

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Report on the Transportation Impact Fee Business Exemption		
DEPARTMENT:	City Manager's Office		
PRESENTED BY:	Dan Eernisse, Economic Development Manager		
ACTION:	☐ Ordinance	☐ Resolution	☐ Motion
	☐ Public Hearing	☒ Discussion	

PROBLEM/ISSUE STATEMENT:

On July 21, 2014, the City Council adopted Ordinance No. 690 establishing the transportation impact fee (TIF) program for the City of Shoreline. The program went into effect on January 1, 2015. The staff report for the adoption of Ordinance No. 690 can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2014/staffreport072114-8a.pdf>.

In the following year, the business community expressed strong opposition to the TIF, arguing that the TIF placed a heavy upfront financial burden on a startup or new business at a particularly fragile point. It was argued that the TIF would lead to difficulty in obtaining financing, early business failures, and even turn away highly desirable businesses from opening in Shoreline. Given these concerns, Council responded on March 14, 2016 by adopting Ordinance No. 717. The staff report for the adoption of Ordinance No. 717 can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2016/staffreport031416-8a.pdf>.

Ordinance No. 717 provides a complete TIF exemption for certain types of businesses as defined in the Ordinance. However, the Ordinance is set to automatically expire on December 31, 2018 unless otherwise extended by the City Council. The ordinance also requires that staff provide Council a report at least six months prior to the Ordinance expiration date. As per the Ordinance, the report should detail, at a minimum, how many businesses, by land use category, were granted the exemption, how much in transportation impact fees were foregone by the exemption, and the source of public funds identified to cover the exempted impact fees.

Tonight's presentation of the TIF exemption for businesses satisfies this requirement and the attachments to this staff report lists TIF collections through the end of 2017. Tonight's report will highlight:

- Total TIF collections since Ordinance No. 690 went into effect through the end of 2017 (Attachment A).
 - o In summary, \$2,183,815.53 in TIF has been collected in that timeframe.

- o Also note that in 2015, the two highlighted businesses in Attachment A received a partial refund of their TIF due to a code change affecting the definition of “previous vacancy”, which is unrelated to the Business TIF Exemption.
- Total number of businesses receiving the TIF exemption since Ordinance No. 717 went into effect through the end of 2017 (Attachment B).
 - o In summary, 9 businesses received the TIF business exemption in that timeframe. The report also denotes that exemptions were granted under the business exemption to two City capital project - Shoreline Police Station at City Hall project and Hamlin Maintenance Renovation project. Lastly, while the report lists the Hopelink project, that entity received an exemption for providing human services pursuant to former SMC 12.40.070(H) (recodified as SMC 3.80.070).
- Total amount of TIF business exemptions since Ordinance No. 717 went into effect through the end of 2017 (Attachment B).
 - o In summary, \$219,033.70 of the \$332,218.21 TIF exemptions were for qualifying businesses (reducing for city capital projects and Hopelink).
- Total public funds used to offset the TIF Exemptions (Attachment B).
 - o In summary, the City secured \$3,546,500 in federal Surface Transportation Program (STP) grant funding to offset the forgone TIF.
- On-going staff feedback from the business community.

RESOURCE/FINANCIAL IMPACT:

The TIF business exemption program resulted in reduced collections of \$219,033.70 in TIF through the end of 2017, assuming that all qualifying businesses that benefited would have proceeded without the exemption. RCW 82.02.060(2) states that any impact fees not collected under this type of exemption must be paid for from public funds rather than from the impact fee account. As noted above, to date, the City has secured \$3,546,500 in federal STP grant funding that can offset the TIF business exemption. The TIF business exemption does not require additional staff resources to administer.

RECOMMENDATION

Tonight’s presentation is for discussion purposes only and no action is required. Given the economic development benefits of the TIF exemption for businesses and the grant funding available to offset current and future exemptions, staff recommends that Council direct staff to prepare a new ordinance for Council’s consideration in the fourth quarter of 2018 that extends the TIF exemption for businesses beyond the current December 31, 2018 ordinance expiration date.

ATTACHMENTS

Attachment A: TIF Collections since Adoption of Ord. No. 690 through 2017
 Attachment B: TIF Year End 2017 Financial Summary, including TIF Exempted Businesses since Adoption of Ord. No. 717 through 2017

Approved By: City Manager **DT** City Attorney **JA-T**

Attachment A: Transportation Impact Fees Collected 2015-2017

Permit #	Paid By	Site Address	Tran Date	GL Date	Deposit Date	Year	Amount	10 Year Date
123423	CHRISTINE JUN	15336 ASHWORTH AVE NE	4/10/2015	4/10/2015	4/10/2015	2015	\$ 3,607.00	4/10/2025
120202	BRIAN AND NINA FRANEY	2109 NW 201ST ST	4/28/2015	4/28/2015	4/28/2015	2015	\$ 3,607.49	4/28/2025
123422	EDWARD JONES	19270 AURORA AVE N	5/18/2015	5/18/2015	5/18/2015	2015	\$ 8,414.32	5/18/2025
123511	SWEDISH MEDICAL GROUP	604 NW RICHMOND BEACH RD	6/3/2015	6/3/2015	6/3/2015	2015	\$ 163,242.50	6/3/2025
123758	EYOB YESUF	117 NW 188TH ST	6/25/2015	6/25/2015	6/25/2015	2015	\$ 3,607.49	6/25/2025
123739	JUSTIN RIPKIN	19209 15TH AVE NE	7/20/2015	7/20/2015	7/20/2015	2015	\$ 3,607.49	7/20/2025
123883	MESERET B TESFAYE	2144 N 155TH ST	7/24/2015	7/24/2015	7/24/2015	2015	\$ 3,607.49	7/24/2025
123593	ARCADIA HOMES LLC TIM KAIN TZ	2158 N 178TH ST	7/30/2015	7/30/2015	7/30/2015	2015	\$ 5,567.41	7/30/2025
123837	TSEDALE TEKLE EYASU MERESA	17416 ASHWORTH AVE N	9/4/2015	9/4/2015	9/4/2015	2015	\$ 3,607.49	9/4/2025
123952	ECHO LAKE ADULT FAMILY HOME	2149 N 194TH ST	9/11/2015	9/11/2015	9/11/2015	2015	\$ 1,091.42	9/11/2025
123978	ECHO LAKE PEDIATRIC DENTISTRY	19270 AURORA AVE N	9/28/2015	9/28/2015	9/28/2015	2015	\$ 28,844.48	9/28/2025
123432	KEMAL POLOVINA	12022 10TH DR SE	10/2/2015	10/2/2015	10/2/2015	2015	\$ 5,567.41	10/2/2025
123778	LLC DAVID LUALU	2005 NE PERKINS WAY	10/12/2015	10/12/2015	10/12/2015	2015	\$ 5,567.41	10/12/2025
123779	LLC DAVID LUALU	18622 20TH AVE NE	10/12/2015	10/12/2015	10/12/2015	2015	\$ 5,567.41	10/12/2025
123457	DUBAGO, GETACHEW	18328 8TH AVE NW	10/12/2015	10/12/2015	10/12/2015	2015	\$ 1,637.13	10/12/2025
123745	SHORELINE SCHOOL DISTRICT	15343 25TH AVE NE	10/20/2015	10/20/2015	10/20/2015	2015	\$ 9,158.38	10/20/2025
124000	MATHEWS, BRITTON	746 N 195TH ST	10/22/2015	10/22/2015	10/22/2015	2015	\$ 3,607.49	10/22/2025
123990	BUILDING CO KRISTIAN V NUNNELEE	20407 25TH AVE NW	11/3/2015	11/3/2015	11/3/2015	2015	\$ 5,567.41	11/3/2025
124266	BETTY R. MCDONALD	16334 25TH PL NE	11/3/2015	11/3/2015	11/3/2015	2015	\$ 3,607.49	11/3/2025
123833	J M MURPHY INC	1357 N 167TH ST	12/1/2015	12/1/2015	12/1/2015	2015	\$ 5,567.41	12/1/2025
124706	EVEREST ADULT FAMILY HOME	912 N 196TH CT	12/7/2015	12/7/2015	12/7/2015	2015	\$ 2,728.55	12/7/2025
124669	JILL B. & MIKE JENSEN	857 NE 151ST ST	12/14/2015	12/14/2015	12/14/2015	2015	\$ 3,607.49	12/14/2025
124333	MASTON PROPERTIES & CONST	20054 10TH AVE NW	12/22/2015	12/22/2015	12/22/2015	2015	\$ 5,567.41	12/22/2025
124510	THE ANNEX LLC	20030 BALLINGER WAY NE A-02	12/23/2015	12/23/2015	12/23/2015	2015	\$ 21,978.00	12/23/2025
124530	THE ANNEX LLC	20030 BALLINGER WAY NE A-04	12/23/2015	12/23/2015	12/23/2015	2015	\$ 16,906.20	12/23/2025
123526	MICHAEL & JULIE M WENTZEL	17916 DAYTON AVE N	12/24/2015	12/24/2015	12/24/2015	2015	\$ 3,607.49	12/24/2025
123422	EDWARD R. JONES	19270 AURORA AVE N	12/31/2015	12/31/2015	12/31/2015	2015	\$ (6,449.32)	12/31/2025
123511	SWEDISH MEDICAL GROUP	604 NW RICHMOND BEACH RD	12/31/2015	12/31/2015	12/31/2015	2015	\$ (67,969.00)	12/31/2025
124638	STEVE MARTINSEN HOMES WEST INC	19042 21ST AVE NW	1/8/2016	1/8/2016	1/8/2016	2016	\$ 3,607.49	1/8/2026
124494	TODD HENDERSON HENDERSON'S CON	1115 NE 198TH ST	1/26/2016	1/26/2016	1/26/2016	2016	\$ 3,607.49	1/26/2026
124875	JEFFREY E CRITCHLOW CRITCHLOW	15210 GREENWOOD AVE N	2/8/2016	2/8/2016	2/8/2016	2016	\$ 5,567.41	2/8/2026
124794	BRUCE DEAN	14714 23RD AVE NE	2/10/2016	2/10/2016	2/10/2016	2016	\$ 3,607.49	2/10/2026
124343	WAYNE DOBBS CRISTA MINISTRIES	19345 CRISTA LN N	2/19/2016	2/19/2016	2/19/2016	2016	\$ 4,678.20	2/19/2026
124447	RODIL ALCANTARA	239 NE 178TH ST	2/24/2016	2/24/2016	2/24/2016	2016	\$ 1,091.42	2/24/2026
124994	ANTHONY J COLLINS NORHLIGHT BU	19826 10TH AVE NW	2/29/2016	2/29/2016	2/29/2016	2016	\$ 4,007.92	3/1/2026
123507	TWIN PIER LLC	14540 STONE AVE N	3/1/2016	3/1/2016	3/1/2016	2016	\$ 5,567.41	3/1/2026
124770	GREG CHANDLER BEST HARBOUR DEV	15560 10TH AVE NE	3/7/2016	3/7/2016	3/7/2016	2016	\$ 5,567.41	3/7/2026
125187	VENANCIO BAUTISTA LAILA'S ADUL	14842 WALLINGFORD AVE N	3/22/2016	3/22/2016	3/22/2016	2016	\$ 1,818.84	3/22/2026
124922	KEVIN MAVIS K & M'S HOME CONST	15204 GREENWOOD AVE N	4/8/2016	4/8/2016	4/8/2016	2016	\$ 6,185.39	4/8/2026
125322	JEFFREY E CRITCHLOW CRITCHLOW	15220 GREENWOOD AVE N	4/22/2016	4/22/2016	4/22/2016	2016	\$ 6,185.39	4/22/2026
125127	ARLENE M HUBER HUBER'S CUSTOM	2115 N 159TH ST	4/25/2016	4/25/2016	4/25/2016	2016	\$ 4,007.92	4/25/2026
125446	POLLIE MCCLOSKEY	14533 EVANSTON AVE N	4/29/2016	4/29/2016	4/29/2016	2016	\$ 4,007.92	4/29/2026
125542	LLOYD HOLLOWAY	18112 PALATINE AVE N	5/11/2016	5/11/2016	5/11/2016	2016	\$ 2,425.12	5/11/2026
125452	JEFFREY E CRITCHLOW CRITCHLOW	15212 GREENWOOD AVE N	5/13/2016	5/13/2016	5/13/2016	2016	\$ 6,185.39	5/13/2026

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125618	JEFFREY E CRITCHLOW CRITCHLOW	15222 GREENWOOD AVE N	5/13/2016	5/13/2016	5/13/2016	2016	\$ 6,185.39	5/13/2026
125354	ESREF MARUSIC	3018 NE 149TH ST	5/20/2016	5/20/2016	5/20/2016	2016	\$ 4,007.92	5/20/2026
125445	KRISTINE KLEEDERN	16732 FREMONT AVE N	5/20/2016	5/20/2016	5/20/2016	2016	\$ 4,007.92	5/20/2026
123917	TIM KAINZ ARCADIA HOMES LLC	123 NW 185TH ST	5/24/2016	5/24/2016	5/24/2016	2016	\$ 5,567.41	5/24/2026
123918	TIM KAINZ ARCADIA HOMES LLC	123 NW 185TH ST	5/24/2016	5/24/2016	5/24/2016	2016	\$ 5,567.41	5/24/2026
125567	DAWIT B TESFAI	19711 WHITMAN AVE N	6/8/2016	6/8/2016	6/8/2016	2016	\$ 3,637.68	6/8/2026
125269	KENNETH E & RONA J CORNELL	830 NW 190TH ST	6/9/2016	6/9/2016	6/9/2016	2016	\$ 4,007.92	6/9/2026
125144	JAKE LYON DEMERS COURT LLC	1845 N 167TH ST	6/15/2016	6/15/2016	6/15/2016	2016	\$ 6,185.39	6/15/2026
125145	JAKE LYON DEMERS COURT LLC	1843 N 167TH ST	6/15/2016	6/15/2016	6/15/2016	2016	\$ 6,185.39	6/15/2026
123158		1613 N 167TH ST	6/23/2016	6/23/2016	6/23/2016	2016	\$ 5,567.41	6/23/2026
125578	CHARLES D & DEBORAH L BRIGHT	20015 30TH AVE NE	6/23/2016	6/23/2016	6/23/2016	2016	\$ 6,185.39	6/23/2026
125593	MARLA MILLER SHORELINE SCHOOL	2800 NE 200TH ST	6/30/2016	6/30/2016	6/30/2016	2016	\$ 63,058.00	6/30/2026
126054	PETER LINDAHL	440 N 188TH ST B	7/8/2016	7/8/2016	7/8/2016	2016	\$ 4,007.92	7/8/2026
125221	ERIN WARREN	18833 FIRLANDS WAY N B	7/27/2016	7/27/2016	7/27/2016	2016	\$ 4,007.92	7/27/2026
125724	TIM KAINZ ARCADIA HOMES LLC	19806 8TH AVE NW	7/28/2016	7/28/2016	7/28/2016	2016	\$ 6,185.39	7/28/2026
125819	LI MA	16068 GREENWOOD AVE N UNIT A	8/4/2016	8/4/2016	8/4/2016	2016	\$ 6,185.39	8/4/2026
125889	JANICE L MAXSON	1802 NW 197TH ST B	8/5/2016	8/5/2016	8/5/2016	2016	\$ 4,007.92	8/5/2026
124603	STEPHEN BOURNE SITE + PLAN + M	14535 BOTHELL WAY NE	8/16/2016	8/16/2016	8/16/2016	2016	\$ 98,105.97	8/16/2026
125913	YORDANOS BEYENE	17722 SUNNYSIDE CT N	8/25/2016	8/25/2016	8/25/2016	2016	\$ 3,637.68	8/25/2026
124658	TRENT MUMMERY SHORELINE INVEST	17202 Aurora Ave N Apt 1	9/8/2016	9/8/2016	9/8/2016	2016	\$ 443,372.09	9/8/2026
124446	JOSHUA NORRIS	1833 NE 172ND ST	9/27/2016	9/27/2016	9/27/2016	2016	\$ 3,607.49	9/27/2026
126011	DON LOCKEN LOCKEN DESIGNER HOM	15327 15TH AVE NE	9/27/2016	9/27/2016	9/27/2016	2016	\$ 6,185.39	9/27/2026
126048	STEVE BEATTY BT CONTRACTING LL	15261 FREMONT AVE N	10/4/2016	10/4/2016	10/4/2016	2016	\$ 6,185.36	10/4/2026
125985	NEAVA LLC	2318 NE 145TH ST	10/5/2016	10/5/2016	10/5/2016	2016	\$ 6,185.39	10/5/2026
125986	NEAVA LLC	2310 NE 145TH ST	10/5/2016	10/5/2016	10/5/2016	2016	\$ 6,185.39	10/5/2026
125993	NEAVA LLC	2316 NE 145TH ST	10/5/2016	10/5/2016	10/5/2016	2016	\$ 6,158.39	10/5/2026
125507	STEPHEN BOURNE SITE + PLAN + M	16523 AURORA AVE N	10/6/2016	10/6/2016	10/6/2016	2016	\$ 57,833.74	10/6/2026
126161	MEGAN JOHNSON	19537 2ND AVE NW	10/7/2016	10/7/2016	10/7/2016	2016	\$ 4,007.92	10/7/2026
125602	NORTHWEST NEIGHBORHOODS LLC	18509 DENSMORE AVE N	10/11/2016	10/11/2016	10/11/2016	2016	\$ 24,741.56	10/11/2026
126372	TIM KAINZ ARCADIA HOMES LLC	2152 N 178TH ST	10/12/2016	10/12/2016	10/12/2016	2016	\$ 6,185.39	10/12/2026
125968	JAMES & BARBARA L MURPHY	1204 NW 201ST ST	10/26/2016	10/26/2016	10/26/2016	2016	\$ 4,007.92	10/26/2026
126391	DAVID OLSON ARCHITECT	1836 NE 171ST ST UNIT B	10/26/2016	10/26/2016	10/26/2016	2016	\$ 4,007.92	10/26/2026
125737	STEVE & AMY DUONG DAO	1520 N 149TH CT	11/1/2016	11/1/2016	11/1/2016	2016	\$ 10,193.31	11/1/2026
126399	RESIDENCE CHOICE ADULT FAMILY	17400 17TH PL NE	11/10/2016	11/10/2016	11/10/2016	2016	\$ 3,637.68	11/10/2026
126462	NIKI D BUCKLEY	19277 BURKE AVE N	11/10/2016	11/10/2016	11/10/2016	2016	\$ 4,007.92	11/10/2026
126608	BRUCE HOSFORD	174 NW CASCADE DR	11/21/2016	11/21/2016	11/21/2016	2016	\$ 6,185.39	11/21/2026
125874	PHUONG TRAN	14741 22ND AVE NE	12/5/2016	12/5/2016	12/5/2016	2016	\$ 10,193.31	12/5/2026
126420	GRACE N GITOME	738 N 203RD ST	12/14/2016	12/14/2016	12/14/2016	2016	\$ 3,846.67	12/14/2026
126020	GREG CHANDLER AESTHETE LLC	15507 GREENWOOD AVE N	12/21/2016	12/21/2016	12/21/2016	2016	\$ 6,185.39	12/21/2026
126021	GREG CHANDLER AESTHETE LLC	15509 GREENWOOD AVE N	12/21/2016	12/21/2016	12/21/2016	2016	\$ 6,185.39	12/21/2026
126643	WAYNE SCHARBACH SCHARBACH CUST	16546 LINDEN AVE N	1/5/2017	1/5/2017	1/5/2017	2017	\$ 6,185.31	1/5/2027
125637	CHRISTY DOPP BELTON HOMES, LLC	1338 N 165TH ST	1/9/2017	1/9/2017	1/9/2017	2017	\$ 6,185.39	1/9/2027
125747	ROSE BENI	601 N 148TH ST	1/31/2017	1/31/2017	1/31/2017	2017	\$ 4,001.92	1/31/2027
125635	WES TANIGAWA SUNDQUIST HOMES L	1342 N 165TH ST	2/3/2017	2/3/2017	2/3/2017	2017	\$ 6,185.39	2/3/2027
125636	WES TANIGAWA SUNDQUIST HOMES L	1340 N 165TH ST	2/3/2017	2/3/2017	2/3/2017	2017	\$ 6,185.39	2/3/2027

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126210	ERIC W SUNDQUIST	18917 16TH AVE NE	2/3/2017	2/3/2017	2/3/2017	2017	\$ 6,185.39	2/3/2027
126211	ERIC W SUNDQUIST	18915 16TH AVE NE	2/3/2017	2/3/2017	2/3/2017	2017	\$ 6,185.39	2/3/2027
126838	PHILIP WALTON	835 NW 190TH ST	2/7/2017	2/7/2017	2/7/2017	2017	\$ 4,007.92	2/7/2027
127094	WILLIAM GUSTAVSON EE-NA ENTERP	16536 LINDEN AVE N	2/7/2017	2/7/2017	2/7/2017	2017	\$ 6,566.72	2/7/2027
127095	WILLIAM GUSTAVSON EE-NA ENTERP	16534 LINDEN AVE N	2/7/2017	2/7/2017	2/7/2017	2017	\$ 6,566.72	2/7/2027
127096	WILLIAM GUSTAVSON EE-NA ENTERP	16530 LINDEN AVE N	2/7/2017	2/7/2017	2/7/2017	2017	\$ 6,566.72	2/7/2027
125210	OMAR FALAH TURKMEN	1234 NE 152ND ST	2/9/2017	2/9/2017	2/9/2017	2017	\$ 6,185.39	2/9/2027
126626	BEST HARBOUR DEVELOPMENT LLC	19318 3RD AVE NW	3/28/2017	3/28/2017	3/28/2017	2017	\$ 6,185.39	3/28/2027
126627	BEST HARBOUR DEVELOPMENT LLC	19314 3RD AVE NW	3/28/2017	3/28/2017	3/28/2017	2017	\$ 6,185.39	3/28/2027
126890	GREG CHANDLER BEST HARBOUR DEV	17831 8TH AVE NE	3/28/2017	3/28/2017	3/28/2017	2017	\$ 6,185.39	3/28/2027
125015	BELTON HOMES, LLC	20061 10th Ave NW	4/4/2017	4/4/2017	4/4/2017	2017	\$ 6,185.39	4/4/2027
127015	KINGSMEN BUILDING & DESIGN LLC	16739 ASHWORTH AVE N	4/6/2017	4/6/2017	4/6/2017	2017	\$ 6,158.39	4/6/2027
126025	DANG DEVELOPMENT LLC	18313 ASHWORTH AVE N	4/12/2017	4/12/2017	4/12/2017	2017	\$ 4,007.92	4/12/2027
SFR17-0052	TSIGNEH H ALI	1911 N 198th St	4/18/2017	4/18/2017	4/18/2017	2017	\$ 3,861.96	4/18/2027
127109	KEITH & AMY YOUNG	18014 8TH AVE NW	4/19/2017	4/19/2017	4/19/2017	2017	\$ 6,566.72	4/19/2027
125016	BELTON HOMES, LLC	20059 10th Ave NW	4/27/2017	4/27/2017	4/27/2017	2017	\$ 6,185.39	4/27/2027
125017	BELTON HOMES, LLC	20057 10th Ave NW	4/27/2017	4/27/2017	4/27/2017	2017	\$ 6,185.39	4/27/2027
125018	BELTON HOMES LLC	20055 10th Ave NW	5/11/2017	5/11/2017	5/11/2017	2017	\$ 6,185.39	5/11/2027
125019	BELTON HOMES LLC	20053 10th Ave NW	5/11/2017	5/11/2017	5/11/2017	2017	\$ 6,185.39	5/11/2027
126772	TEMPERLY'S LONG TERM CARE ROSA	16222 CORLISS PL N	5/15/2017	5/15/2017	5/15/2017	2017	\$ 3,637.68	5/15/2027
125021	ARDSLEY HOMES LLC	20049 10th Ave NW	5/30/2017	5/30/2017	5/30/2017	2017	\$ 6,185.39	5/30/2027
125022	WES TANIGAMA SUNDQUIST HOMES L	20047 10th Ave NW	5/30/2017	5/30/2017	5/30/2017	2017	\$ 6,185.39	5/30/2027
126056	STONE AVE TOWNHOUSES	18344 STONE AVE N	6/19/2017	6/19/2017	6/19/2017	2017	\$ 1.00	6/19/2027
126056	STONE AVE TOWNHOUSES	18344 STONE AVE N	6/19/2017	6/19/2017	6/19/2017	2017	\$ 6,184.39	6/19/2027
126057	STONE AVE TOWNHOUSES	18344 STONE AVE N	6/19/2017	6/19/2017	6/19/2017	2017	\$ 12,370.78	6/19/2027
127424	UPRIGHT CONSTRUCTION INC	1525 NE 171st St	6/23/2017	6/23/2017	6/23/2017	2017	\$ 6,566.72	6/23/2027
126674	SPITZENBERG LLC	14703 31ST AVE NE	6/30/2017	6/30/2017	6/30/2017	2017	\$ 10,193.31	6/30/2027
127270	Susan Chang & Charles (Russ) R	20107 24th Ave NW	7/3/2017	7/3/2017	7/3/2017	2017	\$ 4,255.01	7/3/2027
125024	BELTON HOMES, LLC	20043 10th Ave NW	7/5/2017	7/5/2017	7/5/2017	2017	\$ 6,185.39	7/5/2027
125025	BELTON HOMES, LLC	20041 10th Ave NW	7/5/2017	7/5/2017	7/5/2017	2017	\$ 6,185.39	7/5/2027
125023	WES TANIGAWA SUNDQUIST HOMES L	20047 10th Ave NW	7/17/2017	7/17/2017	7/17/2017	2017	\$ 6,185.39	7/17/2027
SFR17-0353	RYAN B CUETO	17201 10th Ave NE	7/19/2017	7/19/2017	7/19/2017	2017	\$ 4,255.01	7/19/2027
125020	SUNDQUIST HOMES LLC.	20051 10th Ave NW	7/24/2017	7/24/2017	7/24/2017	2017	\$ 6,185.39	7/24/2027
SFR17-0235	Zaya & Lhanze Sakya + Avikrita	1555 NE 148TH ST	7/26/2017	7/26/2017	7/26/2017	2017	\$ 4,255.01	7/26/2027
SFR17-0734	MARIUS V ARBUNE AND IONELA CAR	19538 Burke Ave N	8/15/2017	8/15/2017	8/15/2017	2017	\$ 1,930.98	8/15/2027
SFR17-0505	ANREALTY LLC.	14730 31st AVE NE Ave	8/17/2017	8/17/2017	8/17/2017	2017	\$ 6,566.72	8/17/2027
SFR17-0584	ARCADIA HOMES LLC	15208 Dayton Ave N	8/22/2017	8/22/2017	8/22/2017	2017	\$ 6,566.72	8/22/2027
SFR17-0585	ARCADIA HOMES LLC	15210 DAYTON AVE N	8/22/2017	8/22/2017	8/22/2017	2017	\$ 6,566.72	8/22/2027
SFR17-0453	Ann Penta	2106 NE 168th St	9/1/2017	9/1/2017	9/1/2017	2017	\$ 4,255.01	9/1/2027
SFR17-0543	ARCADIA HOMES LLC	1809 N 180th St	9/1/2017	9/1/2017	9/1/2017	2017	\$ 6,566.72	9/1/2027
SFR17-0583	ARCADIA HOMES LLC	15206 DAYTON AVE N	9/8/2017	9/8/2017	9/8/2017	2017	\$ 6,566.72	9/8/2027
SFR17-0694	ELMO PAIGE	18317 1st Ave NW UNIT B	9/18/2017	9/18/2017	9/18/2017	2017	\$ 4,255.01	9/18/2027
SFR17-0366	SUNSET HOMES NW LLC.	17550 Wallingford Ave N	9/19/2017	9/19/2017	9/19/2017	2017	\$ 6,566.72	9/19/2027
127013	HIGH HILL LLC	18557 FIRLANDS WAY N	9/19/2017	9/19/2017	9/19/2017	2017	\$ 126,075.97	9/19/2027
SFR17-0784	PAUL ULRICKSON.	14815 Evanston Ave N	9/20/2017	9/20/2017	9/20/2017	2017	\$ 4,255.01	9/20/2027

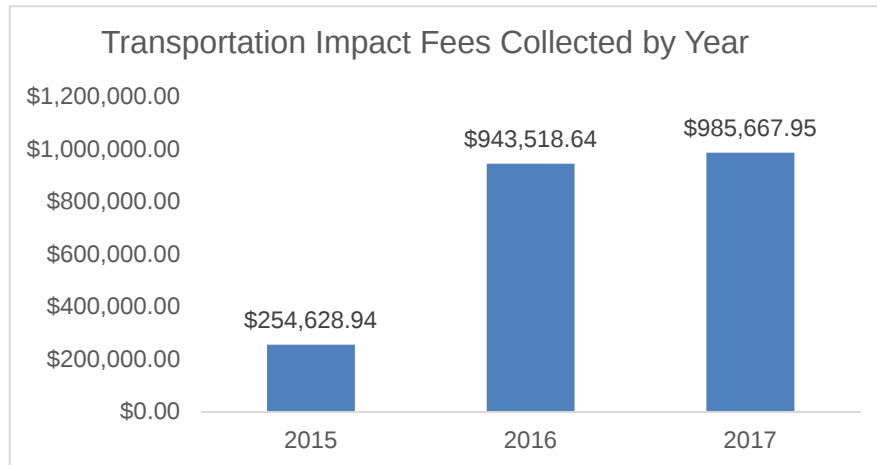
Permit #	Paid By	Site Address	Tran Date	GL Date	Deposit Date	Year	Amount	10 Year Date
125028	SKAGIT HIGHLAND HOMES LLC	20210 12th AVE NW	9/21/2017	9/21/2017	9/21/2017	2017	\$ 6,185.39	9/21/2027
125029	SKAGIT HIGHLAND HOMES LLC	20206 12TH AVE NW	9/21/2017	9/21/2017	9/21/2017	2017	\$ 6,185.39	9/21/2027
125030	SKAGIT HIGHLAND HOMES LLC	20202 12TH AVE NW	9/21/2017	9/21/2017	9/21/2017	2017	\$ 6,185.39	9/21/2027
COM17-0918	SHORELINE UNITARIAN CHURCH.	14724 1st Ave NE	9/28/2017	9/28/2017	9/28/2017	2017	\$ 5,618.35	9/28/2027
SFR17-0324	SUNDQUIST HOMES LLC	2361 NE 150TH ST	10/3/2017	10/3/2017	10/3/2017	2017	\$ 6,566.72	10/3/2027
SFR17-0325	SUNDQUIST HOMES LLC	2363 NE 150TH ST	10/3/2017	10/3/2017	10/3/2017	2017	\$ 6,566.72	10/3/2027
SFR17-0326	SUNDQUIST HOMES LLC	2365 NE 150TH ST	10/3/2017	10/3/2017	10/3/2017	2017	\$ 6,566.72	10/3/2027
SFR17-0321	BELTON HOMES LLC	2355 NE 150TH ST	10/20/2017	10/20/2017	10/20/2017	2017	\$ 6,566.72	10/20/2027
SFR17-0322	BELTON HOMES LLC	2357 NE 150TH ST	10/20/2017	10/20/2017	10/20/2017	2017	\$ 6,566.72	10/20/2027
SFR17-0323	BELTON HOMES LLC	2359 NE 150TH ST	10/20/2017	10/20/2017	10/20/2017	2017	\$ 6,566.72	10/20/2027
SFR17-0634	AA ASHWORTH DEV. LLC	15604 5th Ave NE	10/25/2017	10/25/2017	10/25/2017	2017	\$ 6,566.72	10/25/2027
SFR17-0636	AA ASHWORTH DEV. LLC	15610 5th Ave NE	10/25/2017	10/25/2017	10/25/2017	2017	\$ 6,566.72	10/25/2027
SFR17-0637	AA ASHWORTH DEV. LLC	15606 5th Ave NE	10/25/2017	10/25/2017	10/25/2017	2017	\$ 6,566.72	10/25/2027
SFR17-0699	CHANDLER...AESTHETE LLC	318 N 188th ST	11/6/2017	11/6/2017	11/6/2017	2017	\$ 6,566.72	11/6/2027
COM17-0037	ALASKAUSA FEDERAL CREDIT UNION	20029 19th AVE NE	11/8/2017	11/8/2017	11/8/2017	2017	\$ 59,845.65	11/8/2027
126009	ARABELLA DEVELOPMENT ACCOUNT	1221 NE 180TH ST	11/9/2017	11/9/2017	11/9/2017	2017	\$ 213,761.71	11/9/2027
MFR17-0569	ZEKARIAS TESFAGABER...YORDANOS	15313 15th Ave NE	12/6/2017	12/6/2017	12/6/2017	2017	\$ 19,700.16	12/6/2027
SFR17-0661	MICHAEL R GIOMI	2144 NW 201st St	12/15/2017	12/15/2017	12/15/2017	2017	\$ 6,556.72	12/15/2027
COM17-1288	RETAIL OPPORTUNITY INVESTMENTS	15809 Westminster Way N	12/18/2017	12/18/2017	12/18/2017	2017	\$ 135,626.90	12/18/2027
SFR17-1059	ANNA GOLUBOVICH	2962 NE 201st Ct	12/21/2017	12/21/2017	12/21/2017	2017	\$ 6,566.72	12/21/2027
SFR17-1061	ANNA GOLUBOVICH	2954 NE 201st Ct	12/21/2017	12/21/2017	12/21/2017	2017	\$ 6,566.72	12/21/2027
126962	WEST COAST BUILDING INC	1540 NE 175th St	12/26/2017	12/26/2017	12/26/2017	2017	\$ 37,112.34	12/26/2027
Total							\$ 2,183,815.53	

TRANSPORTATION IMPACT FEES (TIF) 2017 ANNUAL FINANCIAL REPORT

Chapter 3.80 of the City of Shoreline's municipal code establishes impact fees for transportation. The following annual report provides information and data on the amount of Transportation Impact fees collected, earned or received and the transportation improvements that were financed in whole or in part by these impact fees, as required by article 3.80.100.

1. Transportation Impact Fees Collected

In 2017, the City collected \$985,667.95 in Transportation Impact Fees. The table below depicts TIF revenue collections from 2015-2017.



2. Transportation Impact Fees Utilized

As of January 1, 2018 no Transportation Impact Fees have been utilized to finance any transportation improvements. The table below provides information on projects that are expected to be financed in whole or in part by Transportation Impact Fees in 2018.

Projects to be financed by TIF based on 2018-2023 CIP:

Growth Project	Estimated TIF Funding
N 175 th (Stone Way to I-5)	\$533,500

Additional TIF revenue will be used for Right of Way and Construction phases of the N 175th project. The 2019-2024 TIP and CIP will further program this revenue source.

TRANSPORTATION IMPACT FEES (TIF) 2017 ANNUAL FINANCIAL REPORT

3. Transportation Impact Fee Exemptions

The following table provides information on projects that have been exempted of all transportation impact fees.

Transportation Impact Fee Exemptions				
Permit #	Name	Year	Amount	Category
125831	Walgreens	2016	\$2,938.17	Pharmacy/drugstores
124972	Starbuck's Parcel 6	2016	\$129,083.64	Coffee/donut shop
125727	Dr. Spain	2016	\$19,417.92	Medical/dental office (medical office)
123511	Hopelink	2016	\$25,638.82	Community Based Human Services Agency
126458	City Hall Police Station	2017	\$65,725.00	General Office
SFR 17-0442	Michele Tucker Salon	2017	\$1,292.72	General Retail and Personal Services (includes shopping center)
COM17-0273	Hamlin Park Building Mod	2017	\$21,820.70	General Office
COM17-0587	One Cup Coffee Drive Through	2017	\$3,575.52	Coffee/donut shop
125711	Health Lab	2016	\$4,622.40	Light Industrial
COM17-0037	Ballinger Storage	2017	\$6,827.22	General Office
COM17-1604	Wilson Vet	2017	\$38,832.10	Medical Dental Office
COM17-1613	Dr Abano	2017	\$12,444.00	Medical Dental Office
		Total	\$332,218.21	

Per SMC 3.80.070 Exemptions, the amount of impact fees not collected from Community-Based Human Services Agencies and Business Exemptions shall be paid from public funds other than the impact fee account.

Summary of other public funds:

Growth Project	Source of other public funds	Amount
N175th (Stone Way to I-5)	STP- federal funds	\$3,546,500