

FAQs NOTO BUSINESS IMPROVEMENT DISTRICT

What is a business improvement district (BID)? State law governs the establishment and operation of a BID. K.S.A. 12-1782 et seq. A BID is a district created within a city that provides services within the district that are meant to enhance the area and benefit the businesses. In Topeka, there are two BIDS: the downtown BID and the tourism BID.

How is a BID formed? Generally, a group of businesses request that the governing body consider creating a district. The mayor appoints a district planning committee that then issues a report to the governing body. The governing body holds a public hearing, notifies all of the businesses within the proposed district and then decides whether to establish the district and impose a service fee on the businesses.

What type of services does a BID provide? State law lists the type of services that are allowable. Those services generally include sidewalk maintenance, snow removal, beautification and promotional activities.

How are the services funded? The businesses pay an annual fee to the City. City staff decides whether the services will be provided by the City or whether the City will contract with a private entity to provide. For the downtown and tourism BIDs, the City contracts with DTI and the Topeka Lodging Association to provide the services. If the NOTO BID is created, staff will most likely contract with NOTO.

How is the fee determined? State law establishes the parameters for the service fee. The fee structure is based on a variety of factors: space, square footage, the business type and any other factors that are reasonable. The downtown BID fee is based on square footage and business location. The NOTO BID fee is similar. However, businesses that had a physical presence in the NOTO BID before January 1, 2008 are not obligated to pay the fee.

Is there oversight by the City? A BID's governing body is a district advisory board that is tasked with providing a program of services and a budget to the City governing body before May 15 of each year. The downtown BID and the tourism BID have traditionally reported their activities to the governing body in December. Members of the advisory board are appointed by the Mayor, with Council consent.

What if the businesses oppose a BID? If more than half of the business owners sign a petition protesting the creation of the district within 45 days after publication of the ordinance, the governing body has to dissolve the district.

When will the NOTO BID service assessments start? If established, the NOTO BID will start on January 1, 2023. The service fees will be due on March 1, 2023 and every subsequent March 1.

What NOTO businesses will be included in the BID? See attached map and list.