

Anita Ashton

From: Curleigh (Jim) Carothers
Sent: Tuesday, May 15, 2018 12:44 PM
To: 'Kevin DeFord'
Cc: Steve Wall; Phil Bourquin; Bob Cunningham; Robert Maul; Anita Ashton; Cathy Huber Nickerson (chuber@cityofcamas.us); Pam O'Brien
Subject: RE: Archery/Parklands - Camas Meadows Drive TIF Credits
Attachments: Application for Impact Fee Credit.pdf; TIF Credit Approval Packet.pdf; IF Credit redeem or transfer.pdf

Kevin,
Here are the answers to your questions:

- See the attached credit application form. Since this venture was between two developers, you will also need to provide written verification between both parties regarding how the credits are to be assigned (e.g. is there a percentage to each developer?)

- I have copied below the calculation from November 2016 for your reference. To give you the updated 2018 calculation, I am adjusting the credit amount into 2018 dollars as follows:

$\$2.9 \text{ Million} * (1.039^7) * (0.53) * (0.60) = \$1,205,000$

half street = \$602,500

-When you receive final acceptance on the road improvements, city staff will take this item to a Council meeting for their consent. For the most part, I will put the information packet together for Council, but I am attaching a recent packet for your reference.

As a general rule on commercial/industrial buildings, the calculation for TIF is done at the time of Tenant Improvement (TI) permit submittal and the payment or redemption of credits is at the time of TI permit issuance. I have also attached the redemption/transfer document for your information.

Please feel free to contact me if you have additional questions.

From: Curleigh (Jim) Carothers
Sent: Thursday, November 10, 2016 11:53 AM
To: Kevin DeFord <ngdevelopment@gmail.com>; 'Aaron Barr' <abarrmail@gmail.com>
Cc: James Kessi <james.kessi@gmail.com>; Steve Wall <SWall@cityofcamas.us>; Wes Heigh <WHeigh@cityofcamas.us>; Robert Maul <RMaul@cityofcamas.us>
Subject: Camas Meadows Drive Estimated 2017 TIF Credits

Per your request, the following calculation is the estimated TIF credits that would be available if the Camas Meadows Drive improvements from Payne Street to the existing Larkspur Street are constructed in 2017. Please note that, as 60% of the eligible costs are collected from development, development receives the same 60% of the eligible costs in credits. The 60%, or 0.60 is referred to as the reduction factor.

The total length of improvements from Payne Street to Lake Road is 3,000 feet. The improvement length to be improved via private development is approximately 53% of the total length of the estimated improvements. The eligible cost estimate for the 3,000 feet of improvements in 2011 dollars is \$2.9 Million. The annual growth rate is 3.9%.

The calculation for the 2017 TIF credit estimate is:

$\$2.9 \text{ Million} * (\text{annual adjusted growth rate}) * (\text{percentage of total improvements}) * (\text{reduction factor})$

$\$2.9 \text{ Million} * (1.039^6) * (0.53) * (0.60) = \$1,160,000.$

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

James E. Carothers, P.E.
Engineering Manager/City Engineer



616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

From: Kevin DeFord [mailto:ngdevelopment@gmail.com]
Sent: Monday, May 14, 2018 9:13 AM
To: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>
Subject: Archery/Parklands

Jim,

Can you please send me the paperwork and a summary of a couple things for our TIF credits.

Any forms I need to start process
What the steps are I need to do
How much we have on credit
When I can start to ask/process

We are close to final and we will be pulling some permits for pad 3 soon.

Appreciate,

Kevin



APPLICANT/ CONTACT:

HARB ENGINEERING, INC.
CONTACT PERSON: GUS HARB, PE
701 COLUMBIA ST., SUITE 111
VANCOUVER, WA 98660
PHONE: (360) 695-6520
EMAIL: gus@harbengineering.com

OWNERS:

PARKLANDS SUBDIVISION
CHINDOK LAND OWNERS GROUP LLC
1400 NW 63RD ST.
VANCOUVER, WA 98663

THE VILLAGE AT CAMAS MEADOWS
CHLOE INVESTMENTS LLC
701 COLUMBIA ST., SUITE 111
VANCOUVER, WA 98660

ENGINEERING FIRM:

HARB ENGINEERING, INC.
CONTACT PERSON: GUS HARB, PE
701 COLUMBIA ST., SUITE 111
VANCOUVER, WA 98660
PHONE: (360) 695-6520
EMAIL: GUS@HARBENGINEERING.COM

SURVEYING FIRM:

MINISTER-GLASSER SURVEYING INC.
CONTACT PERSON: DAVE DENY
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
PHONE: (360) 694-3313

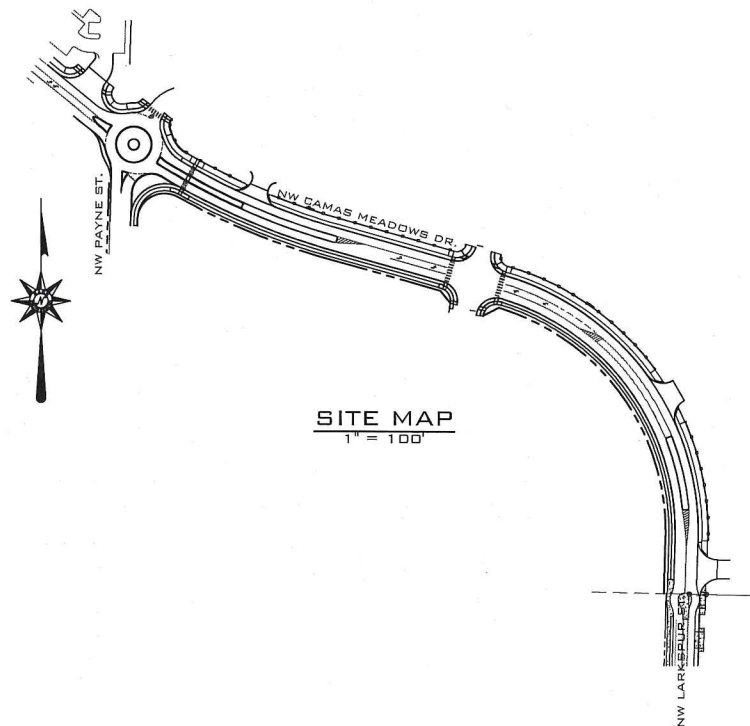
CAMAS MEADOWS DRIVE EXTENSION

PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

IN A PORTION OF THE
SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CLARK COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE



SITE MAP
1" = 100'

CITY OF CAMAS				
CITY ENGINEER		DATE		
REVISION NO.	SHEETS AFFECTED	INITIAL APPROVAL	DATE	

PROPOSED PUBLIC IMPROVEMENTS	
NEW PUBLIC ROADWAY	2,400 LF
SANITARY SEWER MAIN	1,237 LF
8" D.I.P. WATER MAIN	1,684 LF
10" STORM MAIN	302 LF
12" STORM MAIN	342 LF
15" STORM MAIN	71 LF
18" STORM MAIN	127 LF
24" STORM MAIN	578 LF
30" STORM MAIN	215 LF



IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

SHEET INDEX:

C-000	COVER SHEET
C-001	GENERAL NOTES AND LEGEND
C-010	EXISTING CONDITIONS PLAN
C-050	EROSION CONTROL AND FINAL GRADING PLAN
C-051	EROSION CONTROL AND GRADING DETAILS
C-052	EROSION CONTROL AND GRADING DETAILS
C-200	STREET CONSTRUCTION PLAN - WEST HALF
C-201	CURB RETURN PLAN - WEST HALF
C-202	ADA RAMP CONSTRUCTION PLAN - WEST HALF
C-203	SIGNING AND STRIPING PLAN - WEST HALF
C-204	STREET CONSTRUCTION PLAN - EAST HALF
C-205	CURB RETURN PLAN - EAST HALF
C-206	SIGNING AND STRIPING PLAN - EAST HALF
C-210	STREET CONSTRUCTION DETAILS
C-211	STREET CONSTRUCTION DETAILS
C-300	STORM DRAINAGE CONSTRUCTION PLAN
C-301	STORM DRAINAGE CONSTRUCTION PLAN
C-310	STORM DRAINAGE CONSTRUCTION DETAILS
C-400	SANITARY SEWER & WATER PLAN AND PROFILE
C-401	SANITARY SEWER & WATER PLAN AND PROFILE
C-410	SANITARY SEWER DETAILS
C-411	WATER DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE DETAILS

HARB ENGINEERING



CAMAS MEADOWS
DRIVE EXTENSION
(PUBLIC IMPROVEMENTS)
AS-BUILTS

SHEET NAME:

COVER SHEET

DRAWN BY:
G.S.H.
DESIGNED BY:
G.S.H.
CHECKED BY:
G.S.H.

SHEET #
C-000

City of Camas TIF PROJECT LOCATIONS



NO SCALE

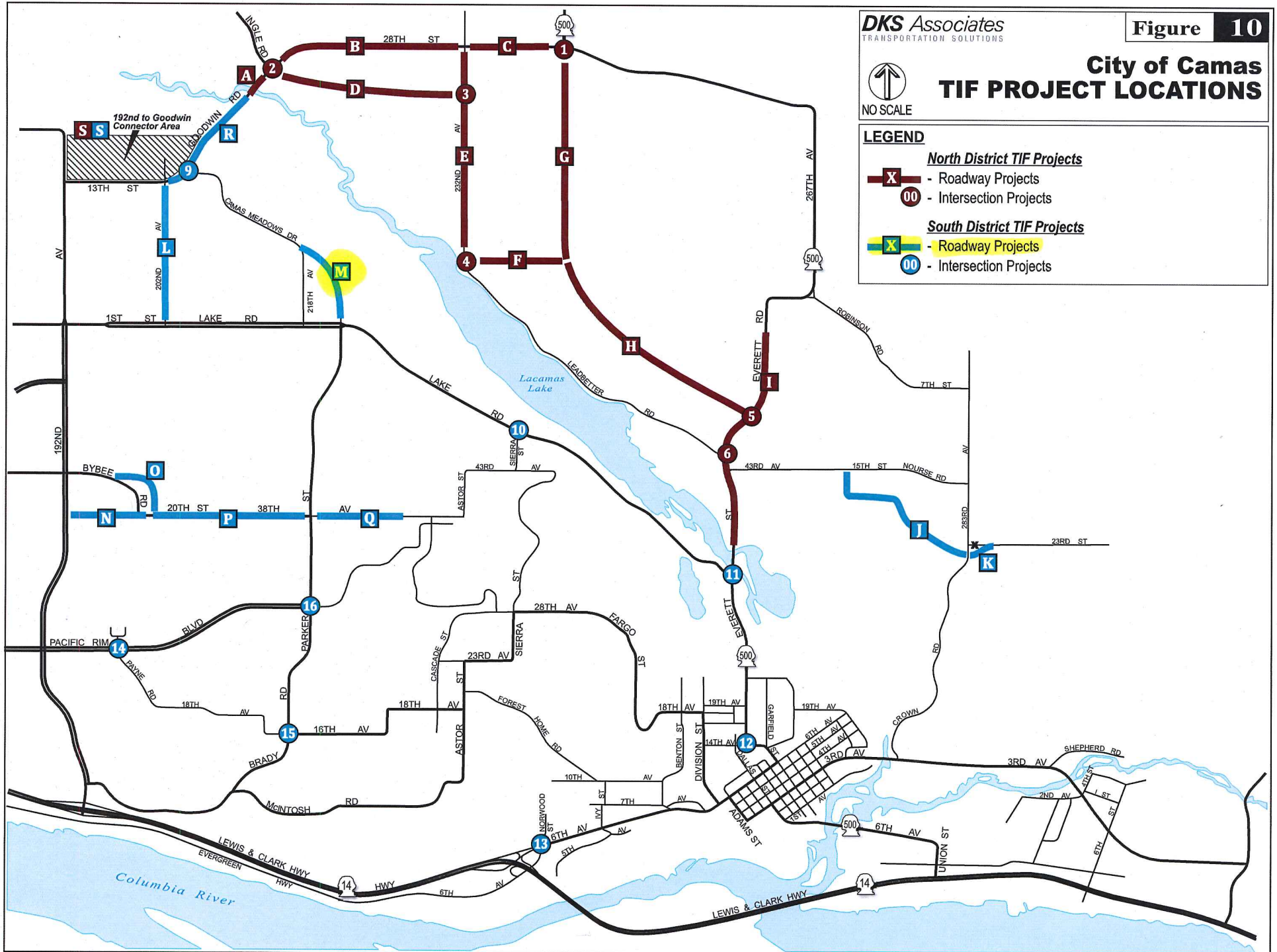
LEGEND

North District TIF Projects

- Roadway Projects
- Intersection Projects

South District TIF Projects

- Roadway Projects
- Intersection Projects



Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
J	Woodburn Drive (Greg Reservoir area)	New 2 lane roadway between 15 th Street and 283 rd Avenue.	\$5.3	\$3.8
K	23 rd Street Realignment	Realign 23 rd Street east of 283 rd Avenue to intersect with new East-West Collector	\$0.6	\$0.5
L	Friberg (1 st Street to 13 th Street)	Widen from 2 lanes to 3 lanes between 1 st Street and 13 th Street	\$5.0	\$3.9
M	Extend Camas Meadows Drive	Extend Camas Meadows Drive from Payne Street to Lake Road as a three lane collector, includes signal modification at Lake/1 st /Parker	\$3.8	\$2.9
N	38 th Avenue Extension	New 3 lane roadway between 650 feet east of Bybee and 500 feet east of 192 nd	\$2.7	\$2.0
O	Bybee Realignment	Realign Bybee between NW 199 th and SE 20 th	\$1.2	\$1.0
P	Widen 38 th Avenue (West) (650 feet east of Bybee to Parker)	Widen from 2 lanes to 3 lanes between 650 feet east of Bybee and Parker Street	\$4.7	\$3.7
Q	Widen 38 th Avenue (East) (Parker Street to 800 feet west of Dahlia)	Widen from 2 lanes to 3 lanes between Parker Street and Astor Street	\$2.9	\$2.2
R	Goodwin Road (Friberg Road to Lacamas Creek)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road and Lacamas Creek	\$5.9	\$4.8
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined. (South proportionate cost only)	\$4.0	\$1.3
South Roadway Projects			\$36.1	\$26.1
Total Roadway Projects (North + South)			\$98.0	\$66.6

CHAPTER 3: TIF STRUCTURE

The current traffic impact fee calculation methodology has been utilized since 2003. The basis of the calculation is the assessment of PM peak hour vehicle trips from the Institute of Transportation Engineer's *Trip Generation: An ITE Informational Report* and a cost rate applied to each trip-end on a citywide basis. Chapter 5 of the previous TIF study provides background into the basis of the TIF. The following sections summarize the key components of the staff's recommended proposed TIF update:

- TIF will be collected based on PM peak hour trip generation rates
- Two TIF districts will be formed (see Figure 11) with project costs allocated either to the North district or the South district, with the exception of the 192nd/Goodwin connector project, which would be allocated between the districts proportionate to their use of the connector, based on growth.
- TIF will fund curb-to-curb plus storm sewer costs
- TIF will fund right-of-way outside the UGA proportionate to the expected Camas share of each project
- TIF will fund 20% of right-of-way inside the UGA
- TIF costs will be indexed at 3.9% per year, with new rates taking effect the first of each year

Table 10 summarizes staff's recommendation and the anticipated TIF fee associated with this recommendation, along with adjustments that would be made based upon a 60% reduction factor (as described previously).

Table 10: Staff Recommended TIF Fee

TIF Fee Summary	North	South
Curb-to-Curb+Storm+ROW*	\$10,619	\$4,042
60% reduction Factor	-\$4,248	-\$1,617
2011 Net Rate	\$6,371	\$2,425
2012 Net Rate	\$6,620	\$2,520
2013 Net Rate	\$6,878	\$2,618
2014 Net Rate	\$7,146	\$2,720
2015 Net Rate	\$7,425	\$2,826
2016 Net Rate	\$7,715	\$2,936
2017 Net Rate	\$8,015	\$3,051
2018 Net Rate	\$8,328	\$3,170
2019 Net Rate	\$8,653	\$3,294

* Includes ROW outside the UGA + 20% of ROW inside UGA