or may be encompassed in a BID, unless a reduction in service is part of a District-wide pro rata reduction in services necessitated by fiscal considerations or budgetary priorities.”

The formal establishment of a base level of City services ensures that existing City services are enhanced and not replaced by BID activities. To this end, the BID will seek specific “level of service” agreements with the City to increase certain services to support and enhance the BID’s efforts.

VIII. ADAMS MORGAN PARTNERSHIP POLICIES

Competitive Bidding

The Board of the Adams Morgan Partnership shall have authority to develop a policy of competitive bidding for the purchase of services, products and equipment. The policy will aim to maximize service quality, efficiency, and cost effectiveness.

Equal Employment Opportunity

The Adams Morgan Partnership, Inc. will be an equal opportunity employer.