



DowntownDC
Business Improvement District

NOTICE OF SPECIAL MEMBER MEETING
DowntownDC Business Improvement District (BID)

DATE: Tuesday, July 22, 2025

TIME: 4:00 PM

IN-PERSON LOCATION: DowntownDC BID Office – 1275 K Street NW, Suite 1000

VIRTUAL OPTION: Join virtually via Zoom

Meeting ID: 827 0143 2687 **Passcode:** 996075

TO ALL MEMBERS OF THE DOWNTOWNDC BID

This notice serves as a formal invitation to attend the Special Member Meeting of the DowntownDC Business Improvement District (BID) on Tuesday, July 22 at 4:00 PM. Please attend in-person or virtually.

PLEASE DISTRIBUTE THIS NOTICE TO ALL TENANTS WITHIN YOUR PROPERTY, IF APPLICABLE.

In accordance with District law and the BID's Bylaws, the purpose of this meeting is to ratify the unanimous approval by the BID Board of Directors of a 5% increase in the BID tax assessment rate—the first adjustment since 2019. This moderate increase is necessary to help the BID keep pace with rising operational costs and to continue delivering the high level of services that define our work—enhanced cleaning, safety and hospitality services, public space management, economic development, and planning initiatives.

Who is considered a BID Member?

All commercial property owners who pay the BID tax, voluntary members who pay all or a portion of the BID tax, and all tenants of those properties.

The meeting agenda includes:

- A brief review of the FY2026 budget
- Overview of the proposed tax rate
- A vote to ratify the proposed tax rate increase

Please RSVP to:

Samala Satterwhite, Director of Administration
Email: Samala@downtowndc.org

Questions?

Gerry Widdicombe, Chief Financial Officer
Email: Gerry@downtowndc.org

Your participation is vital to the continued success of DowntownDC. I hope to see you on July 22, 2025.

All the best,

Gerren Price

President & CEO
DowntownDC Business Improvement District



DowntownDC Business Improvement District

WHAT IS A BID TAX?

A BID tax is a special property tax within a designated area to fund supplemental services and improvements within that area.

ABOUT THE DOWNTOWNDC BID



The **DowntownDC Business Improvement District (BID)** is the place management organization that oversees and helps activate this 140-block area. Downtown D.C. is an iconic destination that includes 74M square feet of office space, 30+ hotels, 7,218 housing units, 24 acres of parks and open spaces, 12 museums, 7 performance venues and so much more to create a vibrant and diverse economy that is one of the fiscal engines of Washington, D.C.

HOW/WHY DO BID TAX RATES CHANGE?

The District's BID law allows for rate increases of up to 5% per year to keep up with rising costs for services like cleaning, safety, maintaining public spaces, planning, economic development, event programming and marketing. Any proposed increase is evaluated and voted on by the board of directors and, if approved, then sent to members for ratification. The last proposed rate increase was approved in 2019.

PLANNING FOR THE FUTURE

The **DowntownDC BID tax rate has remained flat for many years, even as inflation and wage growth have steadily driven up the cost of services.** The BID has managed to deliver more value and service during this period without increasing the tax burden on property owners. However, the economic landscape has shifted, and the BID now faces unavoidable pressures that make a rate adjustment essential to sustaining its work.

DOWNTOWNDC BID'S SUCCESS

In FY 2024, the BID:

- Removed more than 400,000 pounds of trash
- Collaborated to complete and publish the Downtown Action Plan
- Enlivened public space with 11 murals
- Brought 400K+ people to Downtown D.C. through events
- Saw its first office-to-residential conversion project completion.

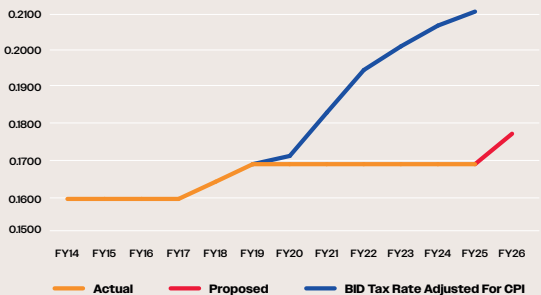
The **DowntownDC BID Board of Directors has unanimously approved a 5% rate adjustment for FY26** to ensure continued delivery of the services that make Downtown D.C. a premier neighborhood. This decision reflects the need for critical investments and positions the BID competitively within the region.

HISTORIC/FUTURE DOWNTOWNDC BID TAX RATES

Property Type	FY14	FY15	FY16	FY17	FY18	FY19 - FY25	FY26
Commercial (\$/SF)	0.1600	0.1600	0.1600	0.1600	0.1648	0.1697	0.1782
Hotel (\$/Room)	87.00	90.00	90.00	90.00	92.70	95.48	100.25
Apartment (\$/Unit) (a)	NA	NA	NA	NA	NA	120.00	126.00

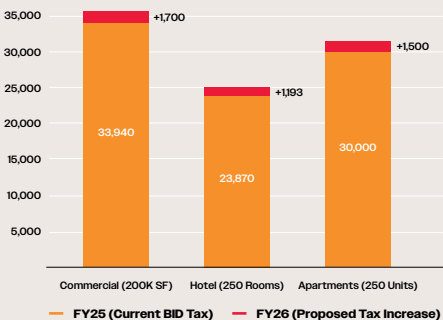
(a) The BID did not tax apartments prior to FY 2019.

BID COMMERCIAL TAX RATE vs CONSUMER PRICE INDEX (a)



(a) CPI data as of May 2025

IMPACT OF PROPOSED FY26 BID TAXRATE ON BID BUILDINGS



TAX RATE COMPARISON WITH OTHER LARGE DISTRICT BIDS

BID Name	Commercial Tax Rate (\$ Per SF)				Hotel Tax Rate (\$ Per Room)				Apartment Tax Rate (\$ Per Apt)			
	FY23	FY24	FY25	FY26	FY23	FY24	FY25	FY26	FY23	FY24	FY25	FY26
DowntownDC	0.1697	0.1697	0.1697	0.1782	95.48	95.48	95.48	100.25	120.00	120.00	120.00	126.00
Capitol Riverfront	0.1700	0.1700	0.1700	0.1700	100.00	100.00	100.00	100.00	126.00	126.00	126.00	126.00
Golden Triangle	0.1700	0.1900	0.1900	0.1900	(a) 0.1400	0.1600	0.1600	0.1600	120.00	163.00	163.00	163.00
NoMa (b)	0.1639	0.1639	0.1639	0.1705	98.35	98.45	98.35	102.28	131.14	131.14	131.14	141.85

(a) Golden Triangle BID charges hotels on a gross square footage (SF) basis.

(b) NoMa BID has an approved plan to increase all its BID tax rates by 4% in both FY27 and FY28 to reach \$0.1844 per SF for commercial; \$110.62 per room for hotels; and \$147.52 per condo in FY28.