

**RESOLUTION NO. 09-132
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE CONCURRING IN CERTAIN
PUBLIC IMPROVEMENTS AND PUBLIC IMPROVEMENT COSTS; AND
PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

WHEREAS, the City of Liberty Lake, Spokane County, Washington ("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 ("County") to create an Increment Area, a portion of which is located within City boundaries, by Resolution No. 86, adopted by the City Council of the City ("City Council") on December 20, 2005;

WHEREAS, the Board of County Commissioners ("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 now located in the boundaries of the City as a result of an annexation;

WHEREAS, the City Council independent of the Board desires to develop a process whereby any developer within IA 2005-01 may present proposed public improvements (as defined by RCW 39.89.020(4) ("Public Improvements") including the proposed cost thereof ("Public Improvement Costs") to the City Council in advance of its construction;

WHEREAS, the City Council concurs in the Public Improvements and costs related thereto prior to construction by resolution with the understanding that such concurrence will not have any binding effect on the actions of the Board although the Board may desire to consider such action;

WHEREAS, Greenstone Corporation, a Washington Corporation, has submitted certain Public Improvements, including Public Improvement Costs, to the City Council for consideration and concurrence.

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

Section 1: Concurrence In Public Improvements And Public Improvement Costs

The City Council concurs in the Public Improvements and estimated Public Improvement Costs described in Exhibit A, attached hereto and by this reference incorporated herein.

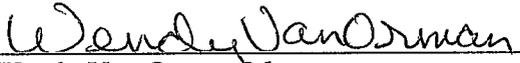
Section 2: Public Works Projects

City Council concurrence in the Public Improvements and Public Improvement Costs as identified in Exhibit A is provided based upon the Board's compliance with, where applicable Chapters 39.04 RCW and 39.12 RCW, in the construction of said improvements.

Section 3: Effective Date

This Resolution shall be effective immediately upon its adoption.

Approved by the City Council this 6th day of October, 2009.



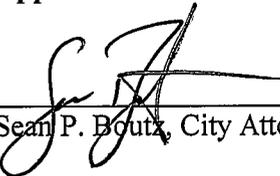
Wendy Van Orman, Mayor

ATTEST:



Ann Swenson, Deputy City Clerk

Approved As To Form:



Sean P. Boutz, City Attorney

CERTIFICATION

I, the undersigned Deputy 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. 09-132 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting placed thereof on October 6, 2009 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: 7-0

AYES, and in favor thereof: Mayor Pro Tem Crump, Council Members: Owens, Langford, Jenkins, Romney, Olander, and Schuler

NAYS: None.

ABSENT: None.

ASTAINED: None

CITY OF LIBERTY LAKE


DEPUTY CITY CLERK

**RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01**

PROJECT LIST for 2009 thru 2011

Roads and Storm Drainage

Harvest Parkway Street System **\$654,000**

Sewer and Water Systems

Harvest Parkway Utilities **\$472,000**

I-90 Transmission Water Main Crossing **\$596,000**

Telido Station Offsite Sewer Service **\$219,000**

Mission Avenue Transmission Water Main **\$924,000**

TOTAL: **\$2,865,000**

EXHIBIT A

**RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01**

Project Name:	Harvest Parkway
Category:	Roads and Storm Drainage
Jurisdiction	City of Liberty Lake

Project Description: Construction of Harvest Parkway from Mission into the initial commercial phase of Telido Station totaling approximately 2,015 lineal feet of roadway. Construction of Harvest Parkway includes curbing, sidewalk and stormwater drainage facilities and related intersection improvements.

Statement of Purpose and Need: The construction of Harvest Parkway provides access to over 50 acres of property between Mission Ave and I-90 zoned Freeway Commercial. The project is targeted to provide parcels within the TIF boundary for immediate sale thereby simulating property and sales tax revenues.



Construction Schedule: Construction to begin in 2010.

Cost Estimate: \$654,000*

*In 2009 Dollars. Does not include right-of-way acquisition costs. It is expected that most right of way needs will be accomplished through land exchanges and/or developer dedications.

**RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01**

Project Name:	Harvest Parkway
Category:	Water and Sanitary Sewer
Jurisdiction	Consolidated Irrigation District #19 & Spokane County Utilities

Project Description: Install water and sanitary sewer system improvements consisting in Harvest Parkway. Sewer and water mains are approximately 2,015 lineal feet each and include installation of all associated fittings, manholes and lift station.

Statement of Purpose and Need: The construction of sewer and water in Harvest Parkway provides the initial service to over 50 acres of property between Mission Ave and I-90 zoned Freeway Commercial. The water main provides a necessary looping system and supply for commercial type uses. Sewer is designed to accommodate multiple types of users.



Construction Schedule: Construction to begin in 2009.

Cost Estimate: \$472,000*

*In 2009 Dollars.

**RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01**

Project Name:	Waterline Crossing of I-90
Category:	Water System
Jurisdiction	Liberty Lake Sewer and Water District

Project Description: Installation of water system improvements consisting of: a new water system crossing of I-90 to link LLSWD service on the North and South sides of the freeway. Construct approximately 2,110 feet of new water main and associated fittings and valves.



Statement of Purpose and Need:

The east side of the River District is served by the Liberty Lake Sewer and Water District. In order to provide necessary fire flows and daily demand for the commercial components of the River District area, it is necessary to install a second main water line across I-90 connecting the existing LLSWD service on the south side of I-90. These improvements will take the place of more costly alternatives including construction of stand pipes or the improvements of new well sites.

Construction Schedule: Construction to begin in 2009.

Cost Estimate: \$596,000*

*In 2009 Dollars.

**RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01**

Project Name:	<i>Telido Station Offsite Sanitary Sewer Main</i>
Category:	<i>Sanitary Sewer</i>
Jurisdiction	<i>Spokane County Utilities</i>



Project Description: Install sanitary sewer system improvements consisting of 2,200 lineal feet of gravity main and associated fittings and manholes.

Statement of Purpose and Need: The River District is served by the sanitary sewer systems of Spokane County Utilities but is at the end of the district's systems. The River District area within the Spokane County Utilities service area will gravity feed to the existing sewer lift station located on the north side of Indiana Avenue just west of Cavalier Street. This project will install the offsite gravity mains to the lift station necessary to serve the initial phases of Telido Station.

Construction Schedule: Construction to begin in 2010.

Cost Estimate: \$219,000*

*In 2009 Dollars.

**RIVER DISTRICT AT LIBERTY LAKE
SPOKANE COUNTY TAX INCREMENT FINANCE AREA 2005-01**

Project Name:	Mission Avenue Water Transmission Main
Category:	Water System
Jurisdiction	Consolidated Irrigation District #19



Project Description: Construct a water transmission main along Mission Avenue to Telido Station. Installation includes approximately 2,950 lineal feet of new water transmission main and associated fittings and valves.

Statement of Purpose and Need: The west side of River District and the Telido Station commercial property are served by Consolidated Irrigation District #19. Consolidated Irrigation District's existing facilities do not reach Telido Station. In order to provide necessary fire flows and water for commercial uses in Telido Station, it is necessary to extend a large water transmission main from the general location of Consolidated's existing well site on Mission Ave. These improvements will provide the necessary backbone to support development of the first phases of Telido Station.

Construction Schedule: Construction to begin in 2010.

Cost Estimate: \$924,000*

*In 2009 Dollars.