

LOCAL INFRASTRUCTURE FINANCING TOOL PROGRAM (LIFT) 2018 BIENNIAL REPORT



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Elizabeth Robbins, Department of Transportation
Paul Turek, Employment Security Department

Washington State Department of Revenue

Jessica Hicks, Tax Administration Manager

Washington State Department of Commerce

Mark Barkley, Assistant Director, Local Government Division
Cecilia Gardener, Executive Director, Boards Unit
Janea Delk, Program Director & Tribal Liaison, Community Economic Revitalization Board

Washington State Department of Commerce
Community Economic Revitalization Board (CERB)
Boards Unit, Local Government Division
1011 Plum St. SE
P.O. Box 42525
Olympia, WA 98504-2525
www.commerce.wa.gov/CERB

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Department of Commerce

Occupation data is from www.datausa.io



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Introduction

Background

The Community Economic Revitalization Board (CERB) and the Department of Revenue (DOR) are authorized to administer the Local Infrastructure Financing Tool (LIFT) Program created in Chapter 39.102 Revised Code of Washington (RCW).

LIFT allows selected local governments to use tax revenue generated by private business activity within a designated Revenue Development Area (RDA) to help finance public infrastructure improvements.

Nine jurisdictions currently participate in the LIFT Program, each eligible to receive a state contribution of up to \$1 million per year for 25 years. Three LIFT projects were selected by the legislature and the remaining six were competitively selected by CERB.

There is no further authority under LIFT for additional state contributions and the program is currently closed to new designations.

Outcome Reporting

The nine jurisdictions authorized to receive LIFT awards are required to report to CERB and DOR annually on the progress of their projects. CERB, in turn, reports to the legislature on a biennial basis. These reports are required by 39.102.140 RCW to include:

- The amount of local excise tax allocation revenues, local property tax allocation revenues, other revenues from local public sources, and taxes under RCW 82.14.475 received by the sponsoring local government, co-sponsoring local government, or any participating local government during the preceding calendar year that were dedicated to pay the public improvements financed in whole or in part with LIFT authority, and a summary of how these revenues were expended.
- The names of any businesses locating within the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with LIFT authority.
- The total number of permanent jobs created in the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with LIFT authority.
- The average wages and benefits received by all employees of businesses locating within the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with LIFT authority.
- That the sponsoring local government is in compliance with RCW 39.102.070.
- A list of public improvements financed on a pay-as-you-go basis in previous calendar years and by indebtedness issued under LIFT authority.
- The date when any indebtedness issued under LIFT authority is expected to be retired.
- Periodic updated estimates of state excise tax allocation revenues, state property tax allocation revenues, and local excise tax increments, as determined by the sponsoring local government, that

are estimated to have been received by the state, any participating local government, sponsoring local government, and co-sponsoring local government, since the approval of the project award by the board (updates provided at least once every three years).

Joint Legislative Audit Review Committee (JLARC) Reports

By statute (RCW 39.102.200), JLARC is required to evaluate the effectiveness of LIFT and report to the legislature every five years beginning in September 2013. JLARC's final recommendation on whether to expand LIFT statewide is due September 1, 2028.

JLARC's first report on the LIFT program concluded that insufficient data exists to accurately report on the economic outcomes of LIFT. JLARC further noted that "even if the necessary data was readily available, there are significant challenges to isolating the impact of LIFT projects on the surrounding economy" (JLARC, LIFT Report Summary, December 2013).

The full report is available at: <http://leg.wa.gov/jlarc/AuditAndStudyReports/documents/LIFTFinalReport.pdf>

The LIFT Program

What is LIFT?

Created in 2006, the LIFT program is a form of tax increment financing in Washington State. Tax increment financing allows local governments to use expected future tax gains to finance public facility projects today. Under the LIFT program, nine local governments have been given the authority to finance specific local public improvement projects intended to encourage economic development. The state is a partner in these projects and provides a limited amount of funding, provided the local government has demonstrated a net gain in state tax revenues. The program is currently closed to new designations.

LIFT Components

Local governments designated under LIFT create a Revenue Development Area (RDA) in which to measure growth. The LIFT award recipient builds and finances public improvements in the RDA by issuing general obligation or revenue bonds, or by financing public improvements on a “pay-as-you-go” basis.

The public improvements in the RDA are intended to create growth in sales and property tax revenues by encouraging private development activities. This growth in tax revenue is in turn used to pay principal and interest on the bonds issued to finance the improvements. The local jurisdiction may earn a state contribution of up to \$1 million each year to help pay this debt service.

Competitive Criteria

Three LIFT projects were selected by the legislature and six were selected by CERB through a competitive process. Criteria used to select projects included:

- Potential to enhance regional and/or international competitiveness.
- Ability to encourage mixed-use development and redevelopment.
- Jobs created and net employment change expected from the project.
- Net property tax and sales & use tax change expected from the project.
- A balanced statewide geographic distribution of project awards.

RDA boundaries were established by local government ordinance as part of the CERB application requirements. A signed developer agreement between the local government and a committed private partner was also required.

State Contributions

At the time of project selection, each LIFT designee received a “project award” which identifies the maximum amount of state contribution they may receive per fiscal year for up to 25 years. The actual distribution of state funds is determined by the Department of Revenue annually based on local progress reports. These annual “caps” and the amount distributed to date are reflected in Table 1 (page 8).

Table 1: Annual State Contributions

LIFT Recipient	Award Year	LIFT Tax Implementation Year	Annual State Award Cap	Amount of State Award Distributed*
City of Bellingham	2007	2013	\$1,000,000	\$4,880,741
City of Bothell	2008	2014	\$1,000,000	\$4,000,000
City of Everett	2008	2017	\$500,000	\$327,865
City of Federal Way	2008	2013	\$1,000,000	\$4,701,658
City of Mount Vernon	2009	Not yet implemented	\$500,000	\$0
City of Puyallup	2009	2010	\$1,000,000	\$8,000,000
Spokane County	2008	2010	\$1,000,000	\$7,047,355
City of Vancouver	2008	Not yet implemented	\$500,000	\$0
City of Yakima	2009	2011	\$1,000,000	\$5,630,673
Totals			\$7,500,000	\$34,588,292

**Distributions as of December 31, 2017*

City of Bellingham

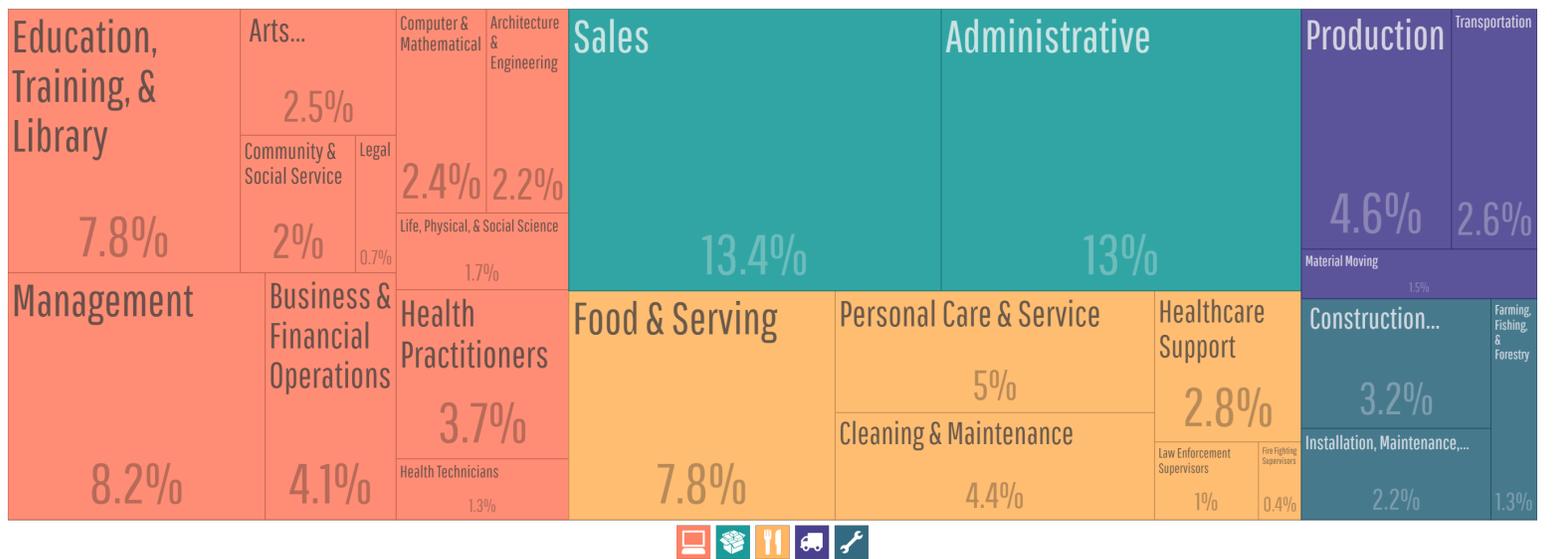
Employment by Industries in Bellingham, Wa

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Employment by Occupations in Bellingham, Wa

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New Whatcom Revenue Development Area

LIFT Award: Up to \$1,000,000 per year for 25 years

Year LIFT Tax Imposed: 2013

PROJECT HISTORY

In January 2005, the City of Bellingham partnered with the Port of Bellingham on the redevelopment of 137 acres of heavy industrial property formerly occupied by Georgia-Pacific Corporation (GP). The property's location, in the heart of Bellingham's historic waterfront district, makes this an ideal site for redevelopment combining environmental cleanup and urban revitalization.

The City committed to construct the necessary public infrastructure on the site and to create a regulatory framework attractive to private investment. The Port committed to undertake the environmental cleanup of its property and the Whatcom Waterway, build the necessary marine infrastructure, and provide the City land for parks, public space, and right-of-ways. This is the largest redevelopment project in the history of Whatcom County and is the beginning of an exciting new era for Bellingham's waterfront. Over the next several decades, Bellingham's waterfront will undergo a transformation from an industrial waterfront site into a vibrant new neighborhood featuring breathtaking views, parks and trails, sustainable urban living, and a mix of essential new and traditional jobs.

Redeveloping Bellingham's central waterfront will provide numerous benefits for all of Whatcom County. These benefits include: (1) promoting mixed-use redevelopment that will help generate new family-wage jobs; (2) providing an area for both housing and business development to occur in a manner that helps preserve the County's limited supply of agricultural and natural resource lands; (3) helping reduce traffic congestion by allowing more people to live near where they work; (4) facilitating remediation of environmental contamination within the site to a standard suitable for mixed-use redevelopment; (5) facilitating the creation of valuable near shore habitat; (6) allowing Western Washington University to expand programs and establish a more visible presence in Bellingham; and (7) demonstrating Bellingham's commitment and ability to provide public access to the waterfront and to promote environmentally sustainable redevelopment.

Progress continues on Bellingham's redevelopment of the waterfront. Harcourt continues the renovation of the historic Granary Building as the gateway project and has begun design of residential buildings along Granary Avenue. The Port and Harcourt continue to actively pursue redevelopment and business opportunities for both mixed use and light industrial users and tenants in the Waterfront District. Of note is the sale of property from the Port to ITEK Energy allowing ITEK to open a 50,000 square foot facility employing around 100 people late in 2017.

The Consent Decree and Cleanup Action Plan for the Cornwall Site was completed (including public comment) in 2014. The completion of the Engineering and Design Report is expected in 2018. On the adjacent property, the R.G. Haley Site, the Remedial Investigation and Feasibility Study was published in its final form on February 1, 2016 and the Cleanup Action Plan will go out for public comment in February 2018, followed by the Engineering and Design report later in the year.

ENGINEERING PROJECT UPDATE for 2017

Project: WF1001–Granary and Laurel Streets

This project will construct Granary and Laurel Streets, new arterial roadways, from Roeder Avenue to Cornwall Avenue to serve as the primary access through the center of the redeveloped waterfront district. Appropriate utilities will be installed within the new street.

Accomplishments: Project has been bid out, awarded and construction is well underway.

Next Milestone: Complete street/utility connections and work under BNSF railway.

Project: Waterfront Utility Master Plan

Beyond the City’s standard utility planning (water, sewer and storm water systems), the City will evaluate the feasibility of district-level systems, including district-energy, small-scale hydro, and non-potable water. The overall planning effort is focused on the District south of Whatcom Waterway and the district-level systems are focused in the densest planned Downtown Waterfront Area.

Accomplishments: Draft Utility Master Plan Complete.

Next Milestone: Complete roadway project and as-built utilities. Finalize Utility Master Plan. Develop district specific utilities as appropriate.

Project: Cornwall Beach Park Master Plan

The park master plan was completed and adopted by the Bellingham City Council. A conceptual near shore habitat plan was added to the project scope. The master plan will be considered in the Cornwall Avenue Landfill and RG. Haley site construction documents. Implementation of the park master plan (park build-out) is scheduled several years out (after RG Haley and Cornwall Avenue Landfill cleanups are complete).

Accomplishment: Coordinated with Port and City on Cleanup Design

Next Milestone: Final park design will proceed following the cleanup of Cornwall Avenue Landfill and R.G. Haley sites.

Project: Waypoint Park (formerly Whatcom Waterway Park)

The park has officially been named Waypoint Park. The initial phase of the park adjacent to Granary Building is currently under construction. Build-out is anticipated to be completed in phases.

Accomplishments: Completed easement and access agreements for the Park. Started construction of north park and beach. Completed phase 1 construction of the Central Avenue Pier expansion. Central Pier is part of Whatcom Waterway Park and is the pedestrian gateway to the waterfront.

Next Milestone: Complete construction of Waypoint Park north node. Start design of next phase of Waypoint Park waterfront trail and southern park node.

Project: ASB Interim Trail

The City and Port negotiated a license agreement for an interim public trail connection between Bellwether Way and the ASB Marina Trail. Construction was completed and the trail opened in July 2015.

Accomplishments: Interpretive signs installed.

REVENUE DEVELOPMENT AREA

Bellingham’s Revenue Development Area (RDA) was established with the Community Economic Revitalization Board’s (CERB) approval of our application in September 2006.

Bellingham’s base year 2007 produced \$314,096 of RDA sales tax revenue and \$634,028 in new construction assessed valuation. The sales tax revenue for 2017 was \$647,635. In addition, the property tax allocation value in the RDA was \$29,001,670.

City of Bothell

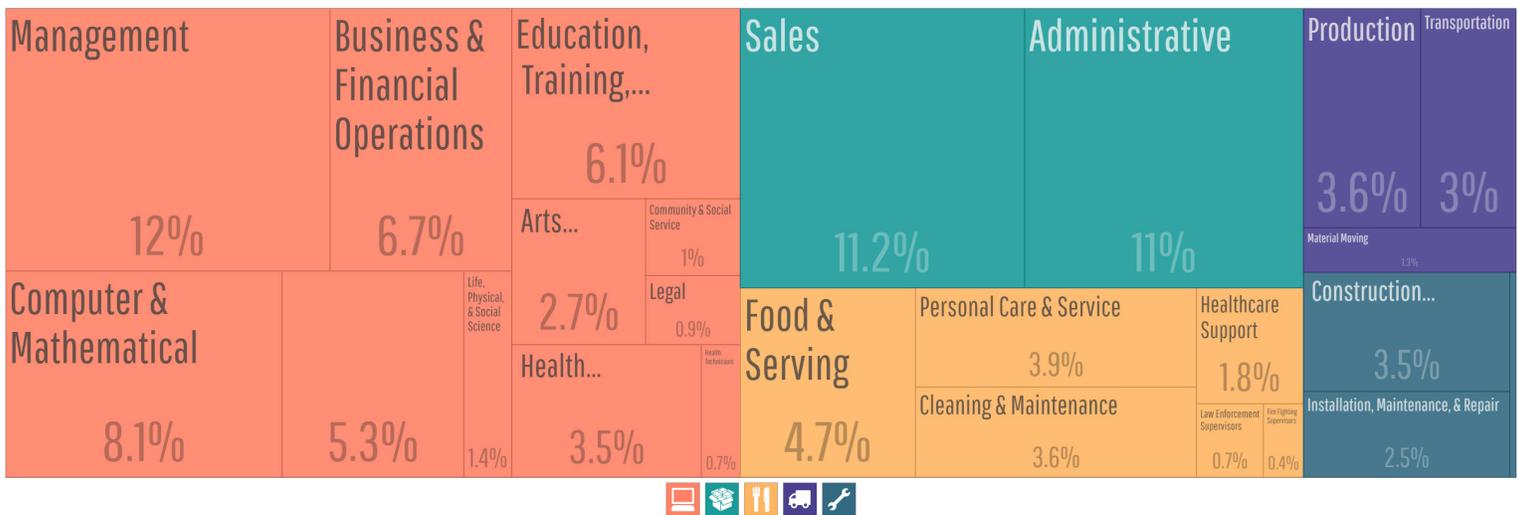
Employment by Industries in Bothell, Wa

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Employment by Occupations in Bothell, Wa

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Revenue Development Area

LIFT Award: Up to \$1,000,000 per year for 25 years

Year LIFT Tax Imposed: 2014

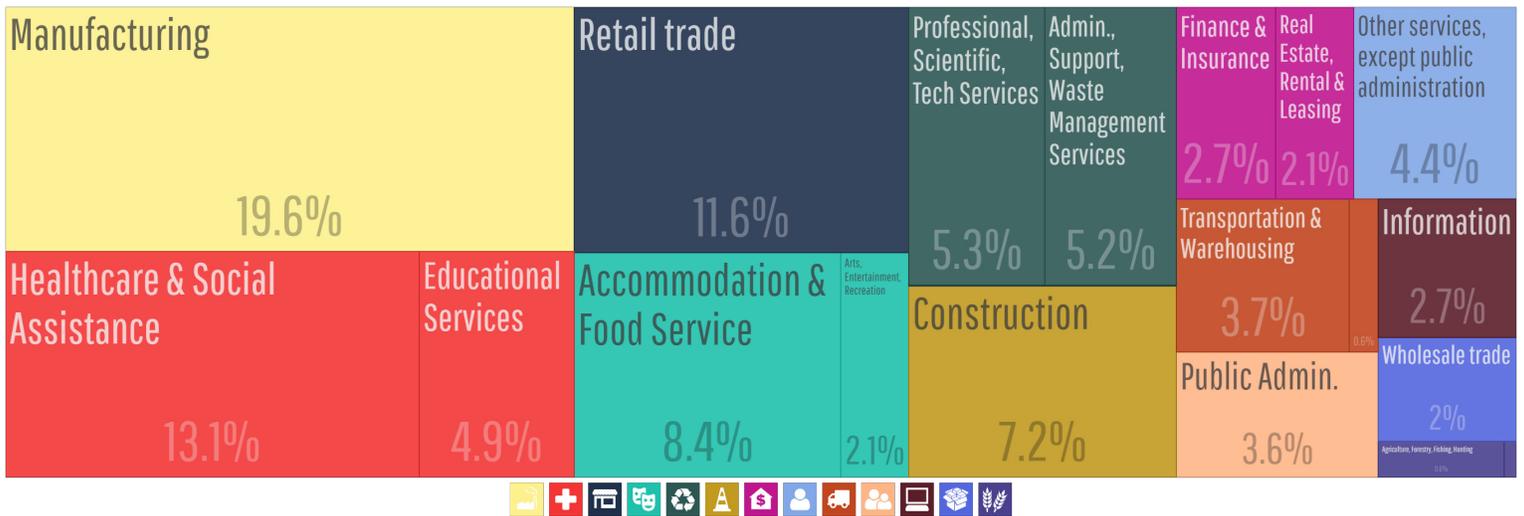
The Bothell Crossroads Project aligned State Route (SR) 522 south of its previous route at Bothell Landing. The general aspects of this work involved construction of the new roadway including utilities, grading, hazardous soil remediation, retaining walls, lighting, traffic control elements, landscaping, stream mitigation, and erosion control which was described in the City's LIFT proposal. The Project is also a **GreenRoads™ Pilot Project**. The total estimated cost of this project was \$53,203,000.

	Development	Present Use	Year Built	Description
A	Pop Keeney Stadium Expansion	Sports Facility	2010	Renovation and expansion of 40-year old Pop Keeney Stadium, which includes updates to field lighting, replacement of the field turf and visitor stands stadium with a capacity of 4,500, as well as the construction of locker rooms, restrooms and concession facilities. Seating capacity is 4,438 (home team seating – 2,900; visitor team seating – 1,538), and it has 501 on-site parking spots.
B	HealthPoint	Medical/Dental Clinic	2012	Two-story, 17,480 square foot medical/dental clinic over 16 parking stall underground garage.
C	Six Oaks	Apartments (Mixed Use)	2014	Five-story building includes 203 apartments and 9,483 square feet of ground floor retail that includes Social Grounds Cafe, BECU, John L Scott Real Estate and Amaro Bistro, which is the 2nd location for owner Nick Wiltz. The original location was tucked away in Seattle's Pike Place Market.
D	The 104	Apartments	2014	Three-story apartment building includes 115 one and two bedroom units over 120 parking stall garage. Occupancy began in 2015.
E	Bothell City Hall	Governmental Services	2015	Four-story office building over three level underground parking garage. Located adjacent to the old City Hall site and the recently constructed Police and Court facilities. The City began occupancy in late 2015.
F	McMenamins	Hotel/Retail	2015	Renovation of Bothell's Anderson School, built in 1931 as a Bothell Junior High school and surrounding buildings. Comprised of six buildings across 5.44 acres and the development includes 72 hotel rooms with private baths, restaurants and small bars, on-site brewery, a first-run movie theater, a range of meeting spaces, and an updated swimming pool. Final occupancy was approved in October 2015.
G	Village at Beardslee Crossing	Apartments (Mixed Use)	2015	A mixed-use development that includes 450 apartment units and 52,000 square feet of retail space, located near the UW Bothell and Cascadia Community College. Includes 50,000 square feet of retail that includes John Howie's Beardslee Public House, Potbelly Sandwich Shop, Sushi Chinoise, Menchie's, 18/8 Fine Men's Salon, Wildwood Spirits, and Starbucks, as well as a new fitness facility, Daily Method Exercise. Anticipate occupancy for the final 146 residential units in mid-2018.
H	Bothell Mercantile Building	Apartments (Mixed Use)	2017	Began construction in the summer of 2015 and is a seven-story apartment building featuring 122 one and two bedroom units over 108 parking stall garage. A fire occurred in July 2016 (project was 4 framing high above a 2-level concrete parking podium) resulting in the loss of all wood framing and replacement of the post tensioned slab between the garage and residential units. Anticipate occupancy in mid-2018.
I	Emerald Crest	Apartments	2017	Formerly named Swedish Apartments. Five-story apartment building featuring 53 one and two bedroom units. Occupancy began late 2017.
J	Junction	Apartments (Mixed Use)	2017	Five-story, 50,000 square foot building includes 130 apartment units over two level parking garage and 11,215 sq. ft. retail and 48,793 sq. ft. office that includes Everett Clinic. Additional commercial tenants will be Prime Steakhouse, Poquitos, PinkaBella CupCakes and First Financial Northwest Bank. Located adjacent to the McMenamins development. Occupancy began late 2017.

City of Everett

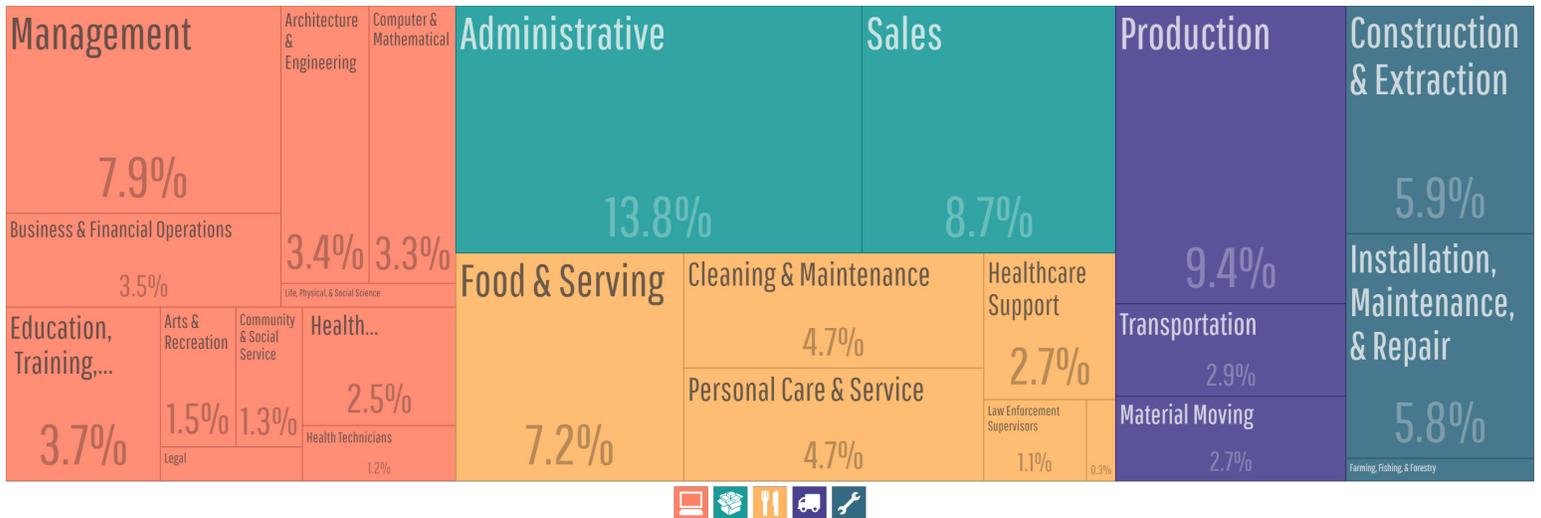
Employment by Industries in Everett, Wa

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Employment by Occupations in Everett, Wa

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Riverfront Revenue Development Area

LIFT Award: Up to \$500,000 per year for 25 years

Year LIFT Tax Imposed: 2017

Project Description

The City of Everett's Riverfront Revenue Development Area (RRDA) covers approximately 233 total acres of mostly vacant property uniquely situated between Interstate 5 and the Snohomish River, from Pacific Avenue and Lowell/Snohomish River Road. The RRDA includes three large parcels, identified as Parcels A, B, and C, which together represent approximately 111 acres of prime developable property that are poised for development as a cohesive, unique blend of commercial, office, retail, and residential uses that will generate significant jobs and tax revenues for the region.

The total new taxable commercial activity generated from these developments over the next 30 years has been independently estimated to be about \$4.5 billion or an average of approximately \$149 million per year. The incremental increases in sales and property taxes resulting from these developments are estimated to total approximately \$400 million over the next 30 years or an average of some \$13.3 million per year. These developments will also generate some 1,500 new jobs involving several different industries.

There are few, if any, areas of the size and quality represented in the RRDA in close proximity to Interstate 5 in the central Puget Sound region. In fact, economic development officials describe the RRDA as the largest contiguous undeveloped tract of land adjacent to I-5 between Seattle and the Canadian border. What makes the site even more attractive to prospective developers is that it features a central location on one hand, and a pastoral, riverside environment on the other. Specifically, the Riverfront RDA is adjacent to Everett's downtown core and multi-modal transportation centers, including Everett Station, to the west, and adjacent to the Snohomish River shoreline to the east. The RRDA is ideally situated for "place-making" that features sustainable development on all levels and direct linkages between the shoreline environment and the Everett Station multi modal facility. When work is complete, the Riverfront RDA will represent one of the most comprehensive transformations of formerly dormant, brownfield property ever successfully undertaken in Washington State.

Project Status

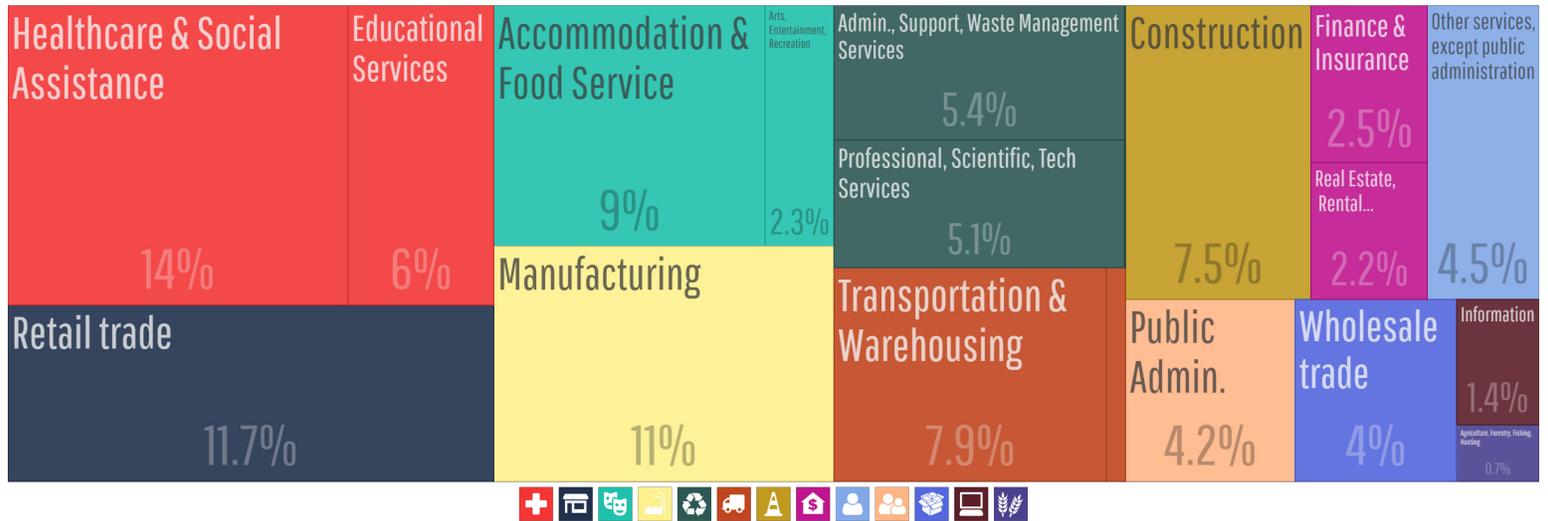
During 2013 the city's developer, Oliver McMillan, sold the property to Polygon Northwest out of Bellevue, Washington. Polygon will continue the development plan that proposes approximately 800,000 square feet of retail, office, and commercial developments, as well as up to 1,000 residential units. When the entire site is developed, with a total anticipated investment of \$490 million in direct private sector investment in building and site development it is projected to add more than 1,500 new jobs. Also, Polygon has committed to comply with the LEEDS "Silver" construction standards for their developments, to assure the blending of these developments into the unique natural setting of the Riverfront RDA.

Since the award of the LIFT authority for the Riverfront RDA, the city has completed the landfill surcharging, leachate system, and 41st St roundabout infrastructure projects, two sanitary sewer lift stations and two public amenities projects to serve the development. To date, Polygon has completed approximately 300 residential units, and has hundreds more in various stages of construction. The developer is currently negotiating with the City for approval on a phased commercial/residential development on Parcel A, with a current schedule of Phase 1 starting in late 2018.

City of Federal Way

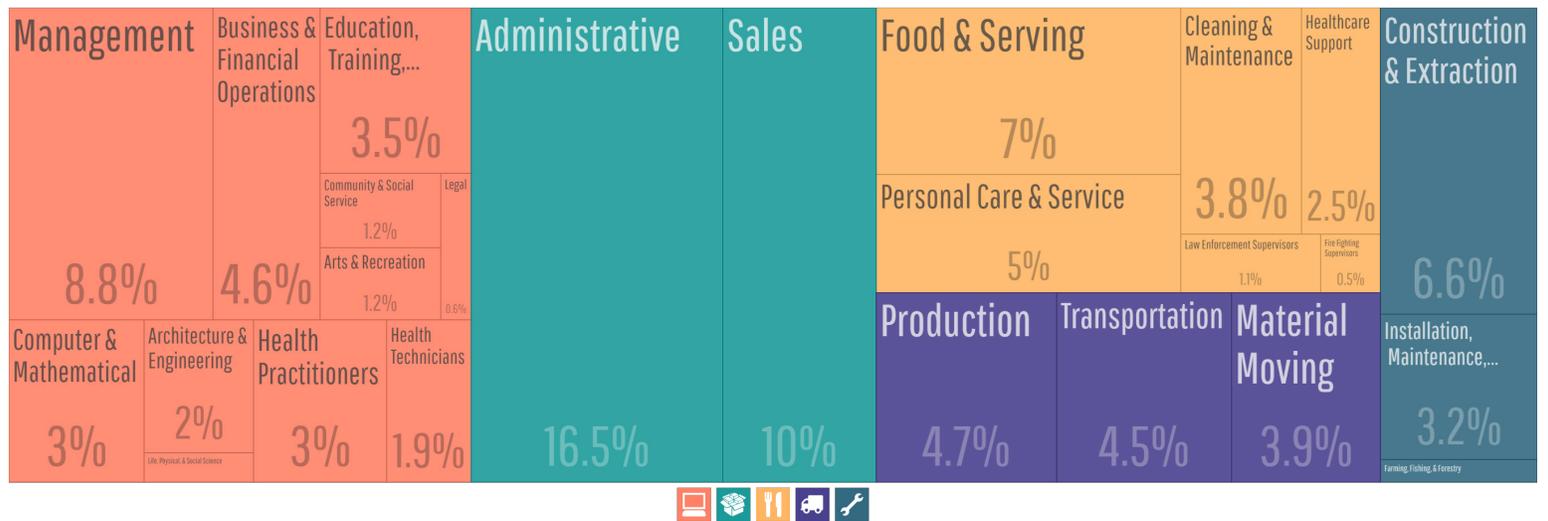
Employment by Industries in Federal Way, Wa

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Employment by Occupations in Federal Way, Wa

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City Center Revenue Development Area

LIFT Award: Up to \$1,000,000 per year for 25 years

Year LIFT Tax Imposed: 2013

The City of Federal Way is pursuing aggressive redevelopment of its largely auto-oriented, suburban style central business district (“City Center”) in pursuit of a higher-density, mixed-use, multi-story, pedestrian-friendly, and transit-oriented major urban center between Seattle and King County that is envisioned by the city leaders and the state Growth Management Act. The Revenue Development Area (RDA) for application of the LIFT program comprises a majority of the City Center.

An essential component to triggering the redevelopment of the Federal Way City Center is significant additional investment in public infrastructure in tandem with private development. Key investments in public open space will begin to provide the amenities that create the “sense of place” that will draw residents, shoppers, employers, and visitors. Key investments in right-of-way (ROW) improvements will add bike lanes, walking paths, and additional roads to help create a pedestrian-friendly, efficient traffic circulation and land-use pattern. Key investments in public parking facilities are necessary to support the more intensive urban-style, mixed-use, and multistory developments.

The Federal Way LIFT project will leverage up to a \$1,000,000 million per year in State funds over the 25-year program period, resulting in up to \$35,000,000 in total funding for these infrastructure improvements.

This redevelopment scenario will be comprised of multiple projects. Three major projects were identified in the original application as cornerstones of this effort:

Symphony: a high-rise, mixed-use redevelopment project with up to 900 residential units, 60,000-75,000 square feet of retail and service uses, and 50,000-75,000 square feet of office uses. This project includes an approximately one acre public park.

During 2009 this project slowed down due to the financial credit crunch and weakened housing market. Since that time the original developers, as well as a local group who attempted to take over the project, have failed.

Consequently, the City went out with a second RFQ/RFP in 2011, and a new project was proposed, consisting of a business exhibition and conference center, together with associated retail and 500+ units of residential units. That project appears similarly to face financing problems and is likely not moving forward.

In the meantime, the City has formulated a new redevelopment plan for the subject site. This plan consists of roughly half the site (approximately 2 acres) dedicated to a highly amenitized urban plaza, and the other site being made available for modestly scaled (no more than mid-rise) private redevelopment, including shops and cafés to provide activation of the urban plaza. A concept plan for this project has been developed, and a regional development firm has been engaged. Further discussions with financiers are underway to enable this project to move forward. In this scenario, LIFT money may be used to finance construction of the urban plaza, storm water detention, public parking, and other ROW improvements.

Rainier Plaza: a high-rise, mixed-use redevelopment project with up to 480,000 square feet of retail and service uses, 100,000 square feet of office space, a 150-room hotel with meeting facilities, and 1,750-2,000 residential units. These numbers differ from those in the initial LIFT application as the project has evolved due to market feasibility factors since that time.

This project is currently on indefinite hold due to the weaker economic conditions and the developer’s inability to secure financing. A refined version of this project may resurface over the next couple of years.

Redevelopment of The Commons Mall: This project encompasses transformational redevelopment of the existing auto-oriented shopping mall, with introduction of new public street(s), public parking, public open spaces, etc. Several redevelopment scenarios are being explored in greater detail, including mixed-use, low-, mid- and potentially high-rise buildings. Build-out would include approximately 170,000 SF of mostly ground-related retail space and approximately

430,000 SF of upper-level tenant space that could be programmed for office, service commercial and residential, as market forces dictate. If all such space were residential, that would yield up to 430 units; while half of this space in residential would yield approximately 215 units. The concept would necessitate approximately 850 structured parking spaces, at least half of which would be deemed “publicly accessible.”

The Commons Mall has emerged from the “Great Recession” with an aggressive repositioning program consisting of bringing major new retailers to the site. Since last year a new department store and other retailers have been constructed, with another new major anchor under construction and expected to open in the Fall. At present there is no interest in more aggressive redevelopment, as initially contemplated above. There is potential that LIFT funding for public infrastructure components may still be considered as redevelopment continues, especially with regard to ROW improvements and public parking.

Civic Center (Performing Arts/Events Center): After many years of planning, at the end of 2010 the City purchased a 4-acre site (using State Public Works Trust Fund grant monies) to house a performing arts and conference center. In 2011 the City conducted a concept study of the space needs, adjacencies and development cost estimates. In 2012 the City issued an RFQ to pursue public-private partnership opportunities to bring in an associated hotel and restaurant/catering facilities in tandem with the Civic Center and explore potentially more cost-efficient development models. At this time, The Federal Way Performing Arts and Event Center is a 45,400 square foot multi-functional facility that includes a 716-seat auditorium, a mezzanine level patron’s room, two-1,600 sq. ft. meeting rooms, a grand lobby that can combine with the meeting rooms to support conference events of 400 people as well as a 180-surface parking stalls and off-street frontage improvements on S. 314th St and S. 316th St. Back of house support includes a full-service kitchen, dressing rooms, office space, storage and loading docks for the needs of both the stage and the kitchen. Construction of the thirty-two million dollar facility started on October 27, 2015 and the project is projected to be completed during the summer of 2017. On November 26, 2014 the City issued \$8,209,906 of general obligation Bond anticipation note with KeyBank to acquire the Target property with an interest only rate of 1.51 percent and principal due 12/01/2017. The funds were used to purchase the old Target property for downtown development, which borders PAEC. The bond will be paid off with the sale of the land in three years. Currently the bond calls for interest only payments before the bond is paid off.

The City is contemplating the use of LIFT-generated public monies for public infrastructure components of this project, such as the urban plaza and other public open space amenities, ROW improvements, storm water detention, etc.

Between currently proposed, emerging, and potential redevelopment projects within the City Center RDA, the City anticipates the following break-down of new development:

City of Mount Vernon

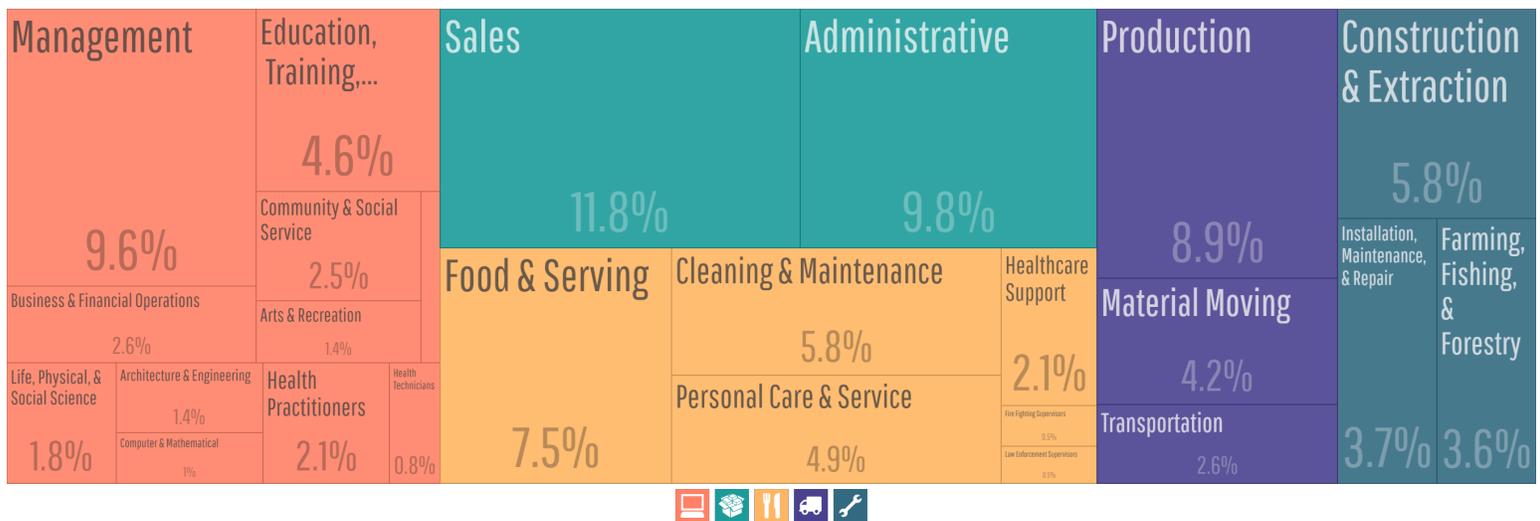
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Downtown Revenue Development Area

LIFT Award: Up to \$500,000 per year for 25 years

Year LIFT Tax Imposed: LIFT TAX NOT YET IMPOSED

Background:

The City of Mount Vernon has a distinct and historic downtown which is ideally poised for redevelopment. The Downtown Mount Vernon Revenue Development Area (RDA), as adopted by Ordinance 3410, is located west of Interstate 5 and is bordered to the east by the Skagit River. The City is near completion on construction of a flood control project to permanently protect the downtown area from the base 100-year flood as defined by the Federal Emergency Management Administration (FEMA). Once downtown is no longer at risk for flooding and development constraints associated with building in a flood plain are removed, the downtown will be primed for redevelopment and new development. Certain privately owned properties have been purchased by the City in order to construct the permanent flood wall and riverwalk. As part of the flood control system, the City has acquired substantial land, bordering the scenic Skagit River which will become prime real estate for mixed use commercial and high density residential development. The current use of the majority of this land that abuts the river is a surface parking structure that provides 355 essential parking spaces to downtown employees and visitors. The flood control project displaced this needed downtown parking which will be replaced with a combination of solutions that include a new parking facility in another downtown location.

Although the flood control project is not eligible for LIFT financing, other significant and related projects in the downtown are eligible for financing under the LIFT program as outlined in the following section.

Project Description:

The City has commenced a comprehensive redevelopment plan for its downtown area. The goal of this planning effort was to guide the investment of public and private resources in the downtown area over the next 20 years. The City is creating a vibrant, attractive, and safe waterfront and downtown, with enhanced public access to the river, new and improved public amenities, and mixed-use redevelopment that will generate new jobs, providing an area for both housing and business development to occur in a manner that helps preserve the character of downtown. A key component of this plan is to provide the City's downtown area with 100-year flood protection. The threat of flooding poses a major barrier to investment in the downtown area.

The City has completed the flood control project phases I, II and III, which provides for enhanced access to the river with the new Skagit Riverwalk promenade and the completion of the 30,000 square foot Skagit Riverwalk Park Plaza adjoining the riverwalk in the heart of downtown. Additionally, the downtown restroom project was completed in March 2016.

The City is now working with FEMA to achieve a Letter of Map Revision to complete the flood protection project and provide the historic downtown area relief from the threat of flood and increased costs of flood insurance.

The following list of LIFT project elements, exclusive of the flood protection element, has been identified as part of the Downtown and Waterfront Area improvements.

- **Structured Parking:** Construction of a 350 to 600 stall parking facility. The structured parking facility will replace the displaced parking along the riverfront for our downtown business community, and will provide parking for future downtown redevelopment needs. The parking facility will be strategically located near the core of downtown, within walking distance of Skagit Station (the County's regional multi-modal station). The necessity of the parking structure is time critical now that the flood project is complete. Discussions are underway for siting and property acquisition with anticipation of final agreement, preliminary design and engineering beginning in the 4th quarter 2018.
- **Waterfront Riverwalk, Urban Trail and other Park Facilities:** A 25-foot pedestrian riverwalk was constructed and completed in October 2014, which runs along the river adjacent to the downtown, with expansive views of the river on one side and with envisioned shops and pedestrian attractions on the other side. The north end of the riverwalk connects to a multi-purpose trail which continues further north. After completion of the third and

final phase (IIIB) of the flood control element the riverwalk will connect on the south end to a multi-purpose trail while will continue further south along the east side of the river.

Other park amenities include the Skagit Riverwalk Park plaza (completed in October 2014) which is home to the farmers market along the riverfront, a summer concert series, and other events, with permanent public restrooms (completed in 2016).

Although the riverwalk, park plaza and restrooms are LIFT eligible costs, the City has funded these capital components with other funding, keeping the primary focus of the LIFT financing on the structured parking facility.

- **Street Improvements:** Street improvements in the master plan include a realignment of Division Street, South First Street and Freeway Drive, streetscape improvements north and south on First Street, an improved pedestrian connection between Skagit Station and downtown along Gates Street, clear and attractive pedestrian connections between the downtown riverfront and the downtown core; and an improved pedestrian walkway on the Division Street Bridge.

Private Sector Project Description:

Mount Vernon has already invested in a downtown transit center (Skagit Station) that provides bus and passenger rail service within the region. The major public amenity downtown is the Skagit River, and the river has provided more obstacles to downtown development with its flood threat than attractions. When the final element of the flood control project is completed, conditions will be ripe for facility infrastructure improvements and amenities to attract additional residential and commercial development. The flood control project creates a significant opportunity for the City to revitalize and redevelop its downtown.

Developers have indicated strong interest in moving forward with private development of mixed use construction in the downtown and waterfront area with interest in securing certain privately owned undeveloped parcels to move forward with commercial projects which could include a hotel, possible conference center, and a restaurant. The City fully anticipates that the new private development in conjunction with the removal of the flood threat will also result in redevelopment projects in the Downtown RDA.

A market analysis prepared as part of the Downtown Mount Vernon Master Plan by a third party consultant, Property Counselors, identifies the potential for an improved downtown to capture the following levels of future development activity over the next 20 years.

	<u>1st 10 years</u>	<u>Next 10 years</u>
Retail (square feet)	125,000	155,000
Office (square feet)	55,000	65,000
Housing (units)	200	250
Lodging (rooms)	100	100

Downtown private investment over 30 years is projected to be in excess of \$408,000,000. New jobs created over 30 years are estimated to be 2,548, along with 112 average annual construction jobs. Additionally, residences for 1,120 people will be provided.

Progress to Date/Project Schedule:

Progress updates on key elements of the Downtown and Waterfront Area Project are as follows:

- Final Environmental Impact Statement on the flood control project was completed July 2007.
- Final Master Plan for the Waterfront Area and Downtown Project was adopted in June 2008.
- The NEPA process for the flood control project was completed July 2008.
- Downtown Parking Garage Feasibility Study was finalized July 2008.
- Phase I of the flood structure and riverwalk were completed in 2010.
- August 2010, the City received a Conditional Letter of Map Revision (CLOMR) from FEMA, a critical achievement for the flood control project and future development of our downtown area. The purpose of a CLOMR is to

receive confirmation from FEMA that our flood control project as designed would remove the downtown from the 100-year flood plain.

- Phase II of the flood structure, riverwalk and park plaza were completed in October 2014.
- The “Tulip Dance” art piece was commissioned and installed in April 2015 in the new park plaza.
- The “Valley of our Spirits” sculpture was commissioned in 2017 and is anticipated to be installed in June of 2018.
- Phase IIIA of the flood structure was completed in February 2016.
- The public restrooms, adjacent to the new park plaza, were completed in March 2016.
- Phase IIIB, the final phase of the flood structure was completed in February 2018. The City is on schedule to submit flood project documentation to FEMA in March 2018 for revision of the FEMA flood inundation maps.
- Preliminary design of the parking facility will begin in 2018. Construction could begin in 2019.
- Contracts have been signed with Collins Woermann and they have issued a report for downtown redevelopment planning in addition to subarea work already begun by Makers.

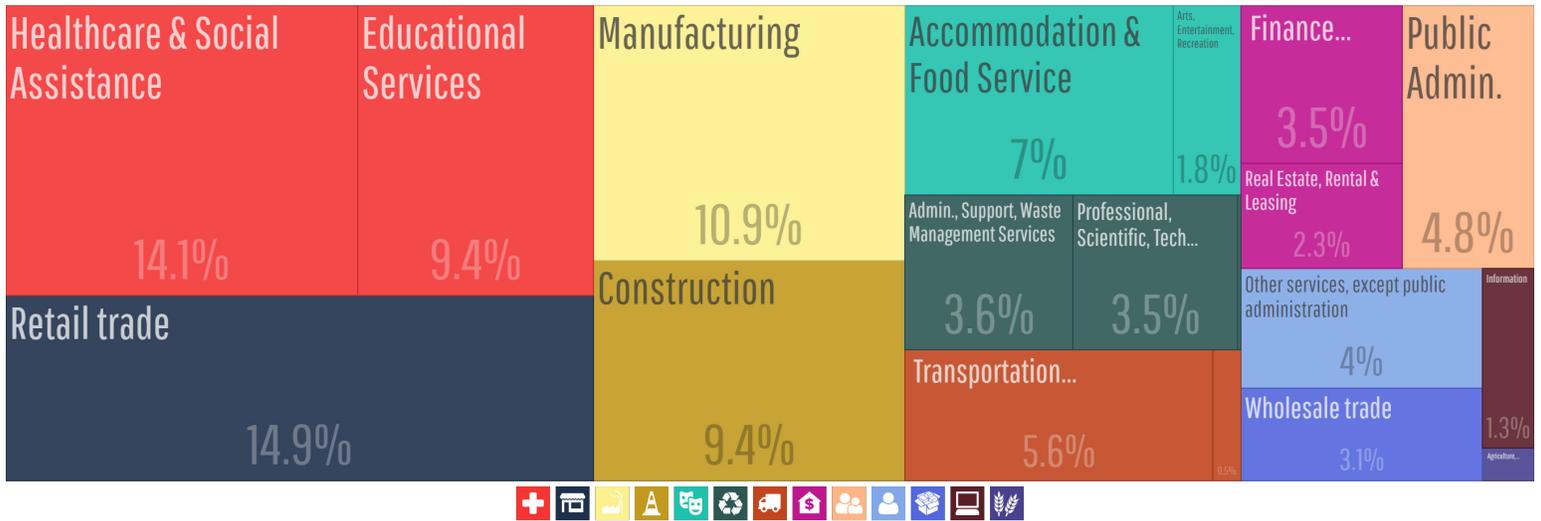
Key milestones for the anticipated private sector development are as follows:

- The City of Mount Vernon applied for New Market Tax Credits (NMTC) through the U.S. Treasury in 2014 and although we did not receive an award, we have been certified as a Community Development Entity (CDE) which allows us to receive New Market Tax Credits from other agencies. New Market Tax Credits provide an additional financial incentive and attraction for private development in the RDA. The City anticipates applying for New Market Tax Credits through the U.S. Treasury in the future.
- A development firm completed a study of the downtown area in 2010 outlining development opportunities, available lands, and potential sites for initial private development. The three specific projects identified:
 1. Hotel, conference center and restaurant.
 2. Entertainment complex: cinema, high tech bowling alley or other active entertainment use, commercial and institutional office locations, small retail spaces and structured parking.
 3. Redevelopment along Montgomery Street: envision a series of storefronts, containing small retail business, business support establishments and art galleries or professional offices. Above street level, residential units.
- The Main Street waterfront site will be ripe for development upon completion of the flood control project. Privately owned downtown sites are expected to be developed/redeveloped at a fairly rapid pace upon removal of the flood threat and related development barriers.
 - The City has been working with a developer on a 10 acre site located within the RDA. Permits should be issued in 2018 for construction of retail, gas station, 6 food establishments, and 250 market rate multi-family housing units.
 - A new building located at the corner of Myrtle and South 2nd Street is currently under construction and will house 3 commercial businesses.
 - A large building on the corner of Gates and First Street was successfully renovated in 2017 and is occupied with 4 new small businesses and a second floor residential unit.
 - The Mount Vernon Downtown Association and Main Street program report 18 new businesses have opened in the RDA in 2016, representing 103 new jobs and \$ 8 million in private investment. They reported an additional 10 new businesses, 2 expansions, 2 additional relocations into the downtown boundaries and 33 new jobs in 2017.

City of Puyallup

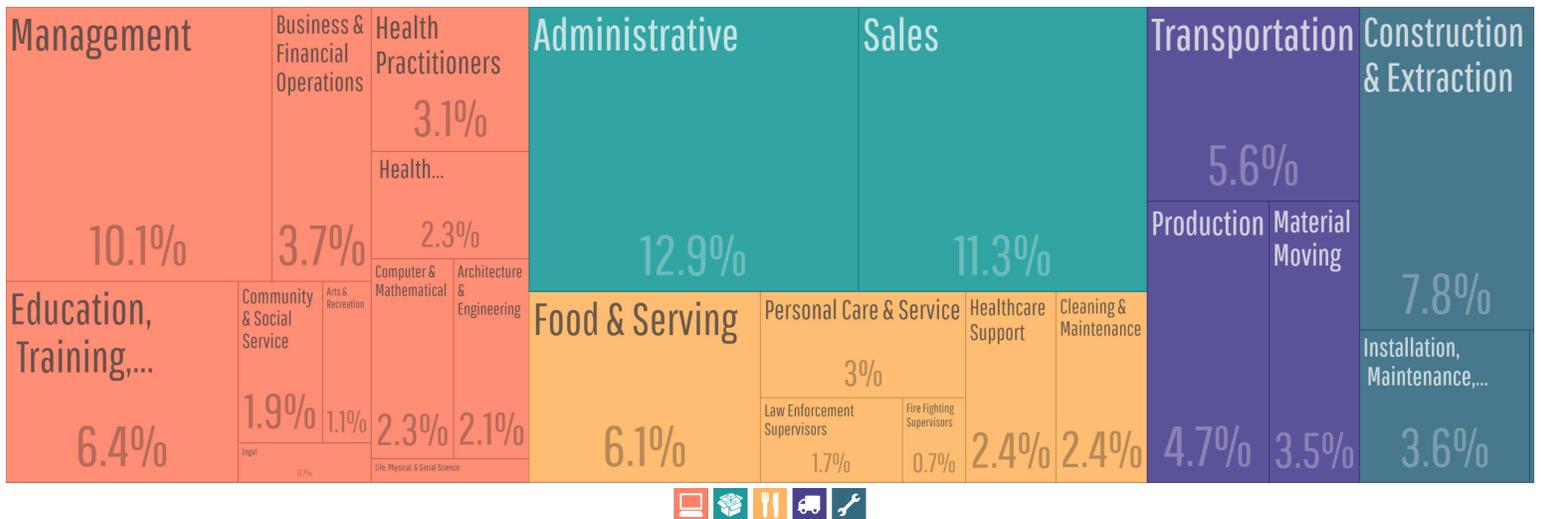
Employment by Industries in Puyallup, Wa

The closest comparable data for the census place of Puyallup, WA is from the state of Washington.



Employment by Occupations in Puyallup, Wa

The closest comparable data for the census place of Puyallup, WA is from the state of Washington.



Puyallup Revenue Development Area

LIFT Award: Up to \$1,000,000 per year for 25 years

Year LIFT Tax Imposed: 2010

Puyallup's long-term goal is to redevelop several City-owned parcels in the downtown area into mixed use transit oriented development projects that include parking. In addition the City will provide for pedestrian, parks, trail, storm water, and telecommunications improvements in the South Hill area. The City estimates that these, along with other non-LIFT financed improvements, will generate approximately 8,600 jobs throughout the Revenue Development Area (RDA) during the life of this program.

The City of Puyallup's Revenue Development Area will facilitate the following critical investments:

1. Structured downtown public parking on City-owned parcels through public-private development agreements for mixed-use redevelopment providing new, transit-oriented, downtown office, residential, retail, restaurants and other business uses on today's downtown surface parking lots;
Progress – In 2017, the City continued efforts in this regard:
 - Parking management: the City continued its downtown parking management program, monitoring publicly-owned on-street and off-street parking times, including City issued permits. In 2017, the City began developing an updated online system for issuing parking passes. The City also progresses with its ongoing coordination with Sound Transit on planning for the \$54.5 million package of "ST2" Puyallup station access improvements. In 2017, Sound Transit worked with the City to refine design and feasibility plans for Sound Transit-funded improvements to be constructed in and adjacent to the RDA, to serve the commuter station. Acquisition of necessary properties/easements for this project is now underway.
 - Business development: In 2017, the City undertook a Feasibility Analysis regarding the public-private redevelopment potential of three City-owned downtown sites supporting new major commercial/mixed-use projects, with public parking. This work continues in early 2018, with further input from economic and design consultants. Also, several new or expanded downtown businesses were constructed or opened in 2017, including new administrative offices for the Pierce Conservation District, Trinity Medical Office, Kirk's Compound Pharmacy, Wicked Pie Pizza, CaskCades Pub, etc.
2. Access to competitive, high speed data telecommunications services needed to support higher wage technical and professional employment growth;
Progress - The City continues to document and improve routes for fiber connectivity on a local and regional basis. In 2017, the City continued to calibrate recently-installed Adaptive Traffic Signal infrastructure along portions of the South Meridian and 3rd Street SE corridors within the RDA. The City also commenced Municipal Code revisions to accommodate the coming wave of 4G/5G "small cell wireless" facilities within the RDA and elsewhere in the City. This project, slated to be complete in early '18, involves extensive coordination with wireless carriers. The City is also currently formulating a Fiber Strategic Plan for future municipal communications and has processed franchise agreements for private fiber providers.
3. Safe pedestrian and bicycle trails to connect neighborhoods, parks, schools and large land parcels that lack necessary urban infrastructure;
Progress – Puyallup continues a Citywide program to retrofit existing ADA ramps on public sidewalks, including within the RDA, as well as to connect/upgrade sidewalks around the City. In 2017, the City designed a new traffic signal at 31st Avenue SE-5th Street SE, within the RDA, which will be installed in 2018. That new signal will provide an improved pedestrian/bicycle connection between the major commercial area west of 5th Street SE, and Bradley Lake Park and residential areas (east of 5th Street). In addition, the aforementioned Sound Transit ST2 project will involve new pedestrian and bicycle enhancements within and around the downtown RDA.
4. Enhanced storm water and drainage facilities to protect water quality, promote environmentally responsible economic development, and create better recreation and land use opportunities;
Progress – The 39th Avenue SW street upgrade, completed in 2017, to which stormwater drains from portions

of the abutting RDA, utilizes pervious concrete for both street and sidewalks.

5. Student and employer access to higher education resources at Puyallup's Pierce College.

Progress – The City continues to coordinate with Pierce College on facility issues for the campus. In late 2017, the City provided a letter of support for Pierce College facility capital plans.

6. Pierce Transit connector service

Progress - With City support, Pierce Transit continued to operate a “community connector” shuttle service in 2017. This connector shuttle service provides transit service throughout the RDA.

The key long-term goals for the City's Revenue Development Area, supported by these infrastructure investments, are to create:

- New employment growth, estimated at 8,654 ongoing jobs, plus an additional 9,893 jobs projected for the building industry on a one-time basis.
- New housing and office uses in downtown and South Hill, providing 2.67 million square feet of offices and retail space with 1,512 units of housing.
- Local and state revenue benefits totaling \$611 million.
- A more efficient re-use of downtown city properties and existing infrastructure.
- Effective re-use of commercial surface parking to usable, compact, transit-oriented developments that could contribute to attracting higher employment.
- Employment and population growth that is accommodated in a manner which reduces auto dependency with frequent, convenient transit “connector” service. The employment growth will have the added benefit of supplying new job opportunities at a critical time for military personnel expected to return home from deployment over the next few years and needing to transition into the private sector.

These objectives are being implemented via successful investment - public & private - in these initial years of the City's LIFT grant.

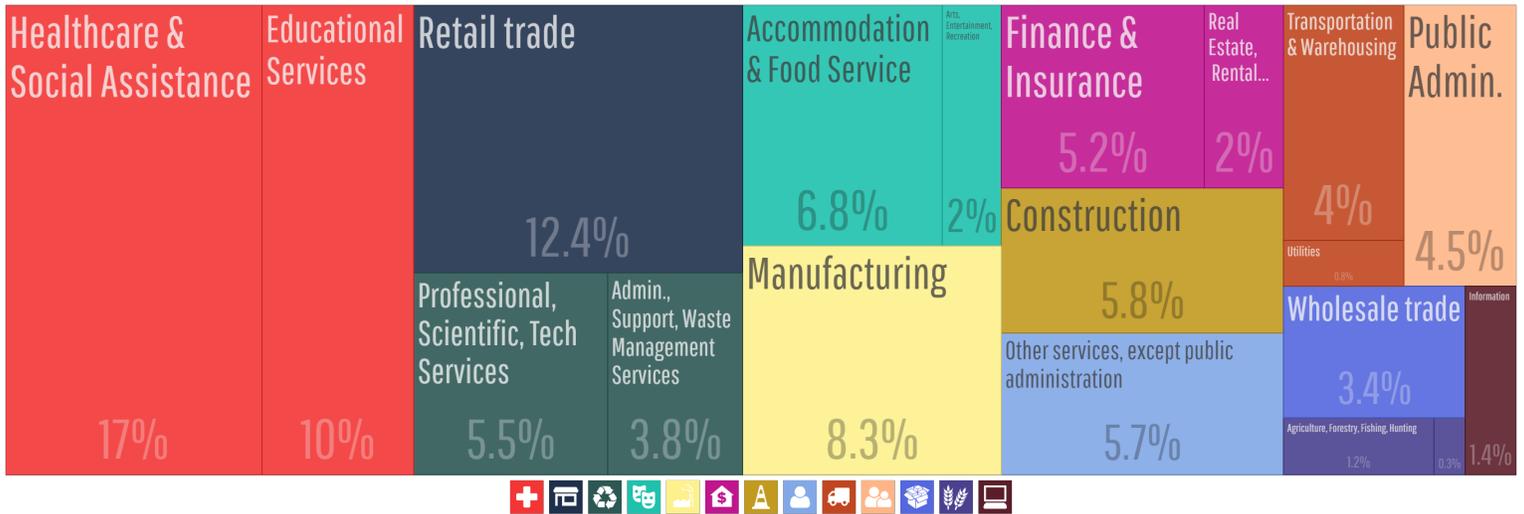
Examples of other noteworthy current/recent RDA private development include:

- **Good Samaritan Hospital buildout:** 2016-17 was the final “entitlement year” of Multicare/Good Samaritan's 2007 City-approved Master Plan, which is within the RDA. Several final projects were done under that Master Plan, but subsequent redevelopment work continues on the hospital campus. In 2017, the City issued building permits for the Hospital's Patient Care Tower Floor 7-8 remodel, valued at \$21.2 million. Other permitted projects are currently underway related to tenant improvements in other wings of the hospital as well as new parking lot construction.
- **South Hill Mall:** in 2017, the South Hill Mall completed substantial tenant improvement work to allow a mid-year opening of a large new H & M Clothing store. Occupancy and/or permit review of other Mall retailers, including a new Golden Corral restaurant, has also been occurring in 2017.
- **30th -Meridian Office Complex:** Following major tenant occupancy of the 27,000 square foot Building #3 within this Class A office complex, this developer began permit review in 2017 for the 28,500 square foot Building #4. Permits have now been issued for Building #4, valued at \$4 million, and that pending structure (to be constructed in 2018) has already been fully preleased to a medical provider.
- **South Hill Senior Housing:** Currently, two separate large-scale senior housing projects are moving forward within the RDA. In 2017, construction began on the Wesley Homes complex (37th Ave. SE), which includes a 75,000 square foot independent/assisted living lodge and 70 “brownstone” units on a 15-acre campus. Construction is expected in 2018 on the Affinity project, a 168-unit independent living facility in a four-story tower at 5th St. SE-43rd Ave. SE.
- **Willows Pond Center (37th Ave. SE):** Two new large-scale retailers (Hobby Lobby & Harbor Freight Tools) are currently performing tenant improvements to move into an 80,000 square foot former supermarket shell.
- **Other Misc.:** Permitting and/or construction occurred in 2017 for several other noteworthy development projects within the RDA, including a new Chik-Fil-A restaurant at 39th Avenue SW-S. Meridian (which opened in Feb., '17), an adjacent new “Puyallup Harmon Hub” restaurant, the 38-unit Huntington Apartment (construction commencing in early '18) on S. Meridian-21st St. SW and other noteworthy private development investments.

Spokane County

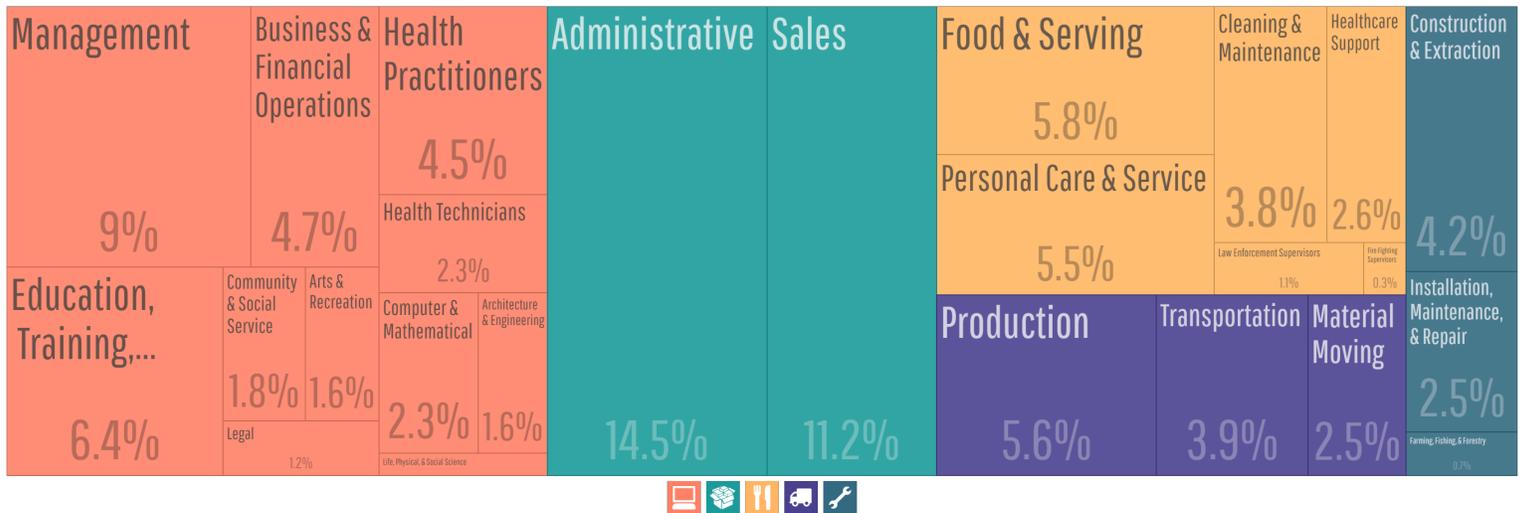
Employment by Industries in Spokane County, Wa

The closest comparable data for the county of Spokane County, WA is from the state of Washington.



Employment by Occupations in Spokane County, Wa

The closest comparable data for the county of Spokane County, WA is from the state of Washington.



River District Revenue Development Area at Liberty Lake

LIFT Award: Up to \$1,000,000 per year for 25 years

Year LIFT Tax Imposed: 2010

BACKGROUND

The River District RDA coincides with the boundary of Spokane County Increment Area 2005-01, a property Tax Increment Finance (TIF) area authorized under chapter 39.89 RCW and established by Spokane County on December 22, 2005. Increment Area 2005-01 has a 2005 (Assessment Year) Base Year and a 2006 (Assessment Year) Increment Year.

The infrastructure improvements themselves lie within public right-of-way [ROW] and private easements along Wellington Parkway. The ROW was dedicated through filing of the Plat of Trutina Addition as well as dedication agreements to be filed in conjunction with this reimbursement request.

There are three improvement categories associated with this project.

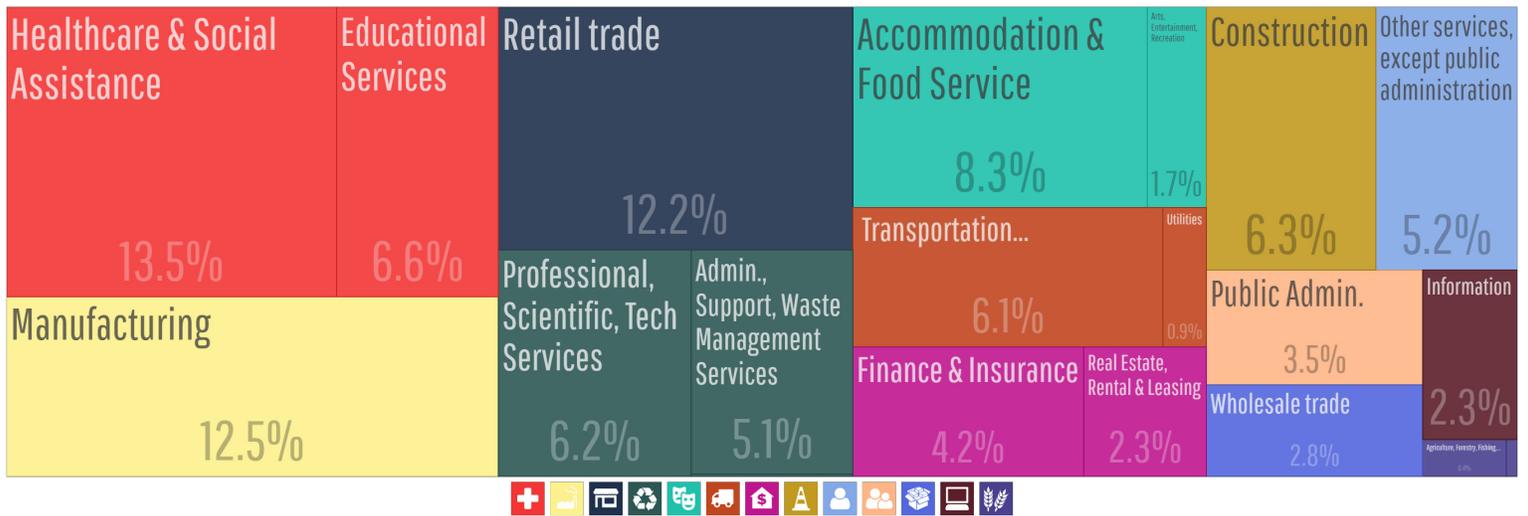
1. **Public Sanitary Sewer.** Sewer mains (12" diameter) were installed in the Wellington Parkway ROW from east of Harvard Road to the cul-de-sac at the end of the public road. In addition, 8" sewer stubs, 6" sewer service, and sewer manholes were all installed along the road alignment.
2. **Public Water.** Water mains (12" diameter) were also laid within Wellington Parkway from Harvard Road easterly to the cul-de-sac. Additionally, 10" and 8" water stubs were installed.
3. **Public Roadway Improvements.** The public roadway, known as Wellington Parkway, was constructed from about 200' west of Harvard Road to the cul-de-sac east of Harvard Road. In addition to construction of the travel way itself, traffic islands were constructed along both Harvard Road and Wellington Parkway, stormwater facilities installed, pathways built, and irrigated landscape areas constructed.

The City is set to acquire all roadway and stormwater infrastructure and the District will acquire the sewer and water infrastructure once the reimbursement is authorized. Three Bills of Sale to transfer ownership of the infrastructure, along with Dedication Agreements, have all been signed by the Proponent. The dedication documents require Spokane County's signature as well. The Bills of Sale must be recorded with the Spokane County Auditor to complete the acquisition process once reimbursement has been approved'.

City of Vancouver

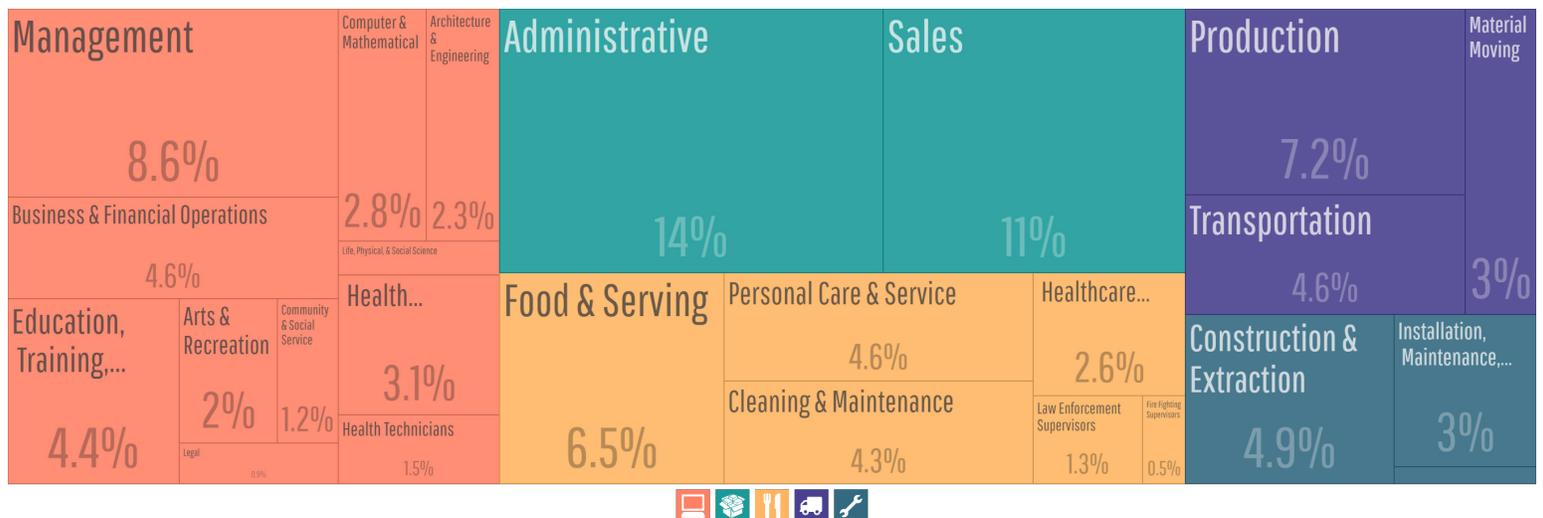
Employment by Industries in Vancouver, Wa

The closest comparable data for the census place of Vancouver, WA is from the state of Washington.



Employment by Occupations in Vancouver, Wa

The closest comparable data for the census place of Vancouver, WA is from the state of Washington.



Riverwest Revenue Development Area

LIFT Award: Up to \$500,000 per year for 25 years

Year LIFT Tax Imposed: LIFT TAX NOT YET IMPOSED

The Riverwest project, the City of Vancouver's LIFT project, originally anticipated over 500,000 square feet of mixed-use development on 3.75 acres in downtown Vancouver, located at the southwest corner of Evergreen Blvd and C Streets.

The private project was estimated to cost \$160 million and include:

- 100,000 square foot office building
- ~200 condominiums/townhouses
- 65 room boutique hotel
- 17,500 square feet of retail
- Public plaza

In addition, the project includes an 83,000 square foot new main library branch, (funded by 2006 voter-approved bond). The LIFT funded public infrastructure is a 300-490 space underground parking structure to serve the non-residential portions of the project. The cost of the public portion of the parking structure originally was estimated at ~\$15 million. Current construction costs are likely to drive the cost of the parking structure to an excess of \$30 million.

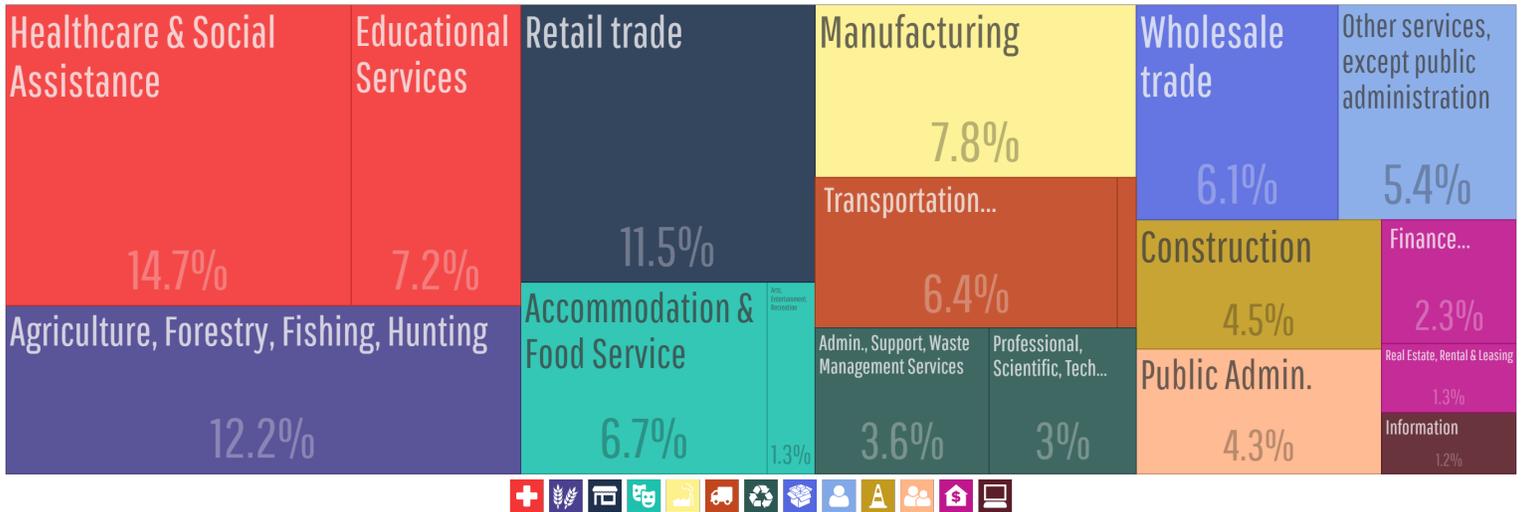
The library building has been completed. The library construction was funded with bonds approved by the library district voters and private donations.

Timing of the construction of the underground parking garage is anticipated to match that of the private development portion of the project. The immediate library's parking needs are met with temporary surface parking at the site. The City, Fort Vancouver Regional Library District (FVRL), and Killian have worked together to develop a phasing plan to meet the Library's parking needs, as well as during phased construction of the garage and private buildings on the site. With the improving economic situation, the private developer and the City have entered into discussions about the ultimate size and composition of the development. The parties currently envision construction of approximately 150 apartments, ~7,000 sf of retail, a 20-30,000 sf office building, public plaza, a parking structure and an urban elementary school on the site. The total private portion of the development is estimated at approximately \$70 million over remaining phases of the project

City of Yakima

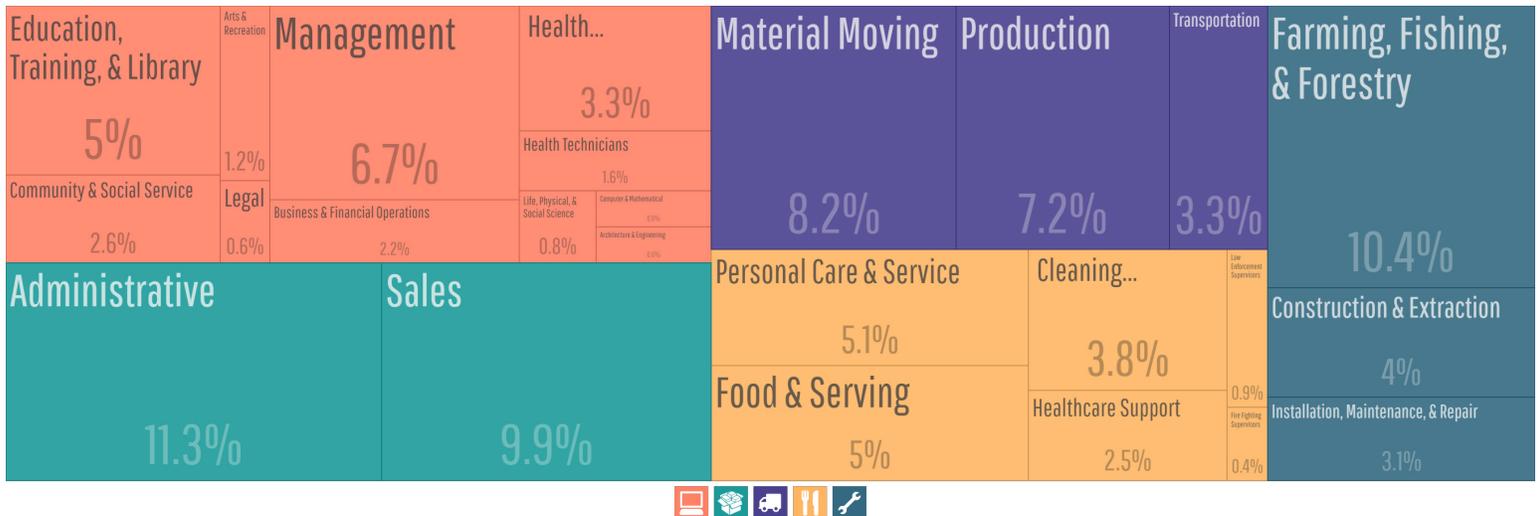
Employment by Industries in Yakima, Wa

The closest comparable data for the census place of Yakima, WA is from the state of Washington.



Employment by Occupations in Yakima, Wa

The closest comparable data for the census place of Yakima, WA is from the state of Washington.



Revenue Development Area

LIFT Award: Up to \$1,000,000 per year for 25 years

Year LIFT Tax Imposed: 2011

The Yakima Cascade Mill Development Project involves redevelopment of the 225-acre mill site into a mixed use, regional commercial, business park, light industrial and entertainment area. Once completed, the area is expected to generate over 4,500 jobs, \$337 million in private sector investment and add over \$426 million in new tax revenue over 30 years.

The planned LIFT funded project originally consisted of potential bonding of up to \$50 million in public infrastructure for utilities and streets, contribution to a modification of the I-82 & Yakima Avenue interchange to improve freeway access to the site, and environmental clean-up of a former municipal landfill. However some of these projects have been at least partially funded on a pay as you go basis over the past several years, so the construction bond, which is expected to be issued in 2019, will be for substantially less.

During 2016, work included completion of the Fair Avenue Roundabout, continued work with Yakima County and WSDOT on the Interchange Justification Report (IJR), and continued work on the design of Bravo Company Boulevard from 'D' Street to 'H' Street. Engineering and Operational Concurrence of the IJR was received from the Federal Highway Administration on February 22, 2017.

During 2017, work included negotiations with the property owners regarding right of way acquisitions, development of the 90% plans and specifications of Bravo Company Boulevard from "H" Street to Fair Avenue, and continued work with Yakima County and WSDOT on the design of the East-West Corridor, including the bridges over the interstate and the Yakima River. The City of Yakima also worked with the Department of Ecology related to requirements and standards for environmental clean-up of the former municipal landfill at the site.

Project Revenue

The following tables demonstrate estimated tax allocation revenues in the RDAs as reported by the nine jurisdictions administering LIFT projects for calendar years 2014 and 2015. Some minor calculation errors in the project reports have been corrected by CERB and DOR staff and these corrections are reflected in the following tables.

Table 2: 2016-17 Estimated Property Tax Allocation Revenues as Reported by LIFT Jurisdictions

LIFT Recipient	Award Year	Local Property Tax Allocation Revenues		State Property Tax Allocation Revenues	
		2016	2017	2016	2017
City of Bellingham	2007	\$42,724	\$58,679	\$47,014	\$64,775
City of Bothell	2008	\$812,591	\$919,985	\$924,854	\$1,583,590
City of Everett	2008	\$0	\$0	\$0	\$0
City of Federal Way	2008	\$10,873	\$12,778	\$19,531	\$35,125
City of Mount Vernon	2009	\$0	\$0	\$0	\$0
City of Puyallup	2009	\$315,638	\$257,649	\$397,869	\$490,611
Spokane County	2008	\$0	\$0	\$0	\$0
City of Vancouver	2008	\$0	\$0	\$0	\$0
City of Yakima	2009	\$35,467	\$34,548	\$23,640	\$35,405
Totals Reported		\$1,217,293	\$1,283,639	\$1,412,908	\$2,209,506

Minor calculation errors in the project reports have been corrected by CERB and DOR staff.

Table 3: 2016-2017 Excise Tax Allocation Revenues as Reported by LIFT Jurisdictions

LIFT Recipient	Award Year	Local Excise Tax Allocation Revenues Received by Year		State Excise Tax Allocation Revenues by Year	
		2016	2017	2016	2017
City of Bellingham	2007	\$292,220	\$333,539	\$2,245,634	\$2,563,156
City of Bothell	2008	\$3,298,798	\$2,773,649	\$21,442,187	\$18,028,719
City of Everett	2008	\$88,639	\$81,199	\$656,299	\$383,074
City of Federal Way	2008	\$142,909	\$225,635	\$1,103,873	\$1,742,869
City of Mount Vernon	2009	\$0	\$0	\$0	\$0
City of Puyallup	2009	\$1,133,998	\$1,282,498	\$7,370,986	\$8,336,235
Spokane County	2008	\$866,017	\$815,241	\$5,727,886	Not Reported
City of Vancouver	2008	\$0	\$0	\$0	\$0
City of Yakima	2009	\$331,712	\$0*	\$3,359,334	\$0*
Totals Reported		\$6,154,293	\$5,511,761	\$41,906,199	\$31,054,053

Minor calculation errors in the project reports have been corrected by CERB and DOR staff.

**City of Yakima: the original assumptions approved in 2008 have been used for the last several years to estimate these revenues but are no longer reliable as the construction schedule has been delayed by several years. No construction was completed in 2017 and sales/excise tax on the existing businesses within the RDA probably only increased by a negligible amount, so no increase was estimated for 2017.*

Table 4: 2016-2017 Local Revenue Generated and Funds Expended for Public Improvements as Reported by LIFT Jurisdictions

LIFT Recipient	Local Property Tax Allocation Revenue	Local Excise Tax Allocation Revenue	Other Revenue from Local Public Sources	Local LIFT Tax Revenue*	Total Local Revenues Received 2014-2015	Funds Expended Pay As You Go	Funds Expended for Bond Repayment
City of Bellingham	\$101,403	\$625,759	\$0	\$2,099,066	\$2,826,228	\$5,100,801	\$0
City of Bothell	\$1,732,576	\$6,072,447	\$17,836,424	\$2,000,000	\$27,641,447	\$17,836,424	\$3,983,192
City of Everett	\$0	\$169,838	\$0	\$0	\$169,838	\$2,694,828	\$0
City of Federal Way	\$23,651	\$368,544	\$2,981,072	\$1,898,988	\$5,272,255	\$4,837,289	\$0
City of Mount Vernon	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Puyallup	\$573,287	\$2,416,496	\$2,656,265	\$2,000,000	\$7,646,048	\$3,300,641	\$0
Spokane County	\$0	\$866,017	\$2,000,000	\$2,000,000	\$4,866,017	\$2,000,000	\$0
City of Vancouver	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City of Yakima	\$70,015	\$331,712	\$2,922,494	\$1,923,622	\$5,247,843	\$3,024,363	\$0
Totals	\$2,500,932	\$10,850,813	\$28,396,255	\$11,921,676	\$53,669,677	\$38,794,346	\$3,983,192

Minor calculation errors in the project reports have been corrected by CERB and DOR staff.

*Available the year after the tax is first imposed.

Public Improvements

The nine jurisdictions with LIFT projects may finance public improvements in the approved RDA on either a “pay-as-you-go” basis or by bond issuance. In 2016 and 2017, several jurisdictions reported projects under construction of public improvements under the LIFT statute (39.102 RCW), as detailed in Table 5 below.

Table 5: 2016-2017 Public Improvements	
City of Bellingham	
2016	<ul style="list-style-type: none"> • Granary / Bloedel Ave Design & Bid • Utility Master Plan feasibility study & bid • Cornwall Beach Master Plan • Whatcom Waterway Park design & bid • Hilton Avenue street improvements complete • Remediation
2017	<ul style="list-style-type: none"> • Granary / Bloedel Ave under construction • Utility Master Plan infrastructure under construction • Cornwall Beach Master Plan • Whatcom Waterway Park under construction • Breakwater Trail
City of Bothell	
2016	<ul style="list-style-type: none"> • City Hall Design and Phase 1 Utility Relocation • Northshore School District Property Aquisition • Horse Creek Plaza • Pedestrian Bridge at Park at Bothell Landing • SR 522 Surplus Properties • Bothell Crossroads • Multiway Boulevard Phase 1 • Multiway Boulevard Phase 2 • Main Street Extension • Main Street Enhancements Phase 1 • Downtown Contaminated Soil Clean Up • Downtown Revitalization Sewer Utility Improvements • Horse Creeks Improvements • Sammamish River Side Channel Restoration • Downtown Revitalization Storm Utility Improvements • Downtown Revitalization Water Utility Improvements • King County Library Drainage Improvements
2017	<ul style="list-style-type: none"> • City Hall Design and Phase 1 Utility Relocation • Northshore School District Property Aquisition • Horse Creek Plaza • Pedestrian Bridge at Park at Bothell Landing • SR 522 Surplus Properties • Bothell Crossroads • Multiway Boulevard Phase 1

	<ul style="list-style-type: none"> • Multiway Boulevard Phase 2 • Main Street Extension • Main Street Enhancements Phase 1 • Downtown Contaminated Soil Clean Up • Downtown Revitalization Sewer Utility Improvements • Horse Creeks Improvements • Sammamish River Side Channel Restoration • Downtown Revitalization Storm Utility Improvements • Downtown Revitalization Water Utility Improvements • King County Library Drainage Improvements
City of Everett	
2016	<ul style="list-style-type: none"> • Public Amenities • Leachate System • 3-Acre Park Phase -1
2017	<ul style="list-style-type: none"> • 3-Acre Park Phase -1 • Evergreen Support
City of Federal Way	
2016	<ul style="list-style-type: none"> • PAEC-Infrastructure • 20th Ave S & S 316th Ave Sidewalks Improvement in front of Town Square Park • Citywide Pedestrian Crossing Improvement • Town Square Park – Park Facility and Recreation • Donated PAEC land and related infrastructure
2017	<ul style="list-style-type: none"> • PAEC-including 314th frontage improvements. • Citywide Pedestrian Crossing Improvement • 21st Avenue S Sidewalks • 21st Ave S Pedestrian Connection • City Center Access Phase 1
City of Mount Vernon	
2016	LIFT TAX NOT YET IMPOSED
2017	LIFT TAX NOT YET IMPOSED
City of Puyallup	
	<ul style="list-style-type: none"> • SR 161 Safety Improvements • 23rd Ave SE, Meridian to 9th • South Hill Mall Gravity Station • West Stewart Signal Modification • 9th St SW/River Rd Safety Improvements • 2015 Overlay Project • Citywide Flashing Yellow Arrows • DES Energy Upgrades (Street lights only) • Pavilion Sewer Repair • 17th Ave SE Ramp Upgrade • Annual Sidewalk Link

	<ul style="list-style-type: none"> • WSF Redevelopment • YMCA Sewer Extension • Puyallup Dermatology improvements
2017	<ul style="list-style-type: none"> • South Hill Mall Gravity Station • 9th Ave SW; Meridian - 5th St SW • 31st Ave SE-5th St SE Signal • Traffic Calming • 5th ST SW / NW Adaptive Signal Controls • Developer added water, sewer, street and • Storm infrastructure
Spokane County	
2016	<ul style="list-style-type: none"> • Harvard Road Sewer Lift Station • Indiana Ave. Sewer & Water Improvements/construction
2017	<ul style="list-style-type: none"> • NOT REPORTED
City of Vancouver	
2016	LIFT TAX NOT YET IMPOSED
2017	LIFT TAX NOT YET IMPOSED
City of Yakima	
2016	<ul style="list-style-type: none"> • E-W Corridor • Fair Ave Extension • Mill Site Env. Study • E-W Interchange • Landfill Cleanup • Environmental Remediation • Stormwater Study/Design
2017	<ul style="list-style-type: none"> • E-W Corridor • Fair Ave Extension • Millsite Env Study • E-W Interchange • Environmental Remediation

Business Activity

Businesses, Jobs, and Wages in Revenue Development Areas

Jurisdictions with LIFT awards report to CERB and the DOR annually. Part of this report includes economic outcomes within the RDA that have resulted from “*public improvements undertaken by the sponsoring local government and financed in whole or in part with LIFT authority*” (39.102.140 RCW). These economic outcomes include:

- The names of any businesses locating within the Revenue Development Area.
- The total number of permanent jobs created in the Revenue Development Area.
- The average wages and benefits received by all employees of businesses locating within the Revenue Development Area.

Due to economic conditions associated with the Great Recession, LIFT projects have experienced delays and sluggish business activity. In addition, many of the local governments sponsoring LIFT projects have struggled to collect adequate and consistent data on jobs created by businesses within the RDAs including the wages associated with those jobs. Some jurisdictions reported residential developments as part of the business activity. These residential developments are *not* reflected in the tables below.

Table 6 illustrates the business, job, and wage data that was reported by local jurisdictions for 2014 and 2015.

Table 6: Business Activity in 2016-2017

City of Bellingham	
Total Number of Permanent Jobs Created in the RDA	Averages Wages in the RDA
3,738	\$44,567
Names of Businesses Locating within RDA	
2016	<ul style="list-style-type: none"> • Sweet Eh? • Fifty Four Forty • JMD Consulting • Northcastle Fiberglass LLC • Hardin Maritime LLC • Hiiaka Sports • Boundary Bay Law PLLC • Regeneracy LLC • SP Photos • Kendra Pasma • Saltadena • Goldview Products • GRE Professional • Bellwether Referral Group LLC • Kyle Vandervelde, LLC • Stacy Graves Re LLC • Tassyn Miller Real Estate LLC • Sound Women’s Health & Aesthetics • Alreyhan Meditrannean Goodies • June Bug

	<ul style="list-style-type: none"> • Taste of Denmark • Zina Authentic Middle Eastern Foods • Barbara Durdle M Ed PLLC • Tara Caldwell Consulting, PLLC • Dvorah R Carrasco Ma Lmhc • Claudia Eisen Murphy Psychotherapy Services LLC • M S Erlich Md LLC • Bellingham Family Counseling PLLC • Brooke Miller • Browdbyb • Veritas Massage Studio LLC • Tara Jeane Platz • Rbc Locations Inc • Retail by Champion Inc • Troy on the Guide 5655, LLC • Jamie Shannon Life Coach for Teens LLC • Lindsay Anderson Therapy • Vivaluxx School of Makeup Art • Genetic Electric LLC • Ryan Marino LMP • A Plus Gold Silver and Coin • Whatcom Business Consultants LLC • Joe and Patience • Dingo Dog Design LLC • Semiahmoo Studio LLC • Finger Painting for Grownups • Howisell Inc • Black Sheep Innovations LLC • Bay Street Studios • Apse Adorn • Optimed Research LLC • Dhyana Shultz Sp • Roland York Hair • Saku Tea • Green Truck Rezaei LLC • Pegasus Transportation Inc
2017	<ul style="list-style-type: none"> • Westerra Developments LP • Compass Health - Bay St • Zazen Salon Spa • Crim Properties LLC • Nathan Butcher, Inc. • Omni Property Management LLC • Waterfront Health & Wellness Inc • Lummi Community Development Financial Institution • 2020 Solutions Meridian LLC • Muto Food Service LLC • Esteemed Technologies LLC • Paul Houser • Stone Fox • Conversica Inc • Dumpling King • Photo Treehouse • Marcusbusiness - Lyft

- Constellation Counseling
- Caitlin Connolly LCSW
- Esther Grummel MSW LICSW CDPT
- Natosha Scheenstra MSW LICSW
- Emily Foister LMHC CDP CCTP
- Temenos Center
- Sonia Rae Therapy
- Bellingham Bulwarks LLC
- NTG Fabrication Inc
- Quantum 8 Brokers LLC
- Sea-Mar Bellingham
- Abigail Kuchar
- Bellingham Makerspace
- NW Marriage Counseling
- Big Bites Delivery
- Adam Trade
- Altility Art Studio LLC
- Crim Trading LLC
- JPM Consulting
- Blynnk LLC
- Bellingham Cider Company LLC
- Localgroup, LLC
- 360 Law Firm
- Winkwink
- Pilatus Publishing LLC
- Klee Wyck Journal
- Dc Charters
- Northwest Workshop Designs
- North State Street LLC
- Conflux Studio LLC
- Beauty Aesthetics
- Gold Comb Salon LLC
- Alpha Testing
- Bakers and Astronauts
- Evergreen Therapeutic Massage
- Northwest Amp Works, LLC
- Camber
- Barbara Mashburn
- St Marys Chair
- Riley's Posters
- Vintage Modern
- Atwater Industries LLC
- Gardners Bookkeeping Service
- Coastal Salish Wild LLC
- Barbara Mashburn
- St Marys Chair
- Riley's Posters
- Vintage Modern
- Atwater Industries LLC
- Gardners Bookkeeping Service
- Coastal Salish Wild LLC

City of Bothell	
In 2017, RDA development was for the most part still under construction so new employment in the RDA continues to be temporary. Significant permanent employment associated with 2017 RDA development is expected to come to fruition in 2019-2020.	
Total Number of Permanent Jobs Created in the RDA	Averages Wages in the RDA
Not Reported	Not Reported
Names of Businesses Locating within RDA	
2016	<ul style="list-style-type: none"> • Not Reported
2017	<ul style="list-style-type: none"> • Not Reported
City of Everett	
Total Number of Permanent Jobs Created in the RDA	Averages Wages in the RDA
Not Reported	Not Reported
Names of Businesses Locating within RDA	
2016	<ul style="list-style-type: none"> • Not Reported
2017	<ul style="list-style-type: none"> • Not Reported
City of Federal Way	
Total Number of Permanent Jobs Created in the RDA	Averages Wages in the RDA
146	Not Reported
Names of Businesses Locating within RDA	
2016	<ul style="list-style-type: none"> • John L Scott Real Estate • Silver Rain • Merle Norman Cosmetics • Michelle Jewelry • Brow and Lash Art • Cafe Rio Inc • Five Guys Burgers & Fries • Wild Willy's Workwear • Hou's Coffee Enterprise • The Wet Seal LLC #183 • Happy 2gether • Young Health Gift Center • HWA Jung • 12th Place • Jazzercise • G-Tech Digital Services DbA Experimac • Takaya Ramen • Queens Wigs and Beauty Supply • A Wireless • Pupuseria Cabanas • Your Idea Here LLC • Chavela Trumble DBA Fit Life Healthy Vending • Liso LLC DBA Best Cuts
2017	<ul style="list-style-type: none"> • Mirak Korean Restaurant • Music & Arts • My Goods Market United Pacific #5483 • New Star Realty & Investment Inc • Nhfw Investment Inc • Pho Tai • Pho Trang

	<ul style="list-style-type: none"> • Pnklink, Inc Dba Great Clips • Power Property Consultants Inc • Priority Home Lending LLC • Qq Foot Massage • Quest Diagnostics .E2d • Rancho Bravo Tacos • Rapha Health • RDP HOSPITALITY LLC Dba CHICK-FIL-A • Realm Crux Books • Record LLC • Rose Bangkok Thai Restaurant • Safi Gift Shop • Salon Mirage • Stun Gun Rodney • Sunglass Hut #5969 • T J Nails • Teletron • The Beauty Heights Salon • T-Mobile Leasing LLC • Tokyo-Ya LLC • Treasure Island Jewelers • Vapor Cloud LLC • Village Inn Restaurant • Wako Pro Insurance Group LLC • Well Loved Inc DBA Angel Pharmacy And Angel Trade • Yi-Ching Kuan • Yrkim 2017 Inc • Yuka’s Lashes • Yummy Crepes
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City of Mount Vernon

LIFT TAX NOT YET IMPOSED

City of Puyallup

Total Number of Permanent Jobs Created in the RDA	Averages Wages in the RDA
2,132	\$47,548

Names of Businesses Locating within RDA

2016	<ul style="list-style-type: none"> • Loanstar Home Loans LLC • Far West Technologies Inc • Un Altro Fiore LLC • Torrid LLC • Sandal Corporation • Uncorked Cajun • Eterna Vein & Medical Aesthetics PLLC • Puget Sound Window & Door Inc • Outpatient Physical Therapy & Rehabilitation Ser-Vices • IEH Auto Parts LLC • The Lash Lounge • Walker & Henry Ps • Arts & Corks LLC • The Charming Company LLC • Finance of America Mortgage LLC • Pizza the Best Inc • Weecycled LLC
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	<ul style="list-style-type: none"> • Spring Communications Holding Inc • Jackies Kitchen Inc • MCCC 2380 Inc • 2nd Street Salon • Gravity Coffee Company LLC • Gophers Waffles LLC • Land Home Financial Services Inc • CDI Puyallup LLC • Inail Salon & Spa • Sound Massage Therapy • Pacific Vascular Inc • Paladina Health LLC • Reach3 Marketing Inc • Law Office of Michael Harbeson • Lylas Room LLC • Tolberts Armory • Savannah • Accessorize It • Earnest Psychiatric Care PLLC • AJC Homes LLC • Jenisch Vision Care PLLC • Eurisko Consulting LLC • Elpis Counseling LLC • Homeservices Lending LLC • Mayce Taylor LLC • Lashes Downtown LLC • Glenbrooke Puyallup LP • Amanda Sommerfeld Counseling LLC • Oriental Massage • Ecoatm Inc • Lios Cleaning Services • Tight Rope Boutique • Petite Lash LLC • Yoganics LLC • Leviathan Partners LLC • Thrive Counseling • Olympic Enrichment Services LLC • Kuzmer Properties • Puyallup Rev It Up Recess • Playback Sports • MCCC 2377 Inc
2017	<ul style="list-style-type: none"> • 2k Services Inc • Abode Base LLC • Arteforest Inc • Axia Financial LLC • Chilcott Insurance Agency Inc • Dolson Construction • Downtown Brew LLC • Earthly Oasis • Francescas Collections Inc • Fresenius Kidney Care Puyallup • Hauser Jones & Sas PLLC • Heroes Journey Yoga Inc • Idens Dealer Services LLC • JMS Roofing & Remodel

- Loandepot.Com LLC
- Mark Heaslip
- Mattress Firm Inc
- Mcswain & Co PS
- MJ Lehman Enterprises LLC (Chik-Fil-A)
- Natural Life Integrative Health
- Novo Life Counseling LLC
- Pacific Jade Industries LLC
- PLA & Watts DDS MSD PLLC
- Powers Funeral Home LLC
- RCDP LLC
- Realty Pacific
- Rent Ready Solutions LLC
- Share & Care House
- Soll Inc
- Sound Balance Physical Therapy PLLC
- Sound Vascular Ps
- South Sound Inpatient Physicians PLLC
- Studio 210
- The Steel Horse Group LLC
- The Tattered Apron LLC
- Upton Electric Inc
- Vitaligent - Washington LLC
- Wanna Cupcake Enterprises LLC
- Washington Arms Collectors
- Weller Construction Inc
- Windemere Real Estate Puyallup Inc
- Wireless Vision LLC
- Xo Espresso
- Zorawar Singh DDS MPH PLLC

Spokane County

Total Number of Permanent Jobs Created in the RDA	Averages Wages in the RDA
5.5	\$34,000

Names of Businesses Locating within RDA

2016	<ul style="list-style-type: none"> • Bitterroot Apartments • Courtyard Townhouses • Trutina Townhouses
2017	<ul style="list-style-type: none"> • NOT REPORTED

City of Vancouver

LIFT TAX NOT YET IMPOSED

City of Yakima

Total Number of Permanent Jobs Created in the RDA	Averages Wages in the RDA
54	Not Reported

Names of Businesses Locating within RDA

2016	<ul style="list-style-type: none"> • Triple Threat Allstars, Fleetpride Inc. • Baseball Advantage LLC • The Fieldhouse Yakima
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2017	<ul style="list-style-type: none"><li data-bbox="266 107 597 138">• Dunollie Enterprises LLC<li data-bbox="266 142 431 174">• Rogue Co.<li data-bbox="266 178 545 210">• Gymnastics Plus Inc
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Appendix A: Sample Reporting Form

Local Infrastructure Financing Tool (LIFT) Program Annual Report

January 1, 2017 through December 31, 2017

A recipient of a LIFT award must provide an annual report to both the Community Economic Revitalization Board (CERB) and the Department of Revenue (DOR) regarding the progress made on the project related to the LIFT award (RCW 39.102.140).

Please complete this form and return it (and any attachments) by **March 1, 2018** to both CERB and the DOR using the contact information listed below:

CERB/LIFT—Attn: Janea Delk
Community Economic Revitalization Board
Post Office Box 42525
Olympia, Washington 98504-2525
Janea.Delk@commerce.wa.gov

LIFT—Attn: Jessica Hicks
Washington State Department of Revenue
Post Office Box 47476
Olympia, WA 98504-7476
jessicah@dor.wa.gov

1. Sponsoring Government _____
Contact Name _____ Title _____
Email _____ Phone _____
- Project Name _____
Start Date _____ Has Construction Started? _____
Date (or Anticipated Date) of Imposition of LIFT Tax _____

Please attach a project description to this report.

2. Please complete Table A and Table B regarding property tax allocation revenues and excise tax allocation revenues.

Table A -- Property Tax Allocation Revenues

Local Property Tax Allocation Revenues					State Property Tax Allocation Revenues	
	Sponsoring Local Jurisdiction	Co-Sponsoring Jurisdiction (Name)	Other Participating Jurisdiction (Name)	Total		State of Washington
Property Tax Allocation Revenue Value*					Property Tax Allocation Revenue Value*	
Local property levy rates**					State property tax levy rate**	
Estimated Local Property Tax Allocation Revenues (multiply revenue value by levy rate)					Estimated State Property Tax Allocation Revenues (multiply revenue value by levy rate)	

Definitions:

* Property Tax Allocation Revenue Value is commonly referred to as "RDA value".

** Levy rates used to calculate Property Tax Allocation Revenues that will be received in calendar year 2016.

Instructions:

Participating Local Government - Add more columns if necessary

State Property Allocation Revenue is used for measurement purposes only.

Table B – Excise Tax Allocation Revenues

Local Excise Tax Allocation Revenues					State Excise Tax Allocation Revenues	
	Sponsoring Local Government	Co-Sponsoring Jurisdiction (Name)	Other Participating Jurisdiction (Name)	Total		State of Washington
Local excise tax allocation revenues received in calendar year 2017 – estimated annual increase in local excise taxes					State excise tax allocation Revenues received by the state in calendar year 2017	

3. What is the amount of local excise tax allocation revenues, local property tax allocation revenues, other revenues from local public sources, and taxes under RCW 82.14.475 received by the sponsoring local government during the 2017 calendar year that were dedicated to pay the public improvements financed in whole or in part with local infrastructure financing?

	Total Revenue Generated				Funds Expended	
	Sponsoring Local Government _____	Co-Sponsoring Jurisdiction (Name)	Other Participating Jurisdiction (Name)	Total Revenues Received	Pay As You Go	Dedicated to Bond Repayment
Local Property Tax Allocation Revenue (From Table A)						
Local Excise Tax Allocation Revenue (From Table B)						
Other revenues from local public sources (please identify specific revenue source and amounts separately)						
LIFT Tax Revenues (RCW 82.14.475)						
Totals						

4. List the names of any businesses locating within the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with local infrastructure financing.

Provide the total number of permanent jobs created in the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with local infrastructure financing.

Provide the average wages and benefits received by all employees of businesses locating within the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with local infrastructure financing.

5. Please provide a list of public improvements financed on a pay-as-you-go basis and by indebtedness issued under RCW 39.102 for each calendar year since the award was made:

2015	2016	2017

6. Please provide:
- a. Estimates of state excise tax allocation revenues since the approval of the award.
 - b. State property tax allocation revenues since the approval of the award.
 - c. Local excise tax increments received by the state since approval of the award.

7. Is the sponsoring local government in compliance with RCW 39.102.070? Yes _____ No _____

Appendix B: Required Reporting Elements

RCW 39.102.140

Reporting requirements. (Expires June 30, 2044)

(1) A sponsoring local government shall provide a report to the Community Economic Revitalization Board (board) and the Department of Revenue (department) by March 1st of each year. The report shall contain the following information:

(a) The amount of local excise tax allocation revenues, local property tax allocation revenues, other revenues from local public sources, and taxes under RCW [82.14.475](#) received by the sponsoring local government during the preceding calendar year that were dedicated to pay the public improvements financed in whole or in part with local infrastructure financing, and a summary of how these revenues were expended;

(b) The names of any businesses locating within the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with local infrastructure financing;

(c) The total number of permanent jobs created in the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with local infrastructure financing;

(d) The average wages and benefits received by all employees of businesses locating within the revenue development area as a result of the public improvements undertaken by the sponsoring local government and financed in whole or in part with local infrastructure financing;

(e) That the sponsoring local government is in compliance with RCW [39.102.070](#); and

(f) Beginning with the reports due March 1, 2010, the following must also be included:

(i) A list of public improvements financed on a pay-as-you-go basis in previous calendar years and by indebtedness issued under this chapter;

(ii) The date when any indebtedness issued under this chapter is expected to be retired;

(iii) At least once every three years, updated estimates of state excise tax allocation revenues, state property tax allocation revenues, and local excise tax increments, as determined by the sponsoring local government, that are estimated to have been received by the state, any participating local government, sponsoring local government, and cosponsoring local government, since the approval of the project award under RCW [39.102.040](#) by the board; and

(iv) Any other information required by the department or the board to enable the department or the board to fulfill its duties under this chapter and RCW [82.14.475](#).

(2) The board shall make a report available to the public and the legislature by June 1st of each even-numbered year. The report shall include a list of public improvements undertaken by sponsoring local governments and financed in whole or in part with local infrastructure financing and it shall also include a summary of the information provided to the department by sponsoring local governments under subsection (1) of this section.

(3) The department, upon request, must assist a sponsoring local government in estimating the amount of state excise tax allocation revenues and local excise tax increments required in subsection (1)(f)(iii) of this section.