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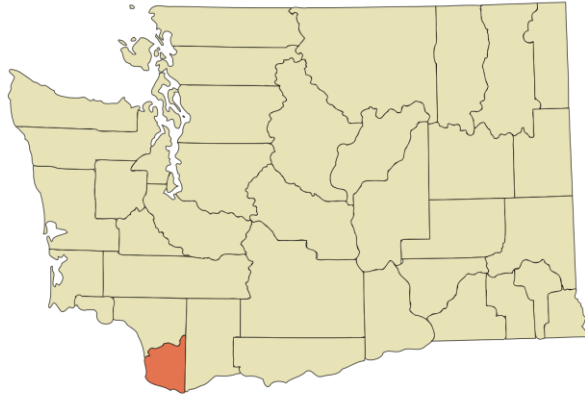
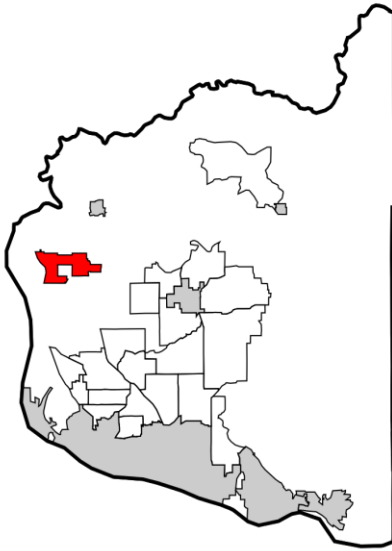
TIF/TIA/WTH? Lessons From an Early Adopter

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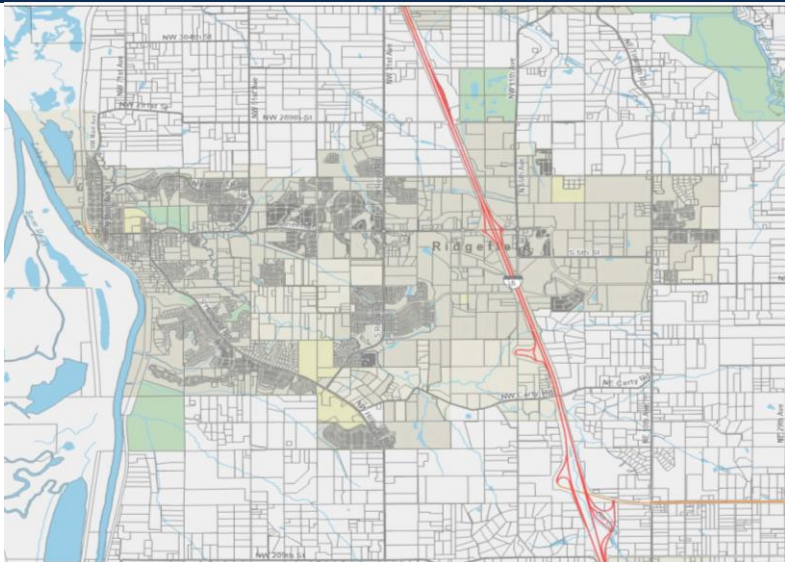
Ridgefield, WA



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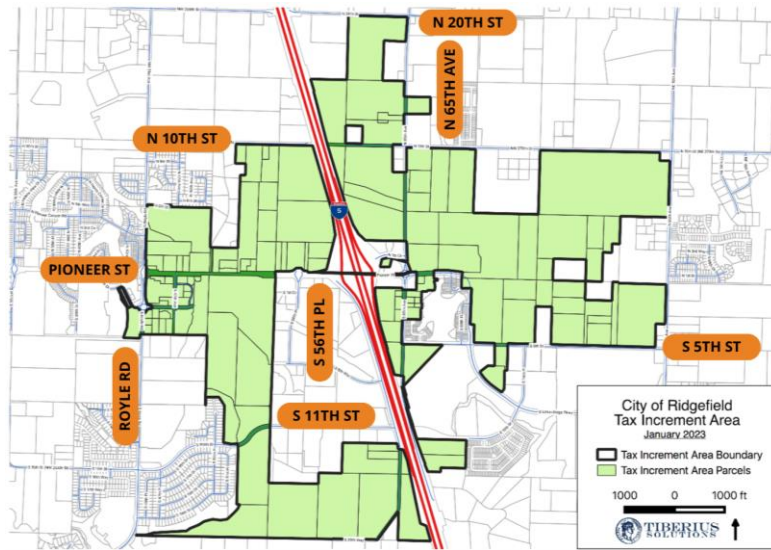
Fast Growing City – One Way In-N-Out



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Proposed TIA Boundary



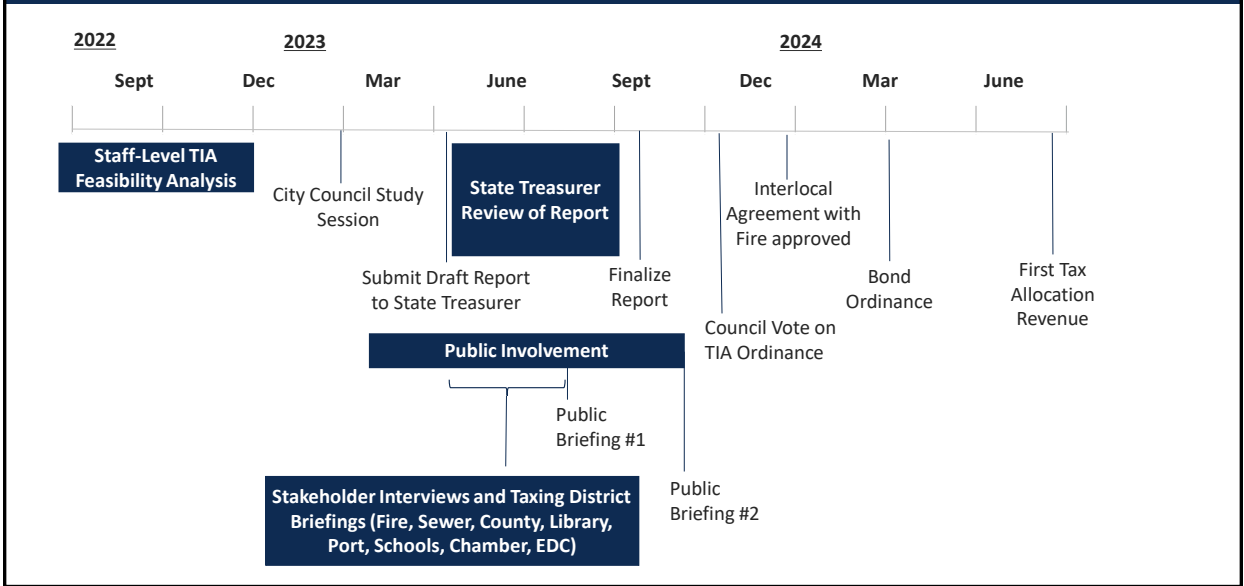
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First Phase Project Area



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Process and Timeline

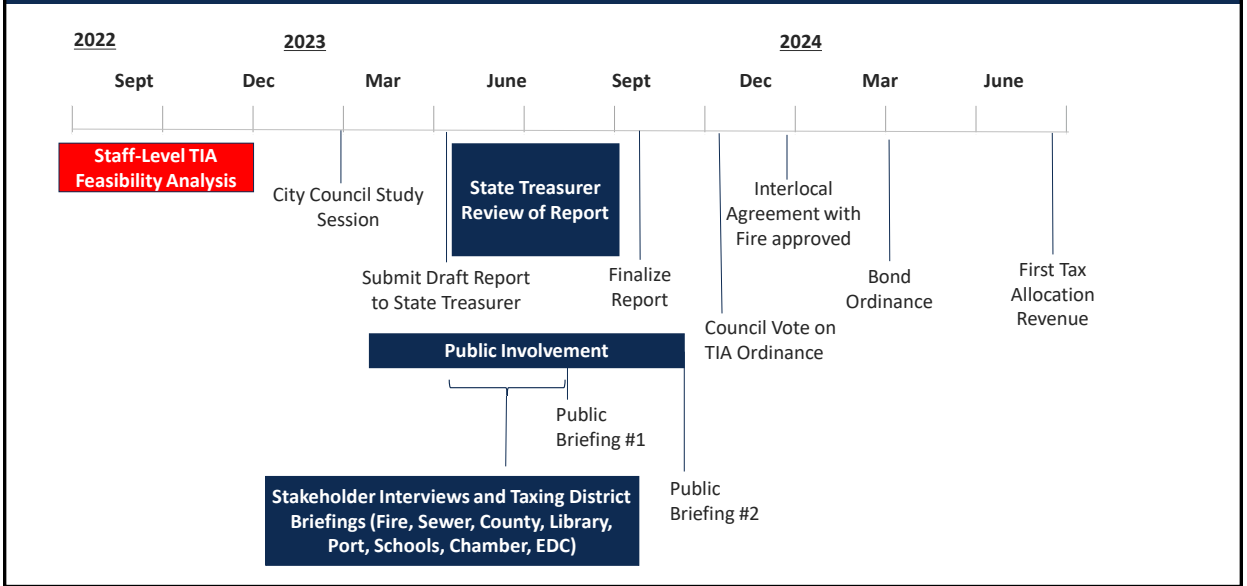


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Start With a Problem Statement – Not a Solution



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30% Design
(November 2021)

Ridgefield SR-501 Corridor Improvement Project

Project Cost: \$24 Million

Project Summary:
The SR-501 Corridor with Railroad Overpass Improvement Project is designed to provide safe, efficient multi-modal connectivity between I-5, Ridgefield and the waterfront.

The Port and City are seeking \$24M of additional funding to complete SR-501 corridor improvements between I-5 and the Ridgefield waterfront. Planned improvements will increase safety and connect people to jobs. Work in the corridor includes improvements in three areas (see map).

Project #1 is Phase III of the Pioneer Street extension and railroad overpass - an 311.2M span over the BNSF railroad. Currently \$2.15M of federal MAP21, Regional STP funding is available for Phase III. However, to retain these funds after September 2015, the Port must present a financial plan showing the Port's ability to fully fund Phase III. If the Port fails to show full project funding, the \$2.15M will be reallocated to other projects or potentially returned to FHWA.

Project #2 includes roadway and intersection improvements between I-5 and NW 35th Ave. Improvements would increase safety, increase vehicle and intermodal capacity and improve stormwater and environmental impacts of the highway.

Project #3 is to complete stabilization of the roadway and embankment to enhance safety, reduce the risk of environmental damage and risk of land-slide and secure the primary emergency access & egress to Ridgefield and to improve the Pioneer Street/Reiman Rd intersection.

Improving the connection between downtown Ridgefield and the jobs of the Discovery Corridor makes it possible for the Port, City and State to capitalize on both the \$90m cleanup of the waterfront and the \$35M I-5/Pioneer Street Interchange. The improved corridor will spur millions of dollars of private sector investment and create hundreds of new jobs.

For More Information

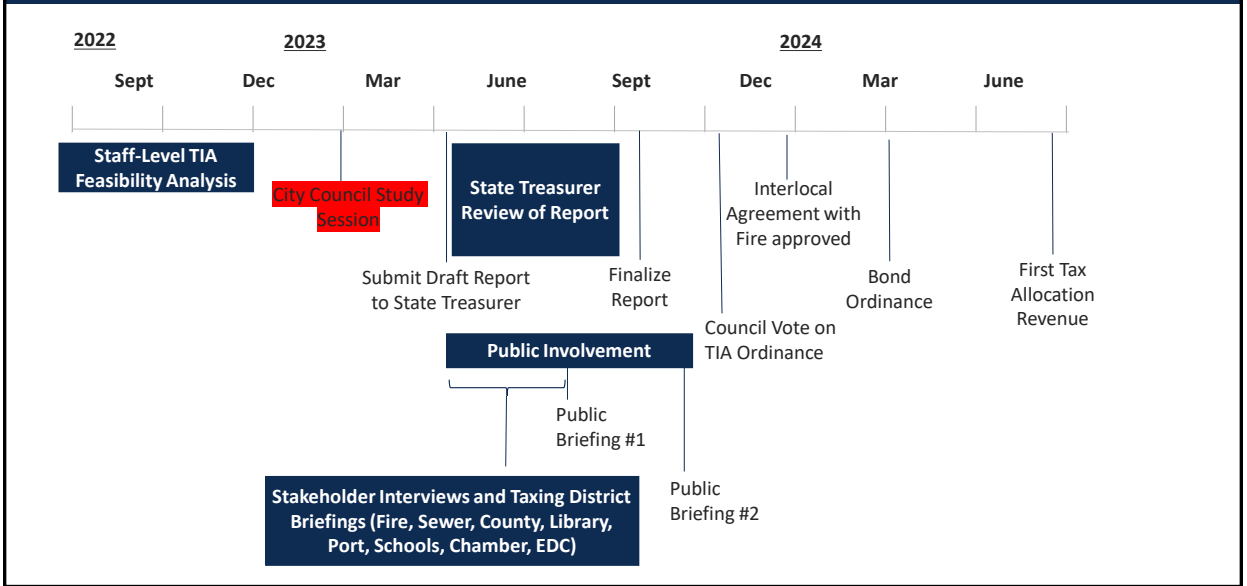
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Assume The Press Will Care – Even If They Usually Don't



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Ridgefield eyes tax district for project funding

A map shows the boundaries for a proposed tax increment financing (TIF) area in Ridgefield. (uploads/original/20230213-114236-230215.news:Ridgefield.TIF.tb.jpg)

A map shows the boundaries for a proposed tax increment financing (TIF) area in Ridgefield. COURTESY M.A.P. Posted Monday, February 13, 2023 1:38 pm

Rick Bannan / rick@thereflector.com

The city of Ridgefield may implement a method of earmarking property taxes toward infrastructure projects intended to spur economic growth.

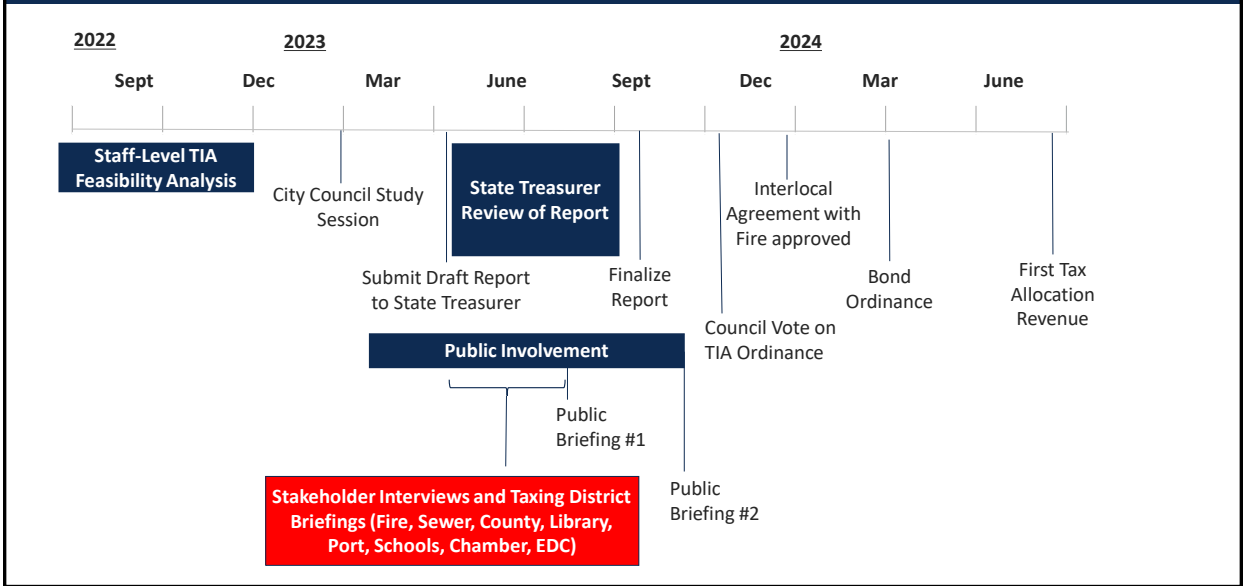
During its Feb. 9 meeting, the Ridgefield City Council heard from financial consultants about what a tax increment financing (TIF) area would do and where it would be located.

TIF areas are intended to fund infrastructure projects that allow private development in the area, Nick Popenuk, an economic consultant told the city council at the meeting. Properties in the area have their contributions to property taxes “frozen” when the area is created for the majority of levies they pay, with all additional funds generated by development and other growth in the properties’ assessed value going to specific projects.

“In this way it allows the growth in tax revenue from those private developments to pay for the infrastructure improvements that were necessary to make those developments happen in the first place,” Popenuk said.

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Wear Fireproof Undergarments



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Ridgefield eyes tax district for project funding

A map shows the boundaries for a proposed tax increment... COURTESY MAP

Posted Monday, February 13, 2023 11:38 pm

Welcome to Ridgefield Roundtable

We know better decisions are made when our community provides input, and we want to make that easy. Tell us what you think, submit your ideas and ask questions about the latest projects in the City of Ridgefield.

Join the Conversation

Clark-Cowlitz Fire Rescue June 7, 2023

Tax Increment Financing- What is that? The City of Ridgefield is considering the implementation of a Tax Increment Finance Area that could substantially impact future funding for the Fire District. Tax Increment Financing, if implemented, would divert future Fire District Emergency Services for other local infrastructure projects in the City. Come Learn more and ask questions during a workshop with the Fire from the City of Ridgefield. This will take place at our Commission Thursday, June 8th at 4:00 PM.

Kelli Brookreson

Kelly Parks it absolutely skips family homes. The city would be crucified if they did this to private residents. Instead they are taking the money from the fire department, EMT's and the library while expecting coverage by these agencies to increase. They specifically hit land that is projected to be developed commercially. Most already have permits pulled.

50w Like Reply Hide Edited

Tim Thompson

Before proposing a tax increase did the council look to cut spending first?. It's always so easy for government to increase taxes and very difficult for them to even consider cutting first, hence the problem with government and how they spend our hard earned money.

50w

Kelli Brookreson

So people have approved levies for specific purposes in this example the fire department. The city wants to take money from the fire department to cover road costs while still expecting the fire department to provide additional services for new developments. As a town grows, logic would say the fire department will need that additional money to properly serve the city. I find the lack of actual numbers appalling. How much will the city be taking from the fire department? How much from the library? How long are you taking the funds for? You have given very little information here.

1y Like Reply Hide 9

City of Ridgefield

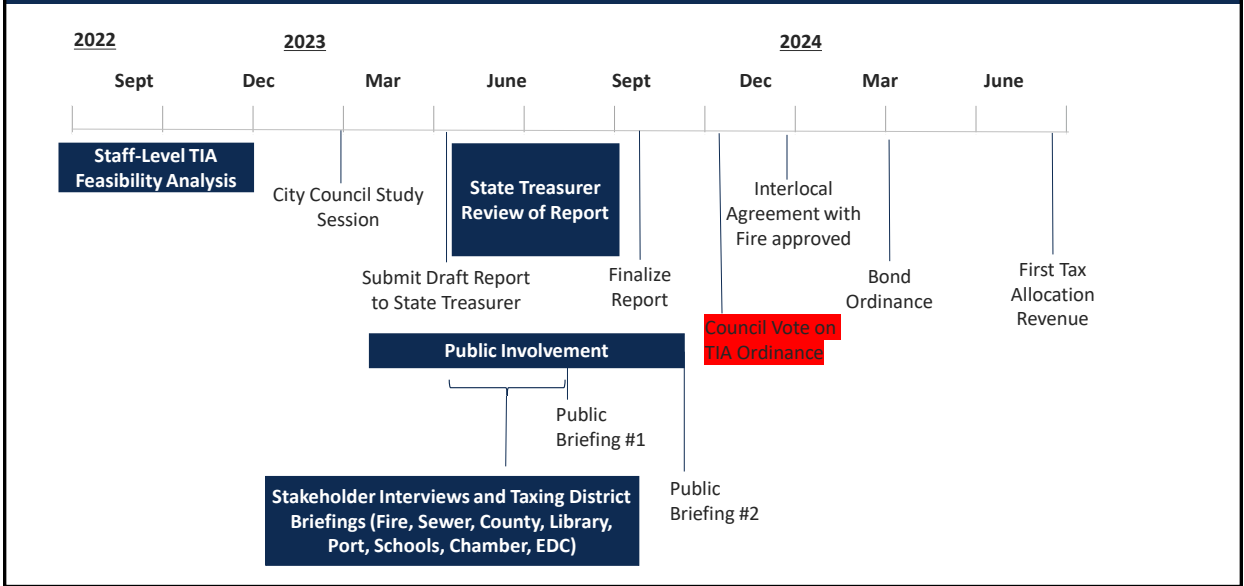
Kelli Brookreson All of your questions are items that the city is currently researching as this financing tool is being considered. TIAs have a maximum length of 25 years, and that is the estimated time for this proposed TIA. We will have additional estimates and numbers at the public briefing and those will be added to the project page when they are available.

1y Like Reply

Reply to Kelli Brookreson

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Making Sausage



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Double Down on Input and Communication

- Outreach to businesses and property owners
- Outreach to Taxing Districts
- Joint meeting with Fire District, and continued conversations
- Recommendations from State Treasurer
- Presentation at the Chamber of Commerce
- Presentation to the Ridgefield School District staff
- Presentation to the Port of Ridgefield
- Presentation to Fort Vancouver Regional Library District Director
- Presentation to Clark Regional Waste Water District staff
- Discussion with Clark Regional Economic Development Council staff
- Presentation to Clark County
- Individual briefings with two developers

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Mitigation Before Mitigation Was Cool

- City Staff have continued to meet with Fire District Staff.
- City Council met with the Fire District Board of Directors
- Proposed voluntary mitigation:
 - Land acquisition for fire station
 - Sunset if debt is paid off early
 - Recurring meetings to discuss additional mitigation; Mediation if no agreement

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INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND CLARK-COWLITZ FIRE RESCUE CONCERNING VOLUNTARY MITIGATION RELATED TO RIDGEFIELD ORDINANCE NO. 1410

THIS IS AN INTERLOCAL AGREEMENT ("Agreement") between the **City of Ridgefield**, a municipal corporation, ("City") and **Clark-Cowlitz Fire Rescue District**, a municipal corporation, ("District") for voluntary mitigation and ongoing review of related to the City's designation of a Tax Increment Area under Ordinance No. 1410.

WHEREAS, Chapter 39.114 RCW authorizes local governments to enter into interlocal agreements for the purpose of financing of public improvements needed to develop a project; and authorizes the allocation of property

At Thursday's council meeting, Nohr voiced his support for the mitigation plan.

"We think it is a good step in the right direction. (Clark-Cowlitz Fire Rescue), along with many districts in the state, still have some concerns about how the law was written and we'll continue to work on legislative fixes," Nohr said. "(Clark-Cowlitz Fire Rescue) supports the current plan and we look forward to continue working with the city."

Ridgefield TIF area approved

A map shows the boundaries for a newly-approved tax increment financing area in Ridgefield.

A map shows the boundaries for a newly-approved tax increment financing area in Ridgefield.

COURTESY MAP

Posted Monday, November 6, 2023 2:08 pm

Rick Bannan / rick@thereflector.com

A plan to fund roughly \$98 million of infrastructure improvements in Ridgefield received final approval last week, with most of the projects expected to be complete by the end of the decade.

During the Nov. 2 meeting, the Ridgefield City Council voted unanimously to approve a tax-increment funding (TIF) area on 942 acres of land near the city's junction with Interstate 5.

Approved by the Washington State Legislature and signed into law in 2021, the TIF area directs property taxes on new development in the area to fund infrastructure projects.



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After reaching agreement with Clark-Cowlitz Fire Rescue, the Ridgefield City Council on Thursday unanimously approved an ordinance establishing a tax increment financing area near Interstate 5. The tax program will allow the city to invest in infrastructure and other improvements, then pay later for those improvements through bonds or other methods.

Read more...



Ridgefield approves tax increment financing plan
columbian.com

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But Wait, There's More

- 2024 Legislative Amendments to TIF
 - Prepare a project analysis that includes an assessment of any impacts to local fire services, public hospital services and emergency medical services, and any other junior taxing districts in the TIA
 - Substantively already a part of the analysis
 - An identification of necessary mitigation for local fire services, public hospital services, and emergency medical services
 - How, without actual impacts, data, and capital facilities plans for needed improvements?
 - Enter into negotiations to create mitigation agreements with public hospital district, fire protection district, or regional fire protection service authority if they will experience an impact to their assessed value of at least 20% or if the agencies' annual report or adopted capital facilities plan demonstrates an increase to the level of services directly related to the increased development in the TIA.
 - The next Legislative conversation: is it 20% PER TIA (current law) OR 20% TOTAL
 - We prefer mediation as a collaborative process vs arbitration's pseudo-judicial approach
 - Cities will also need to follow new notification and public hearing requirements
 - Build in longer timeframes for consideration and adoption

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