

**RESOLUTION NO. 08-119  
CITY OF LIBERTY LAKE  
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE ESTABLISHING  
PRIORITIES FOR THE USE OF COMMUNITY REVITALIZATION FUNDING  
FOR PLANNING AND PROJECTS WITHIN THE TAX INCREMENT  
FINANCING AREA.**

WHEREAS, the State of Washington through RCW Chapter 39.89 has authorized community revitalization financing, commonly known as Tax Increment Financing ("TIF"), to assist in the development of plans and public improvements such as streets, water and sewer systems, sidewalks and street lights, parking facilities, park and ride facilities, park facilities and recreation areas, and stormwater management systems;

WHEREAS, in December 2005, Spokane County, Washington sought to obtain the written agreement of the City of Liberty Lake ("City") for the use of community revitalization financing to finance all or a portion of the costs of certain designated public improvements to be constructed within a tax increment area;

WHEREAS, on December 20, 2005, the City Council of Liberty Lake ("City Council") adopted Resolution No. 86 authorizing the City's participation in the financing of certain public improvements within a portion of the designated tax increment area that is encompassed by the City and approving a Community Revitalization Financing and Tax Increment Area Agreement ("Agreement") with Spokane County, Spokane County Library District, and Spokane County Fire Protection District No. 1;

WHEREAS, on December 22, 2005, the Board of Commissioners of Spokane County, Washington adopted Resolution No. 2005-1169 authorizing the creation of the Spokane County Increment Area No. 2005-01 ("TIF Area") pursuant to RCW chapter 39.89 and the approval of the Agreement;

WHEREAS, the City has received a proposal from Greenstone Development ("Greenstone") identifying certain public improvements that may be developed within the TIF Area, and Greenstone has requested guidance from the City on the proposed public improvements;

WHEREAS communication between the City and Spokane County is essential to ensuring that TIF funds are spent economically and wisely;

WHEREAS the City and Spokane County may decide to use some or all of the City's dedicated TIF funds for other public improvements, including use of such dedicated TIF funds under the River District Revenue Development Area Local Infrastructure Financing Tool Program ("LIFT");

WHEREAS, the City Council has evaluated various public improvements proposed within the TIF Area, including certain public improvements proposed by Greenstone, evaluated the merits of the public improvements, reviewed if the public improvements are in the best interest of the citizens of Liberty Lake, reviewed if the public improvements are consistent with TIF funding, and has prioritized such public improvements;

WHEREAS the City Council evaluated the proposed public improvements in the TIF Area, including public improvements outside the City boundaries;

WHEREAS, the City Council has established priorities for the TIF Area public improvements and desires to communicate such priorities to Spokane County;

NOW, THEREFORE, be it hereby resolved by the City Council of the City of Liberty Lake:

a) The following public improvements are deemed priorities by the City Council for the TIF Area:

- |   |             |
|---|-------------|
| 1. I-90 Interchange Justification Report (IJR):   | \$500,000   |
| 2. Arterial Roads that:   | \$1,000,000 |
| a. Support commercial/retail development; and   |             |
| b. Are located South of Mission Avenue or Mission Avenue itself; and  |             |
| c. Are located within areas that are zoned as Freeway Commercial.   |             |
| 3. Sewer and Water infrastructure:  | \$2,900,000 |
| 4. Park facilities and recreational areas primarily for sports purposes that would cover approximately twenty (20) acres: | \$400,000   |

b) The public improvements deemed priorities, or this Resolution do not establish or create a duty or obligation that such public improvements, if developed, will be funded, in whole or in part, by TIF. Rather, the public improvements designated merely identify the City Council's highest priorities for TIF Area public improvements;

c) The TIF Area funds contained herein represent the City Council's opinion of the relative value of the various public improvements, and are not a promise or obligation of the City to finance or reimburse such funds;

d) The public improvements set forth herein are prioritized in an order from the most important to the least important, and any projects not contained in subsection (a) herein are deemed not to be City priorities for TIF at this time;

e) The City and Spokane County maintain the option to use TIF funds for the local match required to obtain State excise tax revenues under the LIFT. The use of

TIF funds for local match under LIFT will be a higher priority than any other TIF funded public improvement.

Approved by the City Council this 6<sup>th</sup> day of May, 2008.

  
Wendy Van Orman, Mayor

**ATTEST:**

  
Cynthia Smith, City Clerk

**Approved As To Form:**

  
Sean Boutz, City Attorney

## CERTIFICATION

I, the undersigned City Clerk of the City of Liberty Lake, of Spokane County, Washington, HEREBY CERTIFY that the foregoing Resolution is a full, true and correct copy of Resolution No. 08-119 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting placed thereof on May 6, 2008 of which meeting all members of said City Council had due notice and at which a majority thereof were present; and that at said meeting said Resolution was adopted by the following vote:

AYES, and in favor thereof, Council Members: Council Member Olander, Council Member Jenkins, Council Member Crump, and Council Member Langford

NAYS, Council Members: Council Member Owens and Mayor Pro Tem Sayrs

ABSENT, Council Members: Council Member Schuler

ABSTAINED, Council Members

CITY OF LIBERTY LAKE

  
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CITY CLERK