



Tax Increment Financing—Allowable Expenditures

PUBLIC IMPROVEMENTS

*Ord. C34032
Section 1
“Definitions”* The Ordinance forming the WQTIF defines public improvements as follows: “Public Improvements’ has the meaning specific for such phrase in RCW 39.89.020(4) and shall include those public improvements described in Section 2 of this Ordinance as the Kendall Yards Sub-Area Public Improvements, the Neighborhood Public Improvements and the County Public Improvements.

RCW 39.89.020(4) “Public improvements’ means:

(a) Infrastructure improvements within the increment area that include:

- (i) Street and road construction and maintenance;
- (ii) Water and sewer system construction and improvements;
- (iii) Sidewalks and streetlights;
- (iv) Parking, terminal, and dock facilities;
- (v) Park and ride facilities of a transit authority;
- (vi) Park facilities and recreational areas; and
- (vii) Stormwater and drainage management systems; and

(b) Expenditures for any of the following purposes:

- (i) Providing environmental analysis, professional management, planning, and promotion within the increment area, including the management and promotion of retail trade activities in the increment area;
- (ii) Providing maintenance and security for common or public areas in the increment area; or
- (iii) Historic preservation activities authorized under RCW 35.21.395.

*Ord. C344032
Section 2
“Description of Plan
for Public
Improvements”* “Public improvements described in paragraphs (j) through (w) are hereinafter referred to as the “Neighborhood Public Improvements” defined as follows:

j) “Publicly-owned streetscape improvements related to West Central Neighborhood, Comprehensive Plan West Broadway Neighborhood Center; Broadway, Ash to Chestnut, 4 blocks, including decorative concrete or paver sidewalks, trees, period lighting, permanent street furniture, bike and pedestrian infrastructure, underground utilities, median construction and infrastructure for future streetcar route, with an estimated cost of \$2,500,000.

- k) “Publicly-owned intersection improvements related to Emerson Garfield and West Central Neighborhoods, Comprehensive Plan Monroe Corridor; Cora to Boone, 6-10, including NW Blvd, Boone, and others to be identified in N Monroe community design process (gateway locations): bumpouts, pavement treatment, trees, lighting, underground utilities as needed and feasible, pedestrian amenities, with an estimated cost of \$3,000,000.
- l) “Publicly-owned traffic calming improvements on Elm, Cannon, and Chestnut 3 blocks, Bridge to Dean, including trees, crosswalk treatments, street furniture, lighting, bike and pedestrian infrastructure and improvements, with an estimated cost of \$900,000.
- m) “Publicly-owned streetscape intersection enhancements related to West Central Neighborhood, Comprehensive Plan Maxwell & Elm Employment Center; Chestnut to Maple, 5 blocks, on Sinto including sidewalks, bumpouts, trees and crosswalk treatments, with an estimated cost of \$1,500,000.
- n) “Demolition and reconstruction related to Riverside Neighborhood; Post Street Bridge for pedestrians, with an estimated \$750,000 towards total cost.
- o) “Publicly-owned streetscape improvements related to Riverside Neighborhood, Comprehensive Plan Regional Center; Bridge Street, Monroe to Post 1 block, including enhancements, lighting and street furniture, with an estimated cost of \$300,000.
- p) “Publicly-owned infrastructure improvements related to Riverside Neighborhood; Potential Bridge Street public market incubator site, but limited to upgrade of water and sewer to current commercial and industrial standards, and underground utilities where appropriate, with an estimated \$500,000 towards total cost.
- q) “Publicly-owned infrastructure improvements related to West Central Neighborhood, Maxwell & Elm Employment Center; incubator site(s), but limited to upgrade of water and sewer to current commercial and industrial standards, with an estimated \$750,000 towards total cost.
- r) “Publicly-owned Streetscape enhancements for West Central Neighborhood; Broadway to Nora, Maple and Ash, 4-6 blocks, including sidewalks, bumpouts, trees, crosswalk treatment, and benches/bus shelters, with an estimated cost of \$1,800,000.
- s) “Publicly-owned north bank trail enhancements for Riverside Neighborhood; Centennial Trail at Monroe Street Bridge, with an estimated cost of \$175,000.

- t) “Publicly-owned streetscape improvements for Riverside Neighborhood; Monroe to Howard¹, Broadway to Mallon 4-6 blocks, including trees, crosswalk treatments, street furniture, lighting, bike and pedestrian infrastructure and improvements and underground utilities where appropriate, with estimated cost of \$1,800,000.
- u) “Publicly-owned streetscape and infrastructure improvements related to Riverside Neighborhood; Howard to Washington, N. River Bank to Dean, 2 blocks, including upgrade of water and sewer to current commercial and industrial standards, underground utilities where needed and as feasible, with an estimated \$850,000 towards total cost.
- v) “Public access to West Central Neighborhood, Lower Crossing, including parking, bike, pedestrian, and trail enhancements, with an estimated cost of \$750,000.
- w) “Crossover reconfiguration analysis and engineering Riverside, Lincoln-Monroe, with an estimated cost of \$175,000.

PUBLIC IMPROVEMENT COSTS

Ord. C34032 The Ordinance also defines public improvement costs as “the meaning specific for
Section 1 such phrase in RCW 39.89.020(5).”
“Definitions”

RCW 39.89.020(5) “Public improvement costs’ means the costs of:

- (a) Design, planning, acquisition, site preparation, construction, reconstruction, rehabilitation, improvement, and installation of public improvements;
- (b) relocating, maintaining, and operating property pending construction of public improvements;
- (c) relocating utilities as a result of public improvements;
- (d) financing public improvements, including interest during construction, legal and other professional services, taxes, insurance, principal and interest costs on general indebtedness issued to finance public improvements, and any necessary reserves for general indebtedness;
- (e) assessments incurred in revaluing real property for the purpose of determining the tax allocation base value that are in excess of costs incurred by the assessor in accordance with the revaluation plan under chapter 84.41 RCW, and the costs of apportioning the taxes and complying with this chapter and other applicable law; and
- (f) administrative expenses and feasibility studies reasonably necessary and related to these costs, including related costs that may have been incurred

¹ Note that the original ordinance includes a typographic error, listing Howard Street as “Central.” Regardless, the original target area intended to list Howard. There is no street named “Central” within the TIF boundary.

before adoption of the ordinance authorizing the public improvements and the use of community revitalization financing to fund the costs of the public improvements.”

Ord. C34032
Section 3
“Estimated Cost”

The ordinance states “public improvement costs shall include, without limitation but only to the extent permitted by the Act, the cost of design, planning, acquisition, site preparation, construction, improvement and installation of the Public Improvements, together with the following ancillary costs:

- (a) The costs of relocating utilities as a result of the Public Improvements;
- (b) The costs of financing, including interest during construction, legal and other professional services, taxes, insurance, principal and interest costs on indebtedness incurred by the Developer and the County to finance public improvements, and any costs incurred by the City in connection with obligations incurred by the City in financing the Public Improvements;
- (c) . . . [relates to County costs]
- (d) Other administrative costs reasonably necessary and related to these costs, including such costs incurred prior to adoption of this Ordinance.

Ord. C34032
Section 3
“Estimated Cost”

The total estimated Public Improvement Costs for the Public Improvements that may be financed using community revitalization financing is hereby declared to be approximately . . . \$63,872,756. The City estimates that only a portion of such estimated Public Improvement Costs will be financed using community revitalization financing . . . subject to the terms and conditions of the Reimbursement Agreement and the Intergovernmental Agreement.
