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# City of Lynnwood

## Transportation Impact Fees (TrIFs)

### 2018 Annual Report



January 2020

The 2018 Annual Report of the City of Lynnwood’s TrIFs account is prepared in compliance with the following:

RCW 82.02.070(1) - Impact fee receipts shall be earmarked specifically and retained in special interest-bearing accounts. Separate accounts shall be established for each type of public facility for which impact fees are collected. All interest shall be retained in the account and expended for the purpose or purposes for which the impact fees were imposed. Annually, each county, city, or town imposing impact fees shall provide a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and system improvements that were financed in whole or in part by impact fees.

LMC 3.105.110(C) - On an annual basis, the finance director shall provide a report to the council on the TrIF account showing the source and amount of all moneys collected, earned, or received, and the public improvements that were financed in whole or in part by TrIFs.

40 **Lynnwood TrIFs Background**

41 On September 13, 2010 the City Council passed Ordinance No. 2850 which amended the  
 42 Lynnwood Municipal Code and enacted a new Chapter 3.105 entitled Transportation Impact Fees.  
 43 Per Ordinance No. 2850, the City of Lynnwood began imposing TrIFs on January 1, 2011.

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 45 TrIFs are used to pay for predetermined transportation projects. The fee amount varies depending  
 46 on the land use. For example, residential fees and commercial fees are not the same because they  
 47 generate different amounts of PM peak hour trips. The City of Lynnwood requires payment of  
 48 TrIFs for certain projects. Generally, projects which do not generate new PM peak hour trips are  
 49 not required to pay TrIFs.

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 51 Revenue must be expended on the predetermined projects identified in the July 2010 Rate Study  
 52 and also listed as follows:

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#	Project	Limits	Project Description
1	36 <sup>th</sup> Ave W Improvements	Maple Road to 164 <sup>th</sup> St SW	Turn lanes, bike lanes, sidewalk
2	Poplar Extension Bridge	196 <sup>th</sup> St SW to AMB	5/6 lane bridge over I-5
3	33 <sup>rd</sup> Ave W Extension	184 <sup>th</sup> St SW to AMP	New road through old high school
4	33 <sup>rd</sup> Ave W Extension	33 <sup>rd</sup> Ave W to 184 <sup>th</sup> St SW	New road through mall or H-Mart
5	33 <sup>rd</sup> Ave W Extension	Maple Road	Realign Maple to new 33 <sup>rd</sup> Extension
6	52 <sup>nd</sup> Ave W Improvements	176 <sup>th</sup> St SW to 168 <sup>th</sup> St SW	Add turn lanes, bike lanes, sidewalk
7	Beech Road Extension	AMP to Ash Way Underpass	Continuous road behind Kohls/Target
8	44 <sup>th</sup> Ave W Improvements	I-5 to 194 <sup>th</sup> St SW	Add lanes
9	42 <sup>nd</sup> Ave W Improvements	200 <sup>th</sup> St SW to 194 <sup>th</sup> St SW	New road
10	204 <sup>th</sup> St SW Extension	68 <sup>th</sup> Ave W to SR99	New road
11	Maple Road Extension	32 <sup>nd</sup> Ave W to AMP	New road
12	196 <sup>th</sup> St SW Improvements	48 <sup>th</sup> Ave W to 36 <sup>th</sup> Ave W	Add lanes
13	200 <sup>th</sup> St SW Improvements	48 <sup>th</sup> Ave W to 40 <sup>th</sup> Ave W	Add lanes
14	194 <sup>th</sup> St SW Improvements	40 <sup>th</sup> Ave W to 33 <sup>rd</sup> Ave W	New road
15	Intersection Improvements	28 <sup>th</sup> Ave W/AMB	NB Lt turn pocket and traffic signal
16	Intersection Improvements	Sears/AMP	SB Rt turn pocket and reconstruct signal
17	ITS - Phase 3	Citywide	Dynamic Message Signs
18	Lynnwood Link Trolley Feasibility Study	EdCC, Transit Center, CC, Alderwood	Feasibility study for trolley
19	Tran Element/Tran Bus Plan	Citywide	Misc. planning documents

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 55 **2018 Revenue**

56 In 2018 \$1,576,936.77 was received from developers in TrIF payments and \$25,477.55 was  
 57 received in administrative fees. Detailed 2018 revenue received is shown as follows:

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TrIF#	Pay Date	Location	Payee	TrIF	Admin. Fee
18TIF0001	7/26/2018	20000 68th Ave W	EdCC	\$211,974.18	\$3,000.00
18TIF0002	3/6/2018	3000 184th St SW	The Cheesecake Factory	\$0.00	\$100.00
18TIF0003	2/27/2018	19022 36th Ave W, Lot 2	Benchmark Communities LLC	\$0.00	\$100.00
18TIF0004	2/27/2018	19022 36th Ave W, Lot 9	Ardsley Homes LLC	\$8,023.00	\$240.69

18TIF0005	5/2/2018	18015 Ald Mall Pkwy	Gourmet Latte	\$11,031.12	\$580.93
18TIF0006	1/10/2018	21027 46th Pl W	D R Horton	\$8,023.00	\$240.69
18TIF0007	1/10/2018	21021 46th Pl W	D R Horton	\$8,023.00	\$240.69
18TIF0008	1/10/2018	21104 46th Pl W	D R Horton	\$8,023.00	\$240.69
18TIF0009	6/28/2018	19315 Hwy 99	Lenity Architecture	\$0.00	\$100.00
18TIF0010	3/6/2018	30XX 173rd Pl SW, Lot 2	Hurtado	\$8,023.00	\$240.69
18TIF0011	5/17/2018	3617 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0012	5/2/2018	3615 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0013	5/17/2018	3722 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0014	4/24/2018	3730 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0015	2/27/2018	3731 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0016	2/27/2018	3725 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0017	5/2/2018	17811 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0018	5/2/2018	17805 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0019	3/28/2018	17805 32nd Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0020	3/28/2018	17811 32nd Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0021	5/17/2018	17810 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0022	3/20/2018	18600 Ald Mall Pkwy	Zara	\$82,080.70	\$2,462.42
18TIF0023	3/28/2018	17819 32nd Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0024	4/10/2018	19630 Hwy 99	Sterling Realty Organization	\$562,948.32	\$3,250.00
18TIF0025	5/3/2018	3913 189th Pl SW	Critchlow Homes Inc	\$0.00	\$100.00
18TIF0026	4/30/2018	64XX 208th St SW	JAC Consulting LLC	\$0.00	\$100.00
18TIF0027	5/17/2018	17819 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0028	5/17/2018	17827 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0029	7/19/2018	48XX 189th St SW	Hieu Bui	\$8,023.00	\$240.69
18TIF0030	9/28/2018	17827 32nd Pl W	Lovell-Saurland & AS	\$0.00	\$100.00
18TIF0031	6/4/2018	17810 32nd Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0032	6/4/2018	17804 32nd Pl W	BMCH Washington LLC	\$8,023.00	\$240.69

18TIF0033	6/4/2018	19011 37th Ave W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0034	6/4/2018	3609 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0035	6/4/2018	3611 190th Pl SW	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0036	10/24/2018	17500 32nd Ave W Lot 5	Donna Breske & Assoc	\$0.00	\$100.00
18TIF0037	7/11/2018	3907 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0038	6/4/2018	3903 189th Pl SW	Critchlow Homes Inc	\$0.00	\$100.00
18TIF0039	6/4/2018	3823 189th Pl SW	Critchlow Homes Inc	\$0.00	\$100.00
18TIF0040	6/21/2018	17826 32nd Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0041	6/21/2018	17826 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0042	6/21/2018	17818 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0043	6/21/2018	17804 31st Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0044	7/11/2018	3829 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0045	7/11/2018	3803 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0046	7/11/2018	3915 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0047	8/15/2018	3914 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0048	8/15/2018	3906 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0049	10/26/2018	4005 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0050	10/26/2018	4004 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0051	7/2/2018	17405 Spruce Way	ESD No. 15 Spruce Elementary	\$36,588.70	\$1,097.66
18TIF0052	10/31/2018	4002 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0053	10/31/2018	3926 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0054	9/21/2018	17818 32nd Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0055	7/9/2018	19003 37th Ave W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0056	8/29/2018	3618 190th Pl SW	Echelbarger Investments LLC	\$8,023.00	\$240.69
18TIF0057	8/30/2018	3630 190th Pl SW	Echelbarger Investments LLC	\$8,023.00	\$240.69
18TIF0058	9/10/2018	3704 190th Pl SW	Echelbarger Investments LLC	\$8,023.00	\$240.69

18TIF0059	9/12/2018	3714 190th Pl SW	Echelbarger Investments LLC	\$8,023.00	\$240.69
18TIF0060	8/8/2018	20420 55th Ave W	Ronald & Susan Bueing	\$0.00	\$100.00
18TIF0061	9/20/2018	4521 188th St SW	Filipino American Christian Fellowship	\$4,909.92	\$147.30
18TIF0062	7/12/2018	3815 189th Pl SW	Critchlow Homes Inc	\$8,023.00	\$240.69
18TIF0063	8/16/2018	3805 189th Pl SW	Critchlow Homes Inc	\$8,023.00	\$240.69
18TIF0064	10/31/2018	3920 177th Pl SW	Best Harbour Development LLC	\$8,023.00	\$240.69
18TIF0065	8/1/2018	18832 48th Ave W	Dennis Parker	\$8,023.00	\$240.69
18TIF0066	10/4/2018	16715 Hwy 99	Brown Bear	\$16,399.40	\$491.98
18TIF0067	11/2/2018	17506 32nd Ave W	Donna Breske & Assoc	\$0.00	\$100.00
18TIF0068	9/10/2018	17503 32nd Ave W	Donna Breske & Assoc	\$8,023.00	\$240.69
18TIF0069	12/11/2018	18918 36th Ave W	Fayzollah Amini	\$0.00	\$100.00
18TIF0070	9/28/2018	17802 30th Pl W	BMCH Washington LLC	\$8,023.00	\$240.69
18TIF0071	11/16/2018	19921 68th Ave W	52nd Ave Holdings LLC	\$217,762.43	\$0.00
18TIF0072	12/17/2018	17508 32nd Ave W	WGC Holdings LLC	\$8,023.00	\$240.69
18TIF0073	12/17/2018	17504 32nd Ave W	WGC Holdings LLC	\$8,023.00	\$240.69
18TIF0074	12/13/2018	3031 Ald Mall Blvd	Wolff Holdings II, LLC	\$0.00	\$250.00
18TIF0075	5/2/2018	16418 60 <sup>th</sup> Ave W	Tirak, Mirsad	\$8,023.00	\$240.69
			<b>Subtotal</b>	<b>\$1,576,936.77</b>	<b>\$25,477.55</b>
			2018 Interest	\$20,068.00	-
			<b>Total</b>	<b>1,597,004.77</b>	<b>\$25,477.55</b>

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Per Ordinance No. 2850, TrIF revenue is to be deposited into a separate interest-bearing account (Fund 110). \$20,068.00 was earned in 2018. Per Ordinance No. 2850, the administrative fee is used to defray the cost incurred by the city in the administration and update of the TrIF program.

**2018 Expenses/Projects Funded**

City Council approved Ordinance 3202 in July 2016 which superseded Ordinance 3109, 2843 which allocated \$342,486 in TrIF funds for the 36th/35th Ave W Road Improvements Project (project #1). City Council approved Ordinance 3278 for the Biennial Budget 2017-2018 in the amount of \$1,093,514 for the 36<sup>th</sup> Ave W. Improvement Project, Beech Road Project, and Traffic Modeling On-Call. A transfer of \$860,000 was done in 2017-2018 for these projects.

The remaining TrIF revenue will remain in TrIF Fund 110 until expended in subsequent years on the various TrIF projects listed previously in this report. No administrative fee revenue was expended in 2018. The administrative fee revenue will be expended next time the Rate Study is amended.

76 **Fund Balance**

77 The 2018 TrIF fund balance (Fund 110) is summarized as follows:

\$ 183,340	Estimated Beginning Fund Balance – 01/01/2018
\$ 1,576,937	2018 TrIF Revenue
\$ 25,477	2018 Administrative Fee
\$ 20,068	2018 Interest
\$ 294,944	2018 Expenses/Projects Funded
<hr/>	
\$ 1,510,878	2018 End Fund Balance – 12/31/2018 (Fund 110)

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79 The balance of funds will be rolled over to 2019 and used to fund (in whole or in part) the various  
80 TrIF projects (196<sup>th</sup> Improvements and the 36<sup>th</sup> Ave W. Improvements).

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**CITY OF LYNNWOOD, WASHINGTON**  
**BALANCE SHEET**  
**TRANSPORTATION IMPACT FEE**  
**December 31, 2018**

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	<u>2018</u>
<b>Assets</b>	
Cash and cash equivalents	\$ 890,123
Investments	620,146
Interest Receivable	609
<b>Total Assets</b>	<u>\$ 1,510,878</u>
<b>Fund Balances</b>	
Restricted	<u>\$ 1,510,878</u>

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**CITY OF LYNNWOOD, WASHINGTON**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**TRANSPORTATION IMPACT FEE**  
**For the Year Ended December 31, 2018**

	<u>2018</u>
<b>Revenues</b>	
Charges for services	\$ 1,601,692
Investment interest	20,068
Miscellaneous	<u>722</u>
<b>Total Revenues</b>	1,622,482
<b>Other Financing Uses</b>	
Transfers in	18,299
Transfers out	<u>(313,243)</u>
<b>Net Change in Fund Balances</b>	1,327,538
<b>Fund Balances Beginning of Year</b>	<u>183,340</u>
<b>Fund Balances End of Year</b>	<u>\$ 1,510,878</u>

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