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5 **City of Lynnwood**
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7 **Park Impact Fees (PIF)**
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13 **2020 Annual Report**
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23 Published June 2021

24 The 2020 Annual Report of the City of Lynnwood's PIF account is prepared in compliance with
25 the following:

26 RCW 82.02.070(1) - Impact fee receipts shall be earmarked specifically and
27 retained in special interest-bearing accounts. Separate accounts shall be
28 established for each type of public facility for which impact fees are collected. All
29 interest shall be retained in the account and expended for the purpose or purposes
30 for which the impact fees were imposed. Annually, each county, city, or town
31 imposing impact fees shall provide a report on each impact fee account showing
32 the source and amount of all moneys collected, earned, or received and system
33 improvements that were financed in whole or in part by impact fees.
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35 LMC 3.107.120(C) - On an annual basis, the finance director shall provide a report
36 to the council on the PIF account showing the source and amount of all moneys
37 collected, earned, or received, and the public improvements that were financed in
38 whole or in part by PIFs

Lynnwood PIF Background

On March 12, 2018 the City Council passed Ordinance No. 3288 which amended the Lynnwood Municipal Code and enacted a new Chapter 3.107 entitled Park Impact Fees. Per Ordinance No. 3288, the City of Lynnwood began imposing PIFs on June 1, 2018.

PIFs are used to pay for park, open space and recreation projects which add new capacity. The fee amount varies depending on the land use. For example, residential fees and commercial fees are not the same because they generate different park demand impacts. The City of Lynnwood requires payment of PIFs for residential and commercial building permits.

Revenue must be expended on projects identified in the annually adopted Capital Facility Plan.

2020 Revenue

In 2020, \$2,246,785.24 was received from developers in PIF payments and \$13,000.00 was received in administrative fees. Detailed 2020 revenue received is shown as follows:

2020 PIF Revenue						
Collected	Permit #	Location	Payee	PIF	Admin Fee	Note
01/09/2020	SFRC-023446-	3732 189th PI SW Lot 21	CRITCHLOW HOMES INC	\$ 4,442.95	\$ 250.00	
01/16/2020	SFRC-023440-	3806 189th PI SW Lot 22	CRITCHLOW HOMES	\$ 4,442.95	\$ 250.00	
01/21/2020	SFRC-023439-	3816 189th PI SW Lot 23	CRITCHLOW HOMES	\$ 4,442.95	\$ 250.00	
01/29/2020	SFRC-023421-	20901 55th Ave W Lot 18	Pulte Homes of Washington Inc	\$ 4,442.95	\$ 250.00	
01/31/2020	SFRC-022915-	3918 189th PI SW	Echelbarger, Mark	\$ 4,442.95	\$ 250.00	
02/06/2020	BLDC-022119-	18800 Alderwood Mall PWKY (shell)	GS PORTFOLIO HOLDINGS II LLC	\$ 771,775.13	\$ -	
02/20/2020	SFRC-023575-	3828 189th PI SW Lot 25	CRITCHLOW HOMES INC	\$ 5,553.69	\$ 250.00	
03/09/2020	SFRC-023815-	20906 54th Ave W Lot 38	Pulte Homes of Washington	\$ 5,553.69	\$ 250.00	
05/01/2020	BLDC-023396-	2901 184th St SW	LARS ANDERSEN & ASSOCIATES	\$ 298,523.40	\$ 250.00	
05/07/2020	SFRC-024095-	21101 55th Ave W Lot 4	Pulte Homes	\$ 5,553.69	\$ 250.00	
05/11/2020	SFRC-023871-	16418 60th Ave W Lot 1	MIRSAD TIRAK	\$ 5,553.69	\$ 250.00	
05/12/2020	SFRC-024094-	20917 55th Ave W Lot 15	Pulte Homes	\$ 5,553.69	\$ 250.00	
05/14/2020	SFRC-024107-	20904 55th Ave W Lot 19	Pulte Homes	\$ 5,553.69	\$ 250.00	
05/18/2020	BLDC-024143-	4100 Alderwood Mall BLVD	Kinect @ Lynnwood Apartments LLC	\$ 910,988.43	\$ 250.00	
06/04/2020	SFRC-024160-	21029 55th Ave W Lot 6	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
06/05/2020	SFRC-024169-	20924 55th Ave W Lot 23	Pulte Homes	\$ 5,553.69	\$ 250.00	
06/10/2020	SFRC-023806-	3904 189th PI SW Lot 26	Critchlow Homes Inc	\$ 5,553.69	\$ 250.00	
06/12/2020	SFRC-024158-	21111 55th Ave W Lot 3	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
06/19/2020	SFRC-024293	3710 172nd St SW Lot 1	Adamant Homes LLC	\$ -	\$ 250.00	1 SFR credit
06/19/2020	SFRC-024298-	3714 172nd St SW Lot 2	Adamant Homes LLC	\$ 5,553.69	\$ 250.00	
06/24/2020	SFRC-024168-	20919 55th Ave W Lot 14	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
07/02/2020	BLDC-024747-	6511 176th St SW	RMC Architects / Saint Thomas Moore Remodel	\$ 5,553.69	\$ 250.00	
07/06/2020	SFRC-024323-	20927 55th Ave W Lot 11	Pulte Homes	\$ -	\$ 250.00	1 SFR credit
07/06/2020	SFRC-024370-	20915 55th Ave W Lot 16	Pulte Homes of Washington Inc	\$ 5,710.50	\$ 250.00	
07/08/2020	BLDC-023037-	3101 184th St SW	Lynnwood Place II (tower)	\$ -	\$ 250.00	PIF deferred
07/15/2020	BLDC-024145-	18717 76th Ave W #1	THE QUADRANT CORPORATION	\$ -	\$ 250.00	MF Credit
07/17/2020	BLDC-022491-	18602 Alderwood	Avalaon Alderwood (podium north)	\$ -	\$ 250.00	PIF deferred
07/17/2020	BLDC-022492-	18602 Alderwood	Avalaon Alderwood (podium south)	\$ -	\$ 250.00	PIF deferred
07/17/2020	SFRC-024467-	3722 172nd St SW Lot 4	Nash & Associates	\$ 5,553.69	\$ 250.00	
07/20/2020	SFRC-024705-	3727 189th PI SW Lot 12	Critchlow Homes Inc	\$ 5,553.69	\$ 250.00	
07/20/2020	SFRC-024712-	3925 190th PI SW	Majestic View Homes LLC	\$ 5,553.69	\$ 250.00	
07/20/2020	SFRC-024945-	3922 189th PI SW	Majestic View Homes LLC	\$ -	\$ 250.00	1 SFR credit
07/21/2020	SFRC-024317-	21132 55th Ave W	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
07/24/2020	SFRC-024316-	21130 55th Ave W Lot 25	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
07/28/2020	BLDC-024511-	18717 76th Ave W #7	THE QUADRANT CORPORATION	\$ 19,951.65	\$ 250.00	
07/29/2020	SFRC-024564-	21031 55th Ave W Lot 5	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
08/03/2020	SFRC-024666-	20907 55th Ave W Lot 26	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
08/10/2020	SFRC-024321-	21131 55th Ave W Lot 1	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
08/10/2020	SFRC-024322-	21121 55th Ave W Lot 2	Pulte Homes	\$ 5,553.69	\$ 250.00	
08/18/2020	SFRC-024981-	5402 210th St SW Lot 8	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
08/20/2020	BLDC-024517-	18718 76th Ave W #8	THE QUADRANT CORPORATION	\$ 19,951.65	\$ 250.00	
08/21/2020	SFRC-024939-	5408 210th St SW Lot 7	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
09/01/2020	SFRC-024379-	20908 55th Ave W Lot 20	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
09/08/2020	SFRC-024305-	3718 172nd St SW Lot 3	Adamant Homes LLC	\$ 5,553.69	\$ 250.00	
09/11/2020	SFRC-024713-	3721 189th PI SW Lot 13	Critchlow Homes Inc	\$ 5,553.69	\$ 250.00	
09/21/2020	SFRC-025340-	20832 54th Ave W Lot 39	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
09/23/2020	SFRC-025326-	20818 54th Ave W Lot 41	Pulte Homes of Washington Inc	\$ 5,553.69	\$ 250.00	
10/13/2020	BLDC-025027-	18727 76th Ave W	THE QUADRANT CORPORATION	\$ 19,951.65	\$ 250.00	
10/22/2020	SFRC-025499-	4932 192nd St SW Lot 2	Puget Sound Planning LLC	\$ 5,553.69	\$ 250.00	

2020 PIF Revenue (continued)						
Collected	Permit #	Location	Payee	PIF	Admin Fee	Note
10/26/2020	SFRC-025670-	18918 37th Ave W	Critchlow Homes Inc	\$ 5,553.69	\$ 250.00	
12/01/2020	BLDC-024387-	3102 184th St SW	Alderwood Place II (podium)	\$ -	\$ 250.00	PIF deferred
12/16/2020	SFRC-025630-	3528 179th St SW Lot 2	Adamant Homes LLC	\$ 5,553.69	\$ 250.00	
12/16/2020	SFRC-025753-	3530 179th St SW	Adamant Homes LLC	\$ -	\$ 250.00	1 SFR credit
Total				\$ 2,246,785.24	\$ 13,000.00	

Per Ordinance No. 3288, PIF revenue is to be deposited into a separate interest-bearing account (Fund 180). \$29,878.80 interest was earned in 2020. Per Ordinance No. 3288, the administrative fee is used to defray the cost incurred by the city in the administration and update of the PIF program.

2020 Expenses/Projects Funded

Two transfers totaling \$43,000.00 were made to Fund 380 to support park capital projects in 2020 as follows:

Project Name	Revenue	Expenditures	Amount Remaining
Town Square Park Acquisition	\$23,000	\$11,352	\$11,648
McCrary Acquisition	\$20,000	\$ 400	\$19,600
Total	\$43,000	\$11,752	\$31,248

The PIF revenues will remain in Fund 180 until expended in subsequent years on the various PIF projects listed in the Capital Facility Plan. No administrative fee revenue was expended in 2020. The administrative fee revenue will be expended next time the Rate Study is amended.

Fund Balance

The 2020 PIF fund balance (Fund 180) is summarized as follows:

\$ 184,353	Beginning Fund Balance
\$ 2,246,785	2020 PIF Revenue
\$ 13,000	2020 Administrative Fee
\$ 29,878	2020 Interest
\$ (43,000)	2020 Expenses/Projects Funded
\$ 2,431,018	2020 End Fund Balance –
	12/31/2020 (Fund 180)

The balance of funds will be rolled over to 2021 and used to fund (in whole or in part) various PIF projects in the adopted 21/22 Capital Budget.

CITY OF LYNNWOOD, WASHINGTON
Park Impact Fee Fund
Balance Sheet
December 31, 2020

	<u>2020</u>
Assets	
Cash and cash equivalents	\$ 1,194,163
Investments	1,236,855
Total Assets	<u>\$ 2,431,018</u>
Fund Balances	
Restricted	<u>\$ 2,431,018</u>

CITY OF LYNNWOOD, WASHINGTON
Park Impact Fee Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
December 31, 2020

	<u>2020</u>
Revenues	
Charges for services	\$ 2,246,786
Investment interest	29,879
Miscellaneous	13,000
Total Revenues	<u>2,289,665</u>
Other Financing Sources (Uses)	
Transfers out	<u>(43,000)</u>
Net Change in Fund Balances	2,246,665
Fund Balances Beginning of Year	<u>184,353</u>
Fund Balances End of Year	<u>\$ 2,431,018</u>