



Transportation & Public Works Special Council Committee Meeting

July 19, 2016

4:30 PM

SeaTac City Hall - Riverton Room 128

Members:	Present:	Absent:	Commence: 4:35 PM
			Adjourn: 5:46 PM
Peter Kwon, Chair	X		
Rick Forschler	X		
Michael Siefkes, Mayor	Absent		

Other Council Members Present: CM Tony Anderson; Deputy Mayor Pam Fernald

Staff Coordinator: Will Appleton, Public Works Director

Other Staff Present: Acting City Manager Joe Scorcio; Sr. Asst. City Attorney Mark Johnsen; City Engineer Florendo Cabudol

1. Public Comment	Earl Gipson - Make sure TIF is applied to SeaTac Int'l Airport as well. Daryl Tapio – Recommends increasing fees using incremental approach so it is not absorbed all at once.
2. Transportation Impact Fee (TIF) Update	<p><u>X</u> Informational Presentation with Q & A</p> <p>Will Appleton detailed the need for updating TIF fee structure; updating SMC code to meet new 10-year (versus current 6 year in the SMC) regulation from State to expend fees.</p> <p>Patrick Lynch, Transpo Group, went over the Powerpoint presentation.</p> <p>Deputy Mayor Fernald asked for list of TIF eligible projects. Transpo's Patrick Lynch obliged to send the list through Public Works.</p> <p>CM Forschler had questions about maintenance non-eligibility for TIF and future airport impacts subject to TIF.</p> <p>Chair Kwon reaffirmed that TIF allowed for uses related to impacts for growth.</p> <p>Asst City Manager Scorcio pointed out that TIF applies to new growth; most of SeaTac is already developed. Any new projects are most likely to be redevelopment that may not generate more trips from previous use.</p> <p>Opportunity Lost – if TIF increase is staggered, risks are that the City</p>

loses opportunity for costs from TIF not being collected.

Legal changes to assessing TIF – Developers affected by TIF (Master Builder; smart growth)

Collect TIF from projects from other jurisdictions?

Can't collect TIF for projects in other jurisdictions, but can use SEPA to seek mitigation for project in question.

ACTION ITEMS

1. The committee supported staff recommended revisions to the TIF program, and forwarded on to Council action..