August 5, 2019

WORKSHOPS

Vancouver City Hall - 415 W 6th Street, Vancouver WA

4:30-5:30 p.m. Day Center Program at the Navigation Center: Follow-Up to Six-Month Report

Presenters: Chad Eiken, Community and Economic Development Director, 487-7882; James McElvain, Vancouver Police Chief, 487-7201

Summary
City staff updated Council on the Day Center, provided updates on the six-month check-in, and received feedback from Council.

COUNCIL DINNER/ADMINISTRATIVE UPDATES (5:30 PM)

COUNCIL REGULAR MEETING

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:31 p.m. by Mayor McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present:	Councilmembers Paulsen, Lebowsky, Glover, Stober, Turlay, Hansen, Mayor McEnerny-Ogle
Absent:	None

Approval of Minutes

Minutes - July 8, 2019

Motion by Councilmember Glover, seconded by Councilmember Turlay, and carried unanimously to approve the meeting minutes of July 8, 2019.

Minutes - July 15, 2019

Motion by Councilmember Hansen, seconded by Councilmember Turlay, and carried unanimously to approve the meeting minutes of July 15, 2019.

Citizen Communication (Items 1-6)

Mayor McEnerny-Ogle opened Citizen Communication and, receiving no testimony, closed Citizen Communication.

Consent Agenda (Items 1-6)

Council requested Item 3 be pulled for discussion (summarized below).

Motion by Councilmember Stober, seconded by Councilmember Hansen, and carried unanimously to approve the Consent Agenda.

1. Interlocal with County for Corrections Offender Work Crew

Staff Report 108-19

Summary
The City of Vancouver (Public Works/Operations) has contracted with Clark County Corrections for offender labor maintenance services for more than twenty years. This alternative workforce has provided the City with an additional resource to complete non-skilled maintenance tasks at an affordable price.

The attached Interlocal Agreement provides five crews that can be used for up to 1,976 crew days over the term of the agreement. Activities include, but are not limited to, general litter removal, landscape maintenance and weeding, road right-of-way and median maintenance, general park and recreation area maintenance for four full-time crews. A fifth crew will be assigned to the Greenway Sensitive Land's program for removal of non-native plant species, assistance in plantings, and general shrub bed maintenance generally within the Burnt Bridge Creek Greenway and at other sensitive lands within the City of Vancouver.

Request: Authorize the City Manager or his designee to sign an Interlocal Agreement with Clark County Correction Services for offender crew labor/maintenance services.

Brian Potter, Operations Superintendent, 487-8323

Motion approved the request.

2. Interlocal Agreement with Fire District 6 to Lease Zodiac Rescue Boat

Staff Report 109-19

Summary

The Zodiac was initially acquired to serve as a deployable small craft on the City's 52-foot fire boat, but the larger vessel has proven able to operate in all areas of the City's responsibility on the Columbia and Willamette Rivers under the terms of the federal grant that enabled its purchase. Clark County Fire District No. 6 serves as a partner in the City's regional Technical Rescue Team program that includes coverage of a significant amount of Columbia River shoreline downriver from Vancouver Fire's normal operating area.

According to the federal government, the City cannot transfer the inflatable boat to Fire District No. 6 as it was acquired through a federal grant. However, the City may lease it to the District at no cost to either jurisdiction.

Request: Authorize the City Manager and/or designee to execute the attached Interlocal Agreement/Memorandum of Understanding allowing for the no cost lease of the Zodiac Emergency Rescue Vessel to Clark County Fire District No. 6.

Tom O'Connor, VFD Division Chief of Special Operations, 487-7206

Motion approved the request.

3. Donation of the Columbia River Water Feature in Vancouver Waterfront Park

Staff Report 105-19

A RESOLUTION accepting a donation of the Columbia River Water Feature, from Water Feature L.L.C. to be used for public use and education in the Waterfront Park.

Summary

In 2015, the City and Columbia Waterfront, LLC entered into a second amendment to the original Development Agreement (approved in 2009) *outlining the development of both the private development and the 7-acre public park and pier. The D.A. clearly specified that design, funding and constructing for the water feature would not be the City's responsibility. Instead several private LLC's acted to construct the water feature and private funds were raised to cover the costs of the water feature.*

The Columbia River Water Feature is now completed and once all necessary staff training has been completed on the operation and maintenance of the asset and all supplies needed are on-site the water feature can be open to the public.

In order to facilitate this transfer, according to RCW 35.21.100 and per City policy, the City Council needs to accept the donation of the asset.

Request: On August 5, 2019, adopt a resolution accepting the donation of the Columbia River Water Feature from Water Feature, LLC.

Julie Hannon, Parks and Recreation Director, 487-8309

Councilmember Stober requested a timeline on when the fencing would be removed and the water feature would be turned on.

Julie Hannon, Parks and Recreation Director, explained they were going to remove the fencing on Tuesday or Wednesday. After the fencing was removed they would fill a 5,000 gallon tank, chlorinate the water and then the water feature would be ready for the public.

Motion by Councilmember Stober, seconded by Councilmember Hansen, and carried unanimously to adopt Resolution M-4029 accepting a donation of the Columbia River Water Feature, from Water Feature L.L.C. to be used for public use and education in the Waterfront Park.

4. Parking Advisory Committee board member removal and recommendation for mid-term appointment

Request: Authorize the Mayor to remove Christopher Sjothun from the Parking Advisory Committee, and appoint Garrett Ginter to the Parking Advisory Committee for a mid-term appointment beginning immediately and expiring April 18, 2020.

Council Committee 2 (Turlay, Stober, Lebowsky)

Motion approved the request.

5. Appointment of Acting City Attorney

Request: Appoint Jonathan Young as the Acting City Attorney.

Eric Holmes, City Manager, 487-8600

Motion approved the request.

6. **Approval of Claim Vouchers**

Request: Approve claim vouchers for August 5, 2019.

(Copy available upon request.)

Motion approved claim vouchers for August 5, 2019, in the amount of $17,791,813.71.

Public Hearings (Item 7)

7. ***Public Hearing – A Resolution Opposing I-976. Initiative Measure No. 976 concerns motor vehicle taxes and fees.**

Staff Report 110-19

A RESOLUTION expressing the City Council's opposition to Initiative No. 976 which, in part, would remove the City's Transportation Benefit District's authority to impose motor vehicle license fees.

Summary

On October 12, 2015, the Streets Funding Commission forwarded recommendations to City Council on how to fund construction and maintenance of Vancouver's transportation system. The recommendations included several new revenue sources and several key outcomes to be achieved with the new money. One of the recommendations for new revenue was to create a Vancouver TBD and implement a vehicle license renewal fee. On November 2, 2015, City Council created the Vancouver TBD based on recommendations from the Street Funding Commission. On December 18, 2017, the Vancouver TBD enacted a vehicle license renewal fee of $40, which is estimated to generate $4.8 million dollars annually. $4.8 million is approximately half of the revenues generated by SFS sources.

The TBD has been allocating these revenues to the City of Vancouver in an *effort to fulfill the key outcomes recommended by the Streets Funding Commission. These outcomes include improving pavement conditions; asset replacement for signals and lights; expand mobility and safety (including the Neighborhood Traffic Calming Program); and completing arterial street improvements on a more consistent basis.*

I-976 proposes, among other things, to remove the TBD's authority to impose a vehicle license fee. If I-976 passes the Vancouver TBD would lose approximately $4.8 million annually. Without the $4.8 million annually the City would not be able to fulfill the key outcomes recommended by the Streets Funding Commission.

Request: On August 5, 2019, following a public hearing, adopt a resolution opposing State Initiative 976.

**Members of the public will be afforded equal opportunity for the expression of their views on the matter.*

Ryan Lopossa, Streets and Transportation Manager, 487-7706; Jonathan Young, Chief Assistant City Attorney, 487-8500

Mr. Lopossa provided an overview of Initiative No. 976.

Mayor McEnerny-Ogle opened the public hearing and, receiving no testimony, closed the public hearing.

Motion by Councilmember Hansen, seconded by Councilmember Lebowsky, and carried unanimously to adopt Resolution M-4030 expressing the City Council's opposition to Initiative No. 976.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Executive Session re: City Manager Performance Evaluation (1 hour)

Mayor McEnerny-Ogle announced the Council would be entering into executive session from 7:18 to 8:18 p.m. for the purpose of conducting the City Manager's performance evaluation. No action would be taken

At 8:18 p.m., Mayor McEnerny-Ogle announced in public session that Council would be extending the executive session for another hour.

Council re-entered public session at 9:36 p.m. and took no further action.

Adjournment

9:36 p.m.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Meetings of the Vancouver City Council are electronically recorded on audio and videotapes. The audio tapes are kept on file in the office of the City Clerk for a period of six years.

MEMORANDUM

DATE: August 8, 2019

TO: Eric Holmes, City Manager

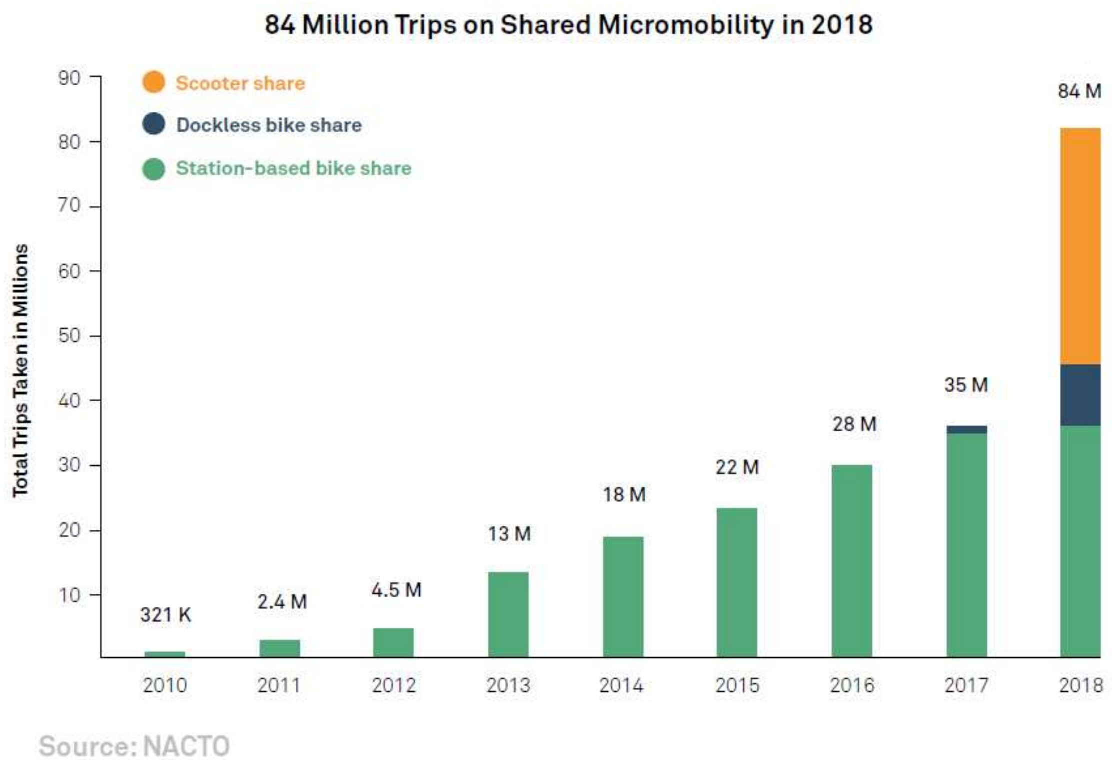
FROM: Jennifer Campos and Rebecca Kennedy, CED

RE: **Shared Micromobility**

CC: Chad Eiken, Director, Community and Economic Development
Brian Carlson, Public Works Director
Ryan Lopossa, Streets and Transportation Manager
Shannon Williams, Active Transportation Planner

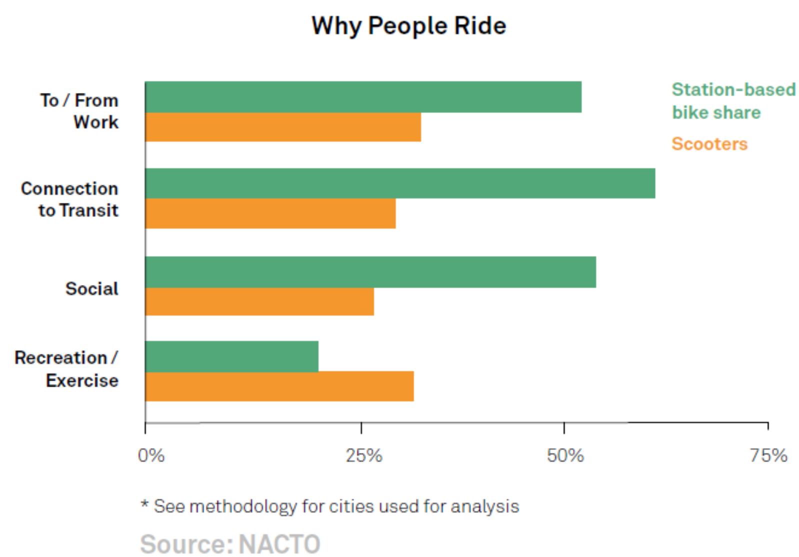
What is Shared Micromobility?

Shared micromobility is a flexible transportation option that includes all shared-use fleets of small, fully or partially human-powered vehicles, such as pedal bikes, electric bikes (e-bikes), and electric scooters (e-scooters). Currently all shared scooters are dockless and electric, but bike share can be station-based "docked" systems or dockless, and utilize traditional pedal bikes or electric bikes. Typically, customers utilize a smartphone to locate and unlock the vehicle with a phone app, ride it to their destination, and park it on the sidewalk or in a designated parking area.



As shared vehicles have become available in more and more cities across the country, the number of trips using micromobility has increased dramatically, with more than twice as many trips – 84 million – taken on shared micromobility in the U.S. in 2018 as compared to 2017.[1] Much of this increase is due to the rapid proliferation of e-scooters across the U.S, which accounted for 38.5 million trips. While dockless pedal bike share systems have largely disappeared, station-based bike share trips have remained steady and e-bikes have emerged as a popular option.

Ridership data from other cities suggests that there is a difference in the type of trips taken by vehicle type. E-scooter use more closely mirrors that of social, shopping and other recreational use, while bike share use shows ridership peaking at rush hours during the week suggesting riders are using the system for commute trips.



E-scooter share and bike share represent a new active transportation opportunity that has the ability to improve access to jobs, businesses, and recreation for visitors and residents alike, yet presents challenges in how to safely and equitably allow their use. If the City proceeds with a shared micromobility program, it will need to balance the benefits with the resources it will take to ensure the systems are safe and effective.

Best Practices

Guidance from the National Association of City Transportation Officials (NACTO) recommends that cities that allow mobility service providers to operate in the public right-of-way do so through a clearly defined regulatory process. In July 2018, NACTO issued the first version of their Guidelines for the Regulation and Management of Shared Active Transportation for both bike share and other shared mobility modes, such as e-scooter share.[2] NACTO recommends that cities consider the following elements in regulating service providers:

- Service area: Cities should reserve the right to establish operating zones and fine companies for equipment found outside designated areas.
- Appropriate fleet size: Cities should reserve the right to limit the number of companies operating within their jurisdiction through capping the number of permits issues or issuing exclusive contracts or permits.
- Fees and pricing: Cities should ensure the full cost of administering, monitoring, and marketing a shared micromobility system is fully accounted for in the fees charged to participating companies.
- Vehicle distribution and geographical range: Vehicles should be equitably distributed throughout the city to ensure all communities within the program's geographical range

[1] NACTO. (2019). *Shared Micromobility in the U.S.: 2018*. https://nacto.org/wp-content/uploads/2019/04/NACTO_Shared-Micromobility-in-2018_Web.pdf

[2] NACTO. (2018). *Guidelines for the Regulation and Management of Shared Active Transportation.* https://nacto.org/wp-content/uploads/2018/07/NACTO-Shared-Active-Transportation-Guidelines.pdf

have access to vehicles, while at the same time preventing some locations to be overrun by vehicles that litter the sidewalk and prevent clear pedestrian passage.

- Unwanted uses: Cities should work with companies to prevent unwanted uses, such as sidewalk riding and riding in parks. This should take the form of user education and reducing vehicle speed in prohibited locations.
- User education: Cities should require companies to have a public engagement and education plan to notify users of terms of service and user instructions, privacy policies, costs and fees, vehicle parking rules, and safety regulations, like wearing helmets and sidewalk riding.
- Vehicle safety: Cities should require companies to ensure vehicles remain in safe, working condition, including working front and rear lights.
- Equity programming: Cities should ensure the system is accessible for all residents through requiring companies to have an equity plan. Typically equity programs include:
    - Outreach and engagement with historically disadvantaged communities
    - Discount programs for low-income individuals
    - Cash payment options for people without access to credit or debit cards
    - Equitable vehicle distribution
    - Accessible vehicles for users of all abilities
- Small vehicle parking: Cities should require companies to remove damaged or improperly placed scooters and bikes, such as bikes parked in prohibited areas or blocking sidewalks, within a contractually agreed-upon timeframe.

Regional and Comparison Cities with E-Scooter or Bike Share Programs
As of 2018, 70 communities nationwide have shared micromobility programs. These communities include large and small municipalities, college campuses, and large business campuses. A sampling of cities with active micromobility programs in our region and cities Vancouver uses as comparison cities are shown in the table below.

CITY	VEHICLE TYPE		
	E-scooter	**Pedal Bikes**	**E-Bikes**
Seattle, WA		○	○
Spokane, WA*	○		○
Tacoma, WA**	○		
Portland, OR***	○	●	
Milwaukie, OR	○		
Minneapolis, MN	○	●	●
Denver, CO	○	●	

Docked System ●
Dockless System ○

* Spokane made their 2018 bike share and e-scooter share pilot program permanent spring 2019.
** Tacoma removed dockless e-bikes from city streets in February 2019 due to low ridership.
*** Portland has a docked bike share system, known as BIKETOWN, but allows users to pay an additional fee to lock shared bikes to other bike racks and incentivizes users to park at docking stations. They will add e-bikes to their fleet in 2020.

2019 Washington State Motorized Foot Scooter Law

In 2019, the Washington State Legislature passed House Bill 1772, which defines and regulates "motorized foot scooters". While the law specifies where motorized foot scooters can be operated, sets the minimum age for operating a vehicle at 16 years old, and states that having a driver's license is not required to operate a vehicle, the law also provides local jurisdictions with the authority to set their own regulations of shared scooter programs. This local authority includes, but is not limited to, determining if and where shared scooters can operate within their jurisdiction, requiring scooter share programs to pay reasonable fees and taxes, requiring shared scooters to be used in compliance with the Americans with Disabilities Act (ADA) regarding clear space for pedestrian travel on sidewalks, and adopting and assessing penalties for moving or parking violations involving shared scooters.

Safety and Shared Micromobility

With the rapid expansion of shared micromobility programs, numerous studies now provide insight into the safety of both bike share and e-scooter share programs. The most prominent bike share study in the U.S. was done in 2016 by the Mineta Transportation Institute[3]. The study found that bike share users have lower vehicle-involved collision rates than collision rates for users on personal bicycles. Some potential reasons for reduced collision rates include:

- Bike share bicycles are generally brightly colored and include lights for nighttime use, making them more visible and recognizable.
- Bike share bicycles are typically heavier and designed with fewer gears, leading to slower and more stable riding. They are also designed to be ridden in a more up-right position, providing for better visibility.
- Bike share riders may be more cautious while riding, in part because bike share programs tend to attract users who may be less experienced riders. While somewhat counterintuitive, researchers suspect new riders may be extra-cautious while on the borrowed bikes leading to safer, more defensive riding.

Two major studies were released in early 2019, one by UCLA[4] and one by Austin Public Health[5], that analyzed safety issues with e-scooters. Major findings on e-scooter related injuries from these studies include:

- The vast majority of injuries occurred due to falls (80%) and very few occurred due to collisions with motor vehicles (9%)
- One third of the riders who were injured on an e-scooter were injured the first time they rode a scooter
- Most e-scooter riders do not wear helmets (94%) and a substantial number of riders who were injured suffered head injuries (40-48%) or broken bones (32-40%)
- While e-scooter related injuries have gained nationwide attention, the number of e-scooter related emergency room visits in Portland and Los Angeles was less than the

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[3] International Transport Forum. (2018). *The Safety of Bike Share Systems.* https://www.itf-oecd.org/sites/default/files/docs/safety-bike-share-systems_1.pdf

[4] Trivedi, T.K., Liu, C., Antonio, A.L., et al. (2019). Injuries Associated With Standing Electric Scooter Use. *Journal of the American Medical Association.* 2(1). https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2722574

[5] Austin Public Health. (2019). *Dockless Electric Scooter-Related Injury Study.* http://www.austintexas.gov/sites/default/files/files/Health/Web_Dockless_Electric_Scooter-Related_Injury_Study_final_version_EDSU_5.14.19.pdf

number bicycle related emergency room visits in both cities.[6] There have been eight e-scooter related deaths in the U.S. since 2017, while there are over 40,000 deaths per year due to automobile accidents.

One thing bike share and scooter share have in common is very low helmet use. The difference in outcome is stark, however. The findings above illustrate a fairly high rate of head injuries with scooter use, indicating educating users on the importance of wearing a helmet should be a priority. While data on bike share users also show a low rate of helmet use, research has shown fewer crashes occurring on bike share bicycles. Evidence indicates that making helmet use obligatory on bike share bicycles can have a negative impact on utilization rates and discourages ridership – particularly given many rides are taken ad hoc. Given this, potential benefits and drawbacks of mandating helmets on shared bicycles should be weighed. Many jurisdictions have removed mandatory helmet laws with the implementation of bike share systems for users 16 and over.

Mitigating Safety and Liability Risks

Based on an understanding of how other cities have crafted the legal structure around shared mobility initiatives, the City can take steps to protect itself from risk through a sharable micromobility business permitting program. Through a permitting system, City officials will determine whether and under what circumstances shared vehicles will be permitted to operate on City property and in the public right-of-way.

The City can impose conditions to help mitigate both safety concerns and the City's liability risk. For example, a permit to participate as a service provider/operator in a shared micromobility program could require the permit holder to indemnify and hold harmless the City from any claims stemming from activities under the permit, as well as requiring the permit holder to maintain adequate liability insurance. The City can require shared vehicles left on City property and/or in the public right-of-way to be placed in designated areas that are an appropriate distance from pedestrian and motor vehicle traffic, and the City can require that permit holders be available to remove vehicles that present a public hazard within a specified timeframe.

Considerations

There is a lot to consider in a decision to have a shared micromobility program in the City of Vancouver. The experience of other jurisdictions indicates that there are many benefits to increasing the transportation options for residents and visitors, and such a program would align with the goal previously established by the City's Strategic Plan for increased mobility options. However, other jurisdictions have also experienced challenges related to safety and appropriate storage of vehicles, and it would take considerable staff time to manage and analyze such a program. A successful program would need to address the following issues:

- City code: The City will need to update the municipal code to refer to shared mobility devices such as e-scooters and provide the appropriate language to successfully operate and enforce a shared micromobility program.
- Permitting: The City will need to determine how many companies to allow to operate within its boundaries and how companies will be permitted to operate – likely through a

[6] Holder, Sarah. (2019). Electric Scooter Sent Nearly250 Riders to L.A. Emergency Rooms Last Year. Is That a Lot? *City Lab.* https://www.citylab.com/transportation/2019/01/electric-scooters-safety-statistics-injuries-bird-lime-vega/581482/

permit or RFP process and individual contracts. Through these agreements, the City will also need to determine how many vehicles it will allow to operate at any given time.

- Fee structure and dedication of revenue: The City will need to determine what, if any, vehicle permit, application, and/or vehicle relocation fees will be collected from operators, with clear policies for how revenue should be spent. Program funding needs include administration, maintenance, improving or maintaining infrastructure, and outreach and engagement activities.
- Fleet makeup: The City will need to decide if the program will include e-scooter and bike share, and if bike share is included, if it will be a docked or dockless system. Different vehicle types appeal to different users and for different trip purposes. The City should also consider either mandating or incentivizing adaptive vehicles such as trikes, recumbent bikes, or scooters with seats.
- Geographic distribution: The City will need to ensure that vehicles are distributed so as to respond to demand without creating congestion. Proper geographic distribution can be achieved though requiring equitable distribution in low-income neighborhoods and caps on the number of vehicles allowed to be located within a smaller area, such as downtown, or limits on the number of vehicles per block face.
- Fleet maintenance and safety: The City will need to ensure the companies keep the scooter and/or bike share fleet maintained in good and safe working condition for user safety.
- Enforcement: The City will need to determine which department would be responsible for enforcing any requirements stipulated under a contract or permit, such as vehicles blocking pedestrian throughways, fleet rebalancing and removal of stagnant or improperly parked vehicles.
- Helmet requirements: The City will need to determine whether or not to update its requirement that people of all ages wear helmets when riding a bicycle and specify how this law will be enforced with a bike share program. If e-scooters are involved in a shared micromobility program, then the City will need to assess and potentially update the code with regard to e-scooters and helmet use.
- Parking requirements and Infrastructure: Many complaints regarding e-scooters and dockless bike share programs in other cities concern improperly parked vehicles. The City will need to determine the preferred method and location for parking vehicles and providing proper parking infrastructure. Some solutions include marking designated parking areas on the street or sidewalk or providing additional bike racks and corrals. Given the narrowness of many city sidewalks, at least some infrastructure would need to be provided in the street–which may require removing parking spaces.
- Equity: The City will need to ensure that any shared micromobility program is implemented equitably. This includes requiring vehicles to be located in underserved communities, providing non-digital or credit-free access to services (cash payments, pre-paid cards, pair with transit cards, etc.), requiring or incentivizing adaptive equipment for people with mobility challenges, and implementing discount programs for people with lower incomes.
- Data: Washington state public disclosure laws present unique challenges in ensuring that data collected through shared micromobility programs remains private. The City will likely need to partner with a third-party entity to store, manage, and analyze data in order to comply with state privacy standards.
- Pilot evaluation: If the City moves forward with a shared micromobility pilot, a consultant should be hired to lead an evaluation process to determine if the pilot was successful.
- Staff resources: The City will need to provide additional resources to manage, enforce and analyze a shared mobility program.

Shared Micromobility Programs

August 19, 2019
City Manager Communications

Rebecca Kennedy, Long Range Planning Manager
Jennifer Campos, Principal Transportation Planner

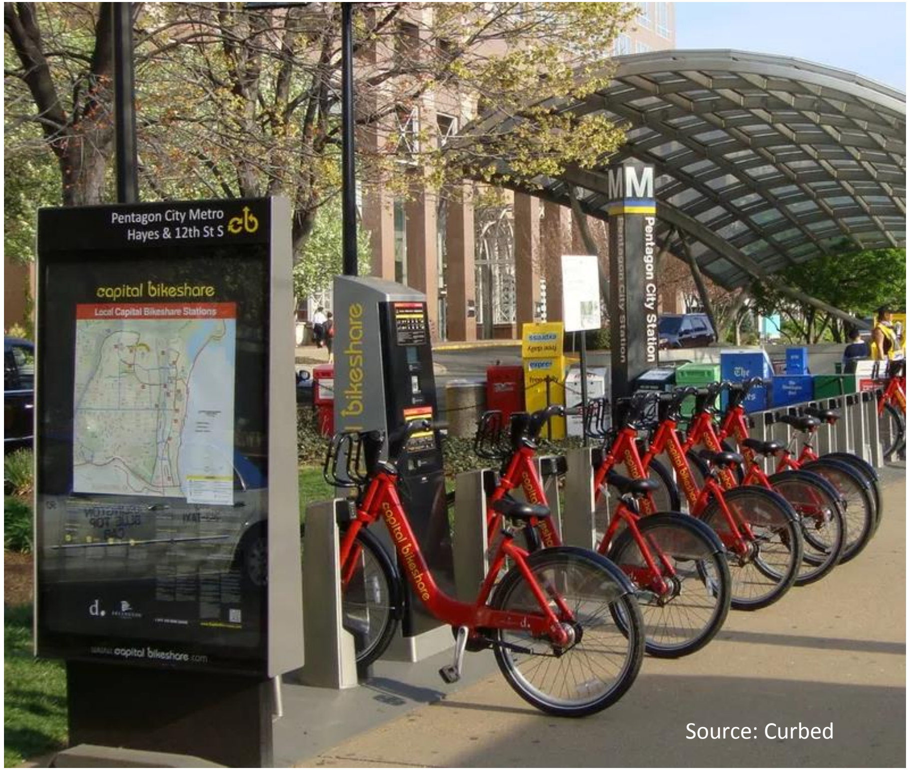
CITY OF Vancouver WASHINGTON

Presentation Overview

- What is Shared Micromobility?
- Best Practices
- Safety Issues and Data
- Considerations for the City of Vancouver

Benefits of Shared Mobility

- Provides a new active transportation option for residents and visitors
- Improves accessibility to jobs, services, and recreation
- Promotes active living
- First/last mile option to transit
- Helps reduce congestion and pollution, especially in the urban core



Source: Curbed

Challenges of Shared Mobility

- User safety
- Sidewalk riding
- Parking infrastructure
- ADA compliance
- Staff resources


Source: Jorge Sanhueza-Lyon / KUT


Source: Meredith Bruckner / A4

What is Shared Micromobility?

Types of Vehicles

- Pedal Bikes
- Electric Bikes
- Electric Scooters
- Adaptive Vehicles

Type of System

- Dockless
- Docked

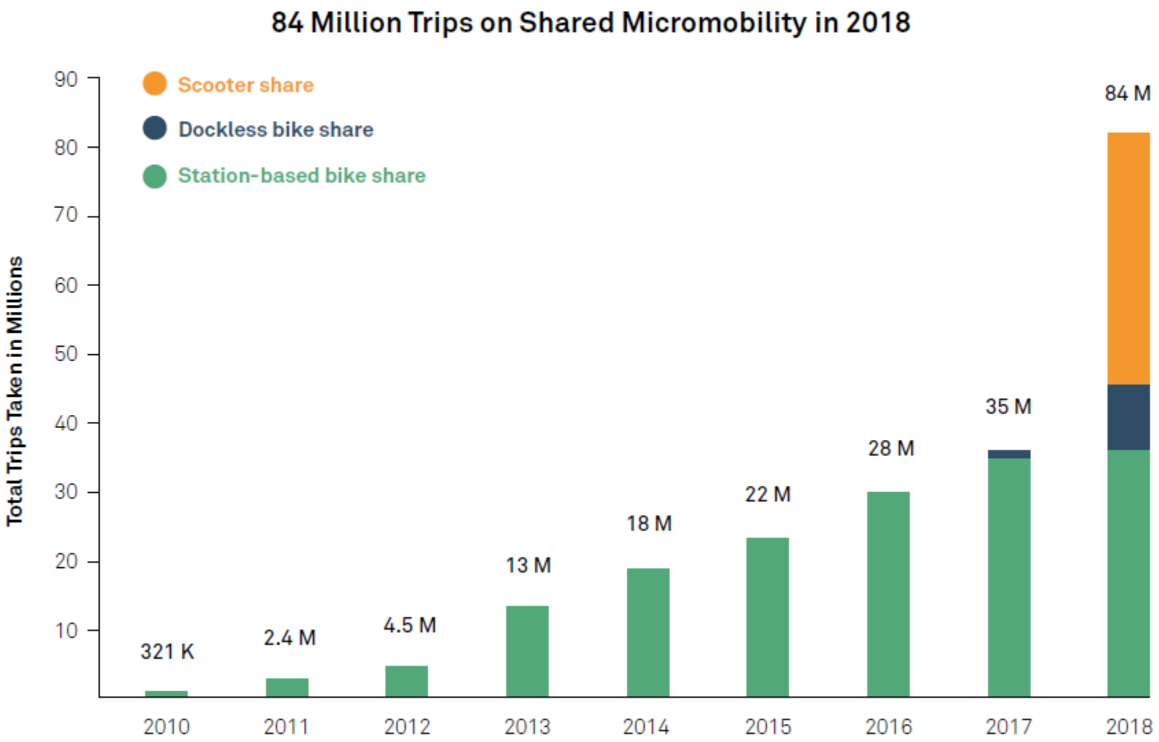
ADAPTIVE BIKETOWN

CITY OF Vancouver WASHINGTON

2018 Ridership Data

Trips doubled in 2018 with large increases in e-scooter ridership

Docked bike share is stable with e-bikes emerging as a popular option



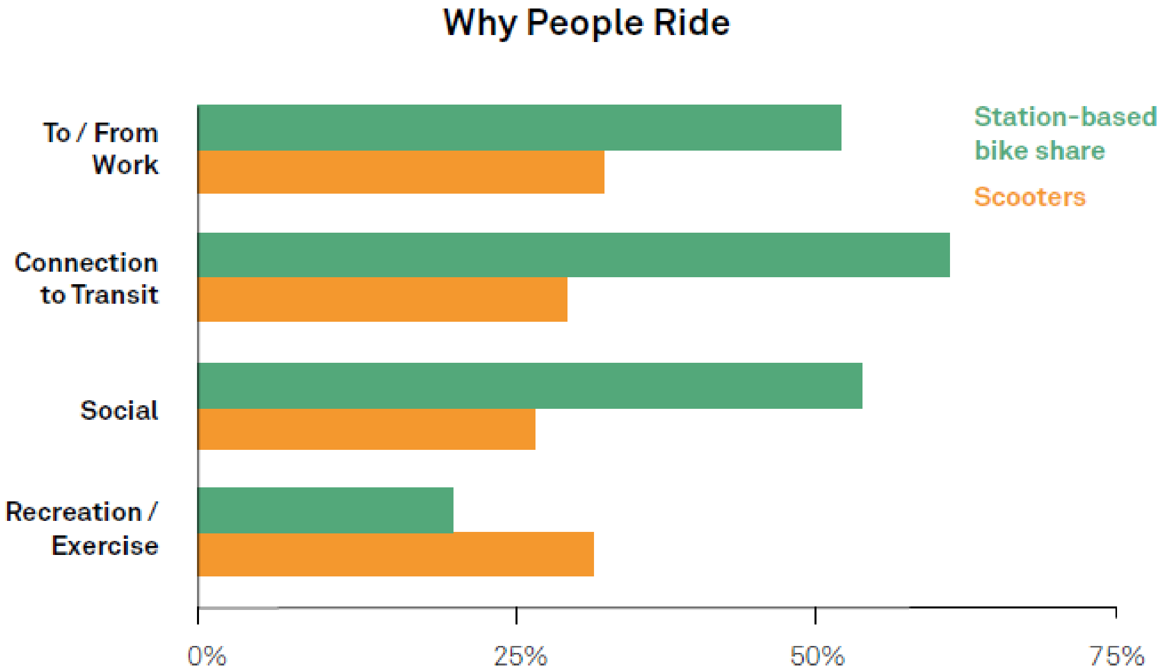
Source: NACTO

CITY OF Vancouver WASHINGTON

2018 Ridership Data

E-scooters tend to be used for recreation, social, and shopping

Bike share has higher ridership at rush hours and more people use for commute trips or to/from transit



* See methodology for cities used for analysis

Source: NACTO

Electric Scooter and Bike Share Programs

Regional and Comparison Cities with E-Scooter or Bike Share Programs

CITY	VEHICLE TYPE		
	E-scooter	Pedal Bikes	E-Bikes
Seattle, WA		○	○
Spokane, WA*	○		○
Tacoma, WA**	○		
Portland, OR***	○	●	
Milwaukie, OR	○		
Minneapolis, MN	○	●	●
Denver, CO	○	●	

Docked System ●
Dockless System ○

City of Vancouver Washington

Best Practices

- Fees and pricing should cover the full cost of administering program
- Cities should work with companies to prevent unwanted uses such as sidewalk riding and riding in prohibited zones (parks, etc.)
- Cities should require companies to have engagement and equity plans
- Cities should require companies to keep vehicles in safe operating condition
- Cities should require companies to remove damaged or improperly placed vehicles within an agreed upon timeframe

CITY OF Vancouver WASHINGTON

Safety: Bike Share Safety Study

2016 Mineta Transportation Institute's Bike Share Study: bike share users had lower collision rates than personal bike users

- Potential reasons:
  - Brightly colored bikes with integrated lights
  - Heavier bikes with fewer gears mean slower, more stable riding
  - Bike share attracts less experienced riders who tend to be more cautious

Source: BIKETOWN

Safety: Scooter Share Safety Studies

- Vast majority of injuries occurred due to falls (80%)
- Very few occurred due to collisions with motor vehicles (9%)
- One third of riders who were injured on an e-scooter were injured the first time they rode a scooter
- Most e-scooter riders do not wear helmets (94%);
- A substantial number of riders who were injured suffered head injuries (40-48%) or broken bones (32-40%).
- Portland & LA: fewer emergency room visits by e-scooters users vs. bicycle users
- Eight e-scooter related deaths in the U.S. since 2017; 40,000 deaths per year due to automobile accidents.

Safety: Mitigating Safety and Liability Risks

- Require shared micromobility permit holders to indemnify and hold harmless the City for any claims involving activities under the permit
- Require permit holder to maintain adequate liability insurance
- Require shared vehicles to be placed in designated areas that allow pedestrian flow in compliance with ADA regulations
- Require permit holders to remove vehicles that present a public hazard
- Require permit holders to educate users on parking and helmet rules

Washington State Motorized Foot Scooter Law

- House Bill 1772 passed in 2019
- Defines and regulates “motorized foot scooters”
- Provides local jurisdictions with the authority to set their own regulations:
  - Determine if and where shared scooters can operate
  - Require scooter share operators to pay reasonable fees and taxes
  - Require shared scooters to be located in compliance with ADA
  - Adopt penalties for moving or parking violations

Considerations

- Permitting
- Fee structure
- Fleet makeup and safety
- Geographic distribution
- Enforcement
- Helmet requirements
- Equity
- Data
- Pilot evaluation
- Parking requirements and infrastructure
- Additional staffing needs

Santa Monica e-scooter corral (Gary Kavanagh)

Questions and Discussion

Rebecca Kennedy, Long Range Planning Manager
Rebecca.kennedy@cityofvancouver.us or (360) 487-7896

Jennifer Campos, Principal Transportation Planner
Jennifer.campos@cityofvancouver.us or (360) 487-7728

Transportation System Management & Operations

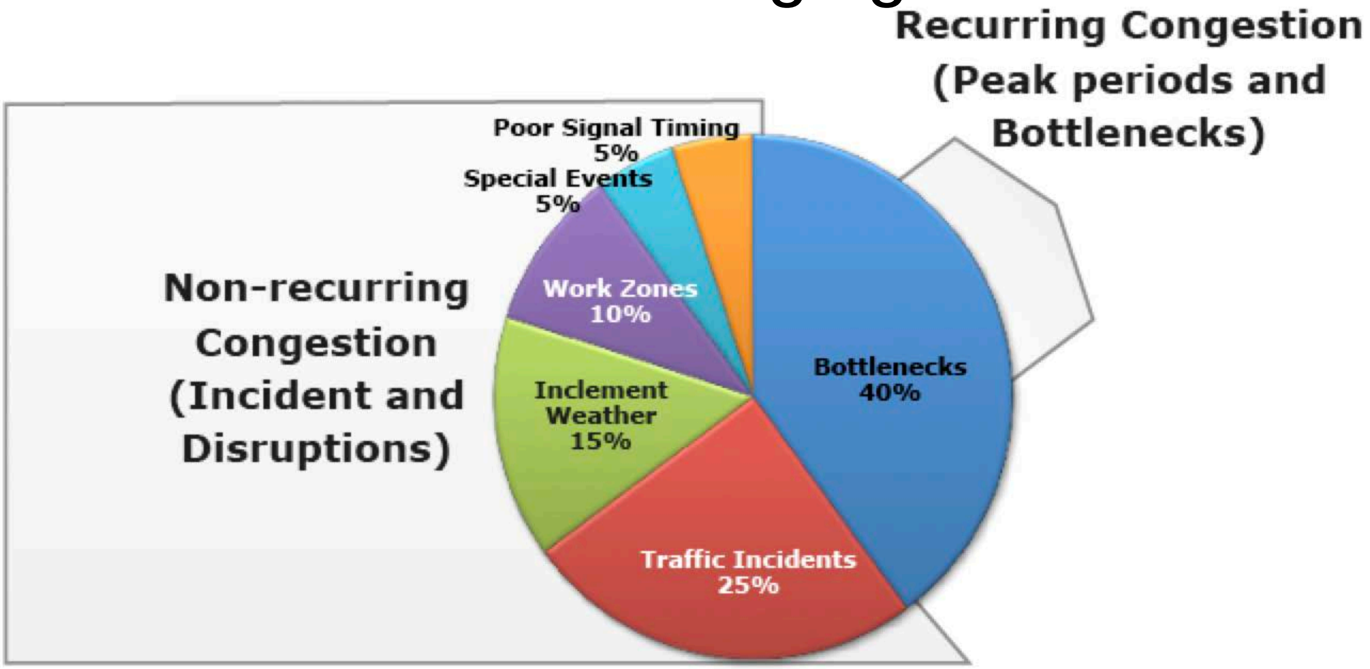
(TSMO)

Scott Langer, P.E.
Assistant Regional Administrator-Operations & Planning

8/19/2019

Washington State
Department of Transportation

Sources of Delay & Traditional Approach to Managing It



Traditional Approach

- Predict and plan for future traffic volumes
- Fund major capital projects to provide additional capacity
- Reactive, not looking to optimize before adding capacity

Only addresses **40%** of the congestion problem

Changing Transportation Environment

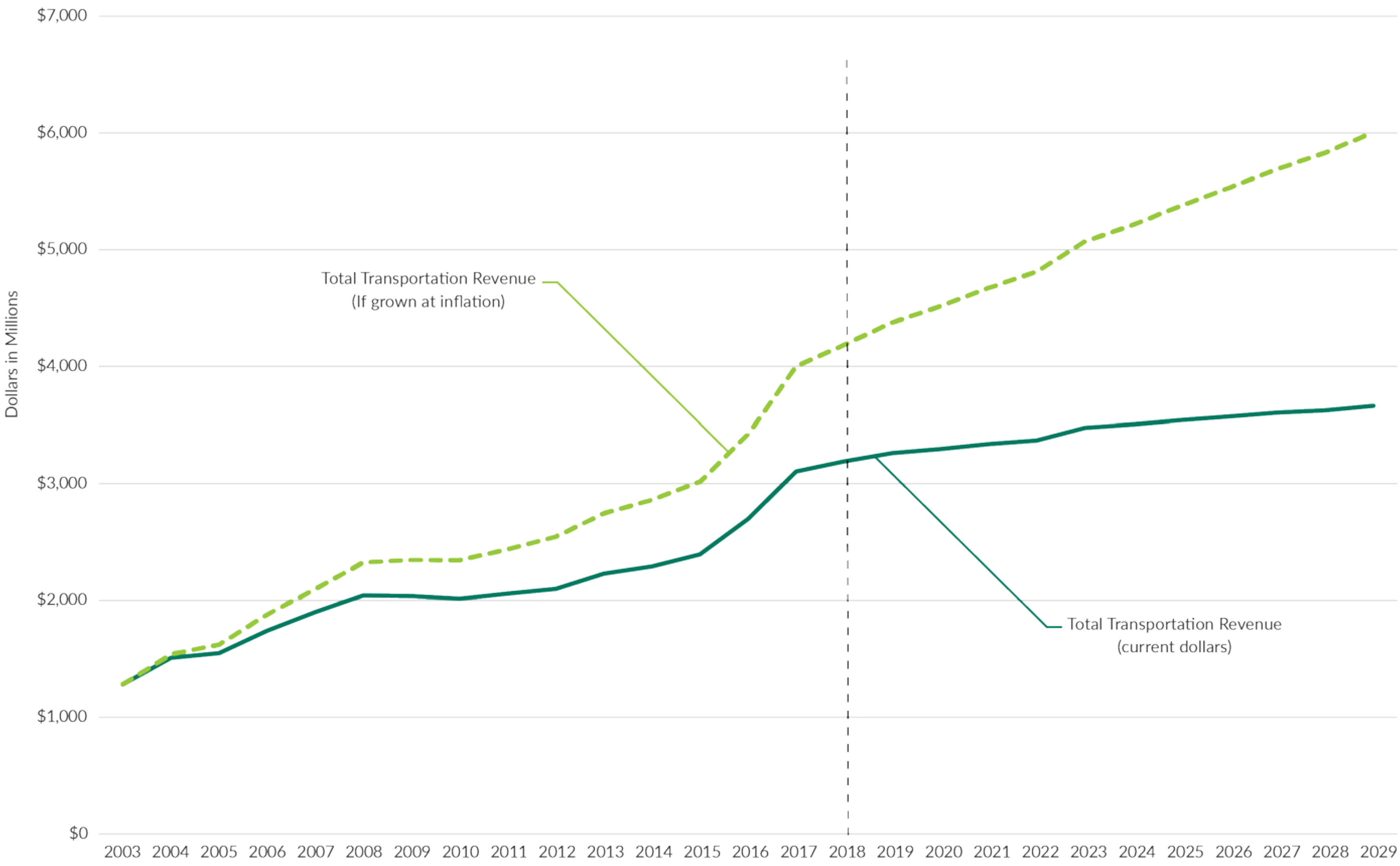
- Increased reliance on information and technology
- Increasing customer needs and expectations
- Growing emphasis on measuring performance
- Reduced financial resources
- Reduced driving among Millennials
- Opportunities to integrate technologies across agencies, modes

Response to Future Trends

Governance/Financing

Federal Tax Rate if Grown with Inflation since FY 1994 (Cents per gallon)

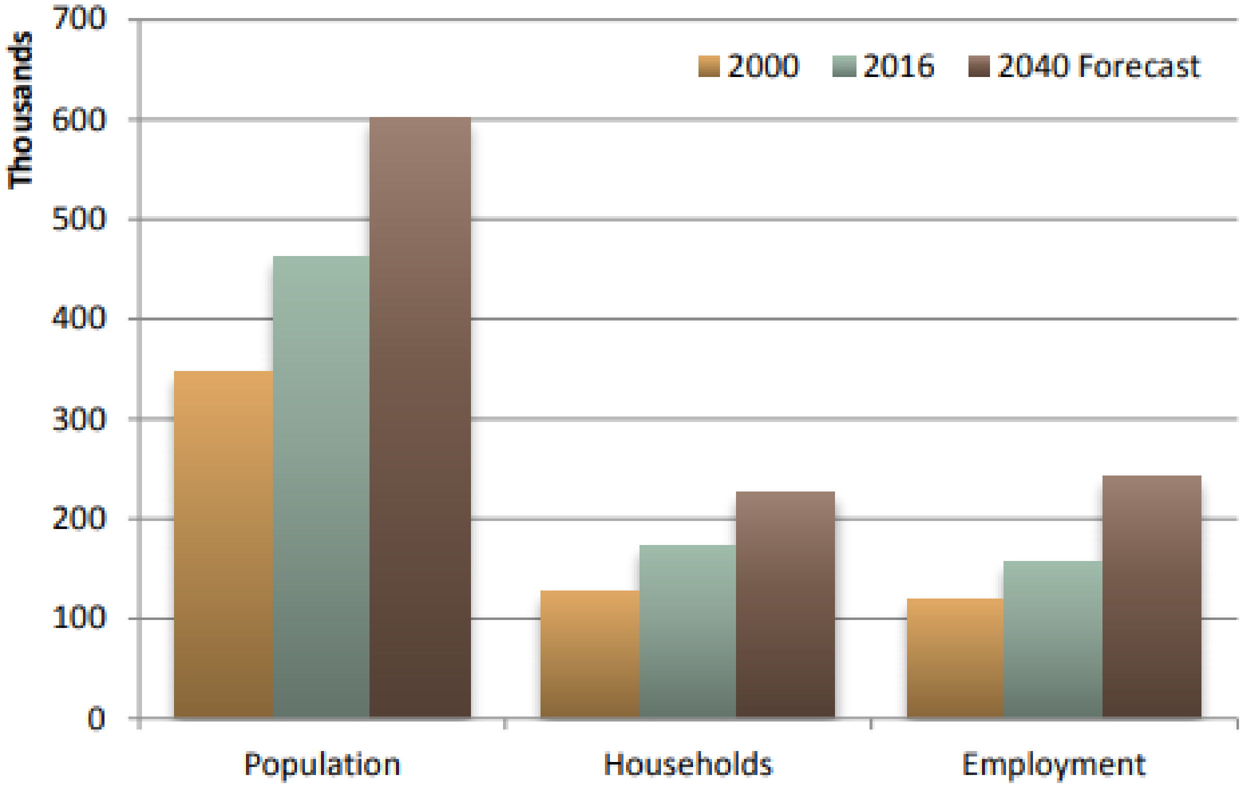
Total Transportation Revenues - Current and Grown at Inflation ($millions)



Source: Transportation Revenue Forecast Council, June 2018 quarterly forecast

Asset Management – All WSDOT

(Millions of dollars)	Replacement Value	10-year Average Spending	10-year Future Annual Avg. Spending	10-year Annual Additional Needs	10-year Budget, Plus Needs Annual Avg.
Highways	$109,390	$330	$335	$330	$665
Multimodal (i.e. Aviation, Public Transportation, Rail)	$600	$15	$20	$90	$110
Intra-Agency (i.e. IT, Facilities, Fleet, Real Estate)	$66,480	$55	$70	$55	$125
Ferries	$4,940	$110	$125	$215	$340
TOTAL	**$181,410**	**$510**	**$550**	**$690**	**$1,240**



2016 to 2040 forecasts indicate Population will grow 30% and Employment will grow 56%, during the period.

Sources: U.S. Census Bureau, U.S. Bureau of Labor Statistics, WA State Office of Financial Management (OFM), August 2012 Forecast, and Clark County

TSMO Strategies

TRADITIONAL TRAFFIC OPERATIONS

- Access Management
- Signal Operations / Optimization
- Safety Analysis / Countermeasures
- Signage
- Striping
- Minor Geometric Enhancements
  - Channelization
  - Turn lanes
  - Compact Roundabouts
- Multi-Modal System Enhancement
- At-Grade Rail Crossings

ITS IMPROVEMENTS

- Road Weather Information Sytems
- Ramp Metering
- Traffic Incident Management / IRT
- Wrong-way Driver Notifications
- Regionwide Comms
- Work Zone Management
- Adaptive Signals
- Intersection Conflict & Trail X-ing Warning Systems
- Weigh-in-Motion
- Online Truck Permitting

TRAVEL DEMAND MANAGEMENT

- Multi-Modal Development
  - Transit
  - Bicycle
  - Pedestrian
  - Ferries
  - Freight
  - Rail
- Commute Trip Reduction
- Managed Lanes
  - High Occupancy Vehicle
  - Tolled
  - Multimodal Shoulder
- HOT / Express Toll Lanes
- Land Use Development
- Integrated Multimodal Scheduling and Fare Collection

COOPERATIVE AUTOMATED TRANSPORTATION

- Traffic Signal Communications to Vehicles
- Truck Platooning
- Autonomous Truck-mounted Attenuators
- Work Zone Warning & Management
- Tolling Vehicle Occupancy Detection
- Rest Area Truck Parking Applications
- Winter Ops & Rural Traveler Information
- Pedestrian-in-Crosswalk Warning

PLANNING, PARTNERING, AND POLICY DEVELOPMENT

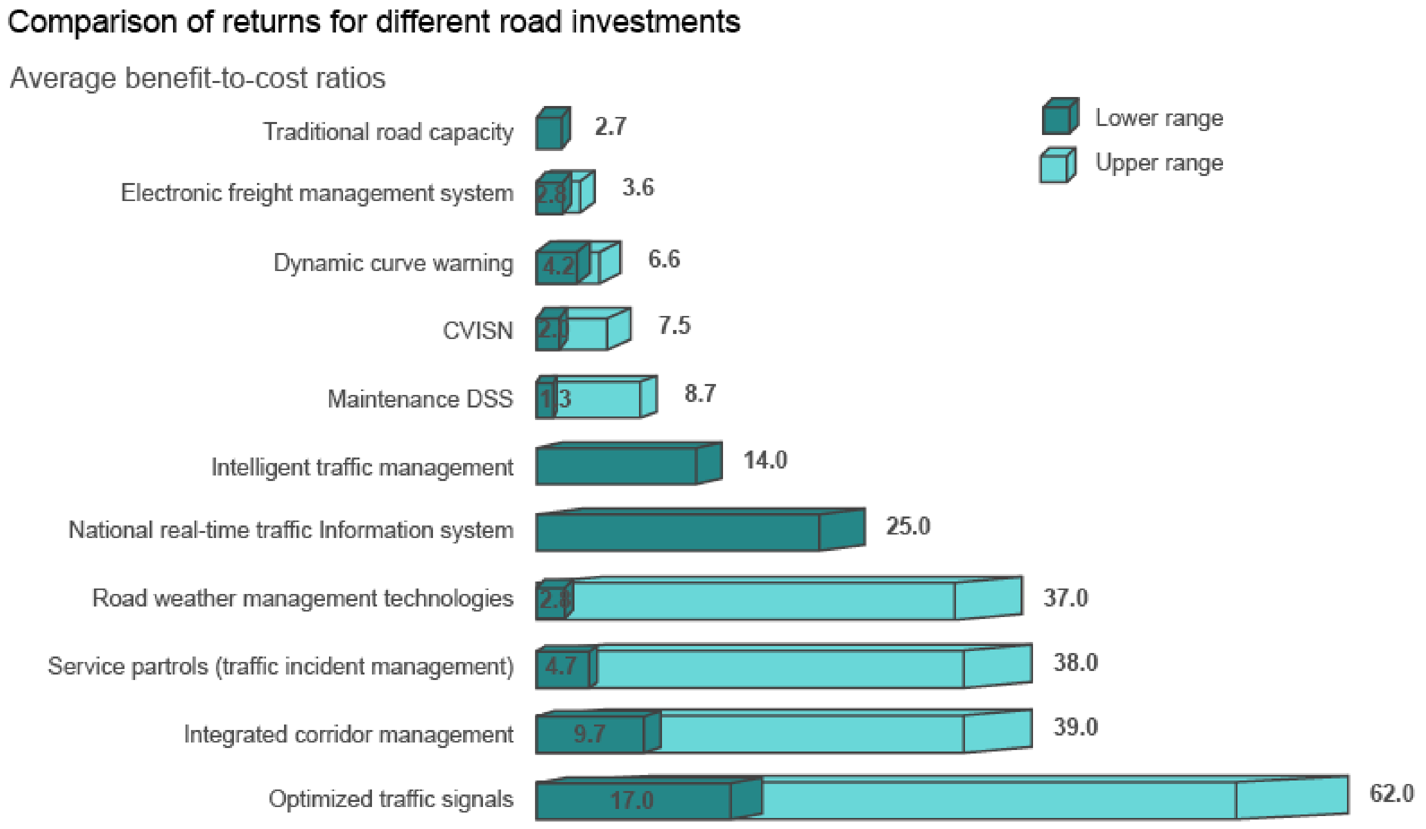
- Land Use Planning
- Utlization of Regional Trails, Sidewalks, and Roadway Network
- Policy Implementation
- Agreement Development
- Data Sharing
- System and Corridor Planning
  - Multimodal
  - Corridor Sketch Maintenance
  - Joint Planning
  - State Facility Action Plan
- Integrated Scoping

CORRIDOR MANAGEMENT

TSMO vs New Capacity

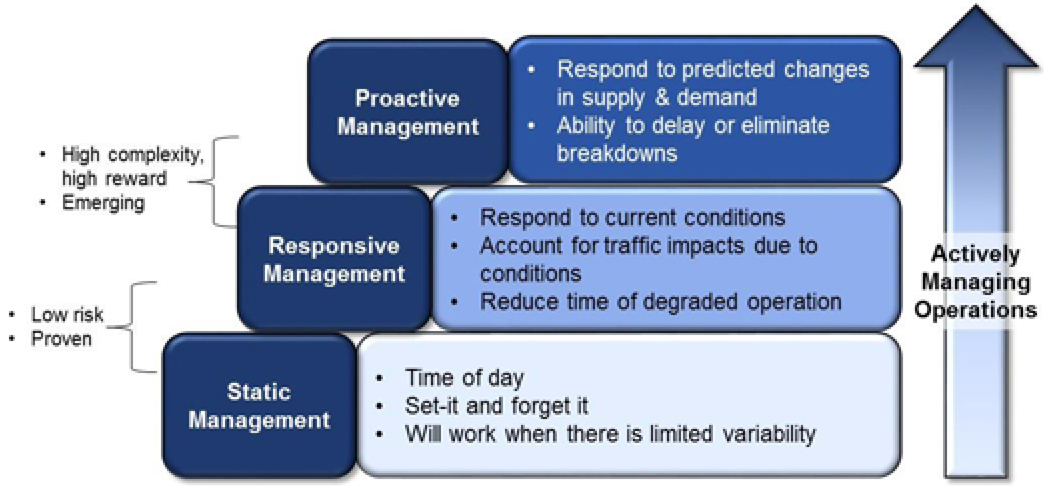
Some problems can be resolved by adding new capacity:	Capacity deficiencies for either intersections or roadways Safety issues (inadequate geometrics, site distance, etc.)
Some challenges can be addressed by TSMO:	Non-recurrent congestion due to incidents, weather, etc. Recurrent congestion due to poor signal timing, inefficient lane utilization, short-term peaks in demand Safety issues that cause non-recurrent congestion
New Capacity and TSMO	TSMO can supplement new capacity TSMO can offer interim solutions while new capacity is developed TSMO can reduce the impacts of construction and maintenance

TSMO: Benefit-Cost Ratio

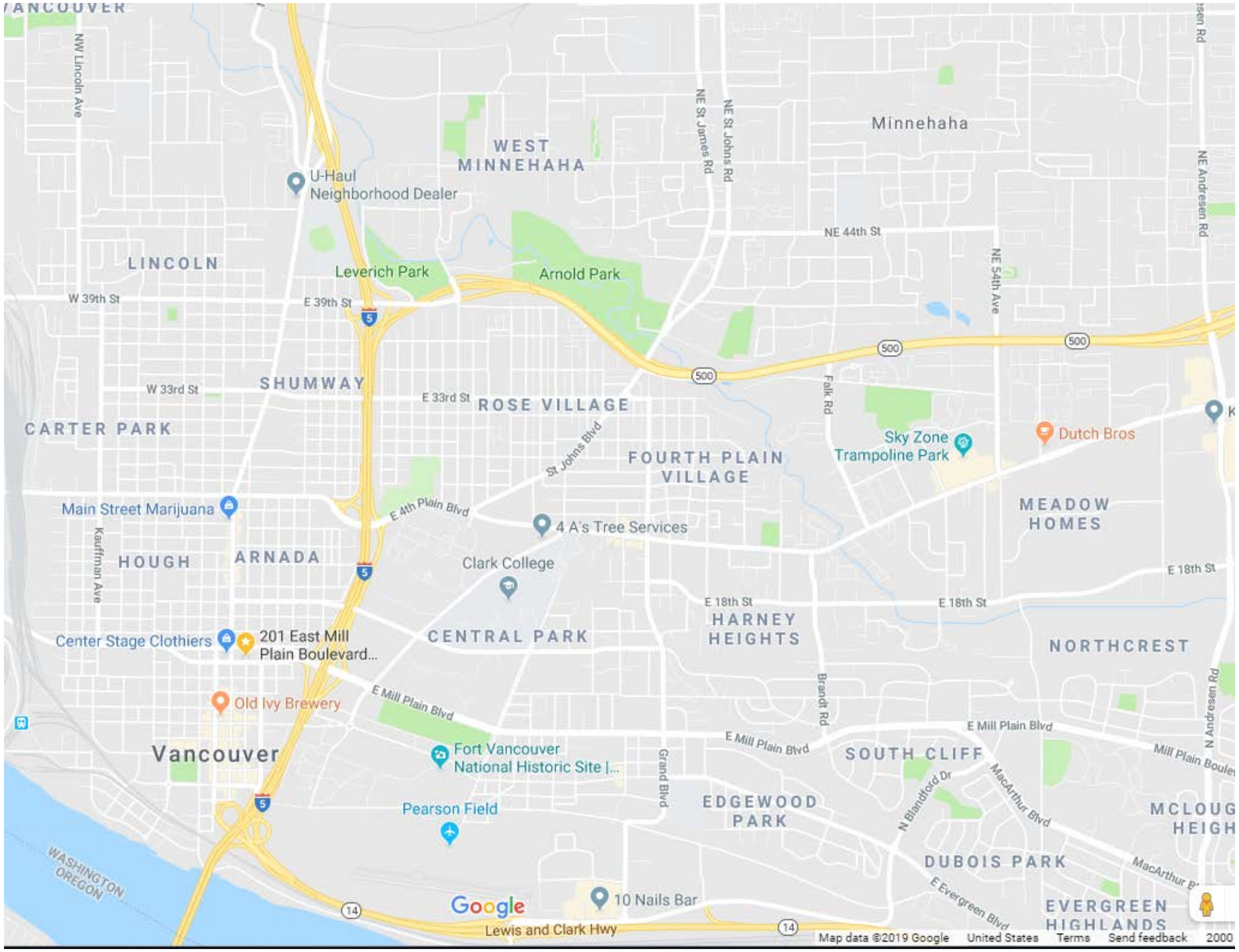


Active Traffic Demand Management (ATDM)

- Dynamically Manage System
  - Recurring and Non-Recurring Congestion
  - Reliability
  - Maximize System Efficiency



I-5 Corridor Safety Project

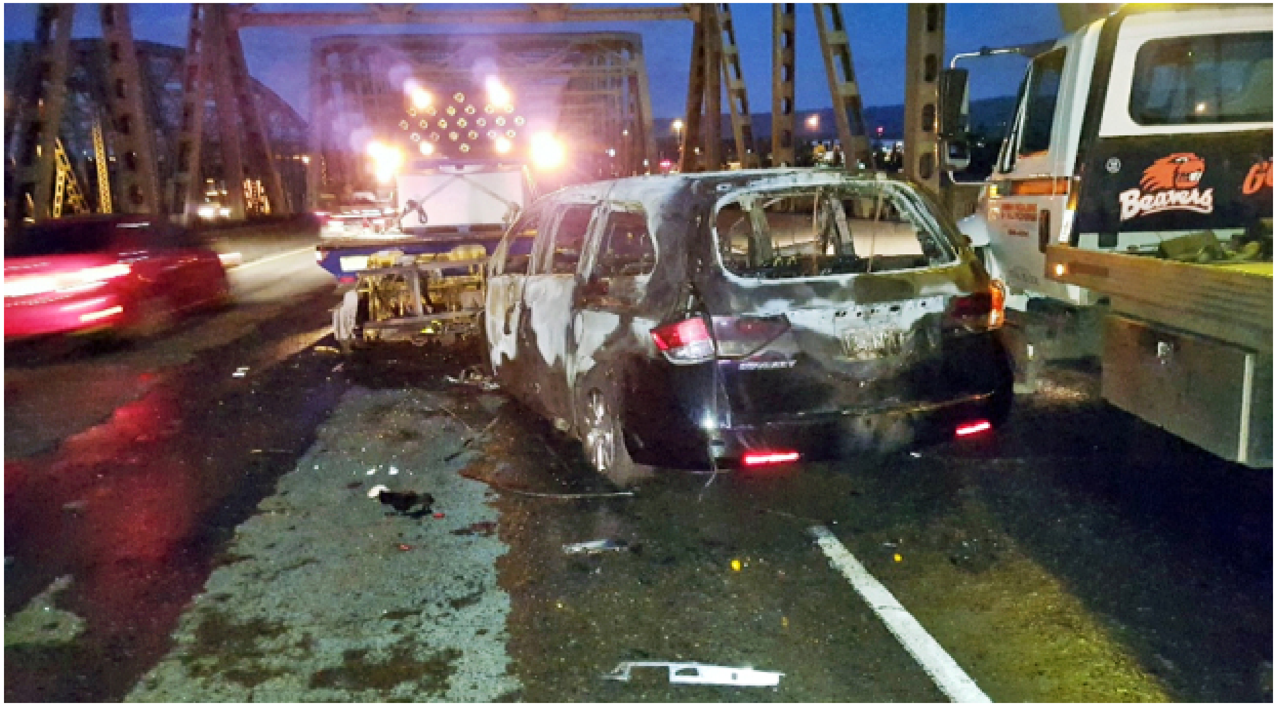


Crash Summary

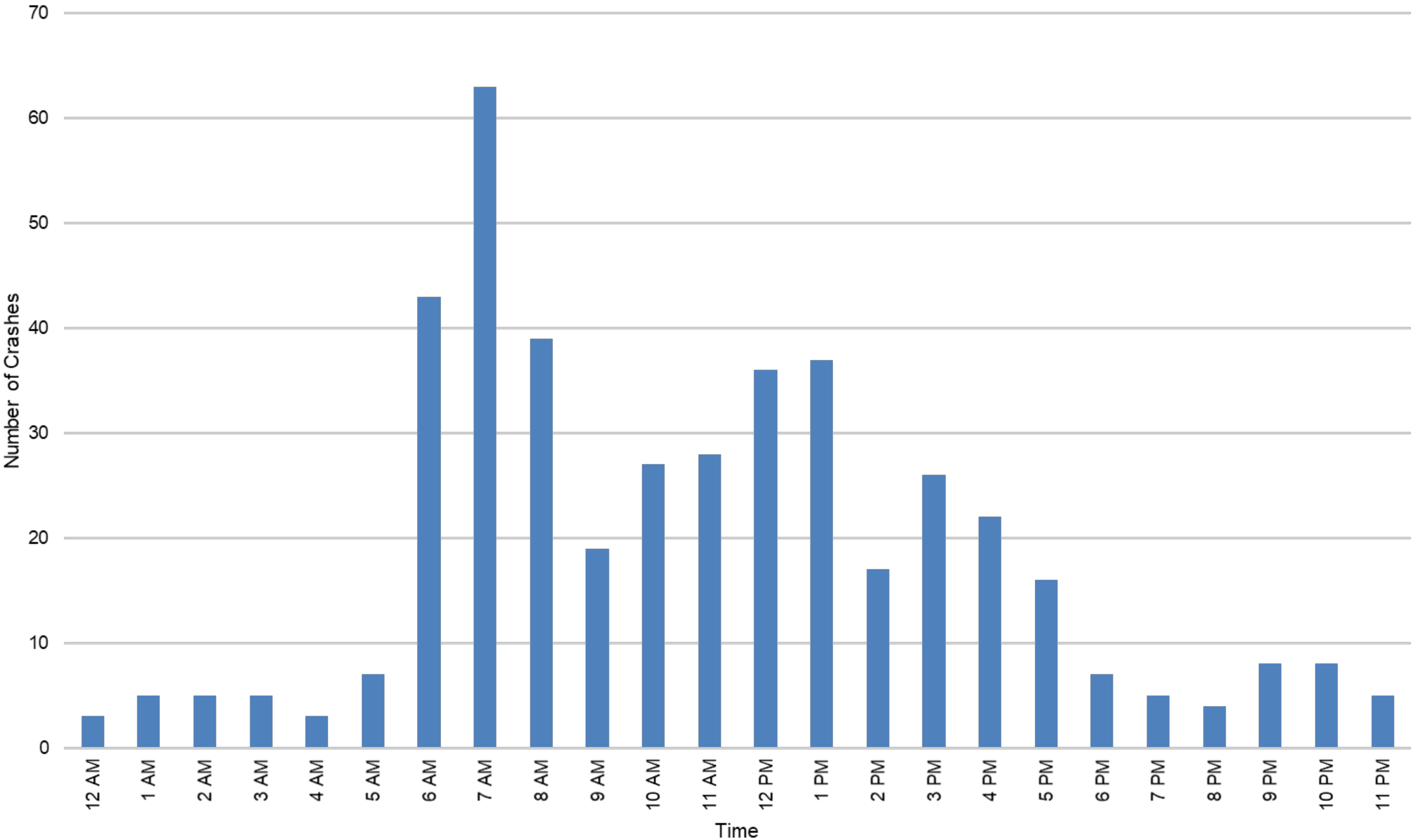
- 442 mainline crashes from 2009 – 2013
  - 313 PDO, 104 possible injury, 22 suspected minor injury, 3 suspected serious injury
- 273 rear ends
- 78 sideswipes

Crash Summary

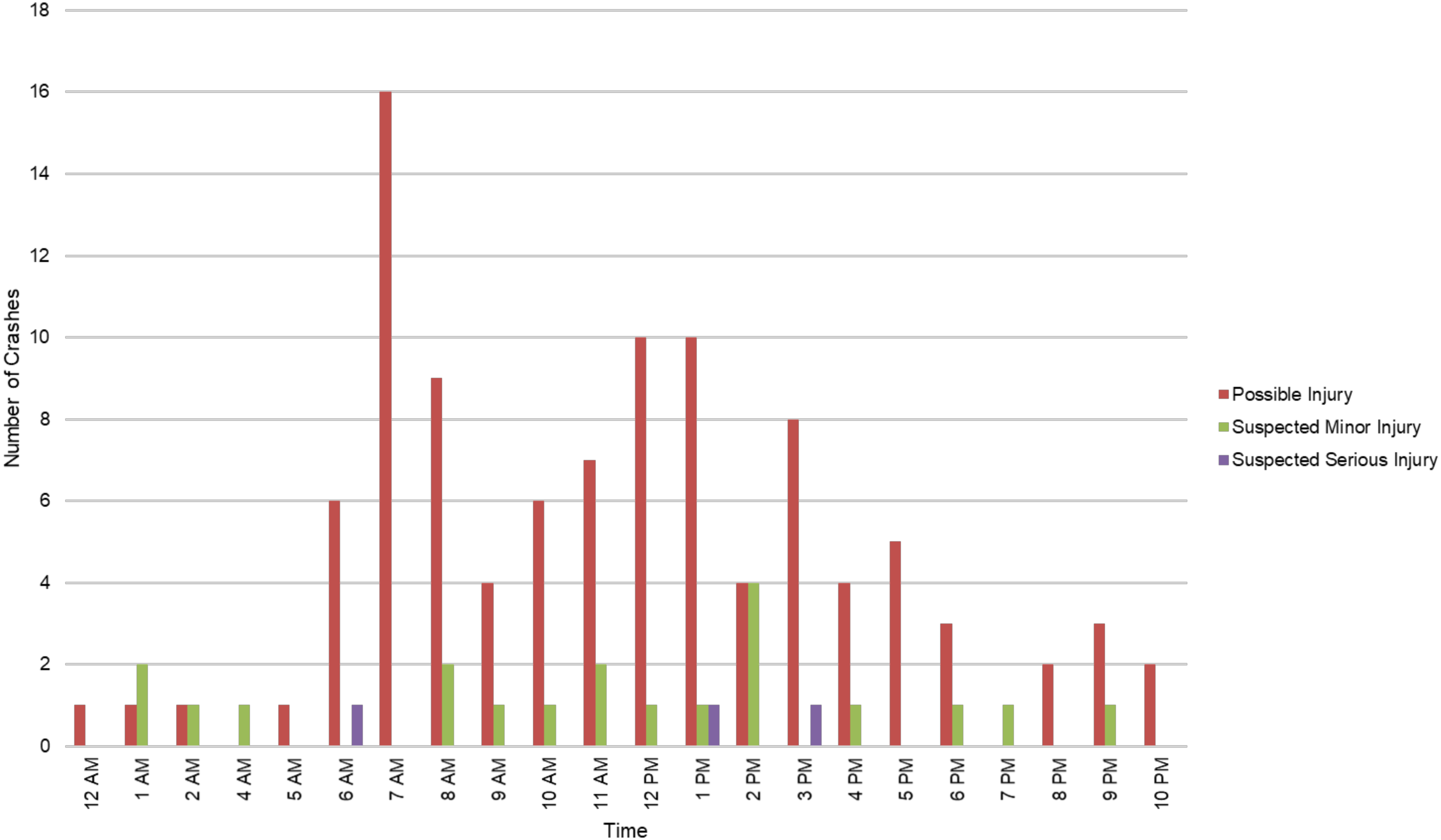
- 43 merging & ramp-related crashes
- Over 120 crashes on Interstate Bridge



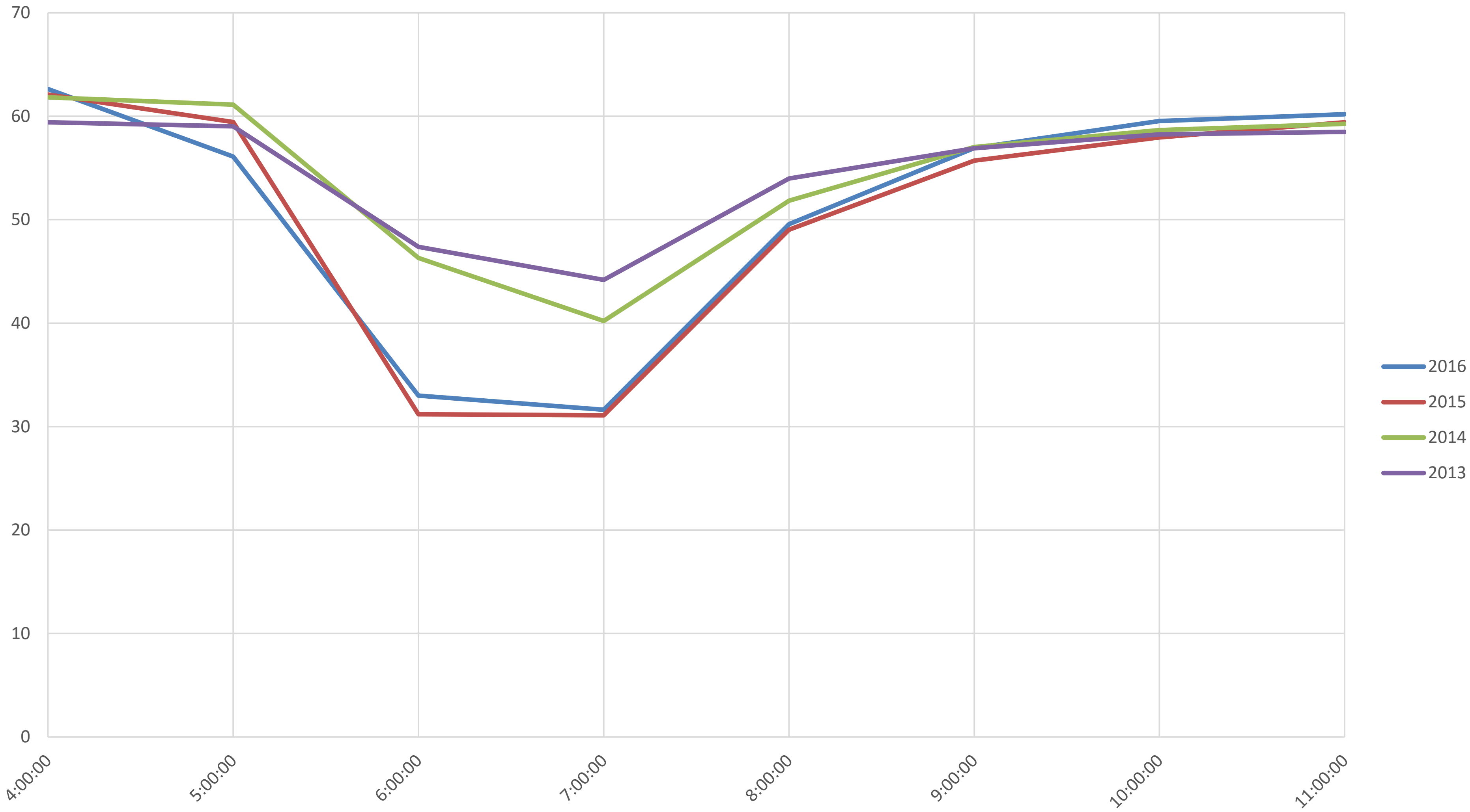
Crashes by Time of Day



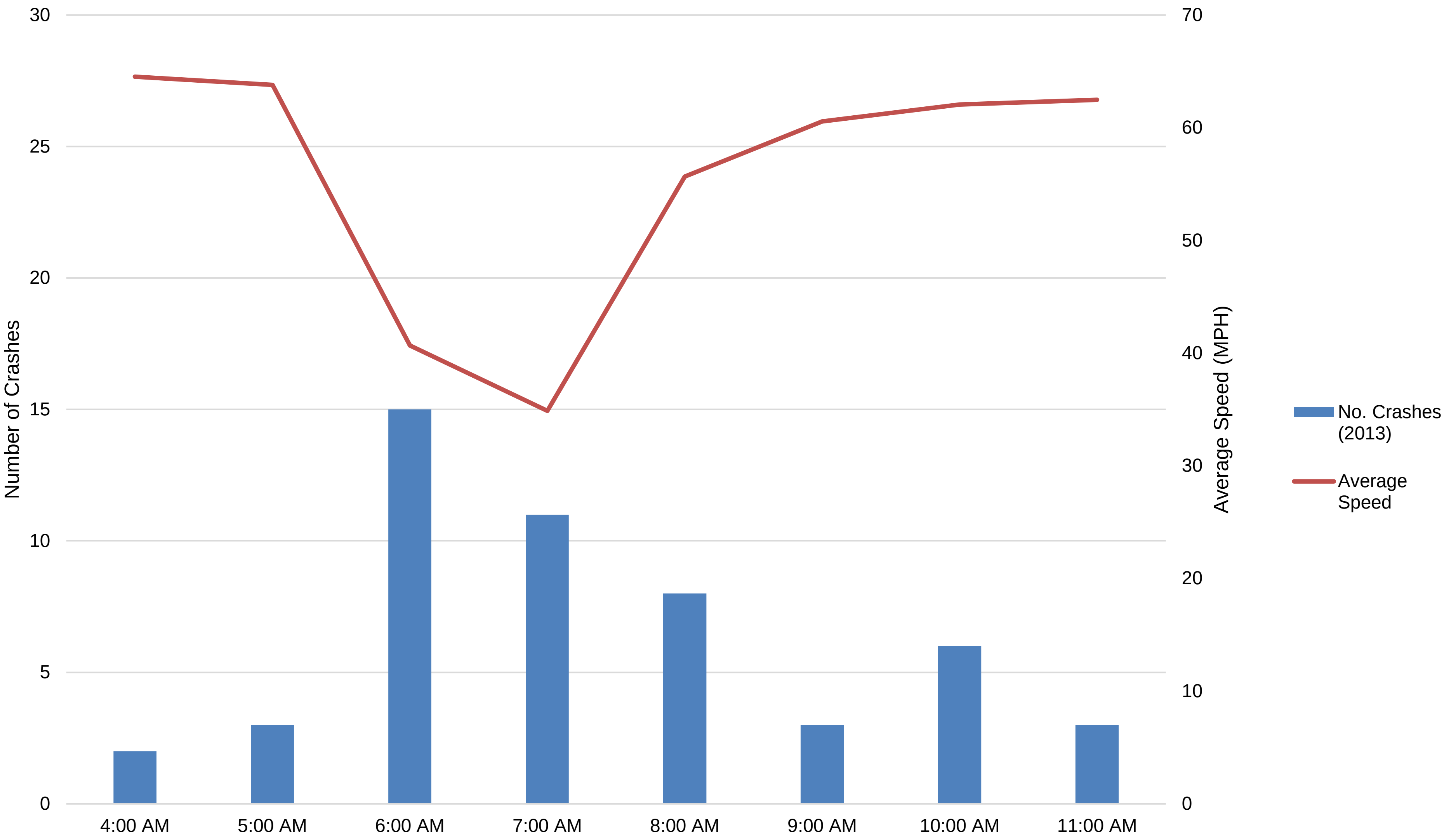
Crash Severity: Injury Only



Speeds by Time of Day



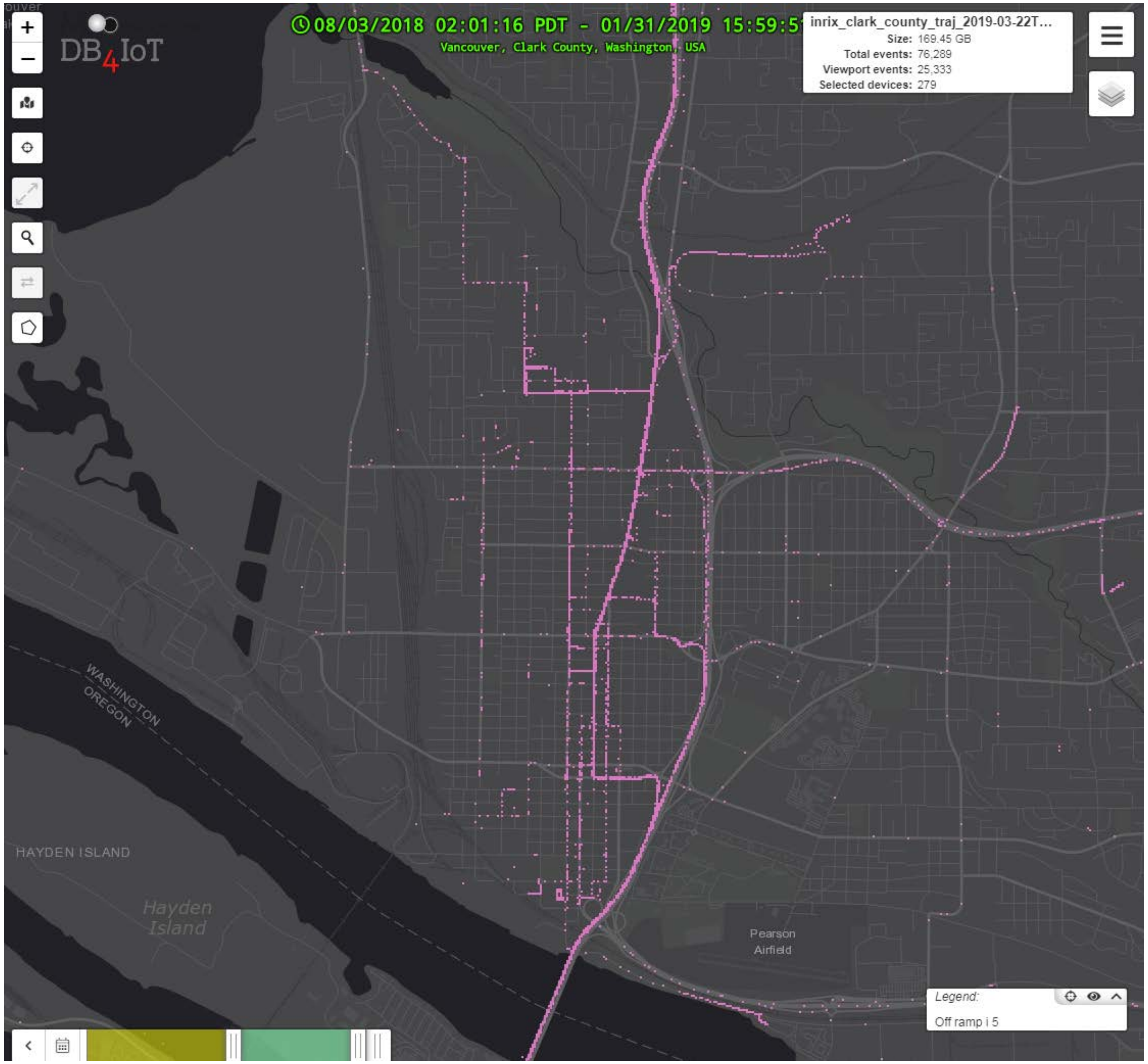
Speed & Crashes



I-5 Bridge Lift

In one month there were 74 bridge lifts lasting a total of 18.5 hours

Diversion

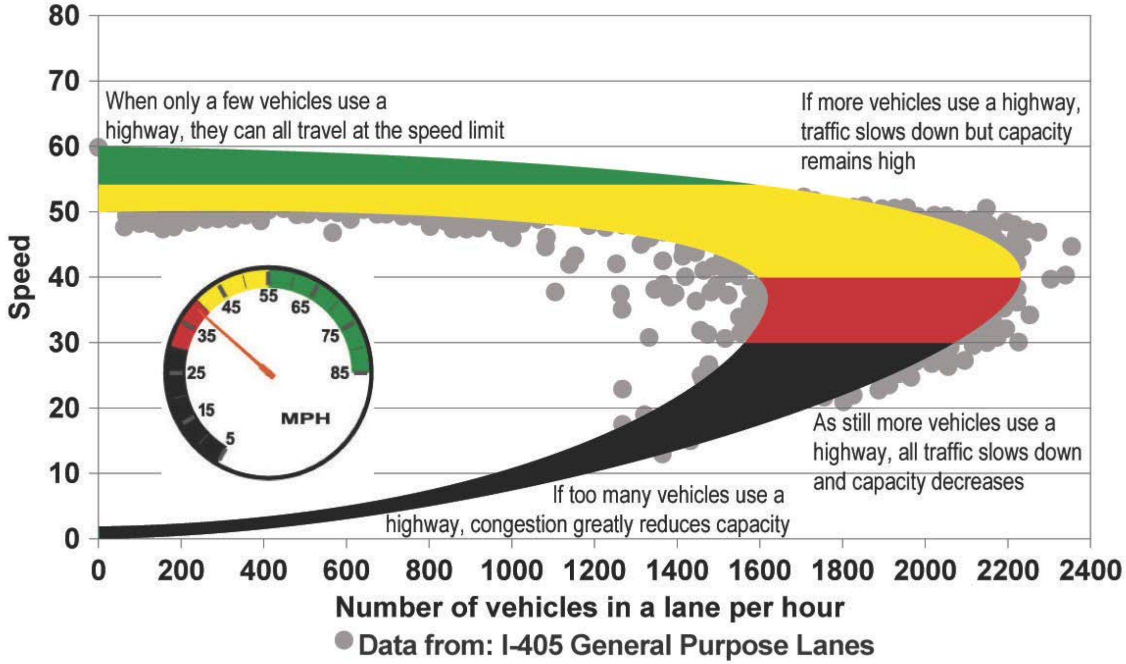


- Origin Destination Data
  - 6-8 A.M.
    - 35% of Traffic Exiting at Main Street SB ends up back on I-5 bridge

ATDM Strategies FHWA

- **Adaptive Ramp Metering**
- Adaptive Traffic Signal Control
- Dynamic Junction Control
- Dynamic Lane Reversal
- **Dynamic Lane Use Control**
- Dynamic Merge Control
- Dynamic Shoulder Lanes
- **Dynamic Speed Limits**
- Queue Warning
- Transit Signal Priority

Adaptive Ramp Metering



FHWA Ramp Metering Benefits

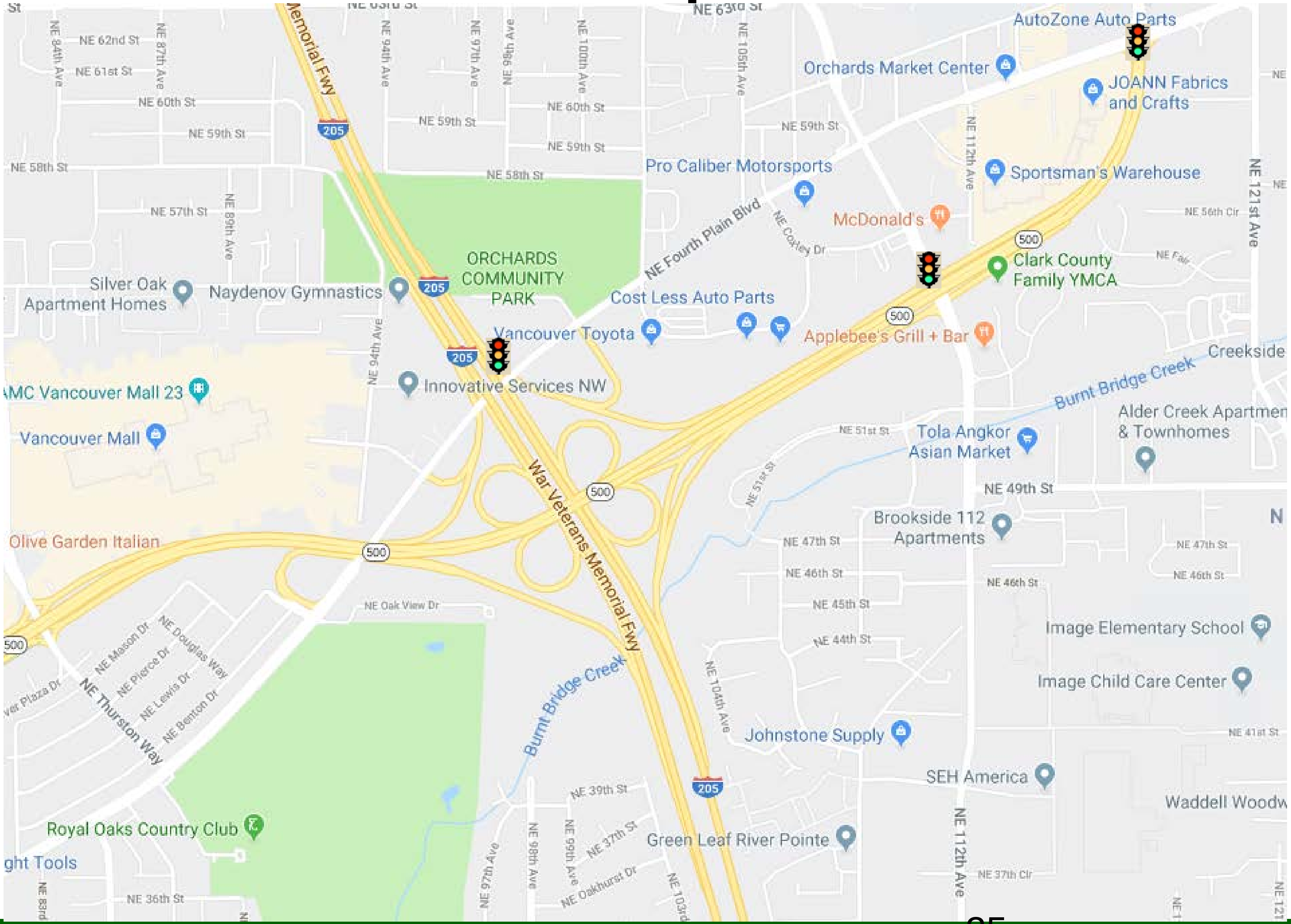
Location	Benefits
Minneapolis, MN	26% reduction in peak period collisions and 38% decrease in peak period collision rate.
Seattle, WA	34% decrease in collision rate.
Denver, CO	50% reduction in rear-end and side swipe collisions.
Detroit, MI	50% reduction in total collisions, 71% reduction in injury collisions.
Portland, OR	43% reduction in peak collisions.
Long Island, NY	15% reduction in collisions rate.

Jacobson, Leslie, et al. “Chapter 5: Ramp Management Strategies.” *Ramp Management and Control Handbook*, U.S. of Transportation Federal Highway Administration, Jan. 2006

MNDOT Study

- Twin Cities compared ramp meters turned on and turned off
- 26% reduction in peak period accident rate
  - Decrease of appx. 1,040 vehicle accidents per year

I-205 Ramp Meter



I-205 Ramp Meter

I-205 Ramp Meter

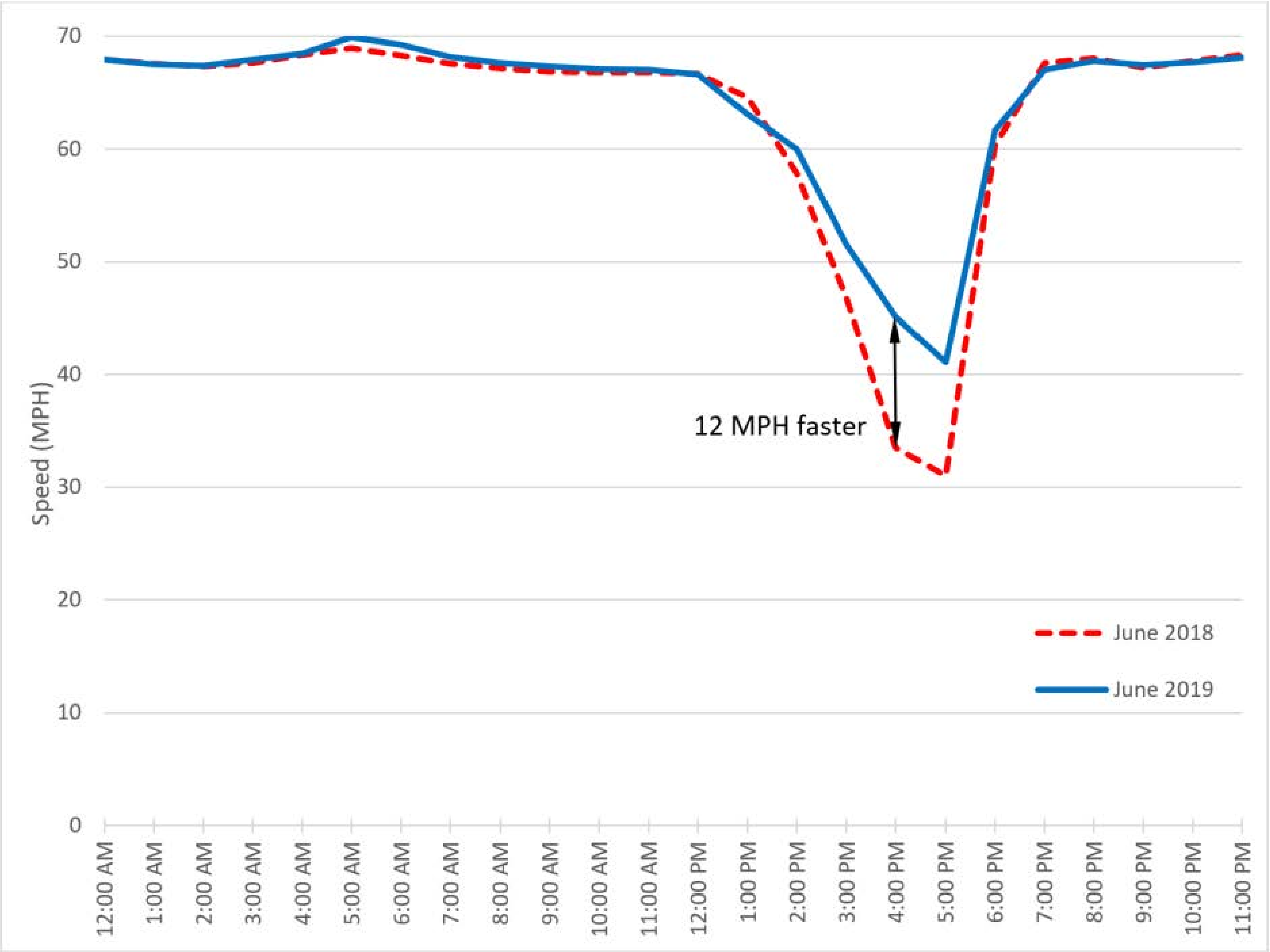


Figure 2. As congestion decreases average speed increases.

I-205 Ramp Meter

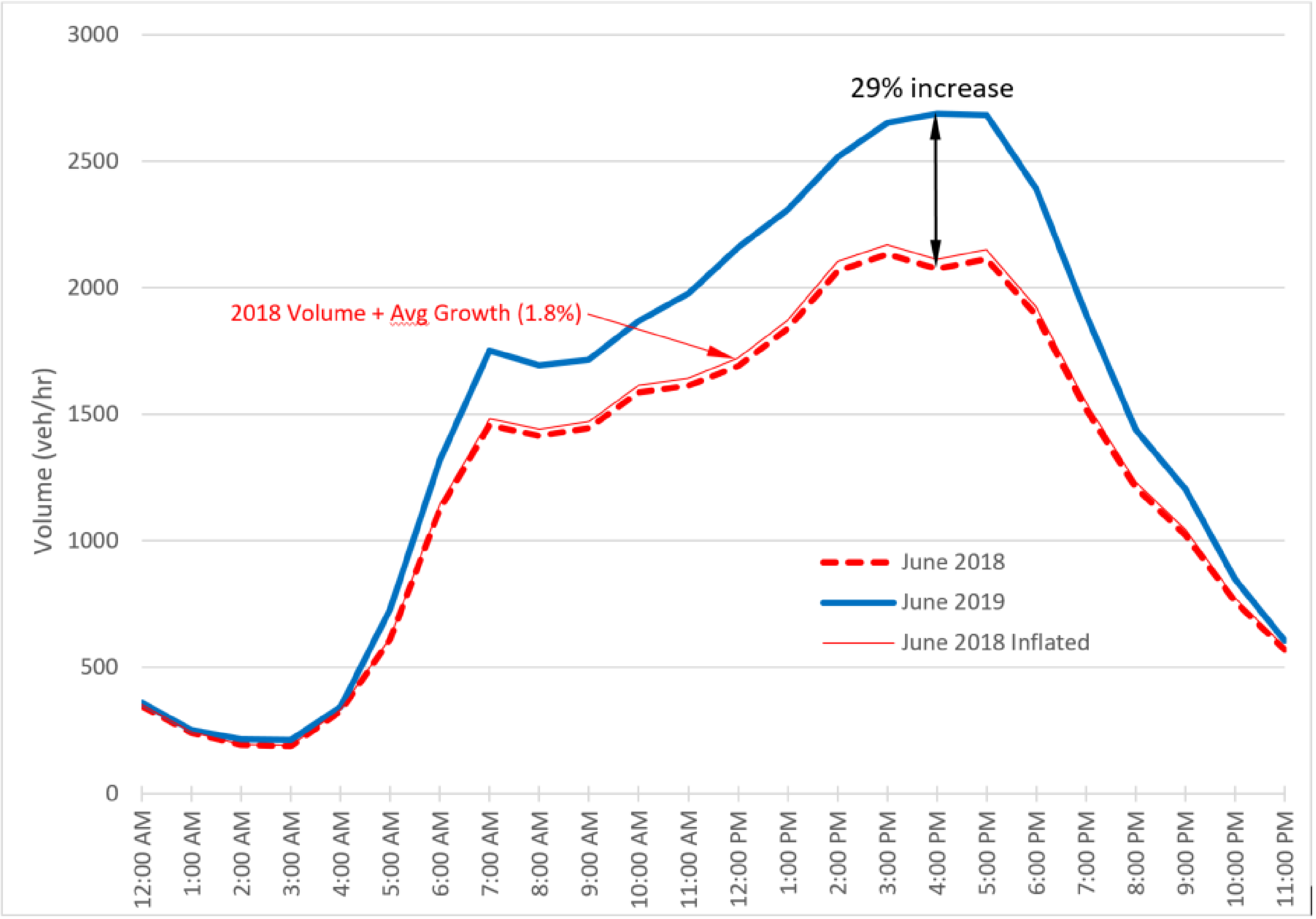


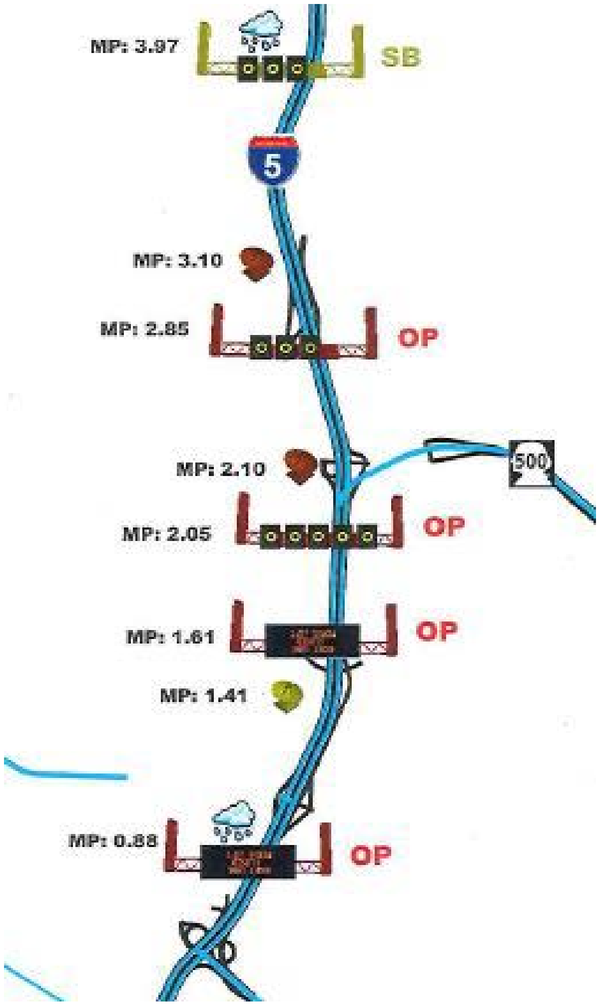
Figure 1. Throughput increases on I-205 Northbound at State Route 500.

Active Traffic Management

- Advisory variable speed limits
- Variable message signs

Ramp Meter Proposal

ATM Proposal



Oregon

Public Outreach

- Open House Informational Meeting
  - October 30th
    - 4-7 P.M.
    - Vancouver Community Library
      - 901 C St

Item #1.

Staff Report 111-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 8/19/2019

SUBJECT 39th St Water Main Replacement - Final Construction Acceptance (Bid#18-18)

Key Points

- Accepts construction improvements in order to facilitate the release of the contractor's retainage.
- The utility improvements replaced a 108-year-old steel water main in 39th Street, from Washington to I-5.
- Interdepartmental coordination lead to improved driving surfaces in 39th Street.

Strategic Plan Alignment

Goal 1, Objective 1.2: Ensure our infrastructure, including buildings and utilities, is safe, environmentally responsible and well maintained.

Present Situation

Halme Excavating, Inc., of Battle Ground, Washington, installed 3,100 linear feet of 8-inch water main to replace a 108-year-old pipeline in 39th Street, from Washington Street to I-5. The utility improvements extended a new water main through major streets and high traffic areas such as the intersection of 39th Street with Main Street and across the top of the I-5 on- and off-ramps connecting 39th Street to southbound I-5. Coordination between the City's Water, Transportation, and Construction groups lead to additional pavement improvements along the 39th Street corridor at the contracted bid prices. Halme Excavating, Inc. completed additional work to fully repave the east bound lanes of 39th Street after the utility was installed, improving driving surfaces.

The work was satisfactorily completed in accordance with the plans and specifications. Contract costs are summarized below:

TOTAL CONTRACTOR COSTS	

	AMOUNT
Labor, Equipment, Materials	$748,553.03
Sales Tax	$ 41,909.27
Total	**$790,442.30**
Retainage	$ 37,426.65

The original bid amount was $737,397.26 compared to a final amount of $790,442.30, a nearly 7% increase. The increase can be attributed to additional pavement improvements which were funded by the Pavement Management Budget.

Apprenticeship utilization goals of 3% were met and exceeded by 5% for a total of 8% of the labor hours used on this project.

Advantage(s)

1. Increased water system integrity and reliability.
2. Eliminated high maintenance mains and costly repairs.
3. Improved driving surfaces.
4. Completes the City's contractual and statutory process for accepting the project.
5. Formal project acceptance allows for closure on third-party claims and facilitates release of the contractor's retainage.

Disadvantage(s)

None.

Budget Impact

The funds were budgeted in the 2017-2018 Water Capital Improvement Budget and carried over to the 2019-2020 Water Capital Improvement Budget. Additional pavement improvements were funded by the approved 2019-2020 Pavement Management Budget.

Prior Council Review

1. Staff Report 133-18, Award of Bid, September 10, 2018.
2. Approved capital water project #083694 in the 2017-2018 and 2019-2020 Water Capital Improvement Budgets.

Action Requested

On August 19, 2019, accept the 39th St Water Main Replacement project as constructed by Halme Excavating, Inc., of Battle Ground, Washington, and authorize release of retainage in the amount of $37,426.65, subject to receipt of all documentation required by law.

Michelle Henry, Senior Civil Engineer, 487-7155

Item #2.

Staff Report 112-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 8/19/2019

SUBJECT Approval of Webber Building 4th Lease Extension

Key Points

- The Webber Building was purchased in 2004 as part of the future development of the Hilton Hotel.
- The Webber building has been identified as one of the parcels associated with the Waterfront Gateway Project.
- Development of the Waterfront Gateway Project is not anticipated until 2023
- Continuing to lease the existing building will ensure rent revenue for this property and reduce interim maintenance expenses.

Strategic Plan Alignment

Goal 7: Build on our status as the largest city on the Columbia River by strengthening connections to the river and the waterfront.

Present Situation

Kramer-Gehlen has leased the Webber Building located at 400 Columbia Street since 2007. This building has been identified as one of the properties associated with the Waterfront Gateway Project.

In 2016 Kramer-Gehlen requested a 5-year renewal. At that time, the City anticipated the development of the Waterfront Gateway Project master plan to be near completion and therefore was only willing to commit to a 3-year term. In early 2019 the City was approached by Kramer-Gehlen regarding the status of this property and the Waterfront Gateway Project. In order for Kramer-Gehlen to obtain a tenant to sub-lease the space, they needed to be able to commit to a minimum of 3years; therefore, they were interested in extending their current term. The current lease agreement will expire on December 31, 2020 unless extended by a 4th Lease Extension.

Upon discussion with the City's Community and Economic Development Department, it was determined that it is advisable that the City extend the lease for another two-year period, which would provide a new expiration date of December 31, 2022. This will allow Kramer-Gehlen to secure a long-term sub tenant throughout the balance of their lease term.

Advantage(s)

1. City of Vancouver will continue to receive rent revenue for this property
2. The City anticipates the new expiration of this lease to coincide with the master plan development for the Waterfront Gateway Project

Disadvantage(s)

None

Budget Impact

Continued revenue through 2022

Prior Council Review

None

Action Requested

Authorize the City Manager, or his designee, to execute the 4th Lease Extension between City of Vancouver and Kramer-Gehlen for property located at 400 E. Columbia Street.

Linda Carlson, Property Management Specialist, 487-8423

ATTACHMENTS:

- 4th Lease Extension
- 4th Lease Extension exhibits

4th LEASE EXTENSION

WHEREAS, Kramer-Gehlen & Associates (“Lessee”) leases from the City of Vancouver (“Lessor”) property located at 400 Columbia Street, Vancouver hereinafter referred to as the “Webber Building” for a period commencing on November 30, 2004 and ending on November 30, 2009 (“Webber Building Office Lease”); and

WHEREAS the parties entered into a First Amendment to Lease for a period commencing on January 1, 2008 and ending December 31, 2014 (“First Amendment to Lease”); and

WHEREAS the parties entered into a Lease Extension for a period commencing on January 1, 2015 and ending December 31, 2015 (“Lease Extension”); and

WHEREAS the parties entered into a second Lease Extension for a period commencing on January 1, 2016 and ending December 31, 2016 (“2nd Lease Extension”); and

WHEREAS the parties entered into a third Lease Extension for a period commencing on January 1,2017 and ending December 31, 2020 (“3rd Lease Extension); and

WHEREAS the parties desire to enter into a 4th Lease Extension of the subject property for an additional Two (2) year , subject to certain conditions and exceptions as specified herein; now

WHEREAS the parties ratify and confirm that all of the provisions in the current lease, Lease Amendment, Lease Extension, 2nd Lease Extension and 3rd Lease Extension (attached as Exhibits A, B, C, D and E) remain in effect but subject to the following changes:

Section 2.1 Initial Term is hereby amended to read as follows:
Two (2) years – The term of this 4th Lease Extension will commence on January 1, 2021 and will expire December 31, 2022 unless sooner terminated as provided in Section 2.3 of the lease

Section 2.2 Renewal is hereby amended to read as follows:
After expiration of this 4th Lease Extension there are no available renewals. This 4th Lease Extension is also providing written notice that there will be no intent to renew this lease upon expiration. In the event Tenant re-locates prior to end of Lease expiration, Tenant will only be responsible for rent until such time as they have re-located.

Section 3.1 Monthly Rent is hereby amended to read as follows:
Monthly rent beginning January 1, 2021 will be $10,815.47 plus any Leasehold Excise Tax attributable to the Lease Premises which currently is $1,388.71 calculated at the current rate of 12.84%.

Effective January 1, 2022, there will be an annual lease adjustment of 2.75%

Section 8.1 Tenant’s Responsibilities is hereby amended to read as follows:
Tenant is responsible for operating and maintaining the Premises in good order, condition and repair at its sole cost and expense including without limitation, heating, air conditioning, ventilating, elevator, electrical and lighting

fixtures, plumbing, interior walls, ceilings, interior and exterior windows, building entry and interior doors and interior and exterior common areas. Tenant will have an annual limit of $5,000 accumulated mechanical repair and maintenance costs; however, before the Lessor will cover any costs over the annual threshold, Tenant must show that they have continued to provide standard maintenance on the mechanical systems through an outside contractor. Tenant shall assume responsibility for replacement, repair, and maintenance of the roof and all damages resulting from the failure to maintain in proper condition. Tenant hereby accepts the Premises in an "AS-IS" condition existing on the date of execution.

Section 8.2 Landlord's Responsibilities is hereby amended to read as follows:
Landlord is responsible for major repairs exceeding a cost of $2,000 for replacement of the roof, foundations, porches, exterior walls, electrical, plumbing, heating, air conditioning, ventilating, elevator, walkways and paving except for those repairs or replacements required because of the negligent or intentional acts of Tenant.

Landlord is responsible for mechanical repair and maintenance costs upon the Tenant exceeding an annual limit of $5,000 in accumulated costs; however, before the Lessor will cover any costs over the annual threshold, Tenant must show that they have continued to provide standard maintenance on the mechanical systems through an outside contractor.

All other terms and conditions remain the same.

CITY OF VANCOUVER

____
Eric J. Holmes, City Manager
Dated: ______________________________

KRAMER GEHLEN & ASSOCIATES

____
Name ____________________________
Dated: ___________________________

Approved as to form:

____
Jonathan Young, Acting City Attorney

Attest:

____
Natasha Ramras, City Clerk
By: Carrie Lewellen, Deputy City Clerk

EXHIBIT "A"

WEBBER BUILDING
OFFICE LEASE

DATED:	November 22, 2004
LANDLORD:	THE CITY OF VANCOUVER a Washington Municipal Corporation P.O. Box 1995 Vancouver, WA 98668-1995
TENANT:	Kramer-Gehlen & Associates, Inc. a Washington Corporation 400 Columbia Street, suite 240 Vancouver, WA 98661

Landlord hereby leases the Premises to Tenant, and Tenant hereby leases the Premises from Landlord on the following terms, conditions and covenants:

1. **PREMISES.**

The "Premises" consists of certain real property and improvements commonly known as the Webber Building, 400 Columbia Street, Vancouver, Washington Clark County Assessor's serial number 048750-000 and 048740-000, West Vancouver Lots 5,6, 7 and 8, Block 24 and as more particularly described in the attached Exhibit "A".

2. **TERM**

2.1 Initial Term.

The term of this Lease will commence on the date of closing of the purchase by Landlord of the Premises in accordance with the provisions of the purchase and sale agreement between Landlord and Joseph C. Gehlen; Donald R. Kramer; and Lawrence O. Prakta (the "Commencement Date"), and will expire at midnight on November 30, 2009 unless sooner terminated as provided in section 2.3 below.

2.2 Renewal

After expiration of the initial term, Tenant may renew the lease for subsequent one year terms unless the Landlord provides written notice of Landlord's intent not to renew the lease at least 120 days prior to the Lease expiration date.

2.3 Early Termination

Landlord may terminate the initial term of this lease prior to the end of such term if the Landlord provides written notice to the Tenant of its intent to terminate the lease early. Notice shall be provided at least 180 days prior to the early termination date. In the event Landlord terminates the initial term early, Landlord shall pay to Tenant a penalty of fifteen dollars ($15.00) per square foot of occupied space. Landlord shall have no obligation to pay this penalty for unoccupied space. Space used for Tenant's incidental storage shall not be included in the calculation of this penalty.

3. RENT

3.1 Monthly Rent

Without deduction or offset, Tenant will pay Base Rent for the Premises equal to the following:

- Commencement Date through November 30, 2005 = $7,026.00 per month
- December 1, 2005 through November 30, 2006 = $7,690.00 per month
- December 1, 2006 through November 30, 2007 = $8,354.00 per month
- December 1, 2007 through November 30, 2008 = Prior year's base rent plus CPI
- December 1, 2008 through November 30, 2009 = Prior year's base rent plus CPI
- Renewals = Prior year's base rent plus CPI

Notwithstanding the foregoing, changes to rental charges commencing after December 1, 2007 shall be subject to a maximum increase of 4% per annum.

"CPI" shall mean the Consumer Price Index published by the United States Bureau of Labor Statistics. Comparisons shall be made using the index entitled, "U.S. City Average—All Urban Consumers." The CPI increase shall be determined thirty days prior to the relevant anniversary date by comparing the figure for the most recently published month with the figure published for the same month in the preceding year. If the above described index is not published, then a similar index published by the United States Bureau of Labor Statistics shall be used as the parties shall mutually agree, or if no such agreement can be met or no such figure is published, a comparable figure selected by a judge of the Superior Court of Clark County upon the petition of either party shall be used.

Rent for any partial month will be prorated to reflect the number of days during the month that Tenant is entitled to occupy the Premises. Rent will be paid in advance on or before the first day of each successive calendar month during the term of this Lease. Rent will be paid in lawful money of the United States of America, at the offices of Landlord or at such other places as Landlord may designate from time to time.

3.2 Additional Charges

In addition to the Base Rent specified in Section 3.1, Tenant will pay: (i) to any third person respectively entitled thereto all impositions, insurance premiums, taxes, and other charges, costs or expenses described as Tenant's Responsibilities and payable to third parties under the terms of this Lease; and, (ii) to Landlord all impositions, costs of repairs, costs or expenses payable to Landlord under the terms of this Lease other than rent due under Section 3.1 or 3.3. All such charges, costs and exposures constitute additional charges. If Tenant fails to pay additional charges, Landlord will have the same rights and remedies otherwise provided in this Lease for the failure of the Tenant to pay rent.

Provided this Lease is not then in default, in which event Tenant will pay additional charges described in subsection (ii) above on demand, Landlord will give Tenant billings listing the additional charges described in subsection (ii) above which Tenant will pay not later than thirty (30) days after mailing of billings by Landlord.

3.3 Late Charge

Late payment of rent by Tenant to Landlord will require Landlord to incur costs not contemplated by this Lease. The exact amount will be extremely difficult to ascertain, but may include processing and accounting charges. Therefore, Tenant will pay to Landlord a late charge equal to five percent (5%) of any amount due under this Lease which is not paid within ten calendar days of the due date plus $50.00 per day for each additional day that payment is not receipted by Landlord. The late charge represents a fair and reasonable estimate of Landlord's costs. Acceptance of a late charge does not waive a default nor prevent Landlord from pursuing any other right or remedy under this Lease.

4. USE

4.1 Permitted Use

Tenant may use the Premises as business offices and for no other purpose.

4.2 Other Uses

Tenant will create no nuisance nor allow any objectionable fumes, noise or vibrations to be emitted from the Premises. Tenant will not conduct any activity that would increase Landlord's insurance rates for any portion of the Building or that would in any manner degrade or damage the reputation of the Building. Tenant will, at its expense, promptly comply with all applicable laws, ordinances, rules and regulations of any public authority relating to occupancy or use of the Premises by Tenant, and will not annoy, obstruct or interfere with the rights of other tenants in the Building.

4.3 Equipment

Tenant will install in the Premises only that equipment which is customary for general office use and which does not overload the floors or electrical circuits of the Premises or Building or alter the plumbing or wiring of the Premises or Building. Landlord must approve in advance the location and manner of installing any electrical, heat generating or communication equipment, special lighting or exceptionally heavy articles. Landlord in its sole discretion may deny Tenant the right to locate special lighting, high heat generating equipment or exceptionally heavy articles. Any additional air conditioning required because of heat generating equipment or special lighting installed by Tenant will be installed and operated at Tenant's expense, but Landlord in its sole discretion may deny Tenant the right to locate any additional air conditioning. Landlord may disapprove any equipment currently located at the subject Premises. Notwithstanding the foregoing, the Landlord shall not unreasonably withhold its consent for the installation or use of equipment on the premises. Landlord shall approve or disapprove the use or installation of equipment on the premises within ten business days of the Tenant providing a request for permission to use or install the equipment.

5. PERMITTED ALTERATIONS

5.1 Landlord's Sole Discretion

Tenant may make no alterations, improvements or additions to the Premises. If Landlord in its sole discretion does hereafter expressly authorize an alteration, addition or improvement (the "Permitted Alteration"), then the Permitted Alteration, except for movable trade fixtures, will at once become a part of the realty and belong to Landlord. Landlord may at its option require that Tenant remove any Permitted Alteration and restore the Premises to its original condition upon termination of this Lease. Landlord will have the right to approve the contractor used by Tenant for any work on the Premises, and Landlord may require in advance of any work being performed the posting of notices of non-responsibility and assurances satisfactory to Landlord that contractors will be timely paid and that no liens will arise against the Land, Building or the Premises, including without limitation the posting of bonds, insurance coverage, coverage for workers' compensation and other financial assurances. Before Landlord will consider consenting to any alteration, Tenant must first supply complete plans and specifications for its intended changes. Notwithstanding the foregoing, Landlord shall not unreasonably withhold its consent to alter, improve, or add to the Premises. Landlord shall approve or disapprove such alteration, improvement, or addition to the premises within ten business days of receipt of the request for alteration, improvement, or addition.

5.2 Liens

Tenant will pay when due all claims for labor and materials furnished to or for the Tenant. Tenant will not permit any mechanics or materialman's liens against the Premises for labor or material furnished to the Tenant or claimed to have been furnished to the Tenant or to the Tenant's agents or contractors in connection with the work of any character performed or claimed to have been performed on the Premises by or at the direction of Tenant. If the Tenant does not discharge the lien within 30 days of the lien's filing, Landlord may cause any lien to be discharged by payment, bonding or otherwise without investigation or any offsets as to the validity, offsets or defenses of the lien, and Tenant will pay, immediately, as additional charges, any amounts so paid or incurred, including reasonable attorneys' fees and disbursements.

6. SIGNS

No signs, other than those customarily used for leasing information and those currently on the premises shall be permitted under this lease; provided that Tenant may add a sign in like character to the current signs for a new subtenant.

7. UTILITIES AND SERVICES

Tenant shall provide and pay for all water, sewer, electricity, gas, cable, telephone, and routine garbage and recycling collection for the premises. Tenant shall comply with all laws and regulations for the reduction and/or elimination of the aforementioned utilities and services.

In the event Tenant subleases all or a portion of the premises, Tenant may collect charges for utilities and services from its subtenants. Tenant shall be solely responsible for the imposition and collection of such charges.

8. MAINTENANCE AND REPAIRS

8.1 Tenant's Responsibilities

Tenant is responsible for operating and maintaining the Premises in good order, condition and repair at its sole cost and expense including without limitation, heating, air conditioning, ventilating, elevator, electrical and lighting fixtures, plumbing, interior walls, ceilings, interior and exterior windows, building entry and interior doors and interior and exterior common areas at its sole cost and expense. Tenant shall assume responsibility for replacement, repair, and maintenance of the roof and all damages resulting from the failure to maintain in proper condition. Tenant hereby accepts the Premises in an "AS IS" condition existing on the date of possession.

8.2 Landlord's Responsibilities

Landlord is responsible for major repairs exceeding a cost of $2000 for replacement of foundations, porches, exterior walls, electrical, plumbing, heating, air conditioning, ventilating, elevator, walkways and paving except repairs or replacements required because of the grossly negligent or intentional acts of Tenant.

8.3 Repairs

Landlord may erect scaffolding and other apparatus necessary to make any repair under Section 8.2, and Landlord will have no liability for interfering with Tenant's use because of repairs and installations. Tenant will have no claim against Landlord for any interruption or reduction of services or interference with Tenant's occupancy and no such interruption or reduction will be construed to be constructive or other eviction of Tenant. Landlord shall exercise reasonable care and work with the Tenant to minimize interference with the Tenant's use of the premises.

9. INSURANCE

9.1 Property Insurance

Tenant will maintain a fire and extended coverage policy insuring the Building during the term of the Lease at a value of $1,250,000.00.

9.2 Liability Insurance

(a) Tenant will obtain and keep in force a policy of comprehensive public liability insurance insuring Tenant and Landlord the agents and employees of any of the above against damage or liability arising out of the use, occupancy or maintenance of the Premises and areas appurtenant to the Premises. The policy will cover the liability described in Section 10 of this Lease. The policy will be in the amount of not less than $1,000,000, combined single coverage, including property damage. Coverage limits of the insurance policy will not limit the liability of Tenant under this Lease.

(b) Tenant will obtain and keep in force a policy of insurance covering loss or damage to Tenant's furniture, furnishings, equipment, trade fixtures and other personal property located on the Premises against all perils described in a so-called "all-risk" policy, including without limitation fire, extended coverage, vandalism, malicious mischief, special extended perils and sprinkler leakage. This insurance will be carried on an actual replacement cost basis and to avoid any co-insurance clause.

(c) Tenant will furnish certificates evidencing the insurance described in Sections 9.2(a) and 9.2(b). The certificates will state that coverage will not be canceled or materially changed without thirty (30) days advance written notice to Landlord and Landlord's agent, if any.

Landlord shall be named as an additional insured on the policies provided for under subparagraphs (a) and (b) herein. Tenant will provide renewal certificates at least thirty (30) days prior to expiration of any policy. If Tenant fails to maintain any policy, Landlord may obtain the insurance and charge the cost to Tenant as additional charges, payable upon demand.

9.3 Waiver of Subrogation

Neither the Landlord, nor its agents or employees nor the Tenant, its agents or employees will be liable to one another for any loss or damage caused by water damage, sprinkler leakage or any other risks that are or could be covered by a standard all-risk insurance policy with extended coverage endorsements, or for any business interruption or interference with business, and there will be no subrogated claim by one party's insurance carrier against the other party arising out of such loss. Landlord may require that Tenant deliver an endorsement from Tenant's insurers certifying the presence of the waiver of subrogation clause within the respective policies.

10. INDEMNITY

Tenant will indemnify, defend and hold harmless Landlord and any agents and employees of the above, from any claim, liability, damage or loss occurring on or about the Premises, including parking and Common Areas, and (i) arising out of any activity by any guest, prospective clientele or invitee of Tenant, while on the Premises or in the Building, (ii) arising out of any activity by Tenant, its agents or employees, or (iii) resulting from Tenant's failure to comply with any terms of this Lease. Landlord will have no liability to Tenant because of loss or damage caused by acts or omissions third parties. Tenant's indemnity shall extend to all costs of defense, including without limitation the attorneys' fees of Landlord, or its respective agents or employees.

11. EXCULPATION

Landlord and its respective agents and employees will not be liable for injury to Tenant's business or any loss of income therefrom or for damage to the goods, personal property or other property of Tenant, Tenant's employees, invitees, customers, or any other person in or about the Premises; nor, will Landlord be liable for injury or death to the person of Tenant, Tenant's employees, agents or contractors and invitees, whether such injury or death is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures, or from any other cause, and whether the injury or death results from conditions arising upon the Premises or upon other portions of the Building, or from other sources or places, and regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to Landlord or Tenant.

12. TAXES

12.1 Real Property Taxes

The Premises is exempt from real property taxation.

12.2 Personal Property Taxes

Tenant will pay all personal property taxes, prior to delinquency, assessed against and levied upon leasehold improvements, fixtures, furnishings and equipment and all other personal property of Tenant contained on the Premises or elsewhere. Tenant will assure that all leasehold improvements, trade fixtures, furnishings and equipment and all other personal property is assessed and billed as personal property and not the real property of Landlord.

12.3 Leasehold Excise Tax

Tenant will pay applicable leasehold excise taxes at the current rate of 12.84% or as may be later modified, together with its monthly Base Rent payment as additional charges.

13. MAJOR DAMAGE

13.1 Definition

"Major Damage" means damage by fire or other casualty to the Building or the Premises which causes the Premises or any substantial portion of the Building to be unusable, or which will cost more than twenty-five percent (25%) of the pre-damage value of the Building to repair, or which is not covered by insurance.

13.2 Restoration

In the event of Major Damage, Landlord may elect to terminate this Lease by notice provided to Tenant within thirty (30) days after the Major Damage occurs. If this Lease is not terminated following Major Damage, or if damage occurs which is not Major Damage, Landlord will promptly restore the Premises to the condition existing just prior to the damage. Tenant will pay the cost of such restoration to Landlord.

13.3 Tenant's Right to Terminate

If, following Major Damage, Landlord elects to repair and repairs are not commenced within ninety (90) days after Landlord incurs the obligation to restore the Premises, Tenant, at Tenant's option, may cancel and terminate this Lease by written notice to Landlord at any time prior to the commencement of repair or restoration. If, in the reasonable estimation of Landlord, the repair will take more than one hundred eighty (180) days to complete following the event of Major Damage, Landlord will so notify Tenant, within thirty (30) days after the Major Damage occurs, and Tenant may within thirty (30) days after such notice elect to terminate this Lease by written notice to Landlord effective as of a date not later than the date on which Tenant delivers such notice to Landlord.

13.4 Rent Reduction

Rent will be reduced from the date of Major Damage until the date restoration work being performed by Landlord is substantially complete, with reduction in proportion to the area of the Premises not usable by Tenant. Notwithstanding anything to the contrary above, Tenant will not be entitled to abatement of rent if the damage to the Premises or the Building is attributable to the negligence or omissions of Tenant.

14. CONDEMNATION

14.1 Termination

If the Premises or any portion of the Premises are taken under the power of eminent domain, or sold by Landlord under the threat of the exercise of that power (collectively, "condemnation"), this Lease will terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If more than twenty-five percent (25%) of the floor area of the Building or the Premises is taken by condemnation, either

Landlord or Tenant may terminate this Lease as of the date the condemning authority takes possession by notice in writing of such election within sixty (60) days after Landlord shall have notified Tenant of the taking or, in the absence of such notice, then within sixty (60) days after the condemning authority shall have taken possession. If the City of Vancouver exercises the power of eminent domain, causing an early termination of this lease, the early termination provisions of section 2.3 shall apply.

14.2 Continuation

If this Lease is not terminated by either Landlord or Tenant in the event of condemnation, then it shall remain in full force and effect as to the portion of the Premises remaining, provided the rent shall be reduced in the proportion the floor area of the Premises taken bears to the total floor area of all of the Building located on the Premises. In the event this Lease is not so terminated then Landlord agrees, at Landlord's sole cost, to as soon as reasonably possible restore the Premises to a complete unit of like quality and character as existed prior to the condemnation.

14.3 Proceeds

All awards for the taking of any part of the Premises or of the Building or any payment made under the threat of the exercise of power of eminent domain will be the property of Landlord, whether made as compensation for diminution of value of the leasehold or for the taking of the fee or as severance damages or any other measure, including without any limitation bonus value of the Lease; provided, however, that Tenant will be entitled to any award for loss of or damage to Tenant's improvements, trade fixtures and removable personal property. Tenant may prosecute its own claims for depreciation of its personal property and costs of removal and relocation.

15. **DEFAULT**

15.1 Events of Default

Any of the following will constitute a default by Tenant under this Lease:

(a) Tenant fails to pay rent or other charges payable by Tenant within ten calendar days of the due date; or

(b) Tenant fails to comply with any other term or condition of this Lease within thirty (30) days after written notice thereof is sent to Tenant in accordance with the provisions of Section 21; or

(c) Tenant vacates or abandons the Premises; or

(d) Tenant assigns, sublets or otherwise transfers this Lease in violation of Section 18.

(e) Tenant's insolvency, business failure or assignment for the benefit of its creditors. Tenant's commencement of proceedings under any provision of any bankruptcy or insolvency law or failure to obtain dismissal of any petition filed against it under such laws within the time required to answer; or the appointment of a receiver for Tenant's properties.

15.2 Rights and Remedies

Upon the occurrence of a default, as defined in Section 15.1, Landlord shall have the following rights and remedies, which shall be cumulative and in addition and supplemental to any and all other rights and/or remedies provided under applicable law:

(a) Landlord may declare the Lease term ended and retake possession of the Premises, and remove all persons from the Premises, and Tenant will have no further claim upon the Premises or under this Lease; or

(b) Landlord, without declaring this Lease terminated, may reenter the Premises and occupy the whole or any part thereof for and on account of Tenant and collect any unpaid rentals and other charges, which have become payable, or which may thereafter become payable during the Lease Term; or

(c) Landlord, even though it may have reentered the Premises, may thereafter elect to terminate this Lease and all of the rights of Tenant in or to the Premises.

15.3 Reentry

If Landlord reenters the Premises under the provisions of Section 15.2(b), Landlord will not be deemed to have terminated this Lease, or the liability of Tenant to pay any rental or other charges thereafter accruing, or to have terminated Tenant's liability for damages under any of the Lease provisions by any such reentry or by any action, in unlawful detainer or otherwise, to obtain possession of the Premises, unless Landlord notifies Tenant in writing that it has elected to terminate this Lease.

15.4 Termination

Landlord and Tenant agree that the service by Landlord of any notice pursuant to the unlawful detainer statutes of the State of Washington and the surrender of possession pursuant to such notice shall not be deemed to be a termination of this Lease, unless Landlord elects to the contrary at the time of, or at any time subsequent to, the serving of such notices, and such election is made by written notice to Tenant.

15.5 Damages

If Landlord elects to terminate this Lease pursuant to the provisions of Sections 15.2(a) or 15.2(c), Landlord may recover from Tenant as damages, the following:

(a) Unpaid rent which has been earned prior to termination, plus interest at the Default Rate (described in Section 20.4) from the date when those amounts became due and owing; plus

(b) The amount by which the unpaid rent which would have been earned between the time of termination and the time of award exceeds the amount of such rental loss Tenant proves could have been reasonably avoided, plus interest at the Default Rate from the date when such amounts became due and owing; plus

(c) The amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of that rent loss that Tenant proves could be reasonably avoided, which amount will be discounted by the discount rate of the Federal Reserve Bank situated nearest to the Premises at the time of award, plus one percent (1%); plus

(d) Any other amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under this Lease or which in the ordinary course of things would be likely to result in default, including, but not limited to, any costs or expenses incurred by Landlord in retaking possession of the Premises, including reasonable attorneys' fees, maintaining or preserving the Premises after such default, preparing the Premises for reletting to a new tenant, including repairs or alterations to the Premises, leasing commissions, any other costs necessary or appropriate to relet the Premises, and such other amounts as may be permitted by the laws of the State of Washington.

15.6 Abandoned Property

In the event of any entry or taking possession of the Premises, Landlord shall have the right, but not the obligation, to remove all or any part of the personal property and treat it as abandoned and dispose of it in any manner without liability.

16. QUIET ENJOYMENT

Landlord warrants that so long as Tenant complies with all the terms of this Lease, Tenant will be entitled to peaceful and undisturbed possession of the Premises, free from any eviction or disturbance by Landlord. Landlord will have no liabilities to Tenant for loss or damages arising out of the acts of other tenants in the Building or third parties, nor any liability for any reason which exceeds the value of its interest in the Building.

17. SUBORDINATION

This Lease will be subject and subordinate to any mortgages, deeds of trust or land sale contracts (hereafter the "Encumbrances") now existing or hereafter arising against the Building or the Land, and any modifications or extensions thereof. This subordination will be automatic without the necessity for execution or delivery of any further instruments. Upon request of Landlord, Tenant will execute those documents reasonably requested by Landlord or the holder of the Encumbrance to reconfirm or evidence this subordination. If any mortgagee or trustee so elects, this Lease may be made prior to the lien of a mortgage or deed of trust; this change in priority will occur upon written notice by the holder of the mortgage or deed of trust to Tenant regardless of the dates of the Lease or Encumbrance or their respective recording.

18. ASSIGNMENT AND SUBLETTING

This Lease will bind and inure to the benefit of the parties, their respective heirs, successors, and assigns, provided Tenant shall not assign its interest under this Lease or sublet all or any portion of the Premises without first obtaining Landlord's consent in writing. This provision will apply to all transfers by operation of law including but not limited to mergers and changes in control of Tenant. No assignment will relieve Tenant of its obligation to pay rent or perform other obligations required by this Lease, and no consent to one assignment or subletting will be a consent to any further assignment or subletting. Landlord will not unreasonably withhold its consent to any assignment, or to subletting and the term of the sublease does not exceed the term of the Tenant. No sublease term shall exceed the term of this lease. Tenant will pay any costs incurred by Landlord in connection with a request for assignment or subletting, including reasonable attorneys' fees. Tenant will provide a copy of this lease to its subtenants.

19. PARKING

In addition to the existing 38 spaces on the premises lot, Landlord will secure ten parking spaces within three hundred feet from an entrance to the Webber Building, from the Downtown Redevelopment Authority (DRA) or other nearby property owner as replacement parking for the parking previously leased from the Christensen family for Webber Building tenants and provide such spaces to Tenant at no additional cost. Tenant will sign, stripe and maintain such parking spaces in accordance with City ordinances. Landlord reserves the right to relocate such parking spaces during the lease term.

Landlord and its respective agents and employees, will have no responsibility for the parking areas or claims relating to the parking areas and Tenant waives all claims with respect thereto against such persons, excepting where damage arises out of the negligence of Landlord as the sole proximate case.

20. GENERAL PROVISIONS

20.1 Attornment

If the Building is sold or otherwise transferred by Landlord or any successor, Tenant will attorn to the purchaser or transferee and recognize it as the lessor under this Lease. Provided the purchaser or transferee assumes all obligations under this Lease arising after the date of transfer, the transferor will have no further liability under this Lease.

20.2 Estoppel

Within twenty (20) days after written notice from Landlord, Tenant will execute, acknowledge and deliver to Landlord a certificate certifying whether this Lease has been modified and is in full force and effect, whether there are any modifications or alleged breaches by Landlord, the dates to which rent has been paid in advance, and the amount of any security deposit or prepaid rent, and any other facts that may reasonably be requested. Failure to deliver the certificate within the specified time will be conclusive upon the Tenant that the Lease is in full force and effect and has not been modified except as may be represented by the Landlord and that no more than one (1) month's rent has been prepaid in advance. If requested by the holder of any encumbrance upon the Building or Land or any ground lessor, Tenant will agree to give that holder or lessor notice of and opportunity to cure any default by Landlord under this Lease.

20.3 Severability

The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, will in no way affect the validity of any other provision of this Lease.

20.4 Interest - Default Rate

Any amount due to Landlord not paid when due will bear interest at the Default Rate, which is the highest lawful rate of interest, or if no limit applies then the greater of twelve percent (12%) per annum or the discount rate of the U.S. Federal Reserve Bank from time to time plus three percent (3%), in which case the Default Rate will be determined for each month as of the first business day thereof. Payment of interest will not excuse or cure any default by Tenant under this Lease.

20.5 Incorporation of Prior Agreements; Amendments

This Lease constitutes the entire agreement of the parties and supersedes all prior written and oral agreements and representations. Neither Landlord nor Tenant is relying on any representations other than those expressly set forth in this Lease. This Lease may be modified in writing only, signed by the parties in interest at the time of the modification.

20.6 Waivers

No waiver by Landlord of any provision of this Lease will be deemed a waiver of any other provision of the Lease or of any subsequent breach by Tenant of the same or any other provision. Landlord's consent to or approval of any act will not obviate the requirement to obtain Landlord's consent to or approval of any subsequent act by Tenant. The acceptance of rent by Landlord will not be a waiver of any preceding breach by Tenant, other than the failure of Tenant to pay the particular rent so accepted, regardless of Landlord's knowledge of the preceding breach at the time of acceptance of the rent.

20.7 Recording

Tenant will not record this Lease. Landlord will record a memorandum of this lease.

20.8 Surrender

On expiration or early termination of this Lease, Tenant shall deliver all keys to Landlord and surrender the Premises clean and in the same condition as at the commencement of the term subject only to reasonable wear from ordinary use. Tenant shall remove all of its furnishings and trade fixtures that remain its property and restore all damage resulting from such removal. Failure to remove shall be an abandonment of the property, and Landlord may dispose of it in any manner without liability. If Tenant fails to vacate the Premises when required, including failure to remove all its personal property, Landlord may elect either: (a) to eject Tenant from the Premises and recover damages caused by wrongful holdover, or (b) to treat Tenant as a tenant from month to month, subject to the provisions of this Lease except that rent shall be monthly rental in the amount of (1) the monthly rental described in Section 3.1 of the Lease, plus (2) the product of (i) the number of full and partial calendar months of actual occupancy of Tenant under this Lease, from the Commencement Date to the date Tenant fails to vacate, multiplied by (ii) one percent (1%), multiplied by (iii) the monthly rental described in Section 3.1 of this Lease.

20.9 Binding Effect; Choice of Law

This Lease will bind the parties, their personal representatives, successors and assigns. This Lease will be governed by the laws of the State of Washington.

20.10 Joint Obligation

If there is more than one Tenant the obligations imposed under this Lease will be joint and several.

20.11 Dispute Resolution and Attorneys' Fees

If any dispute regarding this lease cannot be resolved the dispute shall first be submitted to mediation prior to the commencement of a lawsuit. The mediator shall be selected by agreement of the parties, each party paying one half of the cost for such mediator.

If either party to this Lease brings an action, suit or claim to enforce the terms of this Lease or declare rights under this Lease, the prevailing party in any such action, on trial or appeal, shall be entitled to its reasonable attorney's fees to be paid by the losing party as fixed by the judge of the court.

20.12 Landlord's Access

Landlord and Landlord's agents, employees and contractors will have the right to enter the Premises during the normal business hours for the Building to inspect the Premises, show the Premises to prospective lessees, purchasers, or lenders, and make those alterations, repairs, improvements or additions to the Premises or to the Building as Landlord may deem necessary or desirable.

20.13 Merger

The voluntary or other surrender of this Lease by Tenant, or a mutual cancellation of this Lease, will not work a merger, and will, at the option of Landlord, terminate all or any existing subtenancies or may, at the option of Landlord, operate as an assignment to Landlord of any or all of such subtenancies.

20.14 Venue

The parties agree that, except to the extent prohibited by federal statute, the Superior Court of the County of Clark, State of Washington shall have sole jurisdiction over the parties for all claims, suits or actions arising under this Lease. Clark County Superior Court will be the sole venue to hear and decide all claims, suits and actions arising under this Lease, notwithstanding any claim of "forum nonconveniens" and after considering potential burdens of this forum.

20.15 Construction

Landlord and Tenant have been represented by counsel or are accustomed to negotiating leases. Accordingly, this Lease will not be construed more strictly against one party than another, even though the Lease may have been prepared by counsel to the Landlord.

20.16 Landlord's Right to Cure Defaults

If Tenant fails to perform any obligation under this Lease, including without limitation payments to third parties, then in addition to any other remedy, Landlord shall have the option to perform the obligations after thirty (30) days written notice to Tenant, except in the event of emergency, in which event no notice will be required. All of Landlord's expenditures to correct the default shall be reimbursed by Tenant on demand with interest at the rate set forth in Section 20.4 above.

21. NOTICES

Notices between the parties relating to this Lease shall be in writing, effective when delivered, or if mailed, effective on the second day following mailing, postage prepaid, to the address for the party stated below or to such other address as either party may specify by notice to the other. Notice to Tenant may always be delivered to the Premises. Rent shall be payable to Landlord at the same address and in the same manner, but shall be considered paid only when received.

To Landlord at: City Attorney
City of Vancouver
P.O. Box 1995
210 East 13th Street
Vancouver, WA 98668-1995

To Tenant at: Kramer-Gehlen Engineering

400 Columbia Street
Vancouver, WA 98661

SIGNATURES

THE PARTIES HERETO have executed this Lease at the place and on the dates specified immediately below their respective signatures.

LANDLORD:
THE CITY OF VANCOUVER

By: ______________________________

Its: City Manager

Dated: 12-14-04

APPROVED AS TO FORM:

____
Ted Gathe, City Attorney

TENANT:
KRAMER-GEHLEN & ASSOCIATES, INC.

By: ______________________________

Its: PRESIDENT

Dated: 11/30/04

Clark County Property Information

Account Summary

Account No **048740-000**

Tax Status **REGULAR PARCEL**

Site Address
VANCOUVER, 98660

Abbreviated Legal Description
WEST VANCOUVER LOT 5 & 6 BLK 24

Account | Land-Building | Taxes | Documents | Permits | Splits/Merges | New Search | Maps Online

Property Owner	Owner's Mailing Address	Property Location Address
KRAMER DONALD R 1/3 INT	**400 COLUMBIA ST SUITE 210 VANCOUVER WA 98660**	**VANCOUVER, 98660**

Administrative Data

Zoning Designation	Codes... CX
Comprehensive Plan	C
Census Tract	424000
Jurisdiction	Vancouver
Fire District	Vancouver
Park District	District 1
School District	Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Esther Short
Section-Township-Range	SW 1/4,S27,T2N,R1E
Urban Growth Area	Vancouver

Sales History

Last Sale Year

Sale Date	
Document Type	QCD
Excise Number	321734
Sale Amount	$0.00

Previous Sale Year

Sale Date	
Document Type	NONE
Excise Number	0
Sale Amount	$0.00

Assessment Data

Land Value	$99,300.00
Building Value	$0.00
Total Property	$99,300.00

Note: property value is based on 2003 assessments for 2004 taxes.

Property Type

Office Bldg: Leasing Class B & C

For optimum printing, choose landscape orientation from the browser Page Setup menu.
Print

EXHIBIT A-1

http://gis.clark.wa.gov/gishome/property/index.cfm?action=account&CFID=81109&CFT... 10/15/2004

EXHIBIT C-17

Clark County Property Information

Account Summary

Account No **048750-000**

Tax Status **REGULAR PARCEL**

Site Address
400 COLUMBIA ST, VANCOUVER, 98660

Abbreviated Legal Description
WEST VANCOUVER LOT 7 & 8 BLK 24

Account | Land-Building | Taxes | Documents | Permits | Splits/Merges | New Search | Maps Online

Property Owner
KRAMER DONALD R 1/3 INT

Owner's Mailing Address
400 COLUMBIA ST STE 240
VANCOUVER WA 98660

Property Location Address
400 COLUMBIA ST,
VANCOUVER, 98660

Administrative Data

Zoning Designation	Codes... CX
Comprehensive Plan	C
Census Tract	424000
Jurisdiction	Vancouver
Fire District	Vancouver
Park District	District 1
School District	Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Esther Short
Section-Township-Range	SW 1/4,S27,T2N,R1E
Urban Growth Area	Vancouver

Sales History

Last Sale Year

Sale Date	
Document Type	QCD
Excise Number	375998
Sale Amount	$0.00

Previous Sale Year

Sale Date	
Document Type	QCD
Excise Number	321734
Sale Amount	$0.00

Assessment Data

Land Value	$81,200.00
Building Value	$733,400.00
Total Property	$814,600.00

Note: property value is based on 2003 assessments for 2004 taxes.

Property Type

Office Bldg: Leasing Class B & C

For optimum printing, choose landscape orientation from the browser Page Setup menu.
Print

EXHIBIT A-2

http://gis.clark.wa.gov/gishome/property/index.cfm?action=account&account=48750000 10/15/2004

EXHIBIT C-18

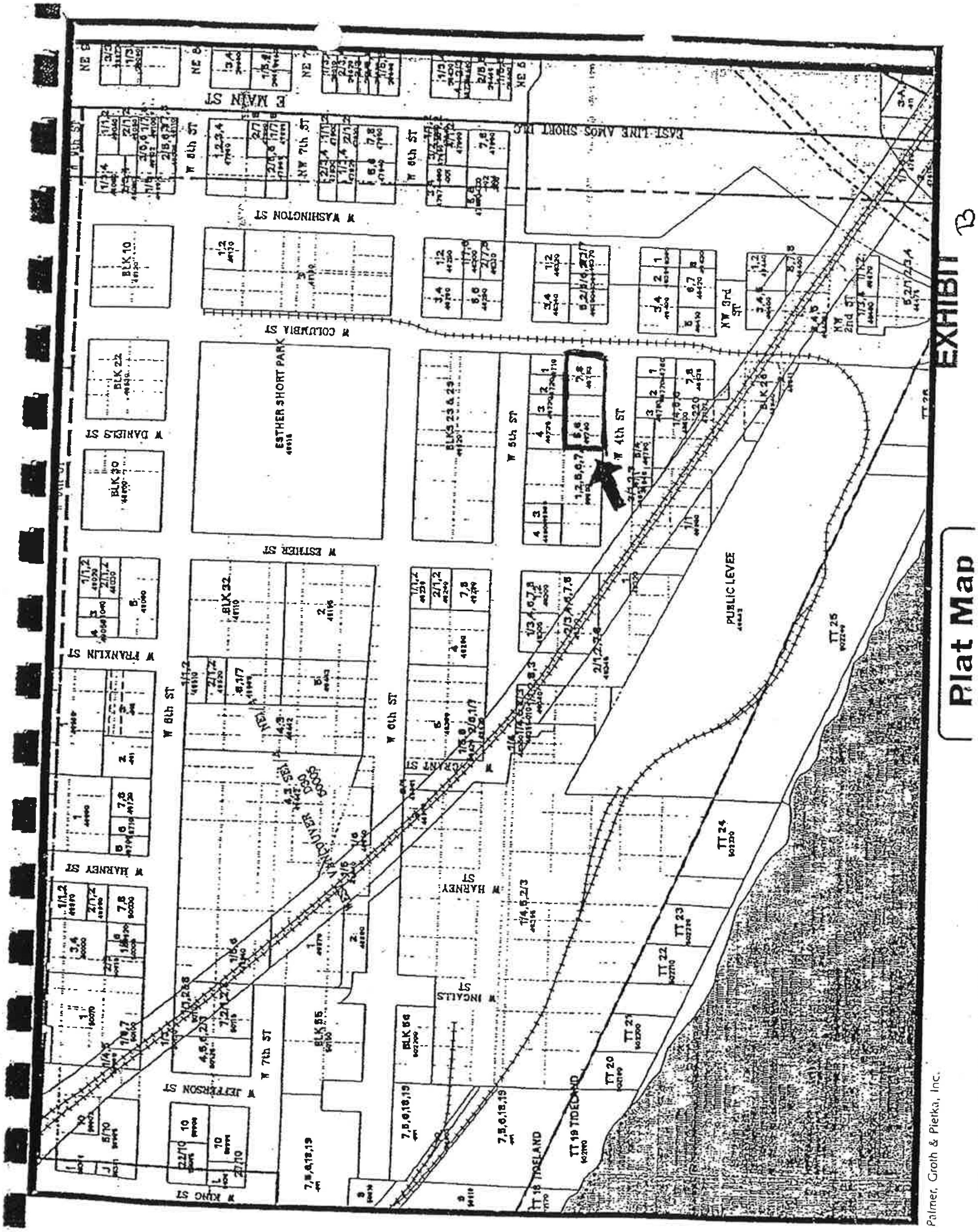

Plat Map
EXHIBIT
B
ESTHER SHORT PARK
PUBLIC LEVEE
BLKS 23 & 29
BLK 10
BLK 22
BLK 20
BLK 32
BLK 55
BLK 56
W WASHINGTON ST
W COLUMBIA ST
W DANIELS ST
W ESTHER ST
W FRANKLIN ST
W HARNEY ST
W JEFFERSON ST
W KING ST
W INGALLS ST
W 4th ST
W 5th ST
W 6th ST
W 7th ST
W 8th ST
E MAIN ST
EAST LINE AMOS SHORT DLC
TT 19 TIDELAND
TT 18 TIDELAND
TT 20
TT 21
TT 22
TT 23
TT 24
TT 25
Palmer, Groth & Pietka, Inc.

Exhibit C-19

D. L. K. COMPANY
400 Columbia Street, Suite 240
Vancouver, WA 98660-3117
(206) 693-1621 (503) 289-2661

July 7, 2003

RE: **Webber Machine Building Located at 400 Columbia Street in Vancouver, Washington**

TO WHOM IT MAY CONCERN:

In 1981, DLK Partnership purchased the Webber Machine Building. At that time, I was a licensed and bonded general contractor with the City of Vancouver.

The sequence of necessary demolition and clean up occurred as follows:

1. We initially removed asbestos from the exterior of the boiler and related piping. The boiler and piping were removed and taken to Koppe Metals, located in Vancouver, Washington. The asbestos was taken to Leichner's Pit in Orchards (Vancouver) Washington. A small amount of asbestos remains on the piping in the crawl space of the building.

2. There was a fee-standing oil tank in the basement, with related piping. This was also removed. During our excavation at the building, no other underground tanks were found.

   We installed a water recovery tank (approximately 1,500 gallons) for the heating system. This tank is located below the windows, under the berm at the northwest corner of the building.

3. We removed all wooden windows and exterior wood trim, all interior trim and doors and the oil-stained sub-floor. All asbestos, wood windows, wood trim and oil-stained sub-flooring was taken to Leichner's Pit in Orchards (Vancouver) Washington.

The remaining interior of the building walls, floor and ceilings were water sand blasted by a licensed contractor. His commission included all clean up from his sand blasting work.

To the best of my knowledge, there were no other "hazardous materials" found at the site.

Sincerely,

Larry O. Pratka

Larry O. Pratka
DLK Company

py

EXHIBIT D

FIRST AMENDMENT TO LEASE

WHEREAS, Kramer-Gehlen & Associates ("Lessee") leased from The City of Vancouver ("Lessor") property located at 400 Columbia Street, Vancouver for a period of (7) seven years commencing on November 30, 2004 and ending on November 30, 2009; and

WHEREAS, the parties desire to make modifications to the lease subject to certain conditions and exceptions as specified herein; and

WHEREAS, the parties ratify and confirm that all of the provisions in the current lease attached as Exhibit A remain in effect but subject to the following changes;

Section 2.1 Initial Term is hereby amended to read as follows:
Seven (7) years - The term of the lease will commence on January 1, 2008 and will expire December 31, 2014 unless sooner terminated as provided in section 2.3 of the lease.

Section 2.2 Renewal is hereby amended to read as follows:
After expiration of the initial term, Tenant may renew this lease for subsequent one year terms by providing Landlord written notice no less than 180 days prior to Lease expiration, unless the Landlord provides written notice of Landlord's intent not to renew.

Section 3.1 Monthly Rent is hereby amended to read as follows:
Monthly rent beginning January 1, 2008 will be $8,025 plus leasehold excise tax followed by a 2.75% annual lease adjustment. Leasehold Excise tax is currently12.84% of the base rent.

	Base Monthly	Base Annual
Year 1	$8,025.00	$96,300.00
Year 2	$8,245.69	$98,948.25
Year 3	$8,472.44	$101,669.33
Year 4	$8,705.44	$104,465.23
Year 5	$8,944.84	$107,338.03
Year 6	$9,190.82	$110,289.82
Year 7	$9,443.57	$113,322.79

Section 8.2 Landlord's Responsibilities is hereby amended to read as follows:
Within the first six (6) months of the initial lease term, Landlord shall replace the roof at Landlord's sole cost and expense.

Landlord is responsible for major repairs exceeding a cost of $2,000 for replacement for the roof, foundations, porches, exterior walls, electrical, plumbing, heating, air conditioning, ventilating, elevator, walkways and paving except for those repairs or replacements required because of the negligent or intentional acts of Tenant.

Brokerage:
The Landlord acknowledges that the Tenant is being represented by Apex Real Estate Partners and agrees to pay a commission equal to 4% of base rent for the initial lease term.

LESSOR
City of Vancouver, a municipal corporation

Pat McDonnell, City Manager

Dated: 12-18-07

LESSEE Kramer-Gehlen & Associates
Kramer Gehlen & Associates

By: ________

Its: PRESIDENT

Dated: 12/21/07

Approved as to form:

Ted H. Gathe, City Attorney

Attest:

R. Lloyd Tyler, City Clerk
~~By: Carrie Lewellen, Deputy City Clerk~~

EXHIBIT "C"

LEASE EXTENSION

WHEREAS, Kramer-Gehlen & Associates ("Lessee") leases from the City of Vancouver ("Lessor") property located at 400 Columbia Street, Vancouver hereinafter referred to as "Webber Building" for a period commencing on November 30, 2004 and ending on November 30, 2009 ("Webber Building Office Lease"); and

WHERAS the parties entered into a First Amendment to Lease for a period commencing on January 1, 2008 and ending December 31, 2014 ("First Amendment to Lease"); and

WHEREAS, the parties desire to enter into a lease extension of the subject property for a one-year period subject to certain conditions and exceptions as specified herein; now

WHEREAS, the parties ratify and confirm that all of the provisions in the current lease (attached as Exhibit A) and lease amendment (attached as Exhibit B) remain in effect but subject to the following changes:

Section 2.1 Initial Term is hereby amended to read as follows:
One (1) year – The term of the lease extension will commence on January 1, 2015 and will expire December 31, 2015 unless sooner terminated as provided in Section 2.3 of the lease

Section 2.2 Renewal is hereby amended to read as follows:
After expiration of the Initial Term above, Tenant may renew this lease for One (1) 1-year term by providing Landlord written notice no less than 180 days prior to Lease expiration, unless the Landlord provides written notice of Landlord's intent not to renew.

Section 3.1 Monthly Rent is hereby amended to read as follows:
Monthly rent beginning January 1, 2015 will be $9,703.27 plus leasehold excise tax.

CITY OF VANCOUVER

Eric Holmes, City Manager
Dated: 12·31·14

KRAMER-GEHLEN & ASSOCIATES

By: JOSEPH C. GEHLEN
Dated: 12/22/14

EXHIBIT "D"

2ND LEASE EXTENSION

WHEREAS, Kramer-Gehlen & Associates ("Lessee") leases from the City of Vancouver ("Lessor") property located at 400 Columbia Street, Vancouver hereinafter referred to as "Webber Building" for a period commencing on November 30, 2004 and ending on November 30, 2009 ("Webber Building Office Lease"); and

WHERAS the parties entered into a First Amendment to Lease for a period commencing on January 1, 2008 and ending December 31, 2014 ("First Amendment to Lease"); and

WHEREAS the parties entered into a Lease Extension for a period commencing on January 1, 2015 and ending December 31, 2015

WHEREAS, the parties desire to enter into a 2nd Lease Extension of the subject property for a one-year period subject to certain conditions and exceptions as specified herein; now

WHEREAS, the parties ratify and confirm that all of the provisions in the current lease (attached as Exhibit A) and lease amendment (attached as Exhibit B) and Lease Extension (attached as Exhibit C) remain in effect but subject to the following changes:

Section 2.1 Initial Term is hereby amended to read as follows:
One (1) year – The term of the lease extension will commence on January 1, 2016 and will expire December 31, 2016 unless sooner terminated as provided in Section 2.3 of the lease

Section 2.2 Renewal is hereby amended to read as follows:
After expiration of the Initial Term above, there are no available renewals. Landlord and Tenant will work to execute a new Lease Agreement no less than 180 days prior to Lease expiration, unless the Landlord provides written notice of Landlord's intent not to renew.

Section 3.1 Monthly Rent is hereby amended to read as follows:
Monthly rent beginning January 1, 2016 will be $9,703.27 plus leasehold excise tax.

CITY OF VANCOUVER

Eric J. Holmes, City Manager
Dated: 11.19.2015

KRAMER-GEHLEN & ASSOCIATES

By: JOSEPH C. GEHLEN
Dated: 11/05/2015

Attest:

R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:

E. Bronson Potter, City Attorney

EXHIBIT "E"

3rd LEASE EXTENSION

WHEREAS, Kramer-Gehlen & Associates ("Lessee") leases from the City of Vancouver ("Lessor") property located at 400 Columbia Street, Vancouver hereinafter referred to as the "Webber Building" for a period commencing on November 30, 2004 and ending on November 30, 2009 ("Webber Building Office Lease"); and

WHEREAS the parties entered into a First Amendment to Lease for a period commencing on January 1, 2008 and ending December 31, 2014 ("First Amendment to Lease"); and

WHEREAS the parties entered into a Lease Extension for a period commencing on January 1, 2015 and ending December 31, 2015 ("Lease Extension"); and

WHEREAS the parties entered into a second Lease Extension for a period commencing on January 1, 2016 and ending December 31, 2016 ("2nd Lease Extension"); and

WHEREAS the parties desire to enter into a 3rd Lease Extension of the subject property for a Four (4) year period, subject to certain conditions and exceptions as specified herein; now

WHEREAS the parties ratify and confirm that all of the provisions in the current lease, Lease Amendment, Lease Extension and 2nd Lease Extension (attached as Exhibits A, B, C and D) remain in effect but subject to the following changes:

Section 2.1 Initial Term is hereby amended to read as follows:
Four (4) years – The term of this 3rd Lease Extension will commence on January 1, 2017 and will expire December 31, 2020 unless sooner terminated as provided in Section 2.3 of the lease

Section 2.2 Renewal is hereby amended to read as follows:
After expiration of this 3rd Lease Extension there are no available renewals. Landlord and Tenant will work to execute a new Lease Agreement no less than 120 days prior to Lease expiration. Landlord or Tenant will need to provide written Intent not to renew Lease no less than 180 days prior to Lease expiration. In the event Landlord provides Intent Not to Renew Lease and Tenant re-locates prior to end of Lease expiration, Tenant will only be responsible for rent until such time as they have re-located.

Section 3.1 Monthly Rent is hereby amended to read as follows:
Monthly rent beginning January 1, 2017 will be $9,703.27 plus any Leasehold Excise Tax attributable to the Lease Premises which currently is $1,245.90 calculated at the current rate of 12.84%.

Effective January 1, 2017, there will be an annual lease adjustment of 2.75%

Rent Credit / Tenant Improvement Allowance
The Landlord will give Lessee a rent credit/TI Allowance in an amount equal to $36,307.32. This rent credit will be applied as $3,025.60 per month for the first 12 months of the new Term of the Extension (i.e. $9,703.27 (monthly rent) - $3,025.60 (TI credit) + $1,245.90 (leasehold tax) = $7,923.57)

Section 8.1 Tenant's Responsibilities is hereby amended to read as follows:
Tenant is responsible for operating and maintaining the Premises in good order, condition and repair at its sole cost and expense including without limitation, heating, air conditioning, ventilating, elevator, electrical and lighting fixtures, plumbing, interior walls, ceilings, interior and exterior windows, building entry and interior doors and interior and exterior common areas. Tenant will have an annual limit of $5,000 accumulated mechanical repair and maintenance costs; however, before the Lessor will cover any costs over the annual threshold, Tenant must show that they have continued to provide standard maintenance on the mechanical systems through an outside contractor. Tenant shall assume responsibility for replacement, repair, and maintenance of the roof and all damages resulting from the failure to maintain in proper condition. Tenant hereby accepts the Premises in an "AS-IS" condition existing on the date of execution.

Section 8.2 Landlord's Responsibilities is hereby amended to read as follows:
Landlord is responsible for major repairs exceeding a cost of $2,000 for replacement of the roof, foundations, porches, exterior walls, electrical, plumbing, heating, air conditioning, ventilating, elevator, walkways and paving except for those repairs or replacements required because of the negligent or intentional acts of Tenant.

Landlord is responsible for mechanical repair and maintenance costs upon the Tenant exceeding an annual limit of $5,000 in accumulated costs; however, before the Lessor will cover any costs over the annual threshold, Tenant must show that they have continued to provide standard maintenance on the mechanical systems through an outside contractor.

All other terms and conditions remain the same.

CITY OF VANCOUVER

Eric J. Holmes, City Manager
Dated: March 16, 2017

KRAMER GEHLEN & ASSOCIATES

Joseph C. Gehlen
Dated: 3/15/17

Approved as to form:

E. Bronson Potter, City Attorney

Attest:

R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

$ 14,323,649.56	**this 19th day of August 2019.**

MAYOR

COUNCILMEMBER

Rebecca [signature]

AUDITING OFFICER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
July 30 - August 12	Accounts Payable Checks (see attached)	$ 10,939,284.57
July 30 - August 12	Hansen City Payments (see attached)	$ 19,925.01
July 30 - August 12	Visa Refunds (see attached)	$ 9,511.04
July 30 - August 12	Payroll Checks (see attached)	$ 3,354,928.94
TOTAL		**$ 14,323,649.56**

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Manual Wire		7/25/2019	154,898.72	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		7/25/2019	15,688.60	Washington Dental Service	
Supplier Payment	Manual Wire		7/26/2019	868,371.10	Internal Revenue Service	
Supplier Payment	Manual Wire		7/26/2019	20,916.00	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		7/29/2019	312,778.38	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		7/30/2019	9,192.82	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire		7/30/2019	50,082.30	Symetra Life Insurance Company	
Supplier Payment	Manual Wire		7/31/2019	4,879.64	Athlactron Holding	
Supplier Payment	Manual Wire		7/31/2019	75,670.80	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire		8/1/2019	4,182.29	Internal Revenue Service	
Supplier Payment	Manual Wire		8/1/2019	288.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Manual Wire		8/2/2019	9,161.45	VSP Vision Care Inc	
Supplier Payment	Manual Wire		8/5/2019	151,610.08	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		8/5/2019	43,389.78	Gallagher Bassett Services Inc	
Supplier Payment	Manual Wire		8/5/2019	9,363.70	Washington Dental Service	
Supplier Payment	Manual Wire		8/6/2019	1,055,813.45	Rotschy Inc	
Supplier Payment	Manual Wire		8/6/2019	20,346.07	United States Postal Service	
Supplier Payment	Manual Wire		8/9/2019	12,493.72	Allegiance Benefit Plan Management Inc	
Supplier Payment	Manual Wire		8/9/2019	85,227.82	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		8/9/2019	75.00	HRA VEBA Plan	
Supplier Payment	Manual Wire		8/9/2019	7,139.67	ICMA 401A	
Supplier Payment	Manual Wire		8/9/2019	175,646.92	ICMA Corp	
Supplier Payment	Manual Wire		8/9/2019	22,440.29	ING	
Supplier Payment	Manual Wire		8/9/2019	314,325.24	Kaiser Permanente	
Supplier Payment	Manual Wire		8/9/2019	1,037,806.89	Lakeside Industries Inc - Remit-To: Lakeside - Issaquah	
Supplier Payment	Manual Wire		8/9/2019	4,924.87	Lynn K Wittwer MD PC	
Supplier Payment	Manual Wire		8/9/2019	15,164.22	Lynn K Wittwer MD PC	
Supplier Payment	Manual Wire		8/9/2019	56,693.35	State of Washington Department of Retirement System (PERS)	
Supplier Payment	Manual Wire		8/9/2019	1,462.34	Vancouver Fire Command Officers	
Supplier Payment	Manual Wire		8/9/2019	26,725.74	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		8/9/2019	408,369.06	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		8/9/2019	4,291.01	Washington SDU	
Supplier Payment	Manual Wire		8/9/2019	19,700.00	Washington State Firefighters	
Supplier Payment	Manual Wire		8/9/2019	13,906.17	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		8/9/2019	198,750.00	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		8/12/2019	191,122.30	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		8/12/2019	443,410.18	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Manual Wire		8/12/2019	928,614.75	Internal Revenue Service	

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Manual Wire		8/12/2019	16,551.10	Washington Dental Service	
Expense Payment	Direct Deposit	EFT-00015881	8/1/2019	114.00	Amanda Thompson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015882	8/1/2019	33.00	Jamie Haske	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015883	8/1/2019	119.00	Ryan Powers	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015884	8/1/2019	111.36	Carol Bua	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015885	8/1/2019	19.48	Brock Myers	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015886	8/1/2019	25.84	Jordan Macfarlane	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015887	8/1/2019	99.12	Scott Gillis	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015888	8/1/2019	59.12	Kelly Lund	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00015889	8/1/2019	173.43	Eugene Chargualaf	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00015890	8/1/2019	366.50	Jamie Haske	Travel Advance
Expense Payment	Direct Deposit	EFT-00015891	8/1/2019	355.50	Robert Block	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015892	8/1/2019	231.00	Steven Neal	Travel Advance
Expense Payment	Direct Deposit	EFT-00015893	8/1/2019	58.37	Johnie Tucker	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015894	8/1/2019	145.00	Olga Dacy	Travel Advance
Expense Payment	Direct Deposit	EFT-00015895	8/1/2019	57.00	Robin Brown	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015896	8/1/2019	190.00	Olga Dacy	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015897	8/1/2019	247.50	Tyson Taylor	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015898	8/1/2019	291.00	Sean Dumas	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015899	8/1/2019	366.50	Steve Savage	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015900	8/1/2019	291.00	Sean Dumas	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00015901	8/1/2019	145.00	Gail Truax	Travel Advance
Expense Payment	Direct Deposit	EFT-00017823	8/8/2019	225.00	Mark Eccleston	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017824	8/8/2019	226.25	Erik Jennings	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017825	8/8/2019	55.00	Jeremy Souza	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017826	8/8/2019	16.75	Kimberly Kapp	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017827	8/8/2019	250.00	Ryan Powers	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017828	8/8/2019	65.73	Ryan Starbuck	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017829	8/8/2019	16.00	Caitlin Zirschky	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017830	8/8/2019	5.00	Richard McConaghy	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017831	8/8/2019	418.00	Tyler Knotts	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017832	8/8/2019	318.00	Magaiva Herman	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017833	8/8/2019	173.40	Stuart Morley	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017834	8/8/2019	350.00	Joseph Brannan	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017835	8/8/2019	30.74	Cayla Cothron	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017836	8/8/2019	21.67	Brock Myers	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017837	8/8/2019	100.00	Norman Ballhorn	Employee Reimbursement

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Expense Payment	Direct Deposit	EFT-00017838	8/8/2019	16.50	Steven Dobbs	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017839	8/8/2019	16.25	Robert Givens	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017840	8/8/2019	12.94	James Barry	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00017841	8/8/2019	32.67	Jordan Macfarlane	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00017842	8/8/2019	552.00	Chris Douville	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00017843	8/8/2019	57.00	Patrick Kennedy	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00017844	8/8/2019	413.89	Rainy Rau	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00017845	8/8/2019	357.00	Chris Prothero	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00017846	8/8/2019	212.25	Travis Brown	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00017847	8/8/2019	57.00	Todd Schwartz	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00017848	8/8/2019	306.00	David Jensen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00017849	8/8/2019	552.00	Rocky Epperson	Travel Advance
Ad Hoc Payment	Check	3792	7/31/2019	19.28	Adent,Nathan P	Utility Refunds: 0068064600-01
Ad Hoc Payment	Check	3793	7/31/2019	112.35	Alesya Vikhrenko	Utility Refunds: 0151001960-02
Ad Hoc Payment	Check	3794	7/31/2019	103.00	Amn LLC	Utility Refunds: 0068045400-20
Ad Hoc Payment	Check	3795	7/31/2019	117.46	Bonner,Courtney N	Utility Refunds: 0000003109-04
Ad Hoc Payment	Check	3796	7/31/2019	36.54	Bonner,Courtney N	Utility Refunds: 0000003109-04
Ad Hoc Payment	Check	3797	7/31/2019	66.90	Breckenridge Property Fund 2016 LLC	Utility Refunds: 0063017701-07
Ad Hoc Payment	Check	3798	7/31/2019	183.00	Breckenridge Property Fund 2016 LLC	Utility Refunds: 0063017701-07
Ad Hoc Payment	Check	3799	7/31/2019	74.45	C and L Homes	Utility Refunds: 0500001752-01
Ad Hoc Payment	Check	3800	7/31/2019	158.97	Chipman,Shirlene	Utility Refunds: 0077046204-06
Ad Hoc Payment	Check	3801	7/31/2019	158.26	Clifton,Joseph	Utility Refunds: 0055031400-06
Ad Hoc Payment	Check	3802	7/31/2019	45.36	Conley,Dorothy	Utility Refunds: 0079037300-01
Ad Hoc Payment	Check	3803	7/31/2019	326.47	Davidson,Derek	Utility Refunds: 0023004900-16
Ad Hoc Payment	Check	3804	7/31/2019	98.44	Doty,Mark	Utility Refunds: 0079070600-03
Ad Hoc Payment	Check	3805	7/31/2019	96.56	Doty,Mark and Karen	Utility Refunds: 0079070600-03
Ad Hoc Payment	Check	3806	7/31/2019	116.30	Estate of Patricia A Clark	Utility Refunds: 0078057550-01
Ad Hoc Payment	Check	3807	7/31/2019	150.16	Estate of Robert & Elsie Fernquist	Utility Refunds: 0044055000-02
Ad Hoc Payment	Check	3808	7/17/2019	1,048.96	Greenway Terrace LLC,Michael Walker	Utility Refunds: 0065020310-00
Ad Hoc Payment	Check	3809	7/31/2019	1.48	Hardman,Paul and Ellen	Utility Refunds: 0070074240-04
Ad Hoc Payment	Check	3810	7/31/2019	129.52	Hardman,Paul and Ellen	Utility Refunds: 0070074240-04
Ad Hoc Payment	Check	3811	7/31/2019	147.83	Heilmann,Daniel	Utility Refunds: 0075002608-10
Ad Hoc Payment	Check	3812	7/31/2019	93.34	Holt,Allysa and Otis	Utility Refunds: 0065025794-13
Ad Hoc Payment	Check	3813	7/31/2019	505.00	Jacobi,Herbert	Utility Refunds: 0024014650-00
Ad Hoc Payment	Check	3814	7/31/2019	118.42	Jacobi,Herbert	Utility Refunds: 0024014650-00
Ad Hoc Payment	Check	3815	7/31/2019	163.54	Jacobi,Herbert	Utility Refunds: 0024014650-00
Ad Hoc Payment	Check	3816	7/31/2019	460.00	Jacobi,Herbert	Utility Refunds: 0024014650-00

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Ad Hoc Payment	Check	3817	7/31/2019	152.49	Jacobi,Herbert	Utility Refunds: 0024014650-00
Ad Hoc Payment	Check	3818	7/31/2019	345.17	Johnson,Janet and Ross	Utility Refunds: 0047084102-17
Ad Hoc Payment	Check	3819	7/31/2019	72.58	Kinney,Shannon	Utility Refunds: 0069067700-04
Ad Hoc Payment	Check	3820	7/31/2019	13.42	Kinney,Shannon	Utility Refunds: 0069067700-04
Ad Hoc Payment	Check	3821	7/31/2019	75.80	Knechtges,Margaret	Utility Refunds: 0000005130-02
Ad Hoc Payment	Check	3822	7/31/2019	100.74	Landis Family Trust	Utility Refunds: 0129093020-03
Ad Hoc Payment	Check	3823	7/31/2019	102.08	Lusky,Joann	Utility Refunds: 0056078904-01
Ad Hoc Payment	Check	3824	7/31/2019	154.00	Mergens,Steve	Utility Refunds: 0141004108-02
Ad Hoc Payment	Check	3825	7/31/2019	57.99	Moore,Betty	Utility Refunds: 0085087600-01
Ad Hoc Payment	Check	3826	7/31/2019	155.03	Norman R Booth and Rachael N Cruse	Utility Refunds: 0070000556-03
Ad Hoc Payment	Check	3827	7/31/2019	82.42	Purtell,Kathryn	Utility Refunds: 0151000350-02
Ad Hoc Payment	Check	3828	7/31/2019	98.90	Ragsdale,Mike and K'lynn	Utility Refunds: 0080079100-08
Ad Hoc Payment	Check	3829	7/31/2019	108.31	Ragsdale,Mike and K'lynn	Utility Refunds: 0080079100-08
Ad Hoc Payment	Check	3830	7/31/2019	203.53	Reese-Tillman,Luizer	Utility Refunds: 0074082200-05
Ad Hoc Payment	Check	3831	7/31/2019	6.96	Renteria,Michael	Utility Refunds: 0056001500-05
Ad Hoc Payment	Check	3832	7/31/2019	63.08	Renteria,Michael	Utility Refunds: 0056001500-05
Ad Hoc Payment	Check	3833	7/31/2019	67.96	Retnteria,Michael and Alys	Utility Refunds: 0056001500-05
Ad Hoc Payment	Check	3834	7/31/2019	31.68	Schaller,Barbara	Utility Refunds: 0057012938-03
Ad Hoc Payment	Check	3835	7/31/2019	145.32	Schaller,Barbara	Utility Refunds: 0057012938-03
Ad Hoc Payment	Check	3836	7/31/2019	174.11	Snell,Ryan and Nicole	Utility Refunds: 0139245000-09
Ad Hoc Payment	Check	3837	7/31/2019	100.00	Sowder,James	Utility Refunds: 0041006020-00
Ad Hoc Payment	Check	3838	7/31/2019	100.00	Sowder,James	Utility Refunds: 0041006020-00
Ad Hoc Payment	Check	3839	7/31/2019	100.00	Sowder,James	Utility Refunds: 0041006020-00
Ad Hoc Payment	Check	3840	7/31/2019	100.00	Sowder,James	Utility Refunds: 0041006020-00
Ad Hoc Payment	Check	3841	7/31/2019	117.00	Stony,Douglas	Utility Refunds: 0126000762-06
Ad Hoc Payment	Check	3842	7/31/2019	163.97	Summerfield Homes LLC	Utility Refunds: 0114008834-20
Ad Hoc Payment	Check	3843	7/31/2019	120.24	Summerfield Homes LLC	Utility Refunds: 0114008558-14
Ad Hoc Payment	Check	3844	7/31/2019	19.35	Verges,Heather and Jason	Utility Refunds: 0159007600-03
Ad Hoc Payment	Check	3845	7/31/2019	36.99	Webb,Tim and Susan	Utility Refunds: 0061034805-02
Ad Hoc Payment	Check	3846	7/31/2019	134.82	Willis,Edward and Leanne	Utility Refunds: 0078000127-06
Ad Hoc Payment	Check	3847	7/31/2019	138.49	Windsnes,David and Carol	Utility Refunds: 0079078971-00
Ad Hoc Payment	Check	3848	7/31/2019	18.30	Windsnes,David and Carol	Utility Refunds: 0079078971-00
Ad Hoc Payment	Check	3849	7/31/2019	244.55	Zenith Properties NW LLC	Utility Refunds: 0022008504-27
Ad Hoc Payment	Check	3850	7/31/2019	799.00	157th Center LLC	LUP-75169
Ad Hoc Payment	Check	3851	7/31/2019	383.58	157th Center LLC	ENG-75151
Ad Hoc Payment	Check	3852	7/31/2019	57.08	Accurate Electric Unlimited, Inc	MPE-264064
Ad Hoc Payment	Check	3853	7/31/2019	188.85	ADK Electric Inc	MPE-261409
Ad Hoc Payment	Check	3854	7/31/2019	75,000.00	Baumgartner, Nelson & Wager in Trust for Michelle Nelsen	Settlement payment for Michelle Nelsen
Ad Hoc Payment	Check	3855	7/31/2019	22.00	Becky J Anderson	2004665.058
Ad Hoc Payment	Check	3856	7/31/2019	57.09	Brent Serrell-Homan	MPE-263905
Ad Hoc Payment	Check	3857	7/25/2019	919.90	Byron Kellar	CMI-262105
Ad Hoc Payment	Check	3858	7/31/2019	120.00	Cascade SE Neighborhood Association	RecycleU Grant

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Ad Hoc Payment	Check	3859	7/31/2019	50.00	Christine M Kille	Refund overpmt pkg citation #7201902228
Ad Hoc Payment	Check	3860	7/31/2019	1,000.00	Clark County Title	Austen; Bringman; Kubiak; Eveland; Fund
Ad Hoc Payment	Check	3861	7/31/2019	57.08	Elemental Energy LLC	MPE-266297
Ad Hoc Payment	Check	3862	7/31/2019	650.00	Eye Productions Inc	Rental Deposit Refund
Ad Hoc Payment	Check	3863	7/31/2019	86.72	Fish of Vancouver INC	CMI-266601
Ad Hoc Payment	Check	3864	7/31/2019	194.26	GB Manchester Inc	FRI-256321
Ad Hoc Payment	Check	3865	7/31/2019	125.00	Glorybee - Save the Bee Foundation	2000845.012
Ad Hoc Payment	Check	3866	7/31/2019	226.55	Jackie St. Louis	Interview candidate reimbursement
Ad Hoc Payment	Check	3867	7/31/2019	564.57	Jim Majorowicz	RES-257402
Ad Hoc Payment	Check	3868	7/31/2019	57.08	Just-In-Time Electrical Inc	MPE-264902
Ad Hoc Payment	Check	3869	7/31/2019	57.08	Just-In-Time Electrical Inc	MPE-265028
Ad Hoc Payment	Check	3870	7/31/2019	76.91	Lionel Hassen	MPE-253449
Ad Hoc Payment	Check	3871	7/31/2019	923.57	Meredith Ronayne	Settlement payment - Claim #GCPW2019004190
Ad Hoc Payment	Check	3872	7/31/2019	57.08	Miller's Heating & Air	MPE-264429
Ad Hoc Payment	Check	3873	7/31/2019	57.08	Premier Solar NW	MPE-264825
Ad Hoc Payment	Check	3874	7/31/2019	110.40	SGA Design Group	PIR-75495
Ad Hoc Payment	Check	3875	7/31/2019	271.57	Strong Construction	RES-266110
Ad Hoc Payment	Check	3876	7/31/2019	23.00	Suzan Heglin	Volunteer reimbursement
Ad Hoc Payment	Check	3877	7/31/2019	75.00	Tobi Rates	2000844.012
Ad Hoc Payment	Check	3878	7/31/2019	121.94	Tricia Christie	Refund pkg permit COV7548
Ad Hoc Payment	Check	3879	7/31/2019	125.60	Universal Fire Equipment Inc	FRI-265077
Ad Hoc Payment	Check	3880	7/31/2019	350.00	Vincente Hernandez	2004663.058
Ad Hoc Payment	Check	3881	7/31/2019	347.00	William J Witherspoon - Trustee	LUP-75334
Supplier Payment	Check	3882	7/31/2019	6,463.52	Action Technology Systems	
Supplier Payment	Check	3883	7/31/2019	43.30	Airgas, Inc	
Supplier Payment	Check	3884	7/31/2019	803.00	Allegheny Answering Services	
Supplier Payment	Check	3885	7/31/2019	33,480.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	3886	7/31/2019	2,000.00	Alpha Media	
Supplier Payment	Check	3887	7/31/2019	3,996.00	Alta Planning & Design	
Supplier Payment	Check	3888	7/31/2019	60.90	American Sani-Can	
Supplier Payment	Check	3889	7/31/2019	5,441.63	Anderson Poolworks	
Supplier Payment	Check	3890	7/31/2019	574.52	Annas Consultants Inc	
Supplier Payment	Check	3891	7/31/2019	12,288.01	Applied Business Software Inc	
Supplier Payment	Check	3892	7/31/2019	46,861.61	Arborscape Ltd Inc	
Supplier Payment	Check	3893	7/31/2019	193.40	Archaeological Services LLC	
Supplier Payment	Check	3894	7/31/2019	3,147.50	Aspect Consulting LLC	
Supplier Payment	Check	3895	7/31/2019	3,035.41	Bound Tree Medical LLC	
Supplier Payment	Check	3896	7/31/2019	150.00	Bradford Davis	
Supplier Payment	Check	3897	7/31/2019	225.00	Bretley Christie	
Supplier Payment	Check	3898	7/31/2019	29,150.94	Brightview Holdings Inc	
Supplier Payment	Check	3899	7/31/2019	600.00	BSK Associates - Remit-To: BSK Fresno	
Supplier Payment	Check	3900	7/31/2019	128,873.58	C & R Tractor & Landscape Supply	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Check	3901	7/31/2019	7,050.21	Cadman Materials - Remit-To: Cadman - Chicago	
Supplier Payment	Check	3902	7/31/2019	800.20	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	3903	7/31/2019	19,218.00	CFM Strategic Communications Inc	
Supplier Payment	Check	3904	7/31/2019	1,781.55	CH2M Hill Inc - Remit-To: CH2M - Dallas	
Supplier Payment	Check	3905	7/31/2019	200.00	Charles Suniga	
Supplier Payment	Check	3906	7/31/2019	11.69	City of Portland - Remit-To: City of Portland - General AR	
Supplier Payment	Check	3907	7/31/2019	400.00	City of Salem	
Supplier Payment	Check	3908	7/31/2019	2,568.00	Clark and Sons Excavating Inc	
Supplier Payment	Check	3909	7/31/2019	9,000.00	Clark County Mural Society	
Supplier Payment	Check	3910	7/31/2019	154,559.21	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	3911	7/31/2019	395.00	Clark County Title Company	
Supplier Payment	Check	3912	7/31/2019	713.65	Code Publishing Co	
Supplier Payment	Check	3913	7/31/2019	7,951.60	Columbia Claims Service Inc	
Supplier Payment	Check	3914	7/31/2019	69.00	Columbia Language Services Inc	
Supplier Payment	Check	3915	7/31/2019	487.56	Columbia West Engineering	
Supplier Payment	Check	3916	7/31/2019	12,422.00	Comcast	
Supplier Payment	Check	3917	7/31/2019	12,412.50	Comcast - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	3918	7/31/2019	40,233.15	Copiers Northwest	
Supplier Payment	Check	3919	7/31/2019	47.56	Corporate Translation Services Inc	
Supplier Payment	Check	3920	7/31/2019	3,405.58	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	3921	7/31/2019	280.00	Delena Meyer	
Supplier Payment	Check	3922	7/31/2019	7,352.81	Eagle Newspaper Inc	
Supplier Payment	Check	3923	7/31/2019	700.00	Eco-Counter Inc	
Supplier Payment	Check	3924	7/31/2019	11,700.00	EJ Ward Inc	
Supplier Payment	Check	3925	7/31/2019	245.35	Emerald Services Inc - Remit-To: Emerald - Pittsburgh	
Supplier Payment	Check	3926	7/31/2019	72.00	Emergency Rooms PS	
Supplier Payment	Check	3927	7/31/2019	2,439.50	EnviroIssues Inc	
Supplier Payment	Check	3928	7/31/2019	275.00	ERF Company Inc	
Supplier Payment	Check	3929	7/31/2019	74.00	Eric Atwell	
Supplier Payment	Check	3930	7/31/2019	850.00	Examworks Inc - Remit-To: Examworks - Lawrenceville	
Supplier Payment	Check	3931	7/31/2019	56.36	Experian Marketing Solutions - Remit-To: Experian - Los Angeles	
Supplier Payment	Check	3932	7/31/2019	12,666.78	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	3933	7/31/2019	8,015.64	Fire Systems West	
Supplier Payment	Check	3934	7/31/2019	1,900.00	Frederick W. Vankuren	
Supplier Payment	Check	3935	7/31/2019	500.41	Galls LLC	
Supplier Payment	Check	3936	7/31/2019	34.00	Gilbarco Veeder-Root	
Supplier Payment	Check	3937	7/31/2019	95.69	Gordon Truck Centers	
Supplier Payment	Check	3938	7/31/2019	69.76	Graphic Information Systems Inc	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Check	3939	7/31/2019	6,979.51	H&H Wood Recyclers	
Supplier Payment	Check	3940	7/31/2019	4,825.00	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	3941	7/31/2019	338,580.14	Infor Public Sector Inc	
Supplier Payment	Check	3942	7/31/2019	1,570.00	Invintus Media Inc	
Supplier Payment	Check	3943	7/31/2019	987.19	Iron Mountain Inc - Remit-To: Iron Mountain - New York	
Supplier Payment	Check	3944	7/31/2019	1,626.00	Jamestown Networks	
Supplier Payment	Check	3945	7/31/2019	2,150.00	Joy J. Mccray	
Supplier Payment	Check	3946	7/31/2019	150.00	Judy Adams	
Supplier Payment	Check	3947	7/31/2019	65.00	Kaiser Permanente	
Supplier Payment	Check	3948	7/31/2019	1,121.95	Key Code Media, Inc	
Supplier Payment	Check	3949	7/31/2019	4,284.15	L.N. Curtis & Sons	
Supplier Payment	Check	3950	7/31/2019	183,079.93	Lakeside Industries Inc - Remit-To: Lakeside - Issaquah	
Supplier Payment	Check	3951	7/31/2019	21,547.16	Lakeyland Inc	
Supplier Payment	Check	3952	7/31/2019	152.30	Legacy Laboratory Services Inc	
Supplier Payment	Check	3953	7/31/2019	8,553.25	Lois D Cohen Associates	
Supplier Payment	Check	3954	7/31/2019	8,507.85	MacKay Sposito Inc	
Supplier Payment	Check	3955	7/31/2019	47,717.96	Mackenzie Engineering Inc	
Supplier Payment	Check	3956	7/31/2019	4,630.00	Marquam Group LTD	
Supplier Payment	Check	3957	7/31/2019	7,179.48	McFarlanes Bark Inc	
Supplier Payment	Check	3958	7/31/2019	3,900.00	Michael McCulloch Architecture LLC	
Supplier Payment	Check	3959	7/31/2019	285.00	MKE & Associates Inc	
Supplier Payment	Check	3960	7/31/2019	6,538.24	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	3961	7/31/2019	509.00	Murray Smith Inc	
Supplier Payment	Check	3962	7/31/2019	173.44	North Side Electric Inc	
Supplier Payment	Check	3963	7/31/2019	143.18	Northwest Cascade Inc	
Supplier Payment	Check	3964	7/31/2019	21,258.33	One Diversified LLC - Remit-To: Diversified - San Diego	
Supplier Payment	Check	3965	7/31/2019	265.58	Oregon Commercial Heating Inc	
Supplier Payment	Check	3966	7/31/2019	972.00	Otak Inc	
Supplier Payment	Check	3967	7/31/2019	890.89	Pacific Furnishings	
Supplier Payment	Check	3968	7/31/2019	7,200.00	Pacific Outdoor Advertising LLC	
Supplier Payment	Check	3969	7/31/2019	8,615.00	Parkeon	
Supplier Payment	Check	3970	7/31/2019	38.10	Parkmobile USA Inc	
Supplier Payment	Check	3971	7/31/2019	1,049.85	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	Check	3972	7/31/2019	9,122.80	PeaceHealth Southwest Medical Center	
Supplier Payment	Check	3973	7/31/2019	6,866.27	Physio-Control Inc	
Supplier Payment	Check	3974	7/31/2019	164.45	Porter W Yett Company	
Supplier Payment	Check	3975	7/31/2019	4,283.44	Portland Mechanical Construction LLC	
Supplier Payment	Check	3976	7/31/2019	52.01	Potter Webster Co	
Supplier Payment	Check	3977	7/31/2019	13,638.20	PPC Solutions Inc	
Supplier Payment	Check	3978	7/31/2019	791.31	Praxair Distribution Inc	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Check	3979	7/31/2019	11,091.19	Public Safety Testing Inc	
Supplier Payment	Check	3980	7/31/2019	8,277.50	Quick Caption Inc	
Supplier Payment	Check	3981	7/31/2019	934.50	Rapid Response Bio Clean	
Supplier Payment	Check	3982	7/31/2019	102.98	Rentokil North America Inc	
Supplier Payment	Check	3983	7/31/2019	505.75	Richard L Hepper	
Supplier Payment	Check	3984	7/31/2019	3,497.50	Rock Creek Communications, LLC	
Supplier Payment	Check	3985	7/31/2019	200.00	Ronaldo Exconde	
Supplier Payment	Check	3986	7/31/2019	2,910.11	Roth Staffing Companies LLC	
Supplier Payment	Check	3987	7/31/2019	903.05	Schmitt Reporting & Video Inc	
Supplier Payment	Check	3988	7/31/2019	8,181.00	Sequence Graphics LLC	
Supplier Payment	Check	3989	7/31/2019	13,323.00	Share Inc	
Supplier Payment	Check	3990	7/31/2019	3,933.05	Shrums Pest Control	
Supplier Payment	Check	3991	7/31/2019	679.98	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	3992	7/31/2019	8,580.00	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	
Supplier Payment	Check	3993	7/31/2019	9.55	State of Oregon	
Supplier Payment	Check	3994	7/31/2019	362.80	State of Washington Auditor's Office	
Supplier Payment	Check	3995	7/31/2019	1,125.00	Suzanne Best	
Supplier Payment	Check	3996	7/31/2019	95.00	T2 Systems Inc - Remit-To: T2- Atlanta	
Supplier Payment	Check	3997	7/31/2019	996.00	Triangle Resources Inc	
Supplier Payment	Check	3998	7/31/2019	271.00	Triple J Enterprises	
Supplier Payment	Check	3999	7/31/2019	33,324.00	Turning Point Initiatives LLC	
Supplier Payment	Check	4000	7/31/2019	5,265.86	Universal Field Services Inc	
Supplier Payment	Check	4001	7/31/2019	1,734.40	US Water Services Inc - Remit-To: US Water - Minneapolis	
Supplier Payment	Check	4002	7/31/2019	308.50	Vancouver Aire LLC	
Supplier Payment	Check	4003	7/31/2019	575.25	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Check	4004	7/31/2019	4,848.00	Vancouver Slow Pitch Umpires Association - Remit-To: VSPUA - Vancouver	
Supplier Payment	Check	4005	7/31/2019	4,067.54	Wallis Engineering PLLC	
Supplier Payment	Check	4006	7/31/2019	1,475.06	Walter E Nelson Company	
Supplier Payment	Check	4007	7/31/2019	2,308.18	Wapiti NW LLC	
Supplier Payment	Check	4008	7/31/2019	2,780.70	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	4009	7/31/2019	833.89	Waste Management - Remit-To: Waste Management Los Angeles	
Supplier Payment	Check	4010	7/31/2019	170.46	White Bear West Inc	
Supplier Payment	Check	4011	7/31/2019	742.79	Willis of Seattle Inc - Remit-To: Willis - Pasadena	
Supplier Payment	Check	4012	7/31/2019	2,674.09	WW Grainger Inc	
Supplier Payment	Check	4013	7/31/2019	875.50	Yakima County	
Supplier Payment	Check	4014	7/31/2019	29,226.02	Allegiance Benefit Plan Management Inc	
Supplier Payment	Check	4015	7/31/2019	6,991.93	AT & T Mobility II LLC	
Supplier Payment	Check	4016	7/31/2019	868.09	Cellco Partnership - Remit-To: Cellco - Dallas	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Check	4017	7/31/2019	35,966.51	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	4018	7/31/2019	724.33	Clark Public Utility District No. 1	
Supplier Payment	Check	4019	7/31/2019	816.18	Clark Public Utility District No. 1	
Supplier Payment	Check	4020	7/31/2019	17,517.24	Columbia Resource Company	
Supplier Payment	Check	4021	7/31/2019	195.20	Comcast - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	4022	7/31/2019	7,980.91	Community Housing Resource Center	
Supplier Payment	Check	4023	7/31/2019	262.00	Dex Media West	
Supplier Payment	Check	4024	7/31/2019	2,192.37	Eagle Newspaper Inc	
Supplier Payment	Check	4025	7/31/2019	13,320.94	Evergreen Habitat for Humanity	
Supplier Payment	Check	4026	7/31/2019	9,839.47	GFM Construction	
Supplier Payment	Check	4027	7/31/2019	4,583.33	Greater Vancouver Chamber of Commerce	
Supplier Payment	Check	4028	7/31/2019	32,417.51	Life Insurance Company of North America	
Supplier Payment	Check	4029	7/31/2019	40,432.05	Northwest Staffing Resources Inc - Remit-To: NW Staffing - Portland	
Supplier Payment	Check	4030	7/31/2019	15.00	NW Natural - Remit-To: NW Natural - Portland	
Supplier Payment	Check	4031	7/31/2019	10,419.10	Qwest Corp	
Supplier Payment	Check	4032	7/31/2019	922.07	Qwest Corp - Remit-To: CenturyLink - Phoenix	
Supplier Payment	Check	4033	7/31/2019	1,228.00	Rotschy Inc	
Supplier Payment	Check	4034	7/31/2019	11,451.13	Second Step Housing	
Supplier Payment	Check	4035	7/31/2019	6,101.24	Share Inc	
Supplier Payment	Check	4036	7/31/2019	72,453.50	State of Washington Department of Revenue	
Supplier Payment	Check	4037	7/31/2019	1,368.00	Triangle Resources Inc	
Supplier Payment	Check	4038	7/31/2019	205.13	United Parcel Service	
Supplier Payment	Check	4039	7/31/2019	3,000.00	United States Postal Service	
Supplier Payment	Check	4040	7/31/2019	214.45	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	4041	7/31/2019	14,679.90	Williams Kastner & Gibbs PLLC - Remit-To: Williams Kastner - Seattle	
Ad Hoc Payment	Check	4043	8/7/2019	5.19	Brenda Scott	refund SCIP loan
Ad Hoc Payment	Check	4044	8/1/2019	25.00	Broadway Cab LLC	refund overpmt pkg cit #7201804164
Ad Hoc Payment	Check	4045	8/7/2019	270.00	Caitlyn Hickey	refund pkg permit COV06755
Ad Hoc Payment	Check	4046	8/7/2019	210.00	Chicago Title	Reconveyance - VHA
Ad Hoc Payment	Check	4047	8/7/2019	120.00	Cimarron Neighborhood Association	2019 RecycleU Grant
Ad Hoc Payment	Check	4048	8/7/2019	350.00	Elvia Degante	2003326.030
Ad Hoc Payment	Check	4049	8/7/2019	100.00	Faith World Ministry	2003317.030
Ad Hoc Payment	Check	4050	8/7/2019	100.00	Fircrest Neighborhood Association	20190714
Ad Hoc Payment	Check	4051	8/7/2019	13,387.40	Henco Plumbing Services	inv #4432927 / 4478622 -Carlisle
Ad Hoc Payment	Check	4052	8/7/2019	1,060.00	James Fry & Sandra Peterson-Fry	refund cemetery
Ad Hoc Payment	Check	4053	8/7/2019	5.72	John Knapp	refund overpmt SCIP loan
Ad Hoc Payment	Check	4054	8/7/2019	200.00	Kathy Kelly	2000258.082
Ad Hoc Payment	Check	4055	8/7/2019	290.00	Kenneth Levy	refund business license
Ad Hoc Payment	Check	4056	8/7/2019	11.97	Marjorie G Austen	refund overpmt SCIP loan

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Ad Hoc Payment	Check	4057	8/7/2019	20.00	Mary Crowe / Jeffrey Coffey	refund alarms
Ad Hoc Payment	Check	4058	8/7/2019	20.32	New American Fund	refund overpmt pkg permit COV08794
Ad Hoc Payment	Check	4059	8/7/2019	12.94	Paul Van Baalen	refund overpmt SCIP loan
Ad Hoc Payment	Check	4060	8/7/2019	50.00	PCS	cit #7201206892 Summerland Entpr
Ad Hoc Payment	Check	4061	8/7/2019	30.00	PCS	citation #170200814 re: Stacey Graham
Ad Hoc Payment	Check	4062	8/7/2019	206.54	PCS	Inv #8417 dated 7/10/19
Ad Hoc Payment	Check	4063	8/7/2019	50.00	PCS	refund pkg cit #7201206344
Ad Hoc Payment	Check	4064	8/7/2019	20.00	Peter Lubisich III DDS	refund alarms
Ad Hoc Payment	Check	4065	8/7/2019	747.51	Ross Montgomery	2019 NUSA Reimbursement - R. Montgomery
Ad Hoc Payment	Check	4066	8/7/2019	20.00	Sam Friedland	refund alarms
Ad Hoc Payment	Check	4067	8/7/2019	25.00	Susan J Logan	refund overpmt pkg cit #7200815241
Ad Hoc Payment	Check	4068	8/7/2019	30.07	William E Haynes	refund overprnt SCIP
Ad Hoc Payment	Check	4069	8/7/2019	75.00	William Elerding	refund overpmt pkg cit #7201207697
Ad Hoc Payment	Check	4070	8/7/2019	65.00	Akseki,Janis	Utility Refunds: 0009064300-03
Ad Hoc Payment	Check	4071	8/7/2019	9.24	Akseki,Janis	Utility Refunds: 0009064300-03
Ad Hoc Payment	Check	4072	8/7/2019	63.57	Bain,Lauren D	Utility Refunds: 0000005418-02
Ad Hoc Payment	Check	4073	8/7/2019	10.43	Bain,Lauren D	Utility Refunds: 0000005418-02
Ad Hoc Payment	Check	4074	8/7/2019	46.91	Bisturis,Matt	Utility Refunds: 0026065200-03
Ad Hoc Payment	Check	4075	8/7/2019	158.09	Bisturis,Matt and Heather	Utility Refunds: 0026065200-03
Ad Hoc Payment	Check	4076	8/7/2019	78.08	Boisvert,Brent and Susan	Utility Refunds: 0101021678-01
Ad Hoc Payment	Check	4077	8/7/2019	11.70	Bowling,Tomi L and Anthony F	Utility Refunds: 0107020020-05
Ad Hoc Payment	Check	4078	8/7/2019	94.42	Building Product Sales	Utility Refunds: 0012078118-05
Ad Hoc Payment	Check	4079	8/7/2019	170.00	Cabas Enterprises LLC	Utility Refunds: 0091008100-31
Ad Hoc Payment	Check	4080	8/7/2019	123.01	Chizh,Grigoriy and Tatyana	Utility Refunds: 0000006931-02
Ad Hoc Payment	Check	4081	8/7/2019	9.74	Clifton,Joseph and Mackie	Utility Refunds: 0055031400-06
Ad Hoc Payment	Check	4082	8/7/2019	158.82	Comeau,Spencer and Ashley	Utility Refunds: 0002000112-01
Ad Hoc Payment	Check	4083	8/7/2019	68.38	Cook,Cheryl	Utility Refunds: 0054005101-01
Ad Hoc Payment	Check	4084	8/7/2019	48.15	Cowan,David and Julie	Utility Refunds: 0107020150-04
Ad Hoc Payment	Check	4085	8/7/2019	174.76	Cunningham,James	Utility Refunds: 0012078118-05
Ad Hoc Payment	Check	4086	8/7/2019	25.71	Desta,Hana	Utility Refunds: 0000005264-02
Ad Hoc Payment	Check	4087	8/7/2019	60.00	Devoe,Lorrene	Utility Refunds: 0065025808-02
Ad Hoc Payment	Check	4088	8/7/2019	50.00	Devoe,Lorrene	Utility Refunds: 0065025808-02
Ad Hoc Payment	Check	4089	8/7/2019	60.00	Devoe,Lorrene	Utility Refunds: 0065025808-02
Ad Hoc Payment	Check	4090	8/7/2019	60.00	Devoe,Lorrene	Utility Refunds: 0065025808-02
Ad Hoc Payment	Check	4091	8/7/2019	100.00	Devoe,Lorrene	Utility Refunds: 0065025808-02
Ad Hoc Payment	Check	4092	8/7/2019	17.01	Devoe,Lorrene	Utility Refunds: 0065025808-02
Ad Hoc Payment	Check	4093	8/7/2019	264.47	Devries,John	Utility Refunds: 0033084600-03
Ad Hoc Payment	Check	4094	8/7/2019	108.74	Dicke,Richard	Utility Refunds: 0048055950-14
Ad Hoc Payment	Check	4095	8/7/2019	99.29	Eric Simko Living Trust	Utility Refunds: 0000005419-02
Ad Hoc Payment	Check	4096	8/7/2019	11.71	Eric Simko Living Trust	Utility Refunds: 0000005419-02
Ad Hoc Payment	Check	4097	8/7/2019	126.66	Espinoza,Brenda A	Utility Refunds: 0060049300-05
Ad Hoc Payment	Check	4098	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4099	8/7/2019	112.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Ad Hoc Payment	Check	4100	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4101	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4102	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4103	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4104	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4105	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4106	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4107	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4108	8/7/2019	1.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4109	8/7/2019	140.00	Fabian,Ivan and Rebecca	Utility Refunds: 0117052120-04
Ad Hoc Payment	Check	4110	8/7/2019	25.21	Floyd,Dana and Denice	Utility Refunds: 0000008671-02
Ad Hoc Payment	Check	4111	8/7/2019	350.89	Fort Vancouver Terrace	Utility Refunds: 0023050243-00
Ad Hoc Payment	Check	4112	8/7/2019	109.23	Gibiau,Dale	Utility Refunds: 0010049400-01
Ad Hoc Payment	Check	4113	8/7/2019	69.89	Gregory and Kimberly Gersen	Utility Refunds: 0057035586-03
Ad Hoc Payment	Check	4114	8/7/2019	900.00	Ireland,Laraine	Utility Refunds: 0004031700-03
Ad Hoc Payment	Check	4115	8/7/2019	217.01	Jose Martinez Venegas and Maria Martinez Munoz	Utility Refunds: 0000005935-02
Ad Hoc Payment	Check	4116	8/7/2019	28.28	Jose Martinez Venegas and Maria Martinez Munoz	Utility Refunds: 0000005935-02
Ad Hoc Payment	Check	4117	8/7/2019	83.57	Kee,Lawrence and Seiko	Utility Refunds: 0037022300-04
Ad Hoc Payment	Check	4118	8/7/2019	68.53	Knight,Shirley G	Utility Refunds: 0018011600-03
Ad Hoc Payment	Check	4119	8/7/2019	26.50	Little,Robert and June	Utility Refunds: 0099049840-17
Ad Hoc Payment	Check	4120	8/7/2019	100.47	Lynam,William and Charlotte	Utility Refunds: 0146414200-01
Ad Hoc Payment	Check	4121	8/7/2019	23.02	Manor Homes Washington Inc	Utility Refunds: 0500002494-01
Ad Hoc Payment	Check	4122	8/7/2019	62.94	Martin,Dan A	Utility Refunds: 0118038750-03
Ad Hoc Payment	Check	4123	8/7/2019	16.67	McConathy,Thomas	Utility Refunds: 0010000900-00
Ad Hoc Payment	Check	4124	8/7/2019	82.99	McConathy,Thomas	Utility Refunds: 0010000900-00
Ad Hoc Payment	Check	4125	8/7/2019	109.21	McKlendin,Miraya	Utility Refunds: 0500001391-01
Ad Hoc Payment	Check	4126	8/7/2019	97.66	McManus,Julie	Utility Refunds: 0042022000-03
Ad Hoc Payment	Check	4127	8/7/2019	28.34	McManus,Julie	Utility Refunds: 0042022000-03
Ad Hoc Payment	Check	4128	8/7/2019	186.00	Mehl,Cynthia and Cameron	Utility Refunds: 0108003106-05
Ad Hoc Payment	Check	4129	8/7/2019	96.08	Melo,Yvonne Bonnie	Utility Refunds: 0019040800-04
Ad Hoc Payment	Check	4130	8/7/2019	145.04	Miller,Aaron and Christina	Utility Refunds: 0036044400-04
Ad Hoc Payment	Check	4131	8/7/2019	114.32	Morton,Douglas	Utility Refunds: 0111020024-05
Ad Hoc Payment	Check	4132	8/7/2019	139.98	Myrna L Lewis and Charles J Fogg	Utility Refunds: 0017057400-06
Ad Hoc Payment	Check	4133	8/7/2019	203.97	NATI, LLC	Utility Refunds: 0027057200-00
Ad Hoc Payment	Check	4134	8/7/2019	137.12	Newton,Eli T	Utility Refunds: 0043068126-03
Ad Hoc Payment	Check	4135	8/7/2019	54.99	Newton,Shannon and Michael	Utility Refunds: 0091011900-19
Ad Hoc Payment	Check	4136	8/7/2019	100.47	Nicolle Sicilia and Deborah Lenoir	Utility Refunds: 0104301884-01
Ad Hoc Payment	Check	4137	8/7/2019	115.39	Niehaus,Martin	Utility Refunds: 0000007499-02
Ad Hoc Payment	Check	4138	8/7/2019	120.24	North Columbia Homes, LLC	Utility Refunds: 0500002208-01
Ad Hoc Payment	Check	4139	8/7/2019	100.36	North Columbia Homes, LLC	Utility Refunds: 0500002525-01
Ad Hoc Payment	Check	4140	8/7/2019	72.04	Nylund Homes	Utility Refunds: 0024001200-03
Ad Hoc Payment	Check	4141	8/7/2019	76.86	Nylund Homes Inc	Utility Refunds: 0010028900-13

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Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Ad Hoc Payment	Check	4142	8/7/2019	85.27	Parkinson,John	Utility Refunds: 0101000070-02
Ad Hoc Payment	Check	4143	8/7/2019	22.73	Parkinson,John	Utility Refunds: 0101000070-02
Ad Hoc Payment	Check	4144	8/7/2019	128.22	Poorman,Andrew and Mindy	Utility Refunds: 0141003962-02
Ad Hoc Payment	Check	4145	8/7/2019	55.10	Quivira LLC	Utility Refunds: 0500001393-01
Ad Hoc Payment	Check	4146	8/7/2019	18.65	Quivira LLC	Utility Refunds: 0500001391-01
Ad Hoc Payment	Check	4147	8/7/2019	110.54	Renk,Brian	Utility Refunds: 0124000720-01
Ad Hoc Payment	Check	4148	8/7/2019	65.56	Reynolds,Robert and Christina	Utility Refunds: 0044021104-04
Ad Hoc Payment	Check	4149	8/7/2019	133.95	Riverview Asset Mgmt and Trust	Utility Refunds: 0016003800-01
Ad Hoc Payment	Check	4150	8/7/2019	123.41	Ruben Nieto-Franco and Norma Naal-Meza	Utility Refunds: 0045540140-02
Ad Hoc Payment	Check	4151	8/7/2019	33.06	Santoyo,Regina	Utility Refunds: 0500001393-01
Ad Hoc Payment	Check	4152	8/7/2019	0.56	Simpson,Kenneth and Penelope	Utility Refunds: 0099050005-02
Ad Hoc Payment	Check	4153	8/7/2019	150.44	Simpson,Kenneth and Penelope	Utility Refunds: 0099050005-02
Ad Hoc Payment	Check	4154	8/7/2019	69.26	Strawn,Diane K	Utility Refunds: 0000006827-02
Ad Hoc Payment	Check	4155	8/7/2019	48.86	Vanessa Kaiel and Lowden Vaumgart	Utility Refunds: 0088077900-01
Ad Hoc Payment	Check	4156	8/7/2019	23.94	Weber,Edward and Sandra	Utility Refunds: 0099090045-02
Ad Hoc Payment	Check	4157	8/7/2019	31.55	Weidman,Hazel	Utility Refunds: 0101000230-01
Ad Hoc Payment	Check	4158	8/7/2019	62.45	Weidman,Hazel	Utility Refunds: 0101000230-01
Ad Hoc Payment	Check	4159	8/7/2019	86.65	Wollert,Michele and Richard	Utility Refunds: 0007024500-10
Ad Hoc Payment	Check	4160	8/7/2019	113.45	Wollert,Michele and Richard	Utility Refunds: 0007024500-10
Ad Hoc Payment	Check	4161	8/7/2019	49.73	Wood,Danny	Utility Refunds: 0000001016-02
Supplier Payment	Check	4162	8/7/2019	864.00	Accurate Corporate Services Inc	
Supplier Payment	Check	4163	8/7/2019	116.48	Airgas, Inc	
Supplier Payment	Check	4164	8/7/2019	1,639.38	AKS Engineering & Forestry LLC	
Supplier Payment	Check	4165	8/7/2019	487.78	A-Line Asphalt Maintenance Inc	
Supplier Payment	Check	4166	8/7/2019	803.00	Allegheny Answering Services	
Supplier Payment	Check	4167	8/7/2019	20,650.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	4168	8/7/2019	2,000.00	Alpha Media	
Supplier Payment	Check	4169	8/7/2019	913.50	Alta Planning & Design	
Supplier Payment	Check	4170	8/7/2019	100.00	American Medical Response Northwest Inc - Remit-To: AMR - Vancouver	
Supplier Payment	Check	4171	8/7/2019	142.83	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	4172	8/7/2019	611.12	Archaelogical Investigations Northwest Inc	
Supplier Payment	Check	4173	8/7/2019	64.75	Ashley Webb	
Supplier Payment	Check	4174	8/7/2019	7,804.80	Bloomberg Finance LP - Remit-To: Bloomberg - Boston	
Supplier Payment	Check	4175	8/7/2019	3,687.60	Bound Tree Medical LLC	
Supplier Payment	Check	4176	8/7/2019	900.00	BSK Associates - Remit-To: BSK Fresno	
Supplier Payment	Check	4177	8/7/2019	62,104.52	Bud Clary Chevrolet, Cadillac Inc	
Supplier Payment	Check	4178	8/7/2019	499.43	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	4179	8/7/2019	11,437.15	CH2M Hill Inc - Remit-To: CH2M - Dallas	
Supplier Payment	Check	4180	8/7/2019	135.50	Chappelles Towing LLC	
Supplier Payment	Check	4181	8/7/2019	200.00	Charles Suniga	

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Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Check	4182	8/7/2019	585.25	Chough Inc	
Supplier Payment	Check	4183	8/7/2019	698.72	City of Battle Ground - Remit-To: City of Battle Ground PD	
Supplier Payment	Check	4184	8/7/2019	32,938.80	Clark and Sons Excavating Inc	
Supplier Payment	Check	4185	8/7/2019	1,279.48	Clark County Historical Society	
Supplier Payment	Check	4186	8/7/2019	36,400.32	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	4187	8/7/2019	388.89	Clark Public Utility District No. 1	
Supplier Payment	Check	4188	8/7/2019	354.61	Clark Public Utility District No. 1	
Supplier Payment	Check	4189	8/7/2019	1,921.33	Clark Public Utility District No. 1	
Supplier Payment	Check	4190	8/7/2019	47.06	Clark Public Utility District No. 1	
Supplier Payment	Check	4191	8/7/2019	324.56	Clark Regional Emergency Services Agency (CRESA)	
Supplier Payment	Check	4192	8/7/2019	87,851.34	Columbia Ford Inc	
Supplier Payment	Check	4193	8/7/2019	3,834.84	Columbia Resource Company	
Supplier Payment	Check	4194	8/7/2019	24.85	Comcast - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	4195	8/7/2019	112.16	Community Housing Resource Center	
Supplier Payment	Check	4196	8/7/2019	6,135.18	Core and Main LP	
Supplier Payment	Check	4197	8/7/2019	278.51	Corporate Translation Services Inc	
Supplier Payment	Check	4198	8/7/2019	412.63	Corwin Beverage	
Supplier Payment	Check	4199	8/7/2019	286.00	Courier Northwest	
Supplier Payment	Check	4200	8/7/2019	1,111.34	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	4201	8/7/2019	3,009.60	CyberSource Corporation - Remit-To: CyberSource - Los Angeles	
Supplier Payment	Check	4202	8/7/2019	950.00	Damon C. Beaudoin	
Supplier Payment	Check	4203	8/7/2019	650.00	David Corey PHD PC	
Supplier Payment	Check	4206	8/7/2019	1,973.54	DKS Associates Inc	
Supplier Payment	Check	4208	8/7/2019	948.50	Dynamic Sales and Service	
Supplier Payment	Check	4209	8/7/2019	3,756.11	E&M Electric and Machinery, Inc	
Supplier Payment	Check	4210	8/7/2019	2,717.50	Economic Consultants Oregon Ltd	
Supplier Payment	Check	4211	8/7/2019	188.00	Emergency Rooms PS	
Supplier Payment	Check	4212	8/7/2019	2,000.00	Entercom Communications Corp - Remit-To: Entercom Communications Corp. Cleveland	
Supplier Payment	Check	4213	8/7/2019	2,046.50	EnviroIssues Inc	
Supplier Payment	Check	4214	8/7/2019	364.88	Epic Land Solutions Inc	
Supplier Payment	Check	4215	8/7/2019	396.36	Eric Atwell	
Supplier Payment	Check	4216	8/7/2019	4,240.00	Esix Sportswear	
Supplier Payment	Check	4217	8/7/2019	56.37	Experian Marketing Solutions - Remit-To: Experian - Los Angeles	
Supplier Payment	Check	4219	8/7/2019	25,347.26	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	4220	8/7/2019	823.84	Fire Systems West	
Supplier Payment	Check	4221	8/7/2019	2,632.50	Foster Pepper PLLC	
Supplier Payment	Check	4222	8/7/2019	7,015.00	Gallagher Bassett Services Inc	

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Supplier Payment	Check	4223	8/7/2019	2,545.40	Galls LLC	
Supplier Payment	Check	4224	8/7/2019	1,144.80	General Automotive Supply Co	
Supplier Payment	Check	4225	8/7/2019	34.00	Gilbarco Veeder-Root	
Supplier Payment	Check	4226	8/7/2019	35.31	Gordian Group - Remit-To: Gordian - Los Angeles	
Supplier Payment	Check	4227	8/7/2019	1,095.50	Government Revenue Solutions Holdings I LLC	
Supplier Payment	Check	4228	8/7/2019	1,430.88	Gram T Hill	
Supplier Payment	Check	4229	8/7/2019	539.28	Gray & Osborne Inc	
Supplier Payment	Check	4230	8/7/2019	4,646.25	GreenPlay LLC	
Supplier Payment	Check	4231	8/7/2019	525.25	H&H Wood Recyclers	
Supplier Payment	Check	4232	8/7/2019	46,287.25	Halbert Construction Services LLC	
Supplier Payment	Check	4233	8/7/2019	186,165.78	Halme Excavating Inc	
Supplier Payment	Check	4234	8/7/2019	33,847.29	H D Fowler Company Inc - Remit-To: H D Fowler - Bellevue	
Supplier Payment	Check	4235	8/7/2019	2,850.00	Henry E. Beaudoin	
Supplier Payment	Check	4236	8/7/2019	577.61	Industrial Scientific Corporation - Remit-To: Industrial Scientific Corp - Pittsburgh	
Supplier Payment	Check	4237	8/7/2019	170.00	Inez Sofie	
Supplier Payment	Check	4238	8/7/2019	11,998.41	Inseego North America LLC	
Supplier Payment	Check	4239	8/7/2019	1,169.24	Interior Office Solutions	
Supplier Payment	Check	4240	8/7/2019	542.08	Iron Mountain Inc - Remit-To: Iron Mountain - New York	
Supplier Payment	Check	4241	8/7/2019	296.58	J-2 Blueprint Supply Co.	
Supplier Payment	Check	4242	8/7/2019	1,225.00	Jack M Litman Phd	
Supplier Payment	Check	4243	8/7/2019	6,504.00	Jamestown Networks	
Supplier Payment	Check	4244	8/7/2019	3,500.00	JCI Jones Chemicals Inc	
Supplier Payment	Check	4245	8/7/2019	1,000.00	Jessica Leigh Graff	
Supplier Payment	Check	4246	8/7/2019	6,050.00	Joseph F. & Gayle L. Beaudoin	
Supplier Payment	Check	4247	8/7/2019	7,550.00	Joseph F. Beaudion	
Supplier Payment	Check	4248	8/7/2019	260.00	Kaiser Permanente	
Supplier Payment	Check	4249	8/7/2019	4,955.86	Kearns & West Inc	
Supplier Payment	Check	4250	8/7/2019	4,128.80	Kelly Services Inc - Remit-To: Kelly Services - Pasadena	
Supplier Payment	Check	4251	8/7/2019	2,500.00	Kenn D Meneely	
Supplier Payment	Check	4252	8/7/2019	4,516.22	King County Directors Association Purchasing Department	
Supplier Payment	Check	4253	8/7/2019	14,457.01	Kittelson & Associates Inc	
Supplier Payment	Check	4254	8/7/2019	31.30	Kronos Incorporated - Remit-To: Atlanta	
Supplier Payment	Check	4255	8/7/2019	200.00	Lee Nicholas	
Supplier Payment	Check	4256	8/7/2019	3,951.83	Leupold & Stevens Inc	
Supplier Payment	Check	4257	8/7/2019	169.92	Ltech Ammunition , LLC	
Supplier Payment	Check	4258	8/7/2019	10,519.80	MacKay Sposito Inc	
Supplier Payment	Check	4259	8/7/2019	793.00	Marcella Fleming Reed	
Supplier Payment	Check	4260	8/7/2019	163,329.61	McDonald Excavating Inc	
Supplier Payment	Check	4261	8/7/2019	6,303.33	McFarlanes Bark Inc	

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Supplier Payment	Check	4262	8/7/2019	1,000.00	Message Gears LLC	
Supplier Payment	Check	4263	8/7/2019	23,716.41	Metereaders LLC	
Supplier Payment	Check	4264	8/7/2019	2,332.88	Moore Iacofano Goltsman, Inc	
Supplier Payment	Check	4265	8/7/2019	3,405.32	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	4266	8/7/2019	2,338.00	Murray Smith Inc	
Supplier Payment	Check	4267	8/7/2019	201.62	National Safety Inc	
Supplier Payment	Check	4268	8/7/2019	2,708.35	Net Transcripts Inc	
Supplier Payment	Check	4269	8/7/2019	27,316.60	Newco Inc.	
Supplier Payment	Check	4270	8/7/2019	450.00	Nichols Mediation LLC	
Supplier Payment	Check	4271	8/7/2019	2,238.46	North 40 Fencing and Farm Services	
Supplier Payment	Check	4272	8/7/2019	34,041.94	Northend Truck Equipment Inc	
Supplier Payment	Check	4273	8/7/2019	2,056.54	One Call Concepts Inc	
Supplier Payment	Check	4274	8/7/2019	50,542.86	One Diversified LLC - Remit-To: Diversified - San Diego	
Supplier Payment	Check	4275	8/7/2019	5,247.75	Otak Inc	
Supplier Payment	Check	4276	8/7/2019	356.18	PBS Engineering and Environmental Inc	
Supplier Payment	Check	4277	8/7/2019	7,203.95	PeaceHealth Southwest Medical Center	
Supplier Payment	Check	4278	8/7/2019	707.86	Physio-Control Inc	
Supplier Payment	Check	4279	8/7/2019	5,089.27	Pitney Bowes Inc	
Supplier Payment	Check	4280	8/7/2019	443.36	PMI Truck Bodies Inc	
Supplier Payment	Check	4281	8/7/2019	1,218.00	Portland Adventist Medical Center	
Supplier Payment	Check	4282	8/7/2019	47,647.30	PPC Solutions Inc	
Supplier Payment	Check	4283	8/7/2019	893.11	Praxair Distribution Inc	
Supplier Payment	Check	4284	8/7/2019	2,512.74	Projects NW LLC	
Supplier Payment	Check	4285	8/7/2019	490.00	Public Safety Testing Inc	
Supplier Payment	Check	4286	8/7/2019	621.25	Rapid Response Bio Clean	
Supplier Payment	Check	4287	8/7/2019	4,483.48	Retail Lockbox Inc	
Supplier Payment	Check	4288	8/7/2019	92.14	Riverside Containers LLC	
Supplier Payment	Check	4289	8/7/2019	200.00	Ronaldo Exconde	
Supplier Payment	Check	4290	8/7/2019	259.62	S&B Inc	
Supplier Payment	Check	4291	8/7/2019	43,670.13	San Diego Police Equipment Co Inc	
Supplier Payment	Check	4292	8/7/2019	72,949.21	Sawyer & Sons Construction LLC	
Supplier Payment	Check	4293	8/7/2019	9,083.75	Sequence Graphics LLC	
Supplier Payment	Check	4294	8/7/2019	162,736.57	Sewer Equipment Co of America	
Supplier Payment	Check	4295	8/7/2019	4,246.34	Sharon Rice	
Supplier Payment	Check	4296	8/7/2019	9.05	Shred It USA LLC	
Supplier Payment	Check	4297	8/7/2019	5,242.60	Siteimprove, Inc.	
Supplier Payment	Check	4298	8/7/2019	978.98	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	4299	8/7/2019	11,706.32	SP Plus Corporation	
Supplier Payment	Check	4300	8/7/2019	3,130.00	Stacy Cecchet PHD	
Supplier Payment	Check	4301	8/7/2019	16,127.37	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	

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Supplier Payment	Check	4302	8/7/2019	1,077.57	State of Washington 457	
Supplier Payment	Check	4303	8/7/2019	130.03	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Check	4304	8/7/2019	6,500.05	State of Washington Department of Transportation - Remit-To: WADOT - PO Box 47305	
Supplier Payment	Check	4305	8/7/2019	583.50	State of Washington State Patrol	
Supplier Payment	Check	4306	8/7/2019	97.97	Stericycle Inc	
Supplier Payment	Check	4307	8/7/2019	160.00	The Columbian Publishing Co	
Supplier Payment	Check	4308	8/7/2019	194,933.82	Thermal Transfer Acquisition Corp	
Supplier Payment	Check	4309	8/7/2019	498.75	TMG Services Inc	
Supplier Payment	Check	4310	8/7/2019	1,211.38	Towing & Recovering Services Inc	
Supplier Payment	Check	4311	8/7/2019	536.90	Transunion Risk & Alternative Data Solutions Inc	
Supplier Payment	Check	4312	8/7/2019	1,596.00	Triangle Resources Inc	
Supplier Payment	Check	4313	8/7/2019	2,759.36	Triple J Enterprises	
Supplier Payment	Check	4314	8/7/2019	4,384.00	Univar USA Inc	
Supplier Payment	Check	4315	8/7/2019	26.00	Vancouver Aire LLC	
Supplier Payment	Check	4316	8/7/2019	4,535.00	Vancouvercenter Condominium Association	
Supplier Payment	Check	4317	8/7/2019	441.19	Vancouver Granite Works Inc	
Supplier Payment	Check	4318	8/7/2019	132,181.59	Vancouver National Historic Reserve Trust	
Supplier Payment	Check	4319	8/7/2019	117,155.67	Vancouver USA Regional Tourism Office	
Supplier Payment	Check	4320	8/7/2019	229.00	Vast Data Concepts	
Supplier Payment	Check	4321	8/7/2019	5,000.00	VIA Architecture Inc	
Supplier Payment	Check	4322	8/7/2019	7,092.20	Walter E Nelson Company	
Supplier Payment	Check	4323	8/7/2019	124.09	Waste Connections of Washington	
Supplier Payment	Check	4324	8/7/2019	9,291.93	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	4325	8/7/2019	3,733.00	W Todd Pascoe	
Supplier Payment	Check	4326	8/7/2019	597.71	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	4327	8/7/2019	9,022.21	Aflac	
Supplier Payment	Check	4328	8/7/2019	88.16	Allegiance Benefit Plan Management Inc	
Supplier Payment	Check	4329	8/7/2019	86.92	AT & T Mobility II LLC	
Supplier Payment	Check	4330	8/7/2019	1,005.17	Broadway Investors LLC	
Supplier Payment	Check	4331	8/7/2019	9,500.77	Brown & Wilson Partnership LLC	
Supplier Payment	Check	4332	8/7/2019	7,723.22	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	4333	8/7/2019	355.75	City of Vancouver - Remit-To: COV - Vehicle Reg	
Supplier Payment	Check	4334	8/7/2019	40,989.35	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	4335	8/7/2019	16,490.12	Comcast	
Supplier Payment	Check	4336	8/7/2019	162.27	Comcast - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	4337	8/7/2019	109.35	Comcast - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	4338	8/7/2019	108.27	Comcast - Remit-To: Comcast Business - City of Industry	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
Supplier Payment	Check	4339	8/7/2019	113.27	Comcast - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	4340	8/7/2019	151.11	Comcast - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	4342	8/7/2019	8,236.87	Esther Short Commons LLP	
Supplier Payment	Check	4343	8/7/2019	81.38	Frontier Communications	
Supplier Payment	Check	4344	8/7/2019	2,555.00	Hugh D. Spitzer	
Supplier Payment	Check	4345	8/7/2019	160.00	JVNW Inc	
Supplier Payment	Check	4346	8/7/2019	8,216.99	Life Insurance Company of North America	
Supplier Payment	Check	4347	8/7/2019	500.00	Nagra & Atwal Corporation	
Supplier Payment	Check	4348	8/7/2019	4,278.32	National Park Service	
Supplier Payment	Check	4349	8/7/2019	1,805.00	NW Natural - Remit-To: NW Natural - Portland	
Supplier Payment	Check	4350	8/7/2019	80,000.00	Proud Ground	
Supplier Payment	Check	4351	8/7/2019	6,390.22	Qwest Corp	
Supplier Payment	Check	4352	8/7/2019	734.21	Qwest Corp - Remit-To: Qwest CABS - Monroe	
Supplier Payment	Check	4353	8/7/2019	19,489.48	Southwest Clean Air Agency	
Supplier Payment	Check	4354	8/7/2019	324.00	Talmadge/Fitzpatrick PLLC	
Supplier Payment	Check	4355	8/7/2019	135.49	United Parcel Service	
Supplier Payment	Check	4356	8/7/2019	2,000.00	Why Community	
Supplier Payment	Check	4357	8/9/2019	8,899.08	Aflac	
Supplier Payment	Check	4358	8/9/2019	5,456.58	AFSCME Local #307	
Supplier Payment	Check	4359	8/9/2019	3,612.00	Chapter 13 - Trustee	
Supplier Payment	Check	4360	8/9/2019	22,950.24	IAFF Local #452	
Supplier Payment	Check	4361	8/9/2019	751.06	IAM Local #1374	
Supplier Payment	Check	4362	8/9/2019	67.12	Legal Shield	
Supplier Payment	Check	4363	8/9/2019	8,190.94	Life Insurance Company of North America	
Supplier Payment	Check	4364	8/9/2019	575.00	MFS Service Center Inc	
Supplier Payment	Check	4365	8/9/2019	383.52	OPEIU Local #11	
Supplier Payment	Check	4366	8/9/2019	5,059.03	OPEIU Local #11	
Supplier Payment	Check	4367	8/9/2019	140.04	OPEIU Local #11	
Supplier Payment	Check	4368	8/9/2019	553.43	Oregon SDU	
Supplier Payment	Check	4369	8/9/2019	640.00	Teamsters Local #58	
Supplier Payment	Check	4370	8/9/2019	332.50	UA Local #290	
Supplier Payment	Check	4371	8/9/2019	1,338.28	United Way of the Columbia Willamette	
Supplier Payment	Check	4372	8/9/2019	12,964.47	Vancouver Police Officer Guild	
Supplier Payment	Check	4373	8/9/2019	3,565.20	Western Conference of Teamsters	
Supplier Payment	Check	4374	8/9/2019	1,222.44	Western Metal Industry Pension Plan	
			SUBTOTAL	**10,939,284.57**		
Hansen			8/6/2019	$ 610.99	City Payments	Posted 7-30-19 thru 8-5-19
Hansen			7/23/2019	$ 19,314.02	City Payments	Posted 8-6-19 thru 8-12-19
			SUBTOTAL	**$ 19,925.01**		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Check Number	Payment Date	Payment Amount	Payment Payee	Payment Memo if applicable
VISA			7/16/2019	$ 1,506.16	Miscellaneous	Parks Class Refunds - FCC 7-30-19 thru 8-5-19
VISA			7/16/2019	$ 3,960.88	Miscellaneous	Parks Class Refunds - MCC 7-30-19 thru 8-5-19
VISA			7/16/2019	$ 1,691.00	Miscellaneous	Parks Class Refunds - Special Events 7-30-19 thru 8-5-19
VISA			7/15/2019	$ 290.00	Miscellaneous	Parks Class Refunds - WREC 7-30-19 thru 8-5-19
VISA			7/23/2019	$ 2,063.00	Miscellaneous	Parks Class Refunds - FCC 8-6-19 thru 8-12-19
VISA			7/23/2019		Miscellaneous	Parks Class Refunds - MCC 8-6-19 thru 8-12-19
VISA			7/23/2019	$ -	Miscellaneous	Parks Class Refunds - Special Events 8-6-19 thru 8-12-19
VISA			7/22/2019	$ -	Miscellaneous	Parks Class Refunds - WREC 8-6-19 thru 8-12-19
			SUBTOTAL	**$ 9,511.04**		
			TOTAL	**$ 10,968,720.62**		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

City of Vancouver
Payroll Council Report
July 30, 2019 - August 12, 2019

Check No.	Date	Explanation	Amount	
1322 - 1378	07/31/19	7 2019 Pension Payroll	$	48,707.21
15789 - 15834	07/31/19	7 2019 Pension Direct Deposit	$	67,286.23
1379 - 1488	08/09/19	15 2019 Payroll	$	64,279.65
15943 - 17822	08/09/19	15 2019 Direct Deposit	$	3,174,655.85
n/a	08/09/19	Void check #1055 6/25/19	$	(75.02)
1489	08/09/19	Replacement for #1055	$	75.02

$ 3,354,928.94

Staff Report 113-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 8/19/2019

SUBJECT New CDBG Project - Lifeline Connections Women's Recovery Home

Key Points

- City Council approved the 2019 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program Annual Action Plan on May 6, 2019. A resolution is required to authorize the addition of a new project to the Action Plan.
- The City has received additional Community Development Block Grant (CDBG) resources in the form of program income from loan payoffs. As a result, CDBG funding in the amount of $134,000 is available for an additional project.
- Staff is proposing to use these resources to fund the Lifeline Connections Women's Recovery Home project. This proposal was received during the 2019 CDBG/HOME application cycle and was the highest priority among the projects that did not receive an award.
- The proposed project would result in acquisition of an existing property by Lifeline Connections for use as transitional housing serving women recovering from substance use disorders and co-occurring mental/behavioral health issues.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

Every year, the Department of Housing and Urban Development (HUD) requires an Action Plan outlining how the City intends to allocate its annual CDBG and HOME entitlements to meet the goals and objectives of the Consolidated Plan. City Council adopted the 2019 Action Plan for the program year of July 1, 2019, to June 30, 2020, on May 6, 2019. Final HUD entitlement amounts for 2019 are $1,240,677 in CDBG funds and $646,431 in HOME funds.

Following the May 6 Council approval of the 2019 Action Plan, the City received additional CDBG resources due to program income from loan payoffs, and as a result funding in the amount $134,000 is available for an additional project. Staff is proposing to use this money to fund the highest-scoring proposal from the 2019 CDBG/HOME application cycle that did not receive an award: Lifeline Connections Women's Recovery Home. The 2019 CDBG/HOME committee has reviewed and agrees with this funding recommendation.

Lifeline Connections intends to acquire a single-family home for use as transitional housing serving women recovering from substance use disorders and co-occurring mental/behavioral health issues who are homeless or at risk of homelessness. The organization has identified a six-room property located at 3402 Kauffman Avenue in Vancouver for potential acquisition at a cost of $375,000. The purchase could be completed as early as late summer or fall of 2019.

Lifeline Connections estimates serving 24 women per year (two women per room, for an average stay of six months). The agency will use a Recovery Housing group living model paired with treatment services to help stabilize residents.

A summary sheet providing additional details about the proposed Women's Recovery Home is attached. The City has also awarded $100,000 in 2018/2019 Affordable Housing Funds to this project. Lifeline Connections will use internal resources and/or bank financing to cover the remainder of the acquisition cost.

Advantage(s)

1. Effectively utilize additional CDBG resources from program income to fund a new project.
2. Assist Lifeline Connections to acquire a property that will be held long-term as transitional housing.
3. Fill a need in the community for Recovery Housing serving women with substance use disorders.

Disadvantage(s)

None.

Budget Impact

None.

Prior Council Review

- March 18 - Council workshop - Review of 2019 CDBG/HOME projects and funding recommendations
- May 6, 2019 - Public hearing - Approval of 2019 CDBG/HOME Action Plan

Action Requested

On Monday, August 19, 2019, following a public hearing, adopt a resolution authorizing the Lifeline Connections Women's Recovery Home project to be added to the Action Plan and receive CDBG funding.

Peggy Sheehan, Community Development Programs Manager, 487-7952

ATTACHMENTS:

- Project Summary - Women's Recovery Home
- Resolution - Add Lifeline Connections project
- 2019 CDBG and HOME Awards

Lifeline Connections Women's Recovery Home
Project Summary

Project: Women's Recovery Home

Agency: Lifeline Connections

City funding request: $134,000 CDBG

Total project cost: $375,000

Description: CDBG funds will be used for the purchase of a single-family home in the City of Vancouver with capacity for up to 12 women at a time. The project will provide transitional housing for women with mental health, substance use, and/or co-occurring behavioral health disorders. Lifeline will use a Recovery Housing group living model paired with treatment services to help stabilize residents.

Location: Agency is considering a property located at 3402 Kauffman Ave in Vancouver.

Target population: Low-income women with substance use, mental health and/or co-occurring behavioral health disorders who are homeless or at risk of homelessness.

Organizational capacity: Lifeline Connections has been operating since 1962 and has significant experience providing a range of treatment services for people with substance use and mental/behavioral health. The organization also supports clients with housing through Lifeline's Pregnant and Parenting Women facility and rental assistance programs. Lifeline opened a Men's Recovery Home in 2018, and has successfully completed past projects with CDBG funds.

Readiness: Acquisition is expected in late summer or fall of 2019.

Collaboration: Additional services to be provided by Impact Northwest, Share, YWCA

Financial feasibility: A budget was provided as part of the application. Currently 27% of the funding is committed. Lifeline Connections intends to use internal resources and/or bank financing for the remainder of the cost.

Funding Source	Amount	Status
City of Vancouver CDBG	$134,000	Proposed
City of Vancouver Affordable Housing Fund	$100,000	Committed
Lifeline Connections contributions and/or bank loan	$141,000	Uncommitted
TOTAL	**$375,000**	

Status of current CDBG/HOME contract (if applicable):

Lifeline Connections is providing tenant assistance and housing services with current CDBG/HOME funds and is on track to meet contract goals.

Will the project proceed if it does not receive a CDBG/HOME award?

Without CDBG assistance, Lifeline will not be able to move forward with acquisition until other funding is identified.

8/19/2019

RESOLUTION NO. _________

A RESOLUTION relating to changes to the City's Community Development Block Grant (CDBG) and HOME Investment Partnerships Annual Action Plan to authorize funding for Lifeline Connections Women's Recovery Home, and providing for severability and an effective date.

WHEREAS, the City Council recognizes the importance of providing community development funds for housing and programs that improve the lives of the low-income citizens of the city of Vancouver; and

WHEREAS, the Annual Action Plan outlines how the City intends to allocate its annual CDBG and HOME entitlements to meet community development goals and objectives; and

WHEREAS, the Department of Housing and Urban Development (HUD) requires City Council to approve CDBG and HOME project awards through adoption of the Annual Action Plan; and

WHEREAS, City Council approved the 2019 Action Plan projects on May 6, 2019; and

WHEREAS, a resolution is required to authorize the addition of a new project and funding award to the Annual Action Plan;

WHEREAS, The City of Vancouver received additional Community Development Block Grant (CDBG) funds in the form of program income from loan payoffs; and

WHEREAS, the City anticipates having approximately $134,000 in additional CDBG funds to support a new project; and

WHEREAS, a grant review committee composed of community members and City staff participated in the review and prioritization of applications resulting in the recommended funding award for Lifeline Connections Women's Recovery Home.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. The Lifeline Connections Women's Recovery Home project is hereby approved to be added to the Annual Action Plan and receive CDBG funding.

Section 3. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 4. This resolution shall be effective immediately upon adoption.

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Signed this _____ day of ____________, 2019.

____

Anne McEnerny Ogle, Mayor

Attest:

____
Natasha Ramras, City Clerk

Approved as to form:

____
Jonathan Young, Acting City Attorney

2019 CDBG and HOME Awards

Updated July 2019 based on final funding availability

Agency	Project	Target Population	CDBG Award	HOME Award	Funded from Program Year
PUBLIC SERVICES					
Boys and Girls Club	Gang Prevention	54 youth/0% homeless	$49,200	-	2019
Council for the Homeless	Housing Solutions Center	6338 persons/76% homeless	$55,350	-	2019
Janus Youth	Oak Bridge Case Management	175 youth/100% homeless	$49,200	-	2019
Share	Outreach	300 persons/100% homeless	$61,500	-	2019
The Noble Foundation	Culturally Specific Services	100 persons/22% homeless	$30,750	-	2019
PUBLIC FACILITIES					
Lifeline Connection (PROPOSED)	Women's Recovery Home	24 women/100% homeless	$134,000		2016/2017
Share	Share House Elevator	300 persons/100% homeless	$50,000	-	2019
Vancouver Affordable Housing	Homeless Shelter Acquisition/Rehab	475 persons/100% homeless	$250,000	-	2019
Vancouver Housing Authority	Skyline Crest Accessibility	3500 persons/0% homeless	$55,000	-	2019
Public Facility Implementation			$7,500		2019
ECONOMIC DEVELOPMENT					
Fourth Plain Forward	Façade Improvement Program	30 businesses/0% homeless	$30,000	-	2019
Hispanic Metropolitan Chamber	Small Business Assistance	30 businesses/0% homeless	$55,000	-	2019
Economic Development Implementation			$4,500		2019
HOUSING PROJECTS - CONSTRUCTION, REHABILITATION AND HOMEOWNERSHIP					
Evergreen Habitat for Humanity	Land Acquisition	4 households/0% homeless	$100,000	-	2019
Mercy Housing	Mercy-Peace Health Housing	73 households/21% homeless	-	$200,000	2019
Proud Ground	Downpayment Assistance Program	3 households/0% homeless	$75,000	-	2019
Second Step Housing	Rehab and Preservation	85 households/100% homeless	$107,500	-	2019
VBT Grand Blvd. LLC	Grand Pacific Apartments	26 households/0% homeless	-	$100,000	2019
Housing Project Implementation			$6,000		2019
RENTAL ASSISTANCE AND HOUSING SERVICES					
Janus Youth	The Nest Rental Assistance/Housing Services	30 households/100% homeless	$50,000	$65,000	2019
Lifeline Connections	Recovery Rental Assistance/Housing Services	6 households/100% homeless	$6,000	$30,000	2019
Second Step Housing	Rental Assistance/Housing Services	30 households/100% homeless	$50,000	$125,000	2019
Share	ASPIRE Rental Assistance/Housing Services	54 households/82% homeless	$45,000	$113,648	2019
Rental Assistance and Housing Services Implementation			$12,000	-	2019
CITY SET-ASIDES					
City of Vancouver	Administration		$268,135	$64,643	2019
	Public Facilities (Day Center Phase 2)	TBD persons/100% homeless	$210,000	-	2017

Multifamily Tax Exemption

Mill Plain Center Ph2- 330 Mill Plain Boulevard

City Council Public Hearing
August 19, 2019

Peggy Sheehan, Community Development
Programs Manager

CITY OF Vancouver WASHINGTON

Presentation Overview

- Multifamily Tax Exemption (MFTE) Program overview
- Proposed project – Mill Plain Center Phase 2
- Next steps and timeline

Exemption Options-(Applies to residential improvements only)

8 years	• Market-rate properties with approved Development Agreement
8 years	• Properties with 20% of units for tenants earning up to 100% AMI
10 years	• Properties with 20% of units for tenants earning up to 80% AMI
12 years	• Properties with 20% of units for tenants earning up to 60% AMI

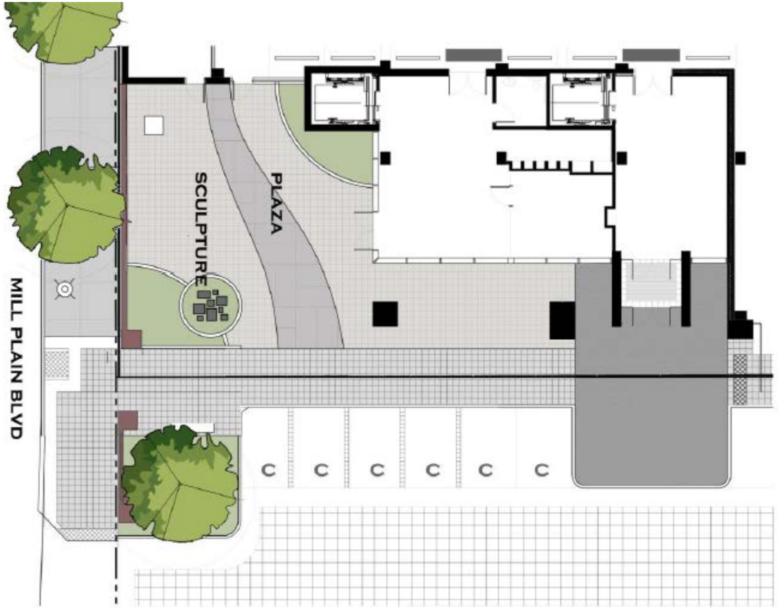
.

CITY OF Vancouver WASHINGTON

Proposed Project – Mill Plain Center PH2

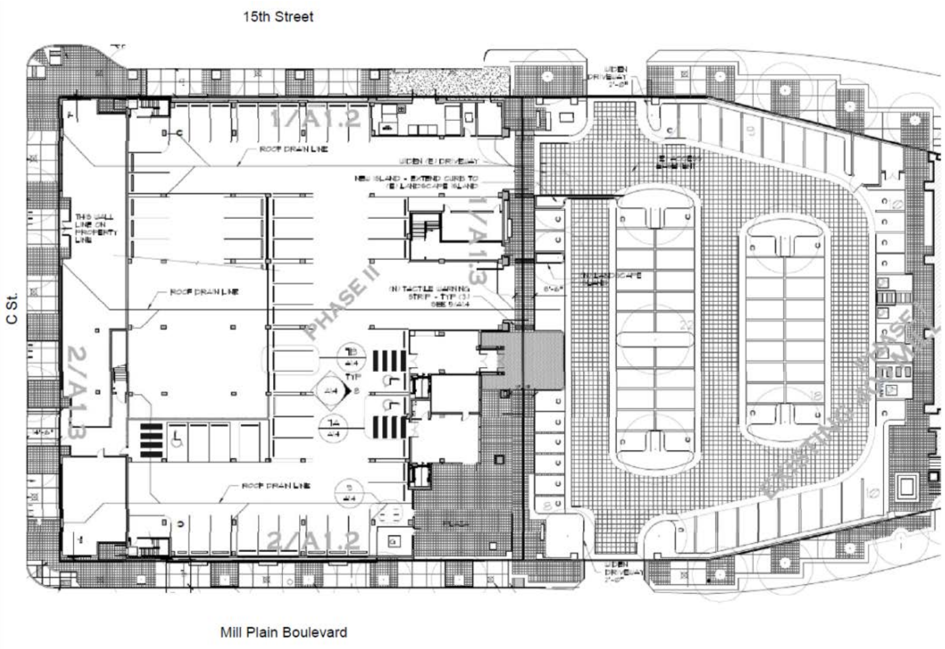
Developer: Angelo Property Co. LP
Project location: 330 E Mill Plain Boulevard
Requested exemption: 8 year option with Public Improvements

Proposed Project – Mill Plain Center PH2



Project Overview- Mill Plain Center PH2

- 6 story, 163,000 sq.ft. building
- 44 residential units total
- 22,000 sq.ft. of commercial space
- 184 structured parking spaces
- $30 million est. construction cost



Public Improvements- Mill Plain Center PH2

1. Outdoor Art Feature:
   To be commissioned from local artist and approved through Vancouver Cultural Commission process.
2. Adequate Off Street Structured Parking:
   All parking to be structured with parking space numbers in excess of zoning requirement.
3. Public Outdoor Plaza: 3,546 square feet with seating and food cart area.

*Income levels per HUD April 2, 2018

Public Improvements cont.- Mill Plain Center PH2

4. High quality Materials:
   The project will utilize a variety of high-quality building façade materials including natural brick in varying colors and textures, insulated metal panels and exposed concrete.
5. Roof top Gardens:
   Roof garden will provide general public benefits of an eco-roof including carbon sequestration through the plant materials as well as stormwater management through root uptake and flow control.

Tax Summary- Mill Plain Center Ph 2 (330 E Mill Plain)

(If exemption granted and project developed)	Total – all taxing districts	City of Vancouver
Net Present value (20 Year) with exemption	$3,514,000	$851,000
Net present value of "foregone" tax revenue (8 years)	($259,000)	($85,000)
Potential tax revenue without exemption NPV	$3,255,000	$766,000
Vs. 2019 property taxes without development	$16,806	$2,700
Value of "Public Benefit"	Unknown	Unknown

(Applies to residential improvements only)

**Estimated discounted present value of construction sales tax, utility tax and property tax over 20 years

Next Steps

- Issue preliminary tax exemption certificate if resolution and agreement are approved.

Questions

Peggy Sheehan, Community Development Programs Manager

360-487-7952

Staff Report 114-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 8/19/2019

SUBJECT Multifamily Tax Exemption: Mill Plain Center Phase II

Key Points

- The Multifamily Tax Exemption Program, authorized by VMC 3.22, is designed to incentivize for new private multi-family development in targeted areas of the City.
- The requested exemption facilitates an estimated $25 million in new construction in the Mill Plain Couplet district in downtown that may not occur otherwise, including direct and indirect employment associated with construction.
- The exemption accelerates a project that will be on the tax rolls for decades beyond the end of the 8 year exemption period.
- The exemption is for 8 years, following which the project will return to the tax rolls at the then assessed value as if it were new construction.
- Over the 20 year period following construction, the project – with the exemption - will generate nearly $3.25 million in taxes benefitting all taxing districts (ports, schools, county, city, etc.) and a total of $.76 million for the City of Vancouver.

Strategic Plan Alignment

Goal 8, Objective 8.1: Make downtown Vancouver a vibrant destination for the community and the region.

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

The multi-family property tax exemption program in general is designed to incentivize new private multi-family development in targeted areas in the City. The program is a tool to assist cities in accommodating future population growth in designated centers, close to employment, shopping, and transit services and to encourage affordable housing where appropriate.

The applicant for development of Mill Plain Center Phase II is proposing an eight year market-rate exemption for 44 residential units. The development is a six story residential building 22,000 square feet of commercial space on the ground floor and 184 on-site structured parking spaces. The tax exemption applies only to the residential portions of the project; the non-residential portions will be subject to property tax in the usual manner.

Market rate units require an additional negotiated "public benefit" to be memorialized in a development agreement. For this project, the City negotiated inclusion of an approximately 3,500 square foot publicly accessible plaza and art installation on the ground floor of the project. In addition, the project will provide structured parking in excess of the minimum code requirement.

The multi-family tax exemption program is generally established as a “pass/fail” program (either an applicant meets the program requirements or they don’t) with the exception of the market rate exemption, which provides for discretionary decision making through a negotiation of public benefit and approval of a development agreement by the City Council.

The proposed exemption request was reviewed by the City Center Redevelopment Authority (CCRA) on July 18, 2019, and they found that the proposed public amenity was sufficient to satisfy the requirement of VMC 3.22, and unanimously recommended approval of the requested tax exemption and development agreement.

The municipal code authorizes the tax exemption generally establishes as a “pass/fail” program (either an applicant meets the program requirements or they don’t) with the exception of the market rate exemption, which provides for discretionary decision making through a negotiation of public benefit and approval of a development agreement by the City Council.

The tax impact of the project is estimated as follows:

	Total – all taxing districts	**City of Vancouver**
Net Present value of future tax revenue* (20 year)	$3,514,000	$851,000
Net present value of “foregone” tax revenue (8 years)	($259,000)	($85,000)
NET PRESENT 20 YEAR BENEFIT	$3,255,000	$766,000

*Estimated discounted present value of construction sales tax, utility tax and property tax over 20 years

The current property tax for land only is $16,806 for 2019 (all taxing districts), and is not included in the above analysis because it is not impacted by the exemption.

In addition to the above considerations, the exemption accelerates a project that will be on the tax rolls for decades beyond the end of the 8-year exemption period.

Advantage(s)

1. Facilitates construction of 44 apartment units (studios and 1-2 bedrooms) within the Mill Plain Couplet district of the City Center, one of the City's primary economic development

priority areas;
2. Would result in approximately $25 million in new construction investment that may not occur without the exemption;
3. Over the 20-year period following construction, the project will generate nearly $3.255 million in taxes benefiting all taxing districts, including $0.76 million to the City of Vancouver;
4. The addition of 22,000 square feet of new commercial retail space will contribute to economic activity and will not be exempt from taxes;
5. 44 new apartment units will bring new residents and add vitality to the growing Mill Plain Couplet district.

Disadvantage(s)

Although the requested property tax exemption will defer the collection of property taxes on the residential units for eight (8) years (for a total of $0.26 million in foregone revenue), taxes on the land will continue to be collected during the exemption period and construction sales tax and utility taxes will also be generated. Additionally, it is possible that the project would not be developed without the tax exemption, in which case the future tax benefits would not be realized.

Budget Impact

None

Prior Council Review

None

Action Requested

Following a public hearing, adopt a resolution approving the Development Agreement and conditional tax exemption certificate for Mill Plain Center Phase II.

Peggy Sheehan, Community Development Programs Manager, 487-7952

ATTACHMENTS:

- Mill Plain Center PH2 MFTE Resolution
- Mill Plain Center PH2 MFTE DEV AGR
- Mill Plain Presentation

08/19/19

RESOLUTION NO. M-

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with ANGELO PROPERTY CO LP for property tax exemption.

WHEREAS, the City of Vancouver desires to stimulate new construction of multi-family housing in specifically designated urban areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and encourage development densities supportive of tenant use, and

WHEREAS, the City is interested in promoting new housing in the downtown areas of the City of Vancouver; and

WHEREAS, the City has, pursuant to authority granted under the Revised Code of Washington (RCW), designated various "Residential Target Areas" for the provision of limited property tax exemptions for new multi-family residential housing; and

WHEREAS, the City has set forth in Chapter 3.22 of the Vancouver Municipal Code (VMC) a program whereby property owners may qualify for a "Final Certificate of Tax Exemption," which certifies to the Clark County Assessor and Treasurer that a property is eligible to receive a limited property tax exemption; and

WHEREAS, ANGELO PROPERTY CO LP is interested in receiving a limited property tax exemption for constructing units of new multi-family residential housing within the VCCV subarea, which is a designated "Residential Target Area" identified in Chapter 3.22 VMC; and,

WHEREAS, the Applicant has submitted to the City a complete application for the City's limited tax exemption program outlining the proposed development of new multi-family residential housing to be constructed on property addressed 330 E Mill Plain Boulevard, property tax ID#s 40070000, 40110000, 40120000, 40126000 (Property); and

WHEREAS, the City has determined that the improvements to the Property will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Agreement attached hereto as Exhibit A between ANGELO PROPERTY CO LP and the City of Vancouver, a Washington Municipal Corporation, is approved.

Section 2. The City Manager of the City of Vancouver or his designee is authorized to execute the attached Exhibit A.

ADOPTED at a regular session of the Vancouver City Council this ______ of _________________________, 2019.

____

Anne McEnerny-Ogle, Mayor

Attest:

____

Natasha Ramras City Clerk

Approved as to form:

____

Jonathan Young, Acting City Attorney

DEVELOPMENT AGREEMENT
for
MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION

THIS AGREEMENT is entered into this______day of____________, 2019, by and between ANGELO PROPERTY CO LP (Applicant) , a Washington limited liability company (hereinafter referred to as "Applicant"), and the CITY OF VANCOUVER, a Washington Charter City of the First Class (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, the City desires to stimulate new construction of multi-family housing in certain designated urban areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and to encourage development densities supportive of transit use, and

WHEREAS, the City is interested in promoting new housing in the downtown area of the City of Vancouver, and

WHEREAS, Downtown Vancouver has shown a resurgence in economic development activity with an accompanying need for more multi-family housing; and

WHEREAS, the City has, pursuant to authority granted to it under the Revised Code of Washington ("RCW"), designated various Residential Target Areas for the provision of limited property tax exemptions for new multi-family residential housing, and

WHEREAS, the City has, as set forth at Chapter 3.22 of the Vancouver Municipal Code ("VMC"), enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor and Treasurer that the Applicant is eligible to receive a limited property tax exemption, and

WHEREAS, the Applicant is interested in receiving a limited property tax exemption for constructing new multi-family residential housing within the Vancouver City Center Vision Subarea, which is a designated Residential Target Area identified in Chapter 3.22 VMC, and

WHEREAS, the Applicant has submitted to the City a complete application for the City's limited tax exemption program (the "Application") outlining the proposed development of new multi-family residential housing ("Development") for an 8 year exemption to be constructed on property located at 330 Mill Plain Boulevard in Vancouver, WA more specifically described on Exhibit A attached hereto ("Property"), and

WHEREAS, the City has determined that the improvements to the Property will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW THEREFORE, the City and Applicant mutually agree as follows:

1. The recitals set forth above are incorporated into this Agreement by reference.

2. The City has determined that the Development provides significant public benefits on the Property and in the Vancouver City Center Vision Subarea generally and agrees to issue the Applicant a Conditional Certificate of Acceptance of Tax Exemption for a period of eight (8) years in accordance with VMC 3.22.040 (the "Conditional Certificate"). The public benefits provided by the applicant for this project include but are not limited to those set forth on Exhibit B attached hereto (the "Public Benefits").

The Applicant agrees to construct multi-family residential housing and commercial space on the Property as described in the most recent site plan, floor plans, and elevations on file with the City as of the date of City Council approval of this Agreement. In no event shall such construction provide fewer than forty-four new permanent multi- family residential units. The property tax IDs are: 40110000, 40120000, 40070000, and 40126000.

3. The Applicant agrees to complete construction of the agreed upon improvements within three years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption, or within an extension thereof granted by the City in accordance with the provisions of VMC 3.22.040 (H).

4. The Applicant agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file with the City's Director of Community Development ("Director") the following:

(a) A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire Property;

(b) A description of the completed work and a statement that the new construction on the Property qualifies for limited exemption; and

(c) A statement that the work was completed within the required three-year period plus any authorized extension.

5. The City agrees, conditioned on the Applicant's successful completion of the improvements in accordance with the terms of this Agreement and on the Applicant's filing of the materials described in Paragraph 4 above, to file a Final Certificate of Tax Exemption with the Clark County Treasurer and Assessor within ten (10) days.

6. The Applicant agrees, within thirty (30) days following the first anniversary of the City's filing of the Final Certificate of Tax Exemption, and each year thereafter for a period of 8 years, to file a notarized declaration with the Director indicating the following:

a. A statement identifying the total number of occupied and vacant multi-family units receiving a property tax exemption;
b. A certification that the property continues to be in compliance with this Agreement;
c. A description of any improvements or changes to the Property constructed after the issuance of the Final Certificate of Tax Exemption; and
d. The total monthly rent for each unit.

7. The Applicant agrees to maintain records supporting all information provided to the City in accordance with this Agreement and to make those records and the multi-family units available for inspection by the City upon reasonable notice and at the office of the Applicant. Failure to submit the annual declaration identified in Paragraph 6 or to maintain adequate records may result in the tax exemption being canceled.

8. If the Applicant converts to another use any of the new multi-family residential housing units constructed under this Agreement, the Applicant shall notify the Clark County Assessor and Treasurer and the City within sixty (60) days of such change in use.

9. The Applicant agrees to notify the City promptly of any transfer of the Applicant's ownership interest in the Property or in the improvements made to the Property under this Agreement.

10. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement. Cancellation of the Final Certificate of Tax Exemption may subject the Applicant to potential tax liability as further described in RCW 84.14.

11. The Applicant shall have the right to appeal such cancellation pursuant to VMC 3.22.040(N).

12. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.

13. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement which can be given effect without the conflicting term or clause, and to this end, the terms of this Agreement are declared to be severable.

14. The Applicant agrees that this Agreement is subject to the Vancouver Multi-Family Housing Tax Exemption set forth at Vancouver Municipal Code, Chapter 3.22.

CITY OF VANCOUVER

Eric Holmes, City Manager

ANGELO PROPERTY CO LP

Name/ Title

Attest:

Natasha Ramas, City Clerk

Approved as to form:

Jonathan Young, Acting City Attorney

EXHIBIT A TO DEVELOPMENT AGREEMENT

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, and 8 of Block 64 in the EAST VANCOUVER plat, recorded in Book, Page 20, records of Clark County, Washington. Located in the NE ¼ of Section 27, T2N, R1E WM.

EXHIBIT B

PUBLIC BENEFITS

CRITERIA

The project proposes to meet the following five criteria from the options included in the multifamily tax exemption program manual.

1. *Utilize enhanced building materials and enhanced front façade articulation beyond the City downtown design guideline residential building standards…*

The project will utilize a variety of high-quality building façade materials including natural brick in varying colors and textures, insulated metal panels and exposed concrete. At the first three levels "green" walls will be installed to break up the mass of the parking structure and provide visual relief. The glazing system will be a combination of storefront systems and curtain walls. The curtain walls will use structural silicone butt joints at the vertical mullions to create a continuous glazed appearance.

Façade articulation will be achieved in a variety of ways.

- The retail level will be articulated from the office and residential portions and will include a stepped parapet system to highlight the entrance locations.
- Vertical elements such as stair towers and elevator shafts will be accented.
- The building itself will be articulated between the parking levels and the office/residential levels with two outdoor patios, one on the south and one on the north.
- The building's L-shaped massing provides both continuity with the Phase I building and an articulated face on the C-Street side.

Material selections and façade design were all undertaken with the intention of promoting Vancouver's City Center design identity. The use of brick is a historic material in Vancouver including the historic Academy buildings, the Carnegie Library and Hidden House. The Phase 2 building massing design is intended to compliment the Phase I building to create a campus atmosphere.

In addition to providing a public benefit through quality materials and design, the building facade has an active use orientation. The retail use section along C-Street is integrated into the pedestrian sidewalk and provides an active pedestrian connection corridor between Vancouver's Uptown and Midtown districts.

2. *Provide aesthetically enhancing outdoor art features or historical markers clearly visible from right of way and subject to review by the Vancouver Cultural Commission.*

The Owner intends to work with a local artist and the Vancouver Cultural Commission to procure and install an outdoor art feature.

3. *Provide all off-street parking normally required under VMC20.945. Alternately, provide structured parking for at least 50% percent of on-site spaces, or electric vehicle parking for at least 10% of on-site spaces.*

The project is designed to provide substantial public benefit by keeping proposed parking impacts on-site as well as reducing public parking impacts by providing additional street parking. The building usage types combined result in a total requirement of 141 parking stalls. The proposal includes 184 new stalls, well exceeding the VMC 20.945 requirements. All of the parking for the project will be within a 3-level parking structure. No surface parking is proposed for this building. In addition to the on-site parking, the street frontage work will result in the removal of existing driveways that will add two metered public street parking spaces. These spaces will be available to the public beyond the tax exemption period and will result in fewer parking conflicts with the downtown residential neighborhoods.

4. *Provide eco or garden rooftops or provide additional trees in or adjacent to the public right of way. Provide eco or garden rooftops, or provide additional trees in or adjacent to the public right of way.*

The project includes three garden rooftops. Two are located on the fourth level, one on the south and one on the north, where the roof of the parking structure is exposed. The third garden is located above the sixth floor. Although the rooftop garden patios are accessible only to building occupants the public benefits comes in the form of an eco-roof, including carbon sequestration through the plant materials, reduction in heat generation, and stormwater management through root uptake and flow control. Landscaping materials will be visible from the street level and will integrate with the green walls along the parking structure, to create a garden feel to the lower four levels of the building, the portion that will interact most with users at the street level.

5. *Provide a secure outdoor plaza or open area for use by the public, or low impact development features beyond applicable code requirements.*

An outdoor plaza accessible to the public is proposed near the Mill Plain Boulevard building entrance. An existing masonry wall along the property frontage on Mill Plain is proposed to be retained with this project. Installation of a pervious paver patio system is proposed where the current surface parking lot for the building to the east is located. The plaza will be in a highly visible location near the building entrance to promote security, while also meeting many of the design recommendations for low-impact site development. The plaza will be designed in such a way that it could be used for food truck service with public seating areas.

Multifamily Tax Exemption

VW 10 Apartments- 1660 D St / 1665 C St

City of Vancouver Washington

City Council Public Hearing
August 19, 2019

Peggy Sheehan, Community Development Programs Manager

Presentation Overview

- Multifamily Tax Exemption (MFTE) Program overview
- Proposed project – VW 10
- Next steps and timeline

Exemption Options- (Applies to residential improvements only)

8 years	• **Market-rate** properties with approved **Development Agreement**
8 years	• Properties with 20% of units for tenants earning up to **100% AMI**
10 years	• Properties with 20% of units for tenants earning up to **80% AMI**
12 years	• Properties with 20% of units for tenants earning up to **60% AMI**

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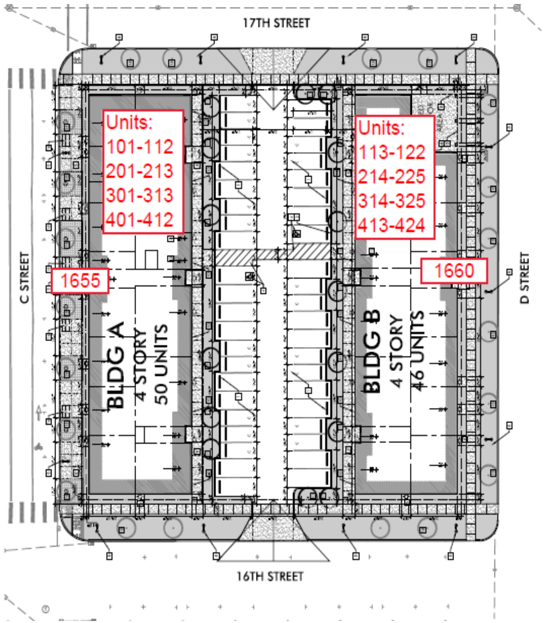
CITY OF Vancouver WASHINGTON

Proposed Project – VW 10 Apartments

Developer:
WDC Construction

Project location:
1660 D Street and 1655 C Street

Requested exemption:
8 year exemption, 20% of units for tenants earning up to 100% AMI



Project Overview- VW 10 Apartments

- Two, 4- story, 43,000 sq.ft. buildings
- 96 residential units total
- 43 surface parking spaces
- $15.7 million est. construction cost

Tax Summary- VW 10 Apartments- If developed under exemption

(If exemption granted)	Total (all taxing districts)	City of Vancouver
Net Present value (20 Year) with exemption	$1,965,000	$828,000
Net present value of "foregone" tax revenue	($475,000)	($156,000)
Potential tax revenue without exemption NPV	$1,490,000	$672,000
2019 property taxes without development	$7,985	

(Applies to residential improvements only)

**Estimated discounted present value of construction sales tax, utility tax and property tax over 20 years

CITY OF Vancouver WASHINGTON

Next Steps

- Issue preliminary tax exemption certificate if resolution and agreement are approved.

Questions

Peggy Sheehan, Community Development Programs Manager

360-487-7952

Staff Report 115-19

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 8/19/2019

SUBJECT Multifamily Tax Exemption: VW 10 Apartments

Key Points

- The Multifamily Tax Exemption Program, authorized by VMC 3.22, is designed to incentivize for new private multi-family development in targeted areas of the City.
- The requested exemption facilitates an estimated $15.7 million in new construction for the 96 unit project downtown area that may not occur otherwise. This amount does not include any indirect employment associated with construction.
- The exemption accelerates a project that will be on the tax rolls for decades beyond the end of the 8 year exemption period.
- The exemption is for 8 years, following which the project will return to the tax rolls at the then assessed value as if it were new construction.
- The project will include 20% of the units (20) as affordable to households at 100% AMI.
- Over the 20 year period following construction, the project – with the exemption - will generate nearly $1.49 million in taxes benefitting all taxing districts (ports, schools, county, city, etc.) and a total of $672 thousand for the City of Vancouver.

Strategic Plan Alignment

Goal 8, Objective 8.1: Make downtown Vancouver a vibrant destination for the community and the region.

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents.

Present Situation

The multi-family property tax exemption program in general is designed to incentivize new private multi-family development in targeted areas in the City. The program is a tool to assist cities in accommodating future population growth in designated centers, close to employment, shopping, and transit services and to encourage affordable housing where appropriate.

The applicant for development of VW 10 Apartments_is proposing an eight year exemption for a total of 96 residential units, 20 of which will be affordable to households earning 100% of the area median income. The development is a four story residential building with 43 surface parking spaces.

The proposed exemption request was reviewed by the City Center Redevelopment Authority (CCRA) on April 18, 2019, and they found that the project qualifies for the 8 year exemption through provision of affordable housing.

The municipal code authorizing the tax exemption generally establishes as a "pass/fail" program (either an applicant meets the program requirements or they don't) with the exception of the market rate exemption, which provides for discretionary decision making through a negotiation of public benefit and approval of a development agreement by the City Council.

The tax impact of the project is estimated as follows:

	Total – all taxing districts	**City of Vancouver**
Net Present value (20 Year) with exemption	$1,965,000	$828,000
Net present value of "foregone" tax revenue	($475,000)	($156,000)
Potential tax revenue without exemption NPV	$1,490,000	$672,000

*Estimated discounted present value of construction sales tax, utility tax and property tax over 20 years

The current property tax for land only is $7,985 for 2019 (all taxing districts), and is not included in the above analysis because it is not impacted by the exemption.

In addition to the above considerations, the exemption accelerates a project that will be on the tax rolls for decades beyond the end of the 8 year exemption period.

Advantage(s)

- Facilitates construction of 96 apartment units including 20 units affordable to households earning 100% of the area median income within the Mill Plain Couplet district of the City Center, one of the City's primary economic development priority areas;
- Would result in approximately $15.7 million in new construction investment that may not occur without the exemption;
- Over the 20-year period following construction, the project will generate nearly $1.49 million in taxes benefitting all taxing districts, including $672 thousand to the City of Vancouver;
- 96 new apartment units will bring new residents and add vitality to the growing Mill Plain Couplet district.

Disadvantage(s)

Although the requested property tax exemption will defer the collection of property taxes on the residential units for eight years (for a total of approximately $475 thousand in foregone revenue for all taxing districts), taxes on the land will continue to be collected during the exemption period and construction sales tax and utility taxes will also be generated. Additionally, it is possible that the project would not be developed without the tax exemption, in which case the future tax benefits would not be realized.

Budget Impact

None.

Prior Council Review

Advance memo briefing provided to City Council.

Action Requested

Following a public hearing, adopt a resolution approving the Development Agreement and conditional tax exemption certificate for the VW 10 Apartments.

Peggy Sheehan, Community Development Programs Manager, 487-7952

ATTACHMENTS:

- VW 10 MFTE Resolution
- VW 10 MFTE Agreement
- VW 10 Presentation

[Meeting Date]

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with WDC CONSTRUCTION, LLC for an 8 year property tax exemption for the property located at 1660 D Street and 1655 C Street (TL 40870000, 40890000) in Vancouver, Washington.

WHEREAS, the City of Vancouver desires to stimulate new construction of multi-family housing in specifically designated urban areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and encourage development densities supportive of tenant use, and

WHEREAS, the City is interested in promoting new housing in the VCCV subarea in the City of Vancouver; and

WHEREAS, the City has, pursuant to authority granted under the Revised Code of Washington (RCW), designated various "Residential Target Areas" for the provision of limited property tax exemptions for new multi-family residential housing; and

WHEREAS, the City has set forth in Chapter 3.22 of the Vancouver Municipal Code (VMC) a program whereby property owners may qualify for a "Final Certificate of Tax Exemption," which certifies to the Clark County Assessor and Treasurer that a property is eligible to receive a limited property tax exemption; and

WHEREAS, WDC CONSTRUCTION, LLC (Applicant) is interested in receiving a limited property tax exemption for constructing units of new multi-family residential housing within the VCCV subarea, which is a designated “Residential Target Area” identified in Chapter 3.22 VMC; and,

WHEREAS, the Applicant has submitted to the City a complete application for the City’s limited tax exemption program outlining the proposed development of new multi-family residential housing to be constructed on property located at 1660 D Street and 1655 C Street in Vancouver (Property); and

WHEREAS, the City has determined that the improvements to the Property will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Agreement attached hereto as Exhibit A between WDC CONSTRUCTION, LLC and the City of Vancouver, a Washington Municipal Corporation, is approved.

Section 2. The City Manager of the City of Vancouver or his designee is authorized to execute the attached Exhibit A.

ADOPTED at a regular session of the Vancouver City Council this 19th day of August, 2019.

Attest:

____
Anne McEnerny-Ogle, Mayor

____
Natasha Ramras, City Clerk

Approved as to form:

____
Jonathan Young, Acting City Attorney

MULTI-FAMILY RENTAL HOUSING LMITED PROPERTY TAX EXEMPTION AGREEMENT

THIS AGREEMENT is entered into this _____ day of __________, 2019, by and between WDC Construction LLC, (hereinafter referred to as "Applicant"), and the CITY OF VANCOUVER, a Washington Charter City of the First Class (hereinafter referred to as "City").

WITNESSETH:

WHEREAS, the City desires to stimulate new construction of multi-family rental housing in certain designated urban areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and to encourage development densities supportive of transit use, and

WHEREAS, the City is interested in promoting new rental housing in the Downtown VCCV area of the City of Vancouver, and

WHEREAS, the City has, pursuant to authority granted to it under the Revised Code of Washington (RCW), designated various Residential Target Areas for the provision of limited property tax exemptions for new multi-family residential housing, and

WHEREAS, the City has, as set forth at Chapter 3.22 of the Vancouver Municipal Code ("VMC"), enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Clark County Assessor and Treasurer that the Applicant is eligible to receive a limited property tax exemption, and

WHEREAS, the Applicant is interested in receiving a limited property tax exemption for constructing units of new multi-family rental housing within the VCCV area, which is a Designated Residential Target Area identified in Chapter 3.22 VMC, and

WHEREAS, the Applicant has submitted to the City a complete application for the City's limited tax exemption program (the "Application") outlining the proposed development of new multi-family rental housing ("Development") for an 8 year exemption with 20% of the units affordable at 100% AMI to be constructed on property located at 1660 D Street and 1655 C Street more specifically described on Exhibit A attached hereto ("Property"), and

WHEREAS, the City has determined that the improvements to the Property will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW THEREFORE, the City and Applicant mutually agree as follows:

1. The City agrees to issue the Applicant a Conditional Certificate of Acceptance of Tax Exemption.

2. The Applicant agrees to construct on the Property residential rental housing as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of City Council approval of this agreement. In no event shall such construction provide fewer than 96 new permanent residential units.

3. The Applicant commits to renting at least twenty percent of the housing units as affordable housing units to low and moderate-income households as defined at RCW 84.14.010, and agrees that the property must satisfy that commitment and any additional affordability and income eligibility conditions contained in Chapter 3.22 VMC for the duration of the tax exemption.

4. The Applicant agrees to complete construction of the agreed upon improvements within three years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption, or within any extension thereof granted by the City.

5. The Applicant agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file with the City's Director of Community Development ("Director") the following:
   (a) A statement of expenditures made with respect to each multi-family unit and the total expenditures made with respect to the entire property;
   (b) A description of the completed work and a statement of qualifications for the exemption;
   (c) A statement that the project meets the affordable housing requirements as described in RCW 84.14.020 including a statement committing to renting or selling at least twenty percent of the housing units as affordable housing units to low and moderate-income households at 100% AMI; and
   (d) A statement that the work was completed within the required three-year period or any authorized extension.

6. The City agrees, conditioned on the Applicant's successful completion of the improvements in accordance with the terms of this Agreement and on the Applicant's filing of the materials described in Paragraph 5 above, to file a Final Certificate of Tax Exemption with the Clark County Treasurer and Assessor within ten (10) days.

7. The Applicant agrees, within 30 days following the first anniversary of the City's filing of the Final Certificate of Tax Exemption, and each year thereafter for a period of 8 years, to file a notarized declaration with the Director indicating the following:
   (a) A statement identifying the total number of occupied and vacant multi-family rental units receiving a property tax exemption;
   (b) A certification that the property continues to be in compliance with this Agreement, Chapter 3.22 VMC, and Chapter 84.14 RCW;
   (c) A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;
   (d) The total monthly rent for each unit;
   (e) Documentation of the income of each renter household at the time of initial occupancy; and
   (f) Documentation showing that twenty percent of the units were rented as affordable housing units to low and moderate-income households as defined at RCW 84.14.010 and VMC 3.22.

8. The applicant agrees to maintain the property including all improvements in compliance with all applicable City codes and requirements.

9. The Applicant agrees to maintain records supporting all information provided to the City and to make those records and the multi-family units available for inspection by the City. Failure to submit the annual declaration or to maintain adequate records may result in the tax exemption being canceled.

10. If the Applicant converts to another use any of the new multi-family residential housing units constructed under this Agreement, the Applicant shall notify the Clark County Assessor and Treasurer and the Director within 60 days of such change in use.

11. The Applicant agrees to notify the Director promptly of any transfer of the Applicant's ownership interest in the site or in the improvements made to the site under this Agreement.

12. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement. Cancellation of the Final Certificate of Tax Exemption may subject the Applicant to potential tax liability as further described in RCW 84.14; The Applicant shall have the right to appeal such cancellation pursuant to VMC 3.22.040(N).

13. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.

14. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement which can be given effect without the conflicting term or clause, and to this end, the terms of this Agreement are declared to be severable.

15. Applicant agrees that this Agreement is subject to the Vancouver Multi-Family Housing Tax Exemption set forth at Vancouver Municipal Code, Chapter 3.22.

CITY OF VANCOUVER	WDC Construction LLC
______________________________	______________________________
Eric Holmes, City Manager	Name-Title

Attest:

____
Natasha Ramas, City Clerk

Approved as to form:

____
Jonathan Young, Acting City Attorney

Exhibit A
Legal Description

Project Name: VW-10 Apartments

Legal Description:

LOTS 1-8 OF BLK 78, OF THE EAST VANCOUVER PLAT RECORDED IN BOOK D PAGE 20 OF PLATS RECORDS OF CLARK COUNTY, WASHINGTON.