



WELCOME - “NEW” BOARD MEMBER

We’d like to welcome our newest Executive Board Member and business owner, Austin Miller. Austin, his brother Isaac and father Alan co-own Theory Real Estate. They purchased their current building at 5413 South Tacoma Way last summer and got busy remodeling for their new office. When asked why they chose South Tacoma for their new office, Austin explained, “We couldn’t pass up on the opportunity to be part of a neighborhood and community with so much awesome potential.”



Theory Real Estate was founded in 2016 but real estate is not new to this family. They have been investing in residential real estate since the early 1980’s. They have seen the real estate market increase and decline which has given them a great sense of the current state of the market and where it is going next.

They have put together a stellar team of people (23+ in this South Tacoma office); each of them with different strengths and skill sets. They utilize each team member’s core strengths which helps them run an efficient operation. They are constantly pushing each other to be better.

THEORY GIVES BACK: At Theory, giving back is part of their culture. They believe that every person deserves the chance to have a place to call home. That’s why they’ve partnered with local organizations like the Tacoma Rescue Mission and Habitat for Humanity to help provide housing and basic necessities to low income families in the Puget Sound area. When you buy or sell a home with Theory, you aren’t just completing a business transaction; you’re also helping someone in need. **With Every Home Sold, Theory Gives Back 10% to Provide Housing for People in Need. The next time you are out and about, stop in and welcome Austin and his team to South Tacoma.**

PUBLIC SAFETY INFORMATION from TPD

Since the first of this year, several businesses have reported “criminal activity” on their property. Mostly vehicle break ins and vandalism. There has been some confusion on who to call for what and when. Per CLO Mike Sborny of the Tacoma Police Department, **911** should be used to report “**crimes in progress**”. The Non-Emergency number, **253-798-4721** should be used to report crimes “not in progress” or suspicious people.

311 should be used to report only city “right of way” related issues such as transients living in cars/motorhomes, trash and litter, Code Enforcement violations, signs that are down, traffic light malfunctions, animal complaints, abandoned vehicles, and graffiti.

STBDA GENERAL MEETING – APRIL 18TH

The next General Meeting of the South Tacoma Business District will be Thursday, April 18th at 6:00pm at **The Steilacoom Lodge, 5405 South Puget Sound**. There will be a “Meet & Greet” at 5:45pm with refreshments. The meeting will start promptly at 6:00pm and will last one hour.

We will have a presentation from Tacoma Power on “zero-interest loans” that are available to small businesses for energy efficiency improvements. (lighting, electrical equipment, refrigeration & process equipment). Loans are available in five-year terms.

Please plan to attend and learn about these opportunities that are now available to you. Hear about various street improvements coming to South Tacoma and our summer events. Please bring any concerns that you may have and discuss them with our TPD representatives in attendance.

Vehicle Emissions Are Coming To An End

For more than three decades, Washington drivers have been required to have their vehicle’s emissions tested before renewing their registration. On January 1, 2020, that requirement will come to an end. The state’s emission check program will have run for a total of 38 years and after that will no longer be necessary, according to the states Department of Ecology.

“Air quality in Washington is much cleaner than when the program began in 1982 and every community in our state currently meets all federal air quality standards.” The program, combined with increased fuel efficiency and better technology in vehicles has succeeded in reducing air pollution previously caused by transportation.



Who Should I Call?



Police-Fire-Medical Emergency.....911

TPD Non-Emergency253-798-4721

Tacoma Police Dept. Sector 3

Lt. Bob Maule, Comdr. 253-591-5190
bmaule@ci.tacoma.wa.us

CLO Jason Mills253-591-5692
jmills@ci.tacoma.wa.us

CLO Mike Sbory253-594-7858
msbory@ci.tacoma.wa.us

So. Tacoma Business District

Association Office253-475-5676

C.M., Chris Beale253-591-5100

C.M., Keith Blocker253-591-5100

City of Tacoma

TacomaFIRST311: CALL 311 for any complaints or questions that you may have. **Just Dial 311**

BENEFITS OF MEMBERSHIP

- ▶ Spotlight your business in the STBDA Newsletter - circulation 300
- ▶ Link your website to the STBDA website at www.stbda.com
- ▶ Use the Membership Directory - to utilize your fellow business district members when you do business.
- ▶ List your events on the monthly calendar - a great way to invite your fellow district members to sales and events at your place of business
- ▶ Complimentary booth at the Annual Classic Car Show
- ▶ Introduce your business to newcomers in our "Welcome Kit"
- ▶ Host a membership meeting at your place of business
- ▶ Showcase your business at the district booth during community events.
- ▶ Your dues support the continuation of Beautification Projects.

www.brownsflowersandgifts.com
(253) 472-3361
1-800-203-3361

Brown's Flowers INC.

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VA ACCREDITED
STATE SERVICE DIRECTOR

AMVETS SERVICE OFFICE
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TACOMA, WASHINGTON 98409

AMVETS
AMERICAN VETERANS

April 2019

Dawson's: Happy Hour Mon-Fri 3-6 TACO Tuesdays
Airport: Happy Hour Tue-Sun 4-6

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 TACOMA SALES TAX INCREASES to 10.2%	2	3	4	5	6
7	8	9	10	11	12 Thomas Jefferson's Birthday	13
14	15 Tax Day	16	17 Cross District Mtg The Spar 8:30am S Tacoma Neighborhood Council 6pm STAR Center	18 STBDA General Meeting Steilacoom Lodge 5405 S Puget Sound	19	20
21 Easter Sunday	22	23	24	25	26	27
28 Earth Day	29	30				

FACTS & TRIVIA:

How big is the SUN? One million Earths can fit inside the sun
Tornadoes have been witnessed on EVERY continent except Antarctica
About 3 billion pounds of potatoes are used to make McDonalds fries every year
A flea can jump up to 200 times its own height. That is the equivalent of a human jumping the Empire State Building.

Welcome District Manager Mario Lorenz

This month, the Executive Board hired a new District Manager, Mario Lorenz. Mario's experience is vast and includes performing artist and event producer. Mario owns his own entertainment business called **Laughter Masters Entertainment**. Mario has worked with many of Tacoma's business districts along with Metro Parks in producing events.



"I enjoy building memberships and involving business and community together in collaborative activities. For neighborhoods to be strong and vibrant, they must have successful business districts". "I look forward to assisting with the development and growth of the South Tacoma Business District. My vision for each organization that I work with is to have 100% participation whenever possible.

Mario will be visiting all of the businesses in the district this month to introduce himself and find out what concerns you might have that the STBDA Executive Board can address.

TACOMA SALES TAX INCREASES to 10.2%

Last November, the citizens of Tacoma voted for TACOMA CREATES. This initiative raises our City of Tacoma Sales Tax .1% effective April 1, 2019.

52% of the money will be put into the neighborhoods for "programs for youth, neighborhood events and community activities". Another 26% of the money goes to reducing ticket prices and other similar measures that make it easier for low-income people to get in the door at events. The remaining funds will pay for transportation to cultural spaces, administrative costs and technical assistance aimed at expanding diversity within the nonprofit sector.

REMEMBER TO CHANGE THE SALES TAX RATE on your cash registers and/or computer systems so that you are not caught short at the end of the month making up the difference from your profits.

TACOMA FIRE FALSE ALARM FINES for 2019

Due to the rising call volumes and financial limitations, the Tacoma City Council passed an Ordinance in November that added "Fire False Alarms" to the Tacoma Municipal Code effective January 1, 2019. The purpose of the fire false alarm program is to reduce the number of non-emergent Fire Department responses caused by construction-related activities as well as improper maintenance, malfunctions, negligence or misuse of a fire alarm system.

The penalty charge for each response determined to be a "false alarm" is \$150 for a single-family home or duplex building and **\$250 for a commercial/industrial building**. Additional information including a list of what types of alarms may result in a penalty charge is available at: www.cityoftacoma.org/firefalsealarm Any questions about this program can be addressed to Deputy Fire Marshal Vern Porter at (253) 594-7929.

NEWSLETTERS FOR YOUR CUSTOMERS

If you would like to have newsletters delivered to business each month for customers to read while they are waiting for services (or just to take home with them), contact Karen Rich, Karen@securityRus.com with your request. We will add your name to the list of businesses that are already receiving them.

HANGING FLOWER BASKETS for STW

Plants and soil are being delivered this week to the Mount Tahoma High School green house for the plant biology students to plant and grow. Mr. Eric Knight is the instructor working with the students again this year. Thank you to Mario Lorenz, Jim Rich (Guardian Security), Bruce Petersen and Michael Montgomery (T&T Tire) for transporting the plants and materials to the school.

Mid May, the baskets will then be transported to the business district by volunteers and be hung for the summer months. Two students from MTHS will once again be hired to care for and water the baskets during the summer months. Watch for more information on this project.

WA STATE PAID FAMILY LEAVE UPDATE

We just learned last week that the FIRST QUARTER REPORTING for the State of Washington's PFML has been **delayed until July 2019**. The state is apparently still in the "rule making phase" of the plan and not ready for us to start submitting funds to them. They are creating a NEW online account management system where employers will submit reports and remit premiums. Eventually, employees will file for benefits through this site as well.

The state is entering the next phase of user testing and is looking for employers to test the reporting and premium remittance functionality of the system. **Details:** Testing will take place in Olympia at various points throughout 2019. There will be remote participation options as well. Participation is approximately a one hour time commitment. For more information, go to: www.paidleave.wa.gov

17th ANNUAL SISTER CITIES INTERNATIONAL FILM FESTIVAL

This year's festival is scheduled as a single long weekend; Thursday through Sunday, April 25th – 28th at the **Blue Mouse Theater**, 2611 North Proctor. This year's films will feature the countries of: JAPAN, MEXICO, CUBA, RUSSIA, CROATIA, NORWAY, MORROCO, CHINA, FRANCE & SOUTH KOREA. Opening night events will take place on Thursday evening, April 25th, with special food, beverage & entertainment featuring Kitakyushu, Japan. Opening night tickets are \$25 pp. Individual tickets to the other featured films are \$10 pp. A VIP Pass is available for 10 movies plus Opening Night for only \$75.

2019 STBDA EXECUTIVE BOARD ONE POSITION OPEN

The South Tacoma Business District Association still has one opening on the Executive Board for the position of Director. If you are interested in being a part of the ongoing efforts within and around your community, please consider serving on the board. If interested, please contact any board member listed in this newsletter. The Executive Board meets the 3rd Friday of each month at 8:00am for one hour.



REMINDER - Sidewalk garbage cans are for pedestrians, NOT for retail store garbage disposal. If our sidewalk garbage cans are full, pedestrians will throw their garbage on the ground in front of your store.

So. Tacoma Business District Association
PO Box 9445 - Tacoma WA 98490-0445
www.stbda.com

Return Service Requested

GENERAL MEETING APRIL 18th
TACOMA POWER - ZERO INTEREST LOANS !!!
STEILACOOM LODGE, 5405 S Puget Sound
5:45 Meet & Greet, 6:00 Meeting

Rose Mednick
PRESIDENT
PH 253.475.7446
FAX 253.475.8585
CELL 253.279.6508
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rose@image360tacomacentral.com
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Tacoma, Wa 98409
Graphics > Signage > Displays



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S. Tacoma Business District Board

Pete Bristow, President

Bristow's Exclusive Auto Repair 253-471-1663

Brian Arnold, Vice President

Farmers Insurance 253-752-0234

Karen Rich, Treasurer

Guardian Security Locksmith 253-474-5855

Cindy Atwood, Secretary

Heritage Bank 253-671-4458

Brenda Lindenberg, Director

New Era Contract Sales 253-272-3553

Rose Mednick, Director

Image 360 253-475-7446

Larry Henning, Director

Tacoma Eagles Aerie #3 253-473-9123

Austin Miller, Director

Theory Real Estate 253-304-4905

Bruce Peterson, Director

Petersen Parking 253-476-8050

Director

Position OPEN

Mario Lorenz, District Manager

Info@stbda.com

The Board meets monthly Check your monthly calendar. Meetings are open to Everyone.

www.stbda.com

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