

DOWNTOWN EVANSVILLE EID

QUICK FACTS

What is an EID?

An Economic Improvement District (EID) is a private sector funding mechanism designed to improve the environment of a business district with new services financed by a self-imposed and self-governed property assessment. These services (such as enhanced safety, maintenance, special events and marketing) are provided exclusively within the district, and are different from – rather than a replacement of – those already provided by the City.

Are there EIDs elsewhere?

Yes! There are over 1,000 EIDs throughout North America, many concentrated in downtown areas. In fact, Evansville is one of the largest U.S. cities without an EID. Nearby cities such as Louisville, Fort Wayne, Cincinnati, and Dayton have long-standing and successful EIDs in their downtowns.

What services will the EID provide?

The Downtown Evansville EID will provide services as determined by its board of directors (made up of property and business owners). Initial services are likely to include: economic development, marketing and advocacy, public space activation, cleaning, safety, and beautification.

I already pay taxes. Why support an EID?

Supporting the Downtown Evansville EID enables the district to receive services above and beyond what the City can provide. The assessments collected go entirely to the district, with the sole focus of improving downtown. The EID board of directors, made up of a wide variety of property and business owners in the district, will make budget decisions which ensures direct accountability for these enhanced services. Lastly, EIDs have a track record of success. Nationally, they have a renewal rate of 99%, and there are studies that show they have a positive effect on property values, sales, and occupancies.

Proposed Budget

ACTIVITY CATEGORY	ANNUAL BUDGET
Economic Development, Marketing & Public Space Activation	\$250,000
Clean, Safe & Attractive	\$250,000
Management & Administration	\$125,000
TOTAL	\$625,000

EID Boundaries



**DOWNTOWN
ALLIANCE**
Southwest Indiana Chamber

What will it cost me?

It depends on property use and location. The chart below shows the rates for different types of properties. Different rates are proposed to acknowledge that the level of benefit varies by property type (i.e., residential properties don't benefit from EID services in the same way that commercial properties do). Additionally, properties in the "Main Street Benefit Zone" (as shown on the map), will pay an additional assessment based on Main Street frontage. This reflects the fact that the Main Street corridor will receive some enhanced services that won't be provided elsewhere in the district.

Who will manage the EID?

The EID will be governed by a board of property and business owners. Day to day, the Southwest Indiana Chamber's Downtown Alliance will manage the services provided by the EID for the benefit of the rate-payers. Staff will be housed within the Southwest Indiana Chamber, including a director and other supporting staff. This model is common in communities across the country which have EIDs.

Will the City reduce its existing services downtown?

No! The City of Evansville has established and documented its base level of pre-EID services, and has articulated its intention to continue to deliver and/or pay for these services if the EID is formed. The EID will not replace any pre-existing general City services.

Will the EID last forever?

The EID will have an initial term of 10 years. At the halfway point in year 5, the EID will undergo a formal evaluation to determine that the services and assessment methods are consistent with the needs of the district. To extend the EID beyond the initial 10-year term, a new petition process will need to be undertaken to affirm support for the district. Nation-wide, about 99% of EIDs are renewed, demonstrating their benefit to property owners.

Who decides if we need an EID?

You do! The EID is self-imposed by property owners and requires a petition process to be formed. In order to form the EID, petition support is required from more than 50% of properties owners, representing more than 50% of property value district-wide. City Council would then hold a hearing to establish the EID through ordinance. If the EID is established, it will begin collecting assessments in 2018.

Proposed Annual Assessment Rates:

COMMERCIAL PROPERTY		
Service Area:	Assessed Value:	Linear Frontage:
District-Wide	\$0.21 per \$100 of value	n/a
Main Street Benefit Zone	\$0.21 per \$100 of value	\$7.35 per foot
NON-PROFIT PROPERTY		
50% discount on assessment rate (\$0.21 per \$100 of value)		
RESIDENTIAL PROPERTY		
Service Area:	Annual Flat Rate:	
District-Wide	\$100	
Main Street Benefit Zone	\$150	

For example:

Commercial property:

On Main St.: \$100,000 in Assessed Value & 20 ft. of Main St. frontage = **\$357/year (or \$0.98/day)**

Non-Main St.: \$250,000 in Assessed Value = **\$525/year (or \$1.44/day)**

Condominium:

On Main St.: **\$150/year (or \$0.41/day)**

Non-Main St.: **\$100/year (or \$0.27/day)**

Non-Profit:

\$300,000 in Assessed Value = **\$315/year (or \$0.86/day)**

Questions?

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