

From: [Debbie Tarry](#)
To: [Jesse Salomon](#); [Carolyn Wurdeman](#)
Cc: [Dan Fernisse](#); [Tricia Juhnke](#); [Kendra Dedinsky](#); [Randy Witt](#); [Heidi Costello](#)
Subject: RE: Tif rate
Date: Monday, January 11, 2016 8:31:09 AM

Jesse -

Yes - the projects that were included in the TIF rate study are the projects that are related to creating capacity for growth in order to make sure that the City's LOS is met with the current growth projections. The growth factor that was used in the models was 5,000 new households and 5,000 new jobs (our PSRC growth allocation) over the next 20 years (so basically by 2030 since the TIF rate study was initially done in 2010). Fewer projects may result in a lower cost - but you would also have fewer trips to divide by - so it depends on the mathematical mix. The concurrency standard adopted by Council was in done in conjunction with the adoption of TIF. If Council were to eliminate TIF then a new concurrency model would need to be adopted. That being said, Council can decide to provide deferrals/exemptions - but the trips still have to be counted and any TIF not collected (i.e., exemption) requires that the City contribute the revenue to make up the TIF not collected. A little more than you asked for, but hopefully helpful.

Debbie Tarry
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-----Original Message-----

From: Jesse Salomon
Sent: Sunday, January 10, 2016 6:28 PM
To: Debbie Tarry; Carolyn Wurdeman
Subject: Tif rate

Is the tif rate calculated by the cost of traffic project improvements such that if we had less projects the tif rate could decrease? Is the project list essentially dictated by LOS standards such that we must complete all projects to maintain our LOS standard?

Jesse Salomon, Councilmember
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Sent from my iPad