

**RESOLUTION 12-164G
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIBERTY LAKE, SPOKANE COUNTY
WASHINGTON, APPROVING CERTAIN PUBLIC IMPROVEMENTS AND PUBLIC IMPROVEMENT
COSTS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON, as follows:

WHEREAS, the City of Liberty Lake, Spokane County, Washington (the "City") is a non-charter code city duly organized and existing under and by virtue of the Constitution and laws of the state of Washington;

WHEREAS, chapter 39.89 RCW authorizes the creation of tax increment areas (as defined by RCW 39.89.020(9)) (each an "Increment Area");

WHEREAS, the City authorized Spokane County, Washington (the "County") to create an Increment Area, a portion of which is located within the City's boundaries, by Resolution No. 89, adopted by the City Council of the City (the "Council") on December 20, 2005;

WHEREAS, the Board of County Commissioners (the "Board") created an Increment Area, a portion of which is located in the boundaries of the City, designated "Spokane County Increment Area No. 2005-01" ("IA 2005-01") by its Resolution 2005-1169, adopted by the Board on December 22, 2005. A substantial portion of the Increment Area is not located in the boundaries of the City as a result of an annexation;

WHEREAS, the Council independent of the Board desires to develop a process whereby any developer within IA 2005-01 may present a proposed public improvement (as defined by RCW 39.89.020) (the "Public Improvements") including the proposed cost thereof (the "Public Improvement Costs") as identified in the City's Capital Facility's Plan to the Council in advance of its construction;

WHEREAS, the Council desires to approve any such public improvements and the costs related thereto prior to construction by resolution with the understanding that such approval will not have any binding effect of the actions of the Board although the Board may desire to consider such action; and

WHEREAS, Greenstone Corporation, a Washington Corporation, has submitted certain Public Improvements, including the Public Improvement Costs, to the Council for approval;

WHEREAS, the funds that are deposited in the LIFT program are to be used first for the Public Improvements described in Exhibit A that would benefit economic development in a commercial zoned area within the Increment Area;

WHEREAS, the Council passed Resolution 12-164F approving public improvements and now desire to update Resolution 12-164F with the list of projects identified in Exhibit A;

WHEREAS, the City Council approved Resolution 12-164F in February 2021;

AND WHEREAS, Exhibit A has since been updated to be consistent with the adopted 2023-2028 City Capital Facilities Plan, as applicable;

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED as follows:

Section 1: Approval of Public Improvements and Public Improvement Costs

The Public Improvements and estimated Public Improvement Costs described in Exhibit A, attached thereto and by this reference incorporated herein are hereby approved.

Section 2: Repealer

All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and shall have no further force or effect.

Section 3: Ratification

All actions not inconsistent with the provisions of the Resolution heretofore taken by the Council and the City's employees with respect to the adoption of this Resolution are hereby in all respects ratified, approved and confirmed.

Section 4: Effective Date

This Resolution shall be effective immediately upon its adoption.

APPROVED by the City Council of the City of Liberty Lake this 3rd day of October 2023.



Phil Folyer, Mayor Pro-Tem

ATTEST:



Finance Director, Kyle Dixon

APPROVED AS TO FORM:



City Attorney, Sean P. Boutz

PROPOSED TIF/LIFT PROJECTS

Resolution for Projects (Updates Resolution 09-132, 12-164, & 12-164 A-F)

Star (*) indicates proposed additions for Council consideration

Projects the City and Developer will focus on for 2023-2026

1.	<u>Kramer Overpass from Mission to Appleway</u>	2022-2024
	a. City design, ROW and construction	\$ 4,700,000
	b. County portion of overpass at Spokane Transit Corridor	<u>\$ 1,500,000</u>
		\$ 6,200,000
2.	<u>Mission Avenue Improvements</u>	2022-2024
	a. Street design and construction	\$ 1,350,000
3.	<u>Cataldo Avenue Extension – Western States</u>	2022-2025
	a. Cataldo Avenue Extension – Phase 1	\$ 1,500,000
	b. Cataldo Avenue Ext & Connection – Phase 2	<u>\$ 2,000,000</u>
		\$ 3,500,000
4.	<u>*Harvard Road Trailhead Improvements</u>	2024-2025
	a. Facility Improvements	\$ 400,000
5.	<u>*HUB Facility Expansion</u>	2023-2025
	a. Ballfield and Parking Construction	\$ 2,500,000
6.	<u>*Orchard Park Storage Facility</u>	2024-2025
	a. Design and Construction	\$ 200,000
7.	<u>*North Liberty Lake Plaza</u>	2024-2025
	a. Design and Construction	\$ 1,600,000
8.	<u>*Kramer Extension from Mission to Indiana</u>	2026
	a. Design and Construction	\$ 1,000,000
9.	<u>*Indiana Extension past Liberty Lake Water and Sewer District</u>	2026
	a. Design and Construction	\$ 500,000

2023-2025 TIF/LIFT BALANCE SHEET

January 2023 Beginning Balance \$13,570,000

2023 Revenue \$ 2,100,000

\$15,670,000

2022-2023 Expenses

Indiana St improvements \$ 1,330,000

County portion of Kramer overpass \$ 1,500,000

City portion of Kramer overpass \$ 4,700,000

Mission Ave. Harvest Pkwy East \$ 1,350,000

Harvard Signal at Indiana \$ 530,000

2023 End of year balance (est.) \$ 6,260,000

2024 Revenue \$ 2,100,000

\$ 8,360,000

2024-2025 Expenses

Cataldo Extension Phase 1 and 2 \$ 3,500,000

*Harvard Trailhead Improvements \$ 400,000

*HUB Facility Expansion \$ 2,500,000

*Orchard Park Storage \$ 200,000

*North Liberty Lake Plaza \$ 1,600,000

Balance (est.) \$ 160,000

2025 Revenue \$ 2,100,000

Estimated 2026 Beginning Balance \$ 2,260,000