



CITY COUNCIL MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995

www.cityofvancouver.us

Anne McEnerny-Ogle, Mayor
Bart Hansen • Bill Turlay • Alishia Topper • Ty Stober • Linda Glover

January 8, 2018

WORKSHOPS (City Council Chambers)

5:30-6:00 p.m. COLUMBIA TECH CENTER DEVELOPMENT AGREEMENT MODIFICATION

Council met with Ryan Lopossa, Streets and Transportation Manager.

Summary

Staff provided Council with an overview of a proposed amendment to the development agreement with Columbia Tech Center. (Ryan Lopossa, 487-7706)

COUNCIL DINNER/ADMINISTRATIVE UPDATES

6:30-7:00 p.m.

COUNCIL REGULAR MEETING (City Council Chambers)

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

The regular meeting of the Vancouver City Council was called to order at 7 p.m. by Mayor Anne McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present: Councilmembers Glover, Stober, Topper, Turlay, Hansen, Mayor McEnerny-Ogle

Absent: None

Mayor McEnerny-Ogle recognized Boy Scouts from Troop 310.

COUNCIL OATHS OF OFFICE

City Attorney Bronson Potter administered the oaths of office for Councilmembers Glover and Topper and Mayor McEnerny-Ogle.

APPROVAL OF MINUTES OF DECEMBER 11, 2017

Motion by Councilmember Topper, seconded by Councilmember Hansen, and carried unanimously to approve the meeting minutes of December 11, 2017. Councilmember Glover abstained.

APPROVAL OF MINUTES OF DECEMBER 18, 2017

Motion by Councilmember Hansen, seconded by Councilmember Turlay, and carried unanimously to approve the meeting minutes of December 18, 2017. Councilmember Glover abstained.

CITIZEN COMMUNICATION (ITEMS 1-6)

Regarding testimony for Item No. 2, Ratification of Purchase and Sale Agreement for 2018 Grand Blvd., City Attorney Bronson Potter informed Council and those testifying that this Council meeting was not the appropriate time for arguing points specifically related to a recent Hearings Examiner decision about the City's proposed use of the subject property as a day center for people who are homeless. He noted there would likely be an appeal of that decision filed, and the City Council would hold a hearing for that appeal at a later date, during which such testimony would be taken. He advised that the testimony at this meeting should focus on the merits of the City moving forward with the purchase and sale agreement.

Mayor McEnerny-Ogle opened Citizen Communication and received the following testimony:

- Eric LaBrant, Vancouver, spoke in support of Item 2, noting his home is near the current day center and he has not observed an uptick in crime or decreased property values because of activity at that center. He stated it is necessary for the City to move forward with the new day center.
- Eric Lambert, Vancouver, spoke in opposition to Item 2, and stated he believed the proposed facility should have been classified as a Class 2 facility under the City's Human Services Siting regulations and be subject to stricter set-back and siting requirements.
- Rich Baranzano, Vancouver, spoke in opposition to Item 2, and stated he believed the proposed facility should have been classified as a Class 2 facility under the City's Human Services Siting regulations and be subject to stricter set-back and siting requirements. He stated the City should pursue a different location for this facility.
- Becky Potter, Vancouver, spoke in opposition to Item 2, and stated she is a real estate agent and expressed concerns that bringing a day center into the neighborhood would negatively impact property values and cause residents and businesses to move out of the area.
- Anya Alofina, Vancouver, spoke in opposition to Item 2, stating she and her neighbors are very concerned for their safety knowing the day center may be located nearby, and she expressed concerns about a potential negative impact on property values in the area.
- Carmen Caraballo, Vancouver, spoke in support of Item 2, stating the proposed services are very much needed. She stated she lives downtown and applauds the City for continuously moving forward with trying to address the needs of people who are homeless. She stated she does have

some concerns about potential litter and safety issues, but stated if the right policies and enforcement of those are in place, those issues can effectively be handled.

- Dick Malin, Vancouver, representing Central Park Neighborhood, spoke in opposition to Item 2 because another Class 3 facility has been proposed by Clark County Adventist Services in the immediate and area only one of these projects can be permitted under City code.
- Heidi Owens, Vancouver, spoke in support of the Item No. 2, stating that homelessness is a problem throughout Clark County and this property was a good find for the City to use as a new day center. She observed that a lot of the fears that have been expressed may be related to what has been experienced downtown, but with the proper oversight and operations, the center could have minimal impact to the surrounding neighborhood. She encouraged the City to research nearby examples of successful day centers and suggested the neighbors could participate in some kind of oversight committee.
- Cathryn Chudy, Vancouver, spoke in support of Item No. 2, and stated the proposed day center is a viable solution to some of the impacts of homelessness in the community.

There being no further testimony, Mayor McEnerny-Ogle closed Citizen Communication.

CONSENT AGENDA (ITEMS 1-6)

Council requested Item 2 be pulled from the Consent Agenda for separate consideration.

Motion by Councilmember Stober seconded by Councilmember Hansen, and carried unanimously to approve Items 1 and 3-6 of the Consent Agenda.

1. AWARD OF GRANT FUNDS FROM THE PEG CAPITAL SUPPORT FUND (Staff Report 001-18)

A RESOLUTION relating to cable television and to the award of Public, Educational and Governmental ("PEG") capital contribution funds to The Vancouver Educational Telecommunications Consortium ("TV ETC") and Clark Vancouver Television ("CVTV") respectively, the designated educational and government access providers for the City of Vancouver and Clark County.

Summary

The franchise agreements between the City of Vancouver, Clark County and Comcast Corporation provide for a capital contribution in the amount of \$1/month per subscriber for support of Public, Education, and Government (PEG) access and monthly transport costs for public I-NET users. This contribution may only be awarded to designated access providers and I-NET users.

The Vancouver Educational Telecommunications Consortium ("TV ETC"), the Designated Access Provider for Education and Clark/Vancouver Television ("CVTV"), the Designated Access Provider for Government submitted applications for PEG capital support funds under the requirements established by the

City/County Telecommunications Commission ("Commission"). In total, fifteen proposals were received totaling \$425,894. Estimated funds available for distribution in 2017 are approximately \$860,000. The grant applications were reviewed by outside technical experts and the PEG Committee, a subcommittee of the Commission.

The Telecommunications Commission through Resolution 2017-07 (attached) recommends that Vancouver City Council award PEG Capital Support Funding as follows:

Applicant	Total Amount Requested	Total Amount Funded
TV ETC	\$315,808	\$315,808
CVTV	\$110,086	\$110,086
Total PEG Grant Funds	\$425,894	\$425,894

Motion adopted Resolution M-3956, under the terms of the interlocal agreement between the City of Vancouver and Clark County, awarding from the PEG Capital Support Fund \$315,808 to TV ETC and \$110,086 to CVTV. *(Jeanette (Jan) Bader, Program & Policy Development Manager, 487-8605)*

2. RATIFICATION OF PURCHASE AND SALE AGREEMENT FOR 2018 GRAND BLVD.

(Staff Report 002-18)

Mr. Potter provided staff comments.

Summary

The City agreed to purchase 2018 Grand Blvd. to be used as a day center for the homeless. The purchase price is \$4.3 million. The sale is subject to contingencies including satisfactory condition of the fee title; building inspection; permitting; and Council ratification. All of the contingencies are anticipated to be satisfied other than Council ratification. The pending contingency as of publication of this report is the land use permitting for the proposed day center, which is expected to receive approval from the Hearings Examiner by January 4, 2018. On September 11, 2017, workshop was held on the homeless facilities framework. Locational criteria were reviewed. The Property meets the criteria.

Mr. Potter provided an overview of the purchase and sale agreement and background information on the proposed property purchase.

Councilmember Turlay noted that several citizen comments related to the legality of the City's permit application and asked Mr. Potter whether there are any problems with that. Mr. Potter stated he expected the City would receive an appeal to the Hearings Examiner decision and the legality of her decision would be addressed under that process. He stated he believes the City satisfied the criteria for the permit.

Councilmember Turlay noted that the City has the funding available for this purchase, so he is not concerned about that aspect of the project. He stated he did have some concerns about objections of

neighbors in the area and asked what outreach was done and how the City can mitigate some of the safety concerns, especially after the day center closes for the day.

City Manager Eric Holmes stated the City held four public forums on this project and there was a lot of participation in the recent Hearings Examiner public hearing. Mr. Potter stated the center would be open 8 a.m. to 5 p.m. and the site would be fenced. He noted that there will be no camping allowed around the center, and people who utilize day centers tend to return to their camps wherever they have been established around the city.

Councilmember Turlay asked what would happen if the Council did not approve this transaction. Mr. Potter explained that the sale is contingent on Council ratification of the PSA. The City did have to make a \$25,000 deposit, but that would be returned if the contingencies, including Council ratification, are not met.

Councilmember Topper noted the Council's vote on this item is on whether the City should purchase this facility that would be used for a day center. She stated the features of the site and details of the purchase seem to be sound. She noted that the purpose of the facility would be to meet the most basic needs of people who are homeless, and stated she believes it is a step necessary for the City to make in order to serve its residents. She stated it is also the duty of the City to ensure the center is operated in the safest and most responsible way.

Councilmember Hansen stated he would support this item as an opportunity to help people who are homeless. He noted that homeless people are living in neighborhoods throughout the city and this is not the only project in the works to move toward providing services for those people.

Councilmember Stober stated he recognizes the fear that accompanies the proposal of a facility like this, but observed that we are living in a time of general fear and uncertainty that may be a long-term effect of the Great Recession. He stated he hears a lot of concerns about problems related to homeless people living in the neighborhoods surrounding the site, but the purpose of the day center is to give those people a place to go during day and alleviate some of those impacts.

Councilmember Glover stated she had talked to a lot of people during her recent campaign for her Council seat, and many people told her the City needs to do something to address homelessness in the community. She stated this is one measure of doing that and it is something that has been well vetted.

Mayor McEnerny-Ogle stated the City has been doing a lot of work to address homelessness issues, and on top of those efforts, individual Councilmembers have been working on the issue by making personal donations and volunteering at the shelters. She stated the Council will work to ensure the day center is implemented and operated responsibly.

Motion by Councilmember Hansen, seconded by Councilmember Topper, and carried unanimously ratified the purchase and sale agreement for the acquisition of 2018 Grand Blvd. (*Bronson Potter, City Attorney, 487-8500*)

3. AMENDMENT TO VMC 3.22, MULTI-FAMILY HOUSING TAX EXEMPTION
(Staff Report 003-18)

Mayor McEnerny-Ogle read the title of the ordinance into the record.

AN ORDINANCE relating to Multi-Family Housing Tax Exemption program for the City of Vancouver and Vancouver Municipal Code (VMC) Title 3; amending Vancouver Municipal Code Section 3.22.040 relating to extensions of conditional approval of tax exemptions and providing for severability and providing for an effective date.

Summary

The only proposed change to VMC 3.22 is to provide for an additional extension of the tax exemption conditional certificate when certain criteria are met, as follows:

“3.22.040 H. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed 24 consecutive months except as provided below. The applicant must submit a written request stating the grounds for the extension, accompanied by a \$100 processing fee. An extension may be granted if the Director determines that:

- 1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;*
- 2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and*
- 3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.*
- 4. An additional 12 month extension may be granted where each of the following criteria are met:*
 - a. The request for the extension is for a later phase of a development subject to a development agreement; and*
 - b. The Conditional Certificate was granted prior to February 2015; and*
 - c. Ownership of the property has been transferred subsequent to the granting of the Conditional Certificate.”*

Motion approved the ordinance on first reading, setting date of second reading and public hearing for Monday, January 22, 2018. (Chad Eiken, Community & Economic Development Director, 487-7882)

4. REAPPOINTMENT TO CLARK COUNTY MOSQUITO CONTROL DISTRICT BOARD OF TRUSTEES

Motion reappointed Wade Holbrook to the Clark County Mosquito Control District Board of Trustees, term beginning immediately and expiring December 31, 2019.

5. APPOINTMENTS TO PARKING ADVISORY COMMITTEE

Motion reappointed Bruno Amicci and appointed Steve Becker to the Parking Advisory Committee, terms beginning immediately and expiring January 1, 2022.

6. APPROVAL OF CLAIM VOUCHERS

Motion approved claim vouchers for January 8, 2018, in the amount of \$13,736,442.33.

PUBLIC HEARING (ITEM 7)

7. AD VALOREM TAXES FOR 2018

(Staff Report 149-17)

Carrie Lewellen, City Treasurer, provided staff comments.

Mayor McEnerny-Ogle read the title of the ordinance into the record.

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2017/2018 Budget for the City of Vancouver; providing for an effective date.

Summary

Pursuant to RCW 35.34.230, Council must approve an ordinance to fix and authorize the Clark County Assessor's Office to levy ad valorem taxes necessary to fund the City of Vancouver's 2017-2018 Biennial Budget.

On November 13, 2017 Council approved an ordinance authorizing the Ad Valorem property tax levy to be assessed totaling \$53.7 million for both the General Fund and the Affordable Housing Fund. This amount above did not include \$1,305,000 necessary to fund additional staffing approved during the First Supplemental Appropriation of 2018 to provide services to the newly annexed North Van Mall area. An increase of the Ad Valorem property tax levy to \$55,006,000 is necessary to capture the revenue necessary to support new city staffing.

Staff recommends that City Council approve ad valorem taxes in the amount of \$55,006,000 for the 2018 real and personal property tax levy within the city limits of Vancouver. This estimated revenue source is necessary to fund the 2017-2018 Biennial Budget for the City of Vancouver.

Ms. Lewellen provided background information on the ordinance, an overview of the 2018 Ad Valorem taxes, and why it was necessary for the Council to approve a second ad valorem ordinance.

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

Motion by Councilmember Topper, seconded by Councilmember Stober, and carried unanimously approved Ordinance M-4224. (*Carrie Lewellen, City Treasurer, 487-8482*)

PUBLIC MEETING (ITEM 8)

8. INITIATION OF ANNEXATION OF 5TH PLAIN CREEK STATION ANNEXATION AREA (Staff Report 004-18)

Rebecca Kennedy, Long Range Planning Manager, Bryan Monroe, Associate Planner, and Brent Boger, Assistant City Attorney, provided staff comments.

A RESOLUTION relating to an annexation request using the 60% direct petition method pursuant to RCW 35.13.125; establishing the annexation geographic area, determining the process for the comprehensive plan and land use designations, and determining whether the property owners will assume all or any portion of existing City indebtedness for the proposed annexation area; and providing for an effective date.

Summary

This is a meeting with an annexation petitioner required to be held under RCW 35.13.125 within sixty days of the filing of a notice of intent to annex. At this meeting, Council will be asked to consider: (a) the annexation boundary; (b) comprehensive plan and zoning for the annexation area; and (c) assumption of indebtedness for the area.

The proposed annexation area is located within Vancouver's urban growth boundary, and is contiguous to the City of Vancouver along the northern border on Fourth Plain Boulevard generally between Ward Road and 162nd Avenue. This annexation request contains one parcel of approximately 33.69 acres. The applicant has provided a legal description of the site. The annexation boundary will also include the 152nd Avenue right-of-way abutting the site to the west.

VMC 20.230.030 provides that City Council shall designate the City comprehensive plan and zoning designations for the annexing land to be most similar to the county designations of such land unless adoption of different designations are approved by Council. The site is currently designated as MX in Clark County for both comprehensive plan and zoning. Using the conversion provided for under VMC 20.230.030B, the site would clearly convert to the City's corresponding COM (Commercial) comprehensive plan designation and MX zoning.

In this case, however, the applicant is requesting that the annexation be processed under VMC 20.230.030C, under which the Planning Commission and City Council may consider a new land use plan to become effective upon the annexation. The applicant is seeking to change the existing Comprehensive Plan designation from MX to COM and UH as well as change the existing zoning designation of the site from MX to CG and R-18. The applicant is proposing to complete the Comprehensive Plan and Zone Change process through the Planning Commission and City Council before returning to City Council for the final annexation ordinance hearing.

In considering the final annexation ordinance, Council may either exercise the standard conversion under VMC 20.230.030B to the City's COM Comprehensive Plan and MX zoning or apply a new land use plan resulting from the Comprehensive Plan/Zone change process required under the VMC.

Ms. Kennedy provided an overview of the annexation request and the purpose of this public meeting.

Mr. Monroe explained the technical details of the annexation request, the zoning question involved with this request, and provided an overview of the process moving forward should Council adopt the resolution to proceed.

Mr. Boger stated that the resolution before Council sets forth that the property would come into the City under the City's MX zoning, but the resolution notes the applicant's interest in changing the zone before the annexation is approved. Mr. Boger explained that if that zoning change does not happen prior to final approval of the annexation and the property owner wishes to change the zoning after that point, they would have to do so under the annual review process in the fall.

Mayor McEnerny-Ogle received the following testimony under the Public Meeting:

- Leanne Bremer, representing the applicant, stated she generally agrees with the process City staff put forward, and noted the applicant does not believe the site would be viable under the MX zoning.
- Kurt Stonex, representing the applicant, explained they believe the site would be inappropriately zoned under the MX designation largely because MX is intended for urbanized areas, and this location is on the edge of the Urban Growth boundary in a suburban area and is reliant on vehicles for patrons to get to the site. He stated the applicant would like some indication in advance if the City is not amenable to changing the zoning because they would not want to move forward with the annexation if that was the case.

Mayor McEnerny-Ogle closed the testimony.

Mayor McEnerny-Ogle asked if there had been a similar annexation process including a zoning redesignation done recently in the City. Staff confirmed there had not been such a process in more than 10 years.

Councilmember Topper noted that if the Council adopts the resolution to proceed, the zoning and annexation request would go through the Planning Commission process, and Council would rely on the Planning Commission for a recommendation. She noted the Council could not make any guarantees as to the outcome of that, but encouraged the applicant to make their case through that process.

Councilmember Stober noted that one of Council's Strategic Plan goals is to increase the presence of 20-minute neighborhoods throughout the city, and stated he would expect to hear more about how the proposed zoning redesignation would contribute to the goal of increasing walkable neighborhoods as this request moves through the process.

Motion by Councilmember Hansen, seconded by Councilmember Turlay, and carried unanimously adopted Resolution M-3957 supporting the ten percent annexation initiation request using the direct petition method of annexation for the 5th Plain Creek Station Annexation. (*Bryan Monroe, Associate Planner, 487-7958*)

COMMUNICATIONS

- A. From the Council
- B. From the Mayor

a. Appointment of Mayor Pro Tem

Mayor McEnerny-Ogle opened nominations for the City Council's Mayor Pro Tem.

Motion by Councilmember Turlay, seconded by Councilmember Topper, and approved unanimously to appoint Councilmember Hansen as the City's Mayor Pro Tem.

- C. From the City Manager

ADJOURNMENT

8:52 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.



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

Caples Terrace Zone Change



Jan. 22, 2018

Vancouver City Council Workshop

Andrew Reule, Senior Planner

Caples Terrace Zone Change

Ordinance to rezone two Vancouver Housing Authority parcels at Skyline Crest from R-6 and R-18 to R-22 to allow for the addition of 28 multi-family dwelling units.

Caples Terrace Zone Change

Public hearing before Land Use Hearing Examiner Dec. 19, 2017.

Only one standard comment letter from Dept. of Ecology regarding future construction on the site. No other public comments.

Hearing Examiner recommends approval in report dated Jan. 4, 2018.

Caples Terrace Zone Change

Skyline Crest History:

- Originally constructed in 1963 as a 150-unit apartment complex for low income persons.
- Development Agreement approved by Council May 2, 2016 for the following work:
Complete renovation of the Skyline Crest site.

Caples Terrace Zone Change

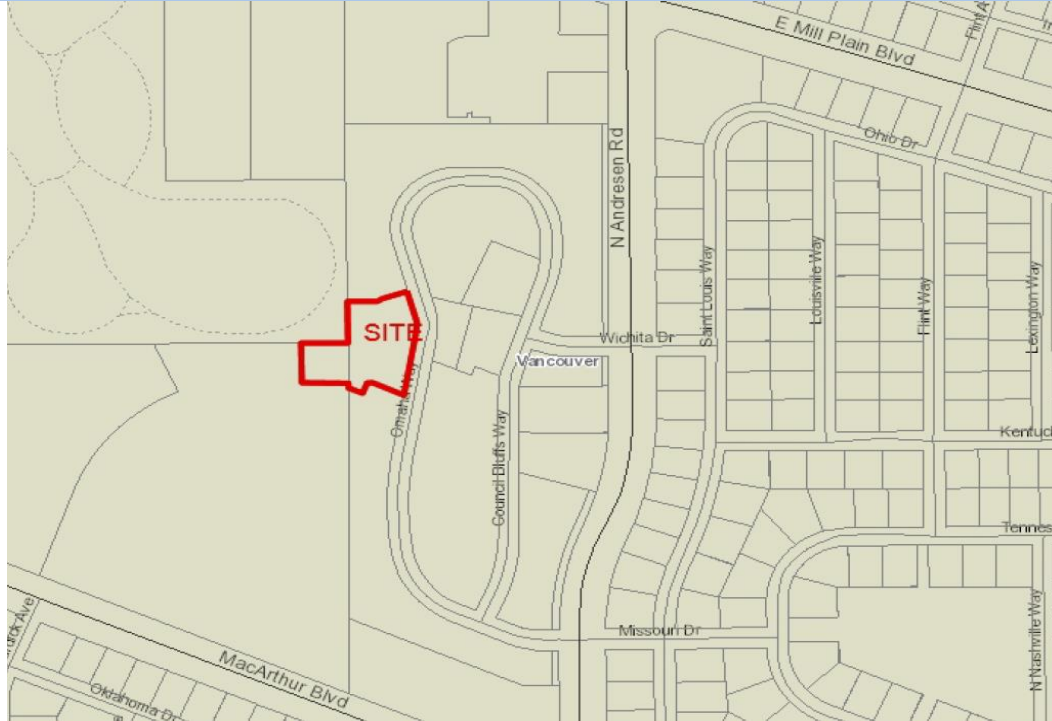
Construction of Boys and Girls Club center.

Construction of an education and employment resource center.

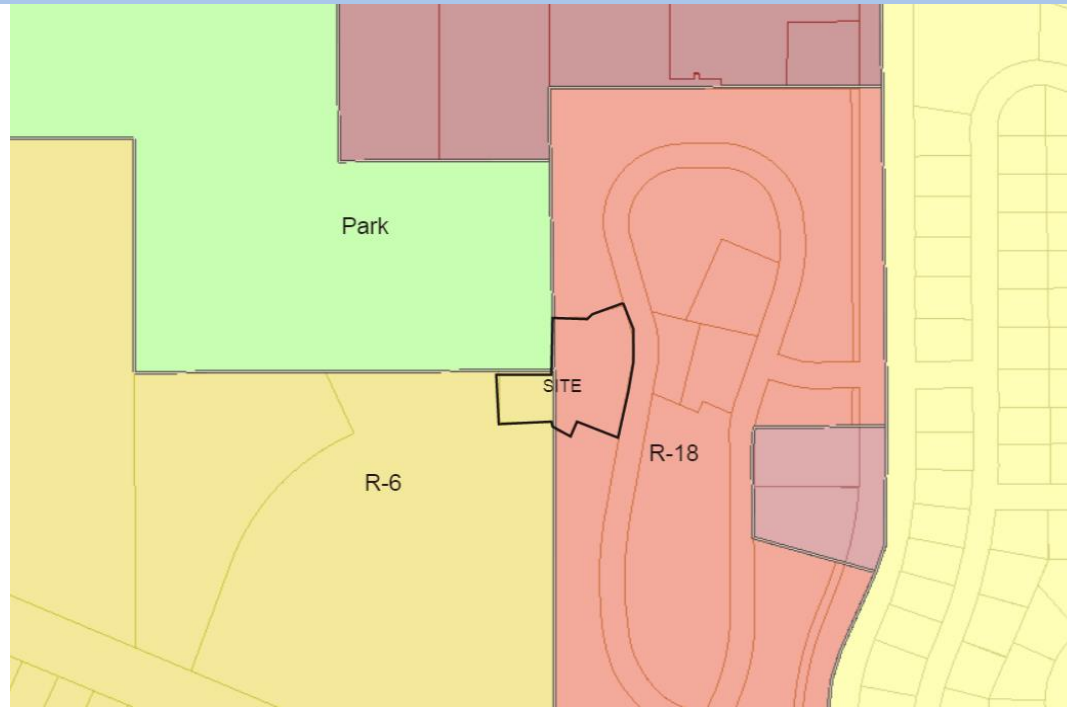
Construction of a 28-unit apartment building, maintenance facility and zone change (Caples Terrace).

Construction of a health services clinic.

Caples Terrace Zone Change



Caples Terrace Zone Change



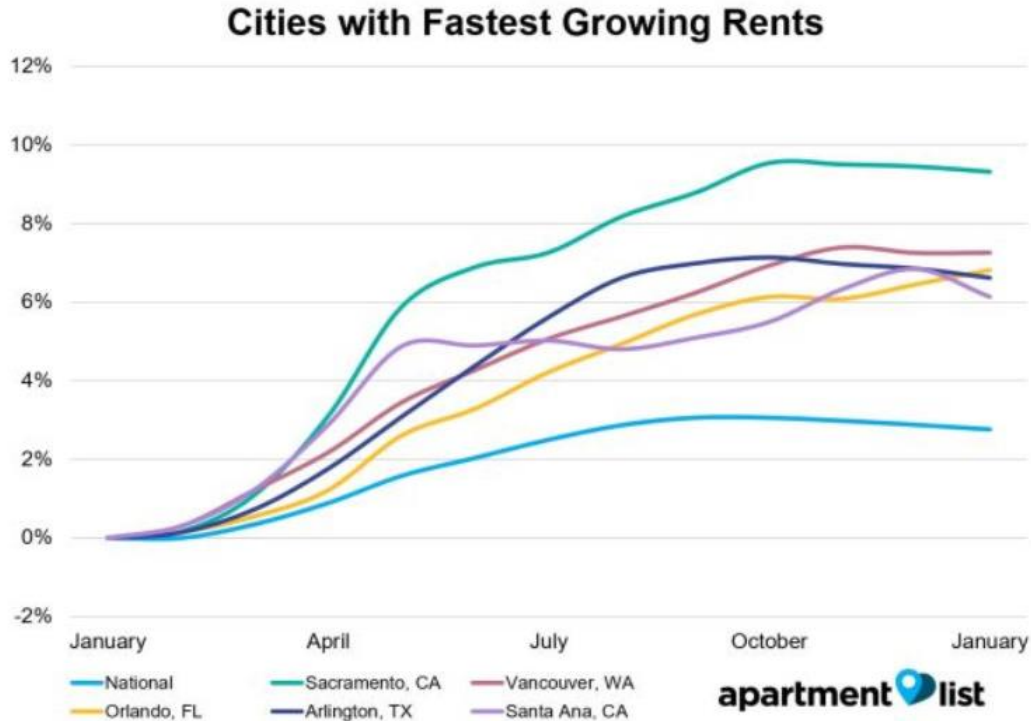
Caples Terrace Zone Change



Caples Terrace Zone Change



Caples Terrace Zone Change



Caples Terrace Zone Change

Next Steps:

- First Reading: Feb. 12, 2018
- Public Hearing: Feb. 26, 2018

Questions and Discussion

- Andrew Reule, Senior Planner
- 487-7891, andrew.reule@cityofvancouver.us

Downtown Entryway & Wayfinding 6th Street Entrance

January 22, 2018
Vancouver City Council



Teresa Brum
Economic Development
Division Manager

Jennifer Campos
Senior Planner

Presentation Overview

- Purpose
- Process
- Progress to date
- Next Steps

Downtown Growth



Purpose: Improve Entryway & Wayfinding



Wayfinding Signs

Goals:

- Improve navigation for pedestrians
- Encourage walking and exploration
- Establish design standards
- Create customizable design elements
- Enhance business and employment opportunities
- Be in compliance with local, state and federal standards
- CDBG funding to improve the economic opportunities

Wayfinding Signs

Process:

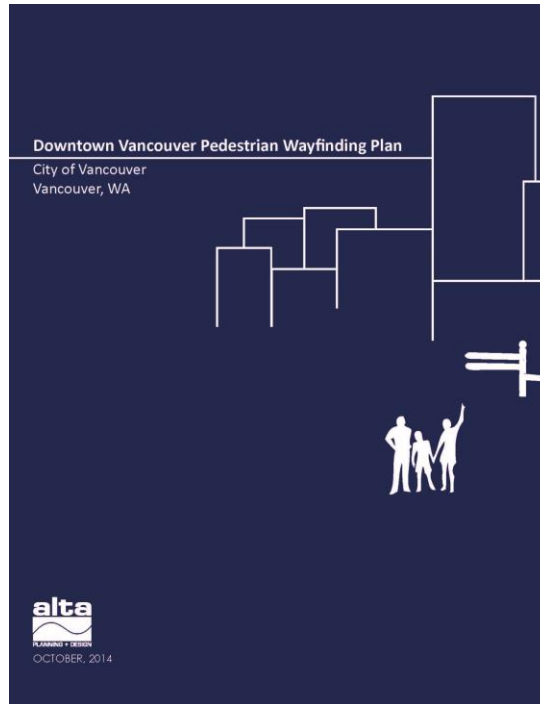
- City partnered with downtown stakeholders:
Businesses, Residents, VDA, WSDOT, CTRAN, Visit Vancouver, Historic Trust, Hilton, Arts of Clark County, etc.
- 2014 stakeholder group identified wayfinding signage for pedestrians as a top priority

Wayfinding Signs

Process, cont.

- Convened group in 2014; CDBG funding allocated
- Consultant Alta conducted wayfinding design workshops
- Stakeholder group selected a final design concept
- Alta refined the design, contract was issued for sign fabrication

Wayfinding Signs



Wayfinding Signs

PEDESTRIAN ORIGINS AND CIRCULATION

These points were derived from the City of Vancouver Bicycle Facilities Map, Transit Map, Trails Map, Car Pool Parking Map, and the Vancouver City Center Vision Plan.

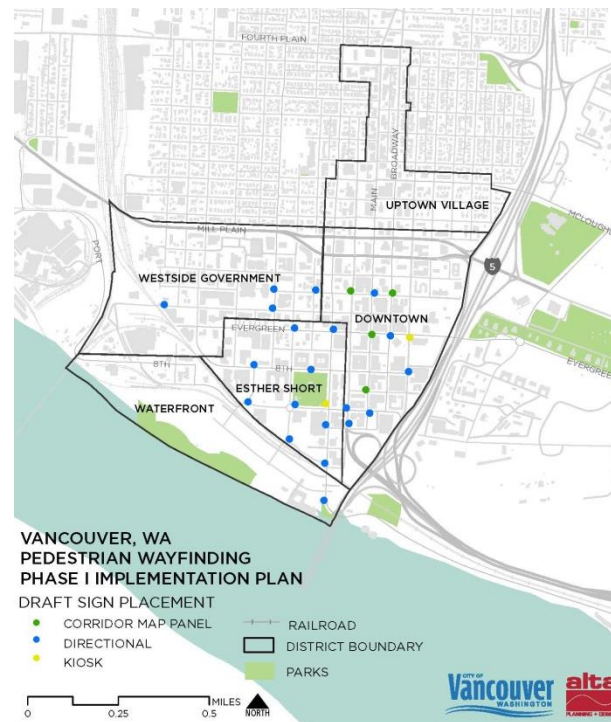
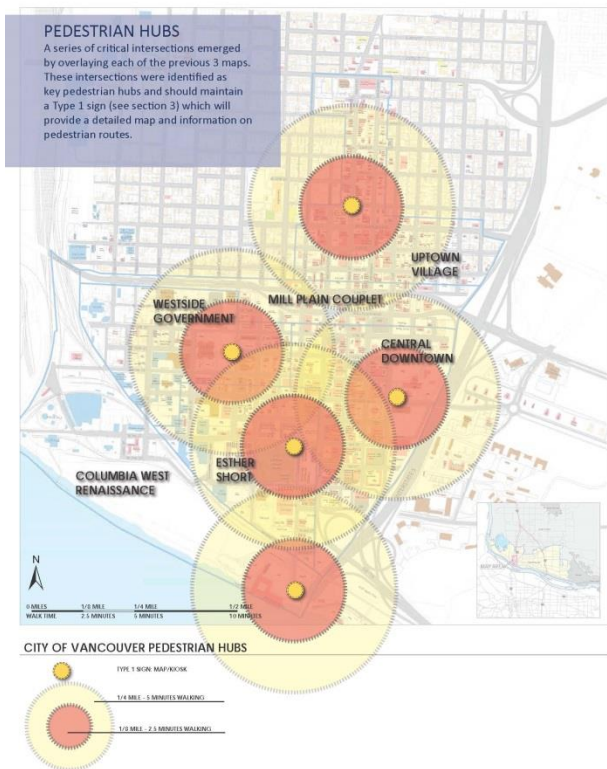


DESTINATION MAP

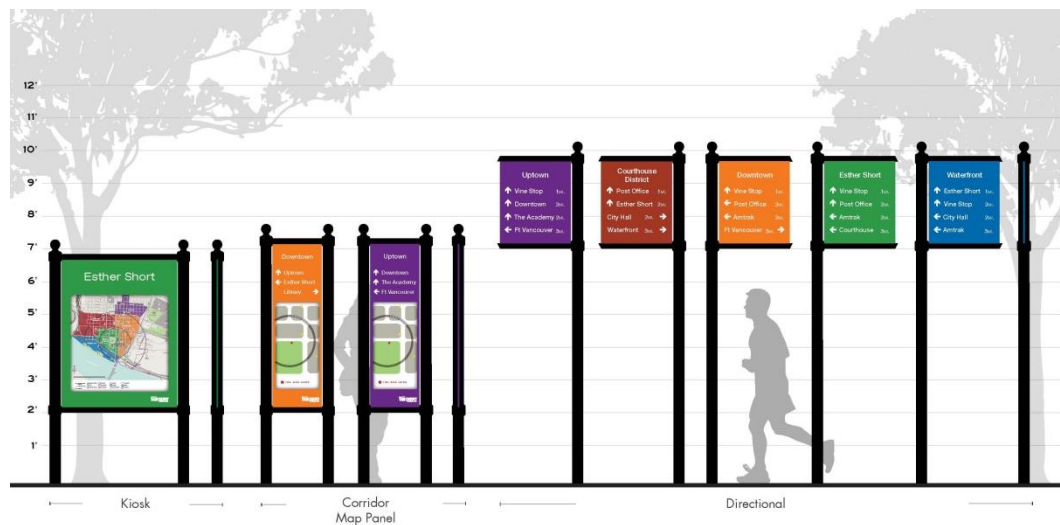
Level 1: Neighborhood Districts
Level 2: Major Attractions
Level 3: Local Destinations including, civic facilities, community centres, libraries, schools, shopping facilities, movie theaters, sports facilities, police and fire stations



Wayfinding Signs



Wayfinding Signs



Sixth Street Entryway

ENTRYWAY GOALS

- Low maintenance; clean up existing landscaping
- Match existing improvements on 6th Street
- Safety concerns—needs to be a non pedestrian friendly area
- First impression entrance from SR14
- Consider vision clearance and sight lines
- Consider invasive species management
- Integration with City's Wayfinding Plan

Sixth Street Entryway

Process:

City partnered with Downtown Stakeholder's Group:
*Businesses, Residents, VDA, WSDOT, CTRAN, Visit
Vancouver, Historic Trust, Hilton, Arts of Clark County, etc.*

2015 Downtown Stakeholders identified 6th Street Entrance
as a top priority

Sixth Street Entryway

Process, continued

- Downtown Stakeholders reviewed progress in 2017
- Consultant BergerABAM conducted design workshop
- Downtown Stakeholders selected final design
- Consultants refined the design

Sixth Street Entryway

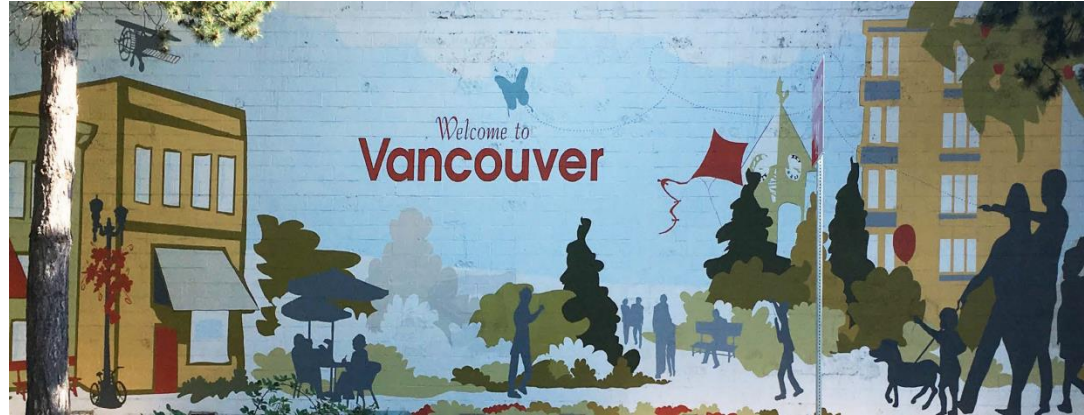
Challenges from WSDOT

- Maintaining entryways on a limited budget
- Safety concerns with adopt-a-highway volunteers

Sixth Street Entryway



Sixth Street Entryway



Sixth Street Entryway

.Final
Design



Sixth Street Entryway

Final
Design
At
Night



Next Steps

Wayfinding

Wayfinding signs Phase II Q3 2018

Uptown Village and Waterfront, Columbia Way

Funding: Lodging Tax Grants

Sixth Street Entryway

Entryway design & construction, Q3 2018

Funding: City of Vancouver and contributions

Questions and Discussion

VANCOUVER
CITY HALL



**Teresa Brum, Economic Development
Division Manager**

Teresa.Brum@cityofvancouver.us

Jennifer Campos, Senior Planner

Jennifer.Campos@cityofvancouver.us

Cultural, Art & Heritage Plan Update

VANCOUVER
CITY HALL

CITY OF
Vancouver
WASHINGTON

City Council Workshop
January 22, 2018

Jeanette (Jan) Bader
Program & Policy Development Manager

Presentation Overview

- 1997 Cultural Plan
- Council Direction
- Current Art & Heritage Programs
- Process
- Themes
- Plan Elements
- Next Steps



Background

Current Cultural Plan was adopted in 1997 and is largely unimplemented:

- Eliminated Heritage Program Coordinator (2000)
- Eliminated Historic Reserve Manager (2002)
- Eliminated Cultural Program Manager (2005)
- Discontinued the Cultural Grant Program (2005)
- Dissolved the Cultural Commission (2006)

Council Direction

Strategic Plan, Action 5.2.1 Update the Cultural Plan

- Consultants: BDS Planning and Framework
- Executive Committee
- 25-member Advisory Committee with representatives from cultural, art & heritage community



Heritage Programs



Vancouver National
**HISTORIC
RESERVE**
Officers Row



Officers Row & West Barracks

- 38 historic buildings (all but 1 renovated)
- Residential & commercial use
- Public buildings - Grant, Marshall & Howard Houses
- Managed by the Historic Trust via a master lease
- Property receives no general fund support



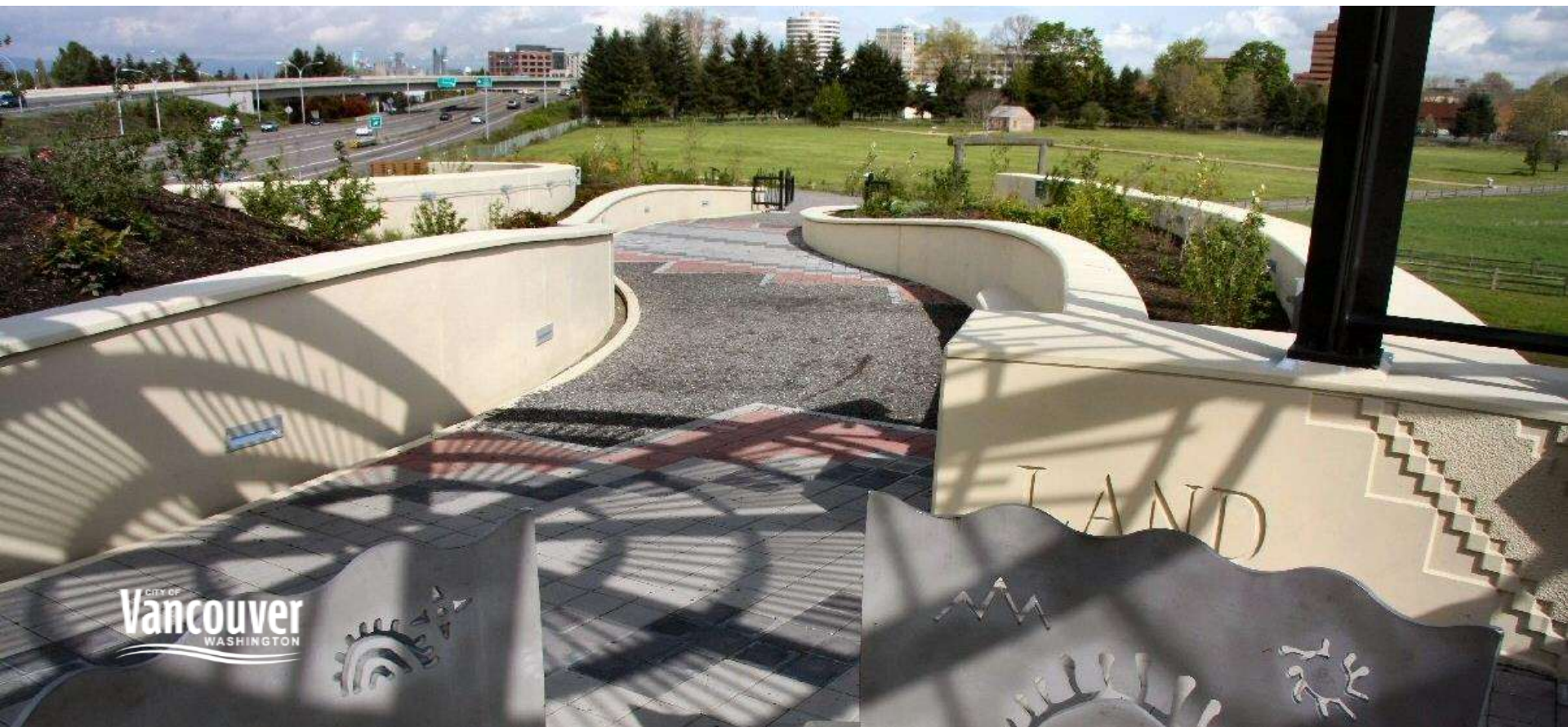
Celebrate Freedom Programs

Through a contract with
The Historic Trust

- Independence Day at Fort Vancouver
- Flag Day
- Marshall Programs
- Veteran's Day Parade



Land Bridge



CITY OF
Vancouver
WASHINGTON

Partnership with National Park Service

- Cultural resource management
- Exhibits (Kaiser Shipyards, West Barracks)
- Infrastructure development (flag pole, signage)
- Programs
- South Barracks Cultural Center



Clark County Historical Museum

- Vancouver's original public library, built in 1909 through a Carnegie grant
- Operated by the Clark County Historical Society
- Houses 20,000 artifacts, 15,000 photos & other archival material
- City provides the building, covers major maintenance & utilities



Other Historic Buildings

Slocum House



Covington House



Art & Culture



Public Art Program



Partnership with Vancouver's Downtown Assoc.



Partnership: VDA, North Bank, Gallery Assoc.



Partnership with Clark County Mural Society



Street Art: Leadership Clark County



Art in City Hall: Clark County Arts Commission



Cultural, Art & Heritage Plan Development

- ✓ Select Consultant
 - ✓ Stakeholder Interviews
 - ✓ Assessment of Assets & Gaps
 - ✓ Review of Comparable Cities
 - ✓ Focus Groups
 - Art District
 - Space for the Arts
- **Create Draft Plan**



Themes from Stakeholder Interviews

- Arts, culture and heritage are already an integral part of Vancouver's identity;
- There is excitement about the assets that currently exist and the potential for what could be created;
- Needs include resources and space but also structure, leadership and shared goals



Other Cities- Best Practices for Success

- Champions: Strong leadership, particularly from elected officials
- Staffing: At minimum, one program level and one support position at the city
- Budget: Dedicated source of revenue or a general fund line-item
- Community: A volunteer advisory commission/council

Advisory Committee- Near Term Action Items

- Assistance with marketing art, heritage and cultural activities
- Facilitate access to space that can be used for arts & culture
- Create a Cultural Manager position at the City
- Implement improvements that infuse art into downtown



Plan Elements

Element 1- Build Capacity of the Cultural Sector

- Support renewed cultural focus among City leadership
- Expand City-supported culture, art & heritage programs
- Engage and elevate community leaders in support of culture, arts & heritage
- Infuse culture, art & heritage into Vancouver residents' daily lives

Plan Elements

Element 2- Strengthen Vancouver's Cultural Core

- Leverage the Arts District to be an economic and cultural driver of Downtown's future
- Create a Historic District to recognize and celebrate Downtown's heritage
- Enhance connections to Fort Vancouver to honor Vancouver as the birthplace of Pacific Northwest settlement

Plan Elements

Element 2- Strengthen Vancouver's Cultural Core

- Strengthen connections to the river and amplify Vancouver's identity as a waterfront city
- Promote Downtown, the Waterfront and Fort Vancouver as a collection of irreplaceable assets that make Vancouver unique



Plan Elements

Element 3- Cultural Space

- Expand space for performances, rehearsals and classes
- Expand space for the making, teaching, and display of art
- Affordable living space for artists
- Facilitate artists successfully securing available space

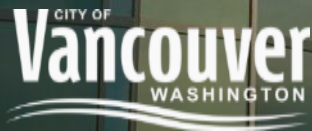


Next Steps

- Community review of draft plan
 - Outreach to art, culture & heritage organizations (January/February)
 - Community Forum (February 24/25)
- Final review by Advisory Committee (mid-March)
- Presentation of plan to Council
- Implementation!

Questions?

Jeanette (Jan) Bader, Program & Policy Development Manager
(360) 487-8606
jan.bader@cityofvancouver.us



STAFF REPORT NO. 005-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: 1/22/2018



Subject: 2017 Joint Agency Slurry Seal, construction acceptance and release of retainage bond.

Key Points:

- The City maintains approximately 1,875 lane miles of streets in its system.
- The City's annual resurfacing and preventative maintenance contracts are the primary way curb-to-curb work is done on City streets.
- Project was awarded June 5, 2017.
- Project was physically complete in July 26, 2017.
- Final construction costs for the project are \$382,519.46

Objective: To accept construction as complete and release retainage bond.

Present Situation: The project provided for the improvement of various roads in the City of Vancouver by placing slurry seal for preservation.

The original construction contract bid amount was \$364,980.00 (Schedule A only). Field adjustments during construction increased the contract amount \$17,539.46 or 4.6 percent. The increase was due to minor surface area overruns on scheduled streets and newly added street surface areas.

The work was completed satisfactorily in accordance with the plans and specifications.

Advantage(s):

1. Completes the City's contractual and statutory process for accepting the project.
2. Formal project acceptance allows for closure on third-party bond claims and facilitates release of the Contractor's retainage bond.

Disadvantage(s): None

Budget Impact: The project was funded through the Pavement Management Program in the Street Fund.

Prior Council Review: Award of construction contract for the 2017 Joint Agency Slurry Seal on June 5, 2017.

Action Requested: On January 22, 2018, accept the 2017 Joint Agency Slurry Seal Project as constructed by Telfer Pavement Technologies McClellan, CA, and authorize release of retainage bond in the amount of \$19,125.97 subject to receipt of all documentation required by law.



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

STAFF REPORT NO. 006-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 1/22/2017

Subject: 2017 Resurfacing Curb Ramps project, construction acceptance and release of the contract bond.

Key Points:

- The project constructed 95 Americans with Disabilities Act (ADA) compliant curb ramps at various locations across the City.
- Advanced Excavating Specialist of Longview, Washington, was awarded the contract for the 2017 Resurfacing Curb Ramps project in March 2017.
- Construction began in April 2017.
- Project was physically complete in July 2017.
- Final construction costs for the project are \$666,621.85.
- This project funded by the Pavement Management Program in the Street Fund.

Objective: To accept construction as complete and authorize release of retainage.

Present Situation: The project constructed 95 ADA-compliant curb ramps at various locations across the city in advance of the 2017 Resurfacing and Pavement Preservation project.

The original construction contract bid amount was \$880,800.00. Field adjustments during construction decreased the contract amount \$214,178.15 or 24.3 percent. The majority of the underrun was due to the deletion of 10 ramps and a unit calculation correction resulting in reduction of quantities for bid items; #9 Removal of Sidewalk, #13 Crushed Surfacing Base Course and #26 Cement Conc. Sidewalk & Ramp. Advanced Excavating Specialist of Longview, Washington, has satisfactorily completed the subject improvements in accordance with the plans and specifications.

Advantage(s):

1. Completes the City's contractual and statutory process for accepting the project.
2. Formal project acceptance allows for closure on third-party bond claims and facilitates release of the Contractor's contract bond.

Disadvantage(s): None

Budget Impact: None. Sufficient budget to complete the project was included in the Street Fund.

Prior Council Review: Award of construction contract for the 2017 Resurfacing Curb Ramps project in March 2017.

Action Requested: On January 22, 2018, accept the 2017 Resurfacing Curb Ramp project as constructed by Advanced Excavating Specialist of Longview, Washington, and authorize release of the contract bond, subject to receipt of all documentation required by law.



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

STAFF REPORT NO. 007-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: 1/22/2018



Subject: Resolution re: Delegation of Authority to Receive Claims Against the City

Key Points:

- Designates newly hired Risk Manager as agent authorized to receive tort claims on the City's behalf
- Revokes prior resolution, which was passed to ensure that an agent was designated following the retirement of the former Director of General Services, who had previously served as the City's Risk Manager

Objective: To pass a resolution delegating authority under RCW 4.96.020 to receive claims to the Risk Manager.

Present Situation: The Washington legislature passed Engrossed House Bill 1530 in 2001 that imposed a requirement on "[t]he governing body of each local governmental entity [to] appoint an agent to receive any claim for damages made under ... chapter [4.96 RCW]." The City Council adopted Resolution M-3351 on July 23, 2001, to meet this requirement, formally appointing the City's Risk Manager to receive claims made against the City. This position was absorbed into the duties of the Director of General Services until that individual's retirement in 2016. When the Director of General Services retired, that department was eliminated, leaving the City without a formal Risk Manager. This led Council to pass Resolution M-3889, which designated the Citizen Liaison and Administrative Assistant to the City Manager as agents authorized to receive tort claims on the City's behalf. This resolution was necessary to ensure the City complied with RCW 4.96.020.

On January 2, 2018, the City's new Risk Manager began employment, reporting to the Deputy City Manager. Now that the City is operating again with a Risk Manager, it is appropriate to designate that staff person as the proper agent under RCW 4.96.020, given that the Risk Department is tasked with adjusting, managing, and coordinating such claims.

Advantage(s): Continues the City's compliance with RCW 4.96.020, but transitions the authority to receive tort claims to the manager of the department that handles the adjusting of tort claims.

Disadvantage(s): None.

Budget Impact: None.

Prior Council Review: None.

Action Requested: Adopt a resolution delegating authority to the Risk Manager to receive tort claims on behalf of the City.

Attachment(s): Resolution



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

01/22/18

RESOLUTION NO. [Resolution Number]

A RESOLUTION relating to designating authority to accept claims for damages on the city's behalf pursuant to RCW 4.96.020.

WHEREAS, the City of Vancouver is a first class charter city duly organized under the laws of the State of Washington, with the power under RCW 35.21.010(1) to sue and be sued; and

WHEREAS, RCW 4.96.020(2) states “[t]he governing body of each local governmental entity shall appoint an agent to receive any claim for damages made under ... chapter [4.96 RCW]; and

WHEREAS, prior to March 28, 2016, the designee to receive tort claims on behalf of the City of Vancouver was the Director of General Services, who also served as the City's Risk Manager;

WHEREAS, the City Council passed Resolution M-3883 to ensure a designee was appointed following the retirement of the Director of General Services and the elimination of that department; and

WHEREAS, the City has hired a Risk Manager to oversee the Risk Department and that person is able to be the City's designated agent under RCW 4.96.020,

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The City Council hereby designates the following agent to receive claims for damages made under chapter 4.96 of the Revised Code of Washington against the City of Vancouver: Risk Manager.

Section 2. All claims for damages filed against the City of Vancouver shall be presented to the Risk Manager at the address listed below, which is where this individual can be reached during the City's normal business hours:

Physical Address: 415 W. 6th Street, Vancouver, WA 98660

Mailing Address: PO Box 1995, Vancouver, WA 98668

Section 3. Pursuant to RCW 4.96.020(3)(c), the City shall make public the name, address, and business hours of the agent(s) appointed by this Resolution to receive claims against the City. Should the Risk Manager transfer positions within the City or separate employment with the City, that person's replacement shall become the new designee without further Council action, provided the City record the identity, address, and business hours of the new agent at such time.

Section 4. All prior designations of authority to receive claims against the City of Vancouver, including but not limited to Resolution M-3883 (2016), are hereby revoked.

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RESOLUTION - 2

Section 5. This resolution, along with the identity of the above appointed agents and address where he/she may be reached during the normal business hours of the City shall be recorded with the Clark County Auditor pursuant to RCW 4.96.020(2).

ADOPTED at regular session of the Council of the City of Vancouver, this _____ day of January, 2018.

Anne McEnery-Ogle, Mayor

Attest:

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

Approved as to form:

E. Bronson Potter, City Attorney

STAFF REPORT NO. 008-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: 1/22/2018



Subject: Reauthorization of Vancouver Lake Watershed Partnership Intergovernmental Agreement

Key Points:

- The existing interlocal agreement executed in 2006 between Clark County, the Port of Vancouver and the City expired the end of 2016.
- An administrative agreement extended it through the end of 2017.
- This new agreement would run through 2027.
- Clark County will continue to be lead administrative agent for project activities under the agreement.

Objective: Approve a new intergovernmental agreement between Clark County, the Port of Vancouver and the City to continue Vancouver Lake Watershed Partnership efforts.

Present Situation: The Vancouver Lake Watershed Partnership was formed in 2004 as the result of efforts by the Port of Vancouver, Clark County, the Fruit Valley Neighborhood Association and the City to bring federal, state and local public agencies with interest and jurisdiction over Vancouver Lake and its watershed together with citizen stakeholders. In 2006, an intergovernmental agreement was entered into between Clark County, the Port of Vancouver and the City to formalize the relationship of the key founding partners and to guide the activities of the partnership. That agreement expired the end of 2016 although an administrative agreement extended certain tasks through the end of 2017 in anticipation of a new agreement being developed.

The new interlocal agreement being proposed would continue activities funded by the partnership primarily focusing on outreach and small-scale projects to enhance the use and understanding of Vancouver Lake. The new agreement would run through 2027 and continue to have Clark County act as the lead administrative agent for project activities.

Advantage(s):

1. Continues the City's involvement with the Vancouver Lake Partnership.
2. Focuses efforts on a watershed outreach program building community awareness and appreciation for Vancouver Lake.
3. Reinforces the partnering and cooperative efforts of the agencies to address issues with regard to Vancouver Lake.

Disadvantage(s): None

Budget Impact: Funding in the amount of approximately \$10,000 per year was included in the City's adopted 2017-2018 Surface Water Management Utility budget as the City's contribution toward partnership activities.

Prior Council Review: There have been no recent direct communications to Council on the Vancouver Lake Partnership activities. The last direct communication, which summarized prior work, was shared by the City Manager during communications at the February 23, 2015, Council meeting, which also included an e-mail summary of past efforts and future activities. That correspondence is attached.

Action Requested: Authorize the City Manager or his designee to execute the attached Intergovernmental agreement between Clark County, the port of Vancouver and the City of Vancouver regarding the Vancouver Lake Watershed Partnership.

Attachment(s):

1. Intergovernmental Agreement
2. February 23, 2015 e-mail from City Manager to Council concerning Vancouver Lake Partnership Update



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

INTERGOVERNMENTAL AGREEMENT

An agreement ("Agreement") made in Vancouver, Washington, on the 14th day of September, 2017, among the Port of Vancouver, USA, the City of Vancouver acting by and through its Department of Public Works, and Clark County acting by and through its Department of Public Works (hereinafter individually referred to as a "Party" and collectively referred to as the "Parties").

RECITALS

Vancouver Lake is the largest natural lake system in Clark County. The surface and groundwater resources are part of the most abundant aquifer recharge area in Clark County. The Vancouver Lake Lowlands are part of the Lower Columbia Ecoregion that helps support over 200,000 migratory waterfowl each year. The lake, sloughs, and backwater channels help support a variety of salmonids, including lower Columbia chum, Chinook, and steelhead. Over 100,000 people visit the lake and nearby recreation sites each year for sailing, rowing, kayaking, canoeing, swimming, picnicking, fishing, wildlife viewing and other outdoor activities.

Many agencies and organizations not necessarily mentioned in this agreement, share interests, involvement and authority over these functions.

In recognition of these shared interests and responsibilities and ongoing water-quality problems impacting recreational lake uses, the Vancouver Lake Watershed Partnership (hereinafter referred to as the "Partnership") was formed in 2004 to consider the community vision and strategies for the future of Vancouver Lake. The Partnership comprised the Port of Vancouver, USA, the City of Vancouver Department of Public Works, the Clark County Department of Public Works, the Vancouver-Clark Parks and Recreation Department, the Fruit Valley Neighborhood Association, the Clark County Health Department, the Port of Ridgefield, Clark Public Utilities, the Washington Department of Natural Resources, the Washington Department of Ecology, the Washington Department of Fish and Wildlife, the U.S. Army Corps of Engineers, the Lower Columbia River Estuary Partnership, and nine citizen members.

In 2013, the Partnership concluded a significant planning effort funded by annual contributions from the Parties from 2006 through 2013. Research conducted by Washington State University-Vancouver, the United States Geological Survey, the U.S. Army Corps of Engineers, and the Washington State Department of Ecology collectively provided significant technical understanding of the biological, chemical, and physical conditions in the lake. The Partnership then identified potential management actions and agreed on a suite of lake management objectives given the opportunities and constraints at Vancouver Lake.

In recognition of local funding limitations and the need for additional feasibility studies prior to any major water quality improvement project, the Partnership in 2014 elected

to discontinue meeting, and to focus the remainder of original funding on outreach and small-scale projects to enhance the use and understanding of Vancouver Lake. Completion of this work would roughly coincide with the expiration of the original Intergovernmental Agreement in 2016.

The Parties recognize the value in continuing these small-scale efforts, when feasible and within the funding capacity of the Parties. The Parties recognize that any large-scale efforts to improve lake quality will require exploration of new funding avenues and resources that are beyond local agencies and the scope of this Agreement.

In support of the valuable work accomplished by the Partnership, the Parties agree that their focus is continued public outreach and community activities at and surrounding Vancouver Lake. Appropriate future management of Vancouver Lake is dependent on community support and strong public commitment to maintaining the lake and its environs as a regional amenity.

Pursuant to the laws of Washington, the Parties elect to enter into this Agreement to facilitate coordination of funding as available, for activities that encourage community engagement in, understanding of, and a sense of stewardship toward the future of Vancouver Lake (the "Project").

Therefore, the Parties agree as follows:

AGREEMENT

I. PURPOSE

- A. This is an Intergovernmental Agreement entered into under the authority of the Interlocal Cooperation Act, RCW 39.34, among the Parties.
- B. Pursuant to RCW 39.34 RCW, the purpose of this Intergovernmental Agreement is as set forth in Article I (PURPOSE). Its duration is as specified in Article II (DURATION OF AGREEMENT). Its method of termination is set forth in Article III (TERMINATION OF AGREEMENT). Its manner of financing and of establishing and maintaining a budget is described in Article VI (FINANCIAL). No property shall be acquired pursuant to this Agreement that will need to be disposed of upon partial or complete termination of this Agreement.
- C. The purpose of this Agreement is to establish the duties and responsibilities of the Parties in facilitating coordination of funding (as available), outreach, and other activities to promote community engagement in, enjoyment of, and sense of stewardship towards Vancouver Lake, a recreational amenity and natural resource, that is uniquely important to the community and region.

II. DURATION OF AGREEMENT

The term of this Agreement is for the period from September 14 2017, through December 31, 2027.

III. TERMINATION OF AGREEMENT

A majority of the Parties may choose to terminate this Agreement by notifying the other Party in writing 90 days prior to termination.

IV. DESIGNATION OF FINANCIAL AGENT:

Subject to the terms of this Agreement, the Parties hereby designate Clark County as their representative for the purposes of administering funding and applying for public and private grant funds. Further, Clark County is hereby designated the administrator of each and every contract or grant pursuant to the Agreement, which shall include the following duties: administer and manage each contract or grant, maintain all project records, and submit all required performance items..

V. CREATION OF STEERING COMMITTEE:

- A. The Parties will identify and appoint specific persons to a Steering Committee to accomplish the tasks for public communication, education and technical studies. The Steering Committee will consist of representatives from the following: the Port of Vancouver, USA, the City of Vancouver Department of Public Works, and the Clark County Department of Public Works. The Steering Committee will be responsible for the successful completion of the Project, including the organization and deployment of staff, accounting for the Project's finances, and regular reports to the Parties.
- B. The Steering Committee shall meet at least twice annually to review Project finances, discuss contract or grant status and deliverables, and conduct project planning.
- C. The Parties may authorize agreements with consultants and government agencies to advance the purposes of the Project.
- D. Allocation of operating costs will be determined by Port of Vancouver, USA; the City of Vancouver Department of Public Works; and the Clark County Department of Public Works.
- E. Upon termination of the Agreement, any remaining assets shall be returned to the Parties in proportion to what each Party contributed, after deduction of all costs.

3 – INTERGOVERNMENTAL AGREEMENT

PDX/067855/139989/ALO/1393509.3

VI. FINANCIAL

Costs shall be allocated between the Parties in the following manner:

- A. For fiscal year 2017, the Port of Vancouver and Clark County shall each contribute \$25,000.00 to be used to cover costs incurred in implementing this Agreement. At its discretion, the City of Vancouver shall contribute not less than \$9,000 and not more than \$25,000.00 for fiscal year 2017. In following fiscal years, these agencies may elect to modify their contributions as determined during their annual or bi-annual budget processes. The Parties shall review and agree to an annual scope of work based on available funding.
- B. In the event that the Parties apply for grant funds, the Parties shall determine the allocation of payment for grant fund match requirements.
- C. The Parties will determine the allocation of payment for any costs that arise from the Project.
- D. The Parties agree to contribute cash or in kind services toward the satisfaction of their financial obligation herein, *provided, however*, that the Steering Committee shall determine what type and quantity of in kind services satisfy each Party's financial obligation. The contribution from each Party shall include all amounts appropriated for that purpose by the Party's governing body and all amounts received by the Party or otherwise contributed for that purpose from the State of Washington. In kind contributions may include services such as task-specific work that is directly related to Project business.
- E. Clark County will advise the Parties regarding the schedule of payments anticipated under this Agreement. To the extent it is feasible, the Parties shall plan to make contributions in advance pursuant to this Agreement in a manner that accommodates the funding commitments made by the Parties under this Agreement.
- F. Although Clark County has agreed to serve as the Parties' representative for the purposes of administering funds, this Agreement shall not be deemed to impose upon Clark County any special duty beyond that expressly provided by this Agreement to make contributions to satisfy the other Parties' duties under this Agreement. Clark County shall not be obligated to advance its own funds to satisfy the obligation of another Party. Each Party expressly releases Clark County from any liability whatsoever arising from Clark County's failure to perform its duty under this Agreement, which failure is caused by the lack of sufficient contributions by one or more Parties under this Agreement.

- G. Contributions under this Agreement shall be clearly designated as contributions under this Agreement and shall be paid to Clark County. Clark County shall hold the contributions in a special account until the funds are needed pursuant to this Agreement. Any interest earned on funds while they are in that special account shall be applied toward contributions under this Agreement. Clark County shall keep records of contributions received from Parties, of interest earned, and of any payments made, and shall make an accounting upon request by any Party. Any amounts remaining in this special account after all obligations of this Agreement have been satisfied shall be distributed pro rata to the contributing Parties in proportion to the total of the cash contributions by each.
- H. Each Party agrees to endeavor to ensure that its contribution is available at appropriate times under this Agreement.

VII. AGREEMENT COMMUNICATIONS

The Steering Committee shall monitor service level and budget provisions of this Agreement.

VIII. NO THIRD PARTY BENEFICIARY

The Parties do not intend there to be any third-party beneficiary to this Agreement.

IX. NOTICE

Any notices to be given under this Agreement shall at minimum be delivered via email or via US Postal Service, postage prepaid and addressed to:

To the City:
CITY OF VANCOUVER
P.O. Box 1995
Vancouver, Washington 98668-1995
Attention: _____
Email:

To the Port:
PORT OF VANCOUVER
3103 Lower River Rd.
Vancouver, Washington 98660-1027
Attention: Patricia Boyden
Email: pboyden@portvanusa.com

To the County:
CLARK COUNTY
P.O. Box 9810
Vancouver, WA 98666-9810
Attention: _____
Email: _____

The name and address to which notices shall be directed may be changed by any of the Parties giving the other Parties notice of such change as provided in this section.

X. WAIVER

No waiver by either party of any term or condition of this Agreement incorporated in this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or different provision.

XI. WITHDRAWAL

A Party may withdraw at any time, upon written notice to all of the Parties. In the event that a Party withdraws from this Agreement, that Party shall not be entitled to recover contributions made prior to the date of withdrawal, except as provided in section VI.G. In the event that a Party withdraws from this Agreement after the receipt of any grant funds from a private or public grant, the withdrawing Party shall remain responsible under this Agreement for the full amount of that Party's contribution to the local grant match.

XII. AMENDMENT

The provisions of this Agreement may be amended with the mutual consent of the Parties. No additions to, or alterations of, the terms of this Agreement shall be valid unless made in writing and formally approved and executed by the duly authorized agents of all of the Parties.

XIII. ATTORNEYS FEES AND COSTS.

All parties shall bear their own costs of enforcing the rights and responsibilities under the contract.

XIV. RATIFICATION

Acts taken in conformity with this Agreement prior to its execution are hereby ratified and affirmed.

XV. DOCUMENT EXECUTION AND FILING

Upon execution, the executed originals of this Agreement shall be returned to Clark County, which shall file copies of this Agreement with the Clark County Auditor and distribute conformed originals to the Parties. Upon receipt by the Clark County Auditor of the signed originals, each such signed original shall constitute an Agreement binding upon all Parties.

XVI. SEVERABILITY

If any section or part of this Agreement is held by a court to be invalid, such action shall not affect the validity of any other part of this Agreement.

XVII. ENTIRE AGREEMENT

This Agreement contains all of the agreements of the parties with respect to the subject matter covered or mentioned therein, and no prior agreements shall be effective to the contrary.

XVIII. DISPUTES

Disputes among the parties regarding this Agreement shall be referred to mediation using a mediator agreed upon by the Parties to the dispute. If the dispute is not resolved by mediation, the Parties shall be free to pursue any remedies to which they are entitled.

XIX. EFFECTIVE DATE

This Agreement shall be effective when it has been fully executed by all of the Parties and filed with the Clark County Auditor's Office.

Board of County Council
Clark County, Washington

Marc Boldt, Chair

Jeanne E. Stewart, Councilor

Julie Olson, Councilor

APPROVED AS TO FORM ONLY
Anthony F. Golik,
Clark County Prosecuting Attorney

By 
Christine Cook,
Senior Deputy Prosecuting Attorney

John Blom, Councilor

Eileen Quiring, Councilor

CITY OF VANCOUVER

By _____

Print Name _____

Title _____

Date _____

PORT OF VANCOUVER, USA

By Dawn Egbert

Print Name Dawn Egbert

Title Procurement Services Manager

Date 9.14.2017

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:

\$ 11,172,735.95 this 22nd day of January 2018.

MAYOR

COUNCILMEMBER



AUDITING OFFICER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
January 2 - January 15	Accounts Payable Checks (see attached)	\$ 8,493,674.94
January 2 - January 15	Visa Refunds (see attached)	\$ 4,001.81
January 2 - January 15	Payroll Checks (see attached)	\$ 2,675,059.20
TOTAL		\$ 11,172,735.95

INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
119143	02-Jan-2018	565.69	HEALTH SMART BENEFITS SOLUTIONS INC	***WIRE*** 5TH REGISTER FOR DECEMBER, ONE DAY'S WORTH
119144	02-Jan-2018	226,811.95	US BANK TRUST	***WIRE*** TAX REVENUES - TREASURY
119145	02-Jan-2018	4,298.90	INTERNAL REVENUE SERVICE	***WIRE*** 12 2017 PENSION TAXES
119146	02-Jan-2018	20,001.20	BANK OF AMERICA	***WIRE*** UTILITY POSTAGE IMPREST ACCT FOR DEC 2017 - UTILITIES
119147	04-Jan-2018	51,141.39	GALLAGHER BASSETT SERVICES INC	***WIRE*** WORKERS' COMP FUNDING / MESSAGE ID:38602171
119149	08-Jan-2018	78,176.00	WELLDYNERX INC	***WIRE*** RX CLAIMS FOR 2ND HALF OF DECEMBER
119150	08-Jan-2018	1,326.80	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** MONTHLY CLAIMS INVOICE FROM PRIOR YEAR CLAIMS
119151	08-Jan-2018	264,644.70	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEKLY CLAIMS INVOICE WEEK 4 OF DECEMBER
119152	08-Jan-2018	93,226.46	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** WEEKLY CLAIMS INVOICE WEEK 1 OF JANUARY
119153	08-Jan-2018	213.50	GOVERNMENT REVENUE SOLUTIONS HOLDINGS I LLC	***WIRE*** LTC DISCOVERY SERVICES THRU 12/31/17 - TREASURY
119155	10-Jan-2018	1,116.75	HEALTH SMART BENEFITS SOLUTIONS INC	***WIRE*** WEEKLY CLAIMS INVOICE, 1ST OF JANUARY
119156	10-Jan-2018	15,068.08	KAISER PERMANENTE	***WIRE*** KAISER COBRA MEDICAL JANUARY PREMIUMS
119157	10-Jan-2018	160.89	KAISER PERMANENTE	***WIRE*** KAISER COBRA DENTAL JANUARY PREMIUMS
119158	10-Jan-2018	274,132.28	KAISER PERMANENTE	***WIRE*** KAISER ACTIVE MEDICAL JANUARY PREMIUMS
119159	10-Jan-2018	12,656.62	KAISER PERMANENTE	***WIRE*** KAISER ACTIVE DENTAL JANUARY PREMIUMS
119160	10-Jan-2018	65,985.51	WASHINGTON DENTAL SERVICE	***WIRE*** WDS DENTAL ACTIVES FT JANUARY PREMIUMS
119161	10-Jan-2018	909.84	WASHINGTON DENTAL SERVICE	***WIRE*** WDS DENTAL ACTIVE PT JANUARY PREMIUMS
119162	10-Jan-2018	1,074.93	WASHINGTON DENTAL SERVICE	***WIRE*** WDS DENTAL COBRA JANUARY PREMIUMS
119163	10-Jan-2018	4,523.67	WASHINGTON DENTAL SERVICE	***WIRE*** WDS DENTAL RETIREE JANUARY PREMIUMS
119164	10-Jan-2018	57,865.00	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS MED ADV RETIREE PLAN
119165	10-Jan-2018	645.60	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS RETIREES
119166	10-Jan-2018	479.36	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS COBRA
119167	10-Jan-2018	322.80	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS PT JANUARY PREMIUMS
119168	10-Jan-2018	22,163.18	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS FT JANUARY PREMIUMS
119169	10-Jan-2018	2,098.20	BLUE CROSS BLUE SHIELD OF OR	***WIRE*** BLUE CROSS VHA JANUARY PREMIUMS
119170	10-Jan-2018	198,418.72	WESTERN STATES HEALTH &	***WIRE*** OPEIU HEALTH TRUST PREMIUMS JANUARY
119171	10-Jan-2018	406,891.00	VANCOUVER FIREFIGHTERS UNION HEALTH	***WIRE*** FIRE HEALTH TRUST JANUARY PREMIUMS, PLUS DFM RETRO PAYMENT
119172	10-Jan-2018	753,948.62	OPERATIONS MANAGEMENT INTERNATIONAL INC	***WIRE*** 17DEC - PROJ 664927.02 LG P2 S0 S1 & UV - CUST 003143 - REF VANC - OPERATION OF THE VANCOUVER WASTEWATER TREATMENT FACILITIES - MP ENG
119173	10-Jan-2018	25,355.75	VANCOUVER FIREFIGHTERS UNION HEALTH	***WIRE*** PAYROLL
119174	10-Jan-2018	75.00	HRA VEBA PLAN	***WIRE*** PAYROLL
119175	10-Jan-2018	47,521.09	STATE OF WASHINGTON 457	***WIRE*** PAYROLL
119176	10-Jan-2018	18,000.00	WASHINGTON STATE FIREFIGHTERS	***WIRE*** PAYROLL
119177	10-Jan-2018	18,374.37	ING	***WIRE*** PAYROLL
119178	10-Jan-2018	12,453.37	ALLEGIANCE BENEFIT PLAN MANAGEMENT	***WIRE*** PAYROLL
119179	10-Jan-2018	17.34	PENNSYLVANIA SDU	***WIRE*** PAYROLL
119180	10-Jan-2018	5,015.23	ICMA 401A	***WIRE*** PAYROLL
119181	10-Jan-2018	675.00	VANCOUVER FIRE COMMAND OFFICERS	***WIRE*** PAYROLL
119182	10-Jan-2018	153.52	OREGON SDU	***WIRE*** PAYROLL
119183	10-Jan-2018	4,921.16	WESTERN STATES HEALTH &	***WIRE*** PAYROLL
119184	10-Jan-2018	145,774.00	ICMA CORP	***WIRE*** PAYROLL
119185	10-Jan-2018	5,166.91	WASHINGTON SDU	***WIRE*** PAYROLL
119186	11-Jan-2018	28,243.17	GALLAGHER BASSETT SERVICES INC	***WIRE*** WORKERS' COMP FUNDING / MESSAGE ID: 38708442
119187	11-Jan-2018	820,662.72	INTERNAL REVENUE SERVICE	***WIRE*** 01 2018 PAYROLL TAXES; FEDERAL W/H
119188	11-Jan-2018	14,343.80	BANK OF AMERICA	***WIRE*** 01 2018 PAYROLL HSA
119189	11-Jan-2018	107,199.11	US BANK TRUST	***WIRE*** TAX REVENUES - TREASURY
119190	09-Jan-2018	271,500.00	BANK OF AMERICA	***WIRE*** ANNUAL 2018 HSA CONTRIBUTIONS

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119191	12-Jan-2018	18,004.77	STATE OF OREGON	***WIRE*** 01 2018 PAYROLL TAXES; OREGON W/H
119192	12-Jan-2018	665,188.19	STATE OF WASHINGTON	***WIRE*** 01 2018 PERS/LEOFF
119193	12-Jan-2018	39,703.75	BANK OF NEW YORK MELLON TRUST CO	***WIRE*** HUD 108 MONTHLY INSTALLMENT FOR INTEREST AND PRINCIPAL PAYMENT - TREASURY
586925	03-Jan-2018	182.10	A LINE ASPHALT MAINTENANCE INC	SUMMARY: MAINTENANCE RATED SWEEP - PARKING
586926	03-Jan-2018	4,290.00	ACCENT BUSINESS SERVICES INC	ALI ZULFI - W/E 12/02/17 - INFO TECH - RECEIPT 131683 BY J SCHOESSLER
586927	03-Jan-2018	26,287.00	ACTION TECHNOLOGY SYSTEMS	ACCT 340494 - TICKET 41470 - INSPECT/TEST/SERVICE FIRE ALARM SYSTEM - TOWER MALL/TOWN PLAZA - THRU 11/18/17 - FACILITIES - RECEIPT 131796 BY P NEWTON PER E-MAIL
586928	03-Jan-2018	118.79	ADVANCE STORES CO INC	SUMMARY: PARTS FOR REPAIR AND MAINTENANCE - EQUIP SERVICES
586929	03-Jan-2018	35.18	AIRGAS NOR PAC INC	PAYER 2363679 - SHIP TO 2335879 - COMPRESSED GAS - 12/04/17 - FIRE STATION 5
586930	03-Jan-2018	262.07	ARAMARK UNIFORM SERVICES INC	SUMMARY: MAT/TOWEL/COVERALL/UNIFORM CLEANING SERVICES
586931	03-Jan-2018	1,409.20	ARBORSCAPE LTD INC	11/16/17 - TREE TRIMMING - TANGLEWOOD PARK - OP CENTER
586931	03-Jan-2018	264.23	ARBORSCAPE LTD INC	12/08/17 - TRIM FIR TREE FOR CLEARANCE - WATER STN 1 - 2414 E 20TH ST ENTRANCE - OP CENTER
586932	03-Jan-2018	920.49	ARCHAEOLOGICAL INVESTIGATIONS NW INC	BILLING 14 - ARCHAEOLOGICAL PREDETERMINATION REPORT REVIEW/SURVEYS - MULTIPLE PROJECTS - 10/01/17-11/17/17 - DRS - RECEIPT 131725 BY B THOMAS PER E-MAIL
586933	03-Jan-2018	12,825.00	AVOLVE SOFTWARE CORP	CUST VW002 - PROJECTDOX SERVICE FOR UPGRADE OF TEST SITE - THRU 12/07/17 - CDD - RECEIPT 131737 BY B THOMAS PER E-MAIL
586933	03-Jan-2018	15,000.00	AVOLVE SOFTWARE CORP	CUST VW002 - PROJECTFLOW ONBOARDING SERVICES - THRU 12/07/17 - CDD - RECEIPT 131738 BY B THOMAS PER E-MAIL
586934	03-Jan-2018	322.00	BATTLE GROUND PUBLIC SCHOOLS	10/30/17 - SUBSTITUTE REIMBURSEMENT - KLEIN/STEWART - WATERSHED MONITORING KICKOFF - WREC - PO 88972/ RECEIPT 132103 BY R DAVIDSON PER E-MAIL
586935	03-Jan-2018	17,264.73	BDS PLANNING & URBAN DESIGN	17NOV - CULTURE ART AND HERITAGE PLAN - CMO
586936	03-Jan-2018	11,251.92	BENTLEY SYSTEMS INC	CUST 1000017922 - PROCUREWARE FULL NAMED USER PP - 01/01/18-12/31/18 - PROCUREMENT - RECEIPT 132135 BY E MALLOY PER E-MAIL
586937	03-Jan-2018	4,686.22	BERNHARDT INDUSTRIES INC	BAGLEY PARK/DAVID DOUGLAS PARK SOFTBALL FIELD RENOVATION - EST 5 - THRU 11/27/17
586938	03-Jan-2018	1.61	Bowman, Obadiah B (Obie)	STATION MOVE ONE TO THREE
586939	03-Jan-2018	200.00	BRADFORD DAVIS	12/10/17 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
586940	03-Jan-2018	1,236.00	BRIAN GOSSMAN DBA HENRY INVESTMENTS LLC	STORM MAINTENANCE BOND
586941	03-Jan-2018	1,232.00	BSK ASSOCIATES	CLIENT VANC08428 - WO V7L0090 - SAMPLE TESTING SERVICES - PCE & TCE ONLY - 12/05/17 - OP CENTER - RECEIPT 131779 BY M CORRELL PER E-MAIL
586942	03-Jan-2018	7,222.18	CABLE LANGENBACH KINERK & BAUER LLP	CLIENT 7476 - LEGAL SERVICES - EMPLOYMENT ADVISORY - 04/25/17-11/27/17 - INVOKE VMC 3.05.200(2) - RISK
586943	03-Jan-2018	4,714.85	CADMAN INC	CUST 9408272 - S/O 45328 - PROD 92253 CSTC - 252.73 TON - OPS CENTER
586944	03-Jan-2018	214.45	Callahan, Loretta S	REGULAR DUTIES
586945	03-Jan-2018	611.00	CITY OF VANCOUVER	SUMMARY: FIRE CODE INSPECTIONS - OP CENTER
586946	03-Jan-2018	1,022.79	CITY OF VANCOUVER ADVANCE TRAVEL	REIMBURSE ADVANCE TRAVEL FUND
586947	03-Jan-2018	10.00	CLARK COUNTY	PROPERTY VOUCHER - 39TH ST AT CHERRY ST PROJECT - EXCISE TAX FEE - JEFF SCHMIDT - CONSTRUCTION SERVICES
586948	03-Jan-2018	74.00	CLARK COUNTY	PROPERTY VOUCHER - 39TH ST AT CHERRY ST PROJECT - RECORDING FEES - JEFF SCHMIDT - CONSTRUCTION SERVICES
586949	03-Jan-2018	2,045.73	CLARK COUNTY	CUST 1811 - JURY FEES - THRU 12/01/17 - BUDGET

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586949	03-Jan-2018	103,042.95	CLARK COUNTY	CUST 1828 - ELENT-006155/006157 - PRIMARY ELECTION/VOTERS PAMPHLET - 08/01/17 - FINANCE
586950	03-Jan-2018	114,468.97	CLARK PUBLIC UTILITIES	SUMMARY: ELECTRICITY
I				
586957				
586958	03-Jan-2018	7,440.00	COLUMBIA RESOURCE COMPANY	ACCT 450003 - 17NOV - FALL LEAF PROGRAM - SOLID WASTE
586959	03-Jan-2018	1,021.00	COLUMBIAN PRESBYTERIAN CHURCH	STORM MAINTENANCE BOND
586960	03-Jan-2018	16,281.73	COMPASS MINERALS AMERICA INC	CUST 537542 - BULK DE-ICING SALT - 155.36 TON - OPS CENTER
586960	03-Jan-2018	3,250.90	COMPASS MINERALS AMERICA INC	CUST 537542 - BULK DE-ICING SALT - 31.02 TON - OPS CENTER
586961	03-Jan-2018	16,725.57	COMPVIEW	INV 0615955-IN - COUNCIL CHAMBERS VIDEO & CONTROL SYSTEMS - EST 2 - THRU 12/07/17
586962	03-Jan-2018	2,136.17	CONSOLIDATED SUPPLY CO	CUST 23132 - OPERATING SUPPLIES - OPS CENTER
586963	03-Jan-2018	408.57	CORPORATE TRANSLATION SVCS INC	CLIENT ID 15540 - INTERPRETER SERVICES - 17NOV - VPD
586963	03-Jan-2018	280.26	CORPORATE TRANSLATION SVCS INC	CLIENT ID 15541 - INTERPRETER SERVICES - 17NOV - HR
586964	03-Jan-2018	82.50	CORWIN BEVERAGE CO	ACCT 15624 - SOFT DRINK DELIVERY - THRU 12/21/17 - MARSHALL CTR
586965	03-Jan-2018	60.00	CRAIG MENDENHALL DBA AMERICAN SANI-CAN	11/05/17-12/02/17 - WEEKLY PUMPING SERVICES - CUSTOMER-OWNED UNIT - GREENWAY - OP CENTER - RECEIPT 131701 BY P NEWTON PER E-MAIL
586965	03-Jan-2018	60.00	CRAIG MENDENHALL DBA AMERICAN SANI-CAN	11/05/17-12/02/17 - WEEKLY PUMPING SERVICES - CUSTOMER-OWNED UNIT - STREETS - OP CENTER - RECEIPT 131701 BY P NEWTON PER E-MAIL
586966	03-Jan-2018	3,050.00	CUES INC	SO 000628392 - GNET SOFTWARE TRAINING - ENGINEERING
586966	03-Jan-2018	4,444.40	CUES INC	SO 000640051 - SGX01005 - 1 EA - OP CENTER
586967	03-Jan-2018	394.58	DATABAR INC	ORDER 44376 - #9 RETURN ENVELOPES - FINANCIAL SERVICES
586968	03-Jan-2018	64,041.36	E J WARD INC	SUMMARY: PARTS FOR REPAIR AND MAINTENANCE - EQUIP SERVICES
586969	03-Jan-2018	9,060.76	EAGLE WEB PRESS	JOB 88939 - VPR WINTER CATALOG
586970	03-Jan-2018	206.25	EHLERT & ASSOC ADJUSTERS	FILE D-53599 - APPRAISAL SERVICE - RE: E KASCH - DOL: UNSPECIFIED - RISK
586971	03-Jan-2018	1,087.54	ELISA MARIA TIMMS	FALL 2017 - BROADWAY KIDS - "FROZEN" - PARKS
586972	03-Jan-2018	3,779.75	EPIC LAND SOLUTIONS INC	ON-CALL RIGHT-OF-WAY SERVICES - NE 137TH AVE CORRIDOR - THRU 11/26/17 - TRANSPORTATION
586973	03-Jan-2018	850.00	EXAMWORKS INC	CUST 1-BMWHT - MANDATORY INSURER REPORTING - 17DEC - RISK
586974	03-Jan-2018	5,462.24	EXCELTECH CONSULTING INC	PROJ 1703 - GRANADA PROJECT 083418 - THRU 11/30/17 - CONSTRUCTION - RECEIPT 131839 BY L PETERSEN PER E-MAIL
586975	03-Jan-2018	8,414.28	FIRE SYSTEMS WEST	SUMMARY: MISC TESTINGS, INSPECTIONS, CERTIFICATIONS, & REPAIRS - OP CENTER
586976	03-Jan-2018	203.67	Folkers, Wayne E	CLOTHING REIMBURSEMENT
586977	03-Jan-2018	4,390.20	FUEL CARE INC	JOB 9185058-PW - 12/04/17 - CLEAN/POLISH FUEL/APPLY BIOCIDES TREATMENT TO 4000-GAL DIESEL UGST - 1 EA - EQUIP SERVICES
586978	03-Jan-2018	6,579.00	GALLAGHER BASSETT SERVICES INC	CONTR 00423500107 - CLIENT C004235000 - MONTHLY CLAIMS ADMIN FEE - 18JAN - HR
586979	03-Jan-2018	3,000.00	GEOGRAPHIC TECHNOLOGIES GROUP INC	GIS STRATEGIC IMPLEMENTATION PLAN (FINAL) - THRU 11/30/17 - MP ENG
586979	03-Jan-2018	7,500.00	GEOGRAPHIC TECHNOLOGIES GROUP INC	ON-SITE INTERVIEWS WITH KEY CITY STAFF - THRU 11/30/17 - MP ENG - RECEIPT 132190 BY L JONES PER E-MAIL
586980	03-Jan-2018	6,834.48	GLOBAL TELECOM ENGINEERING & CONSTRUCTION	WATER STATION #1 - PACKAGE #1 - COMMUNICATIONS - RETAINAGE RELEASE
586981	03-Jan-2018	392.50	GLOBAL TRANSPORTATION ENGINEERING CORP	PROJ P16-101 - FOURTH PLAIN @ ST JOHNS PED - THRU 11/05/17 - OP CENTER - RECEIPT 131983 BY N KERFOOT PER E-MAIL
586982	03-Jan-2018	15,033.65	GRANITE CONSTRUCTION COMPANY	2017 RESURFACING - EST 3 - THRU 10/23/17
586983	03-Jan-2018	2,391.25	GROUNDWATER SOLUTIONS INC	PROJ 0642.001 - ELLSWORTH WELL REHABILITATION - THRU 11/30/17 - MP ENG - RECEIPT 131786 BY L JONES
586984	03-Jan-2018	7,821.94	HALBERT CONSTRUCTION LLC	MILL PLAIN AERIAL FIBER & CONDUIT REPAIR - EST 1 - THRU 12/26/17

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586985	03-Jan-2018	350.00	HAZEN HESS & OTT PLLC	11/30/17 - INDIGENT DEFENSE SERVICES - CASE 7Z1248891 - J ALLEN - 11/30/17 - CMO
586986	03-Jan-2018	1,432.31	HDR ENGINEERING INC	PROJ 10024848 - NE 18TH ST: FOUR SEASONS LN-136TH AVE TASK 1 - THRU 11/25/17 - CONSTRUCTION
586987	03-Jan-2018	1,616.27	HERRERA ENVIRONMENTAL CONSULTANTS	PROJ 14-05818-003 - BURNT BRIDGE CREEK 2017 TREND ANALYSIS REPORT - THRU 11/24/17 - MP ENG - RECEIPT 131804 BY L JONES
586988	03-Jan-2018	1,750.00	JCI JONES CHEMICALS INC	ORDER 546430 - CHLORINE 150 LB CYLINDERS - 7 EA - OP CENTER
586989	03-Jan-2018	327.52	JMR GROUP LLC DBA MCCOY FREIGHTLINER OF PORTLAND	CUST 11742 - 17DEC - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
586990	03-Jan-2018	4,872.00	JUDITH L BUFFORD	SUMMARY: WREC HABITAT/WATER MONITORING PROGRAM/CONGRESS - WREC
586991	03-Jan-2018	1,548.30	KELLY SERVICES INC	SCHMID, L - ORDER A2342 - W/E 12/24/17 - IT
586992	03-Jan-2018	48,735.66	LAKESIDE INDUSTRIES	2017 REHABILITATION PROJECT - EST 3-FINAL - THRU 10/28/17
586993	03-Jan-2018	1,491.58	LAKEYLAND DBA NORTHWEST SAFETYCLEAN	10/01/17-10/15/17 - TURNOUT CLEANING AND INSPECTION - FIRE
586993	03-Jan-2018	2,191.47	LAKEYLAND DBA NORTHWEST SAFETYCLEAN	10/16/17-10/31/17 - TURNOUT CLEANING AND INSPECTION - FIRE
586994	03-Jan-2018	142.47	LaViola, James A	GEAR/STATION MOVES
586995	03-Jan-2018	152.64	Leavitt, Timothy David	LOCAL MILEAGE 7/26-12/20/17
586996	03-Jan-2018	200.00	LEE NICHOLAS	11/26/17 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
586997	03-Jan-2018	80.00	Leedom, Lance Raymond	BOOT REIMBURSEMENT
586998	03-Jan-2018	99.00	LILE INTERNATIONAL CO	CUST 100794 - JOB L0025895 - DELIVERY SERVICES - THRU 11/29/17 - FACILITIES - RECEIPT 132033 BY J MCGEE PER E-MAIL
586999	03-Jan-2018	29,383.35	MACKAY & SPOSITO INC	SUMMARY: CONSTRUCTION SERVICES - TRANSPORTATION
587000	03-Jan-2018	8,302.69	MACKENZIE ENGINEERING INC	PROJ 2150083.01 - VANC FIRE DEPT STATION 01 - THRU 09/24/17 - FACILITIES - RECEIPT 131296 BY S TURK PER E-MAIL
587000	03-Jan-2018	6,133.71	MACKENZIE ENGINEERING INC	PROJ 2150083.01 - VANC FIRE DEPT STATION 01 - THRU 10/29/17 - FACILITIES - RECEIPT 131638 BY S TURK PER E-MAIL
587001	03-Jan-2018	725.00	MANS BEST FRIEND INC	11/03/17-12/06/17 - CANINE OFFICER TRAINING - VPD
587001	03-Jan-2018	173.44	MANS BEST FRIEND INC	40# BAG - DOG FOOD (3 EA) - CANINE OFFICERS - VPD
587002	03-Jan-2018	250.00	McNutt-Koning, Susan A.	CLOTHING REIMBURSEMENT
587003	03-Jan-2018	119.24	METRO OVERHEAD DOOR INC	ACCT 34732 A - JOB 102301 - DOOR REPAIR SERVICES - 09/26/17 - FIRE STN 9 - OP CENTER
587004	03-Jan-2018	6,999.35	MISCELLANEOUS	SUMMARY: CITY UTILITIES REFUNDS
587032	03-Jan-2018	70.09	Mosely, John H Jr	STATION MOVES AND GEAR PICKUP-4
587033	03-Jan-2018	21,552.30	MUNICIPAL EMERGENCY SERVICES INC	CUST C63793 - PARACLETE PANELS AND ACCESSORIES - VPD
587034	03-Jan-2018	4,640.07	NORTHWEST CONSTRUCTION	HERITAGE PARK PLAYGROUND IMPROVEMENTS - EST 3 - THRU 07/25/17
587035	03-Jan-2018	16.60	Nowak, Kristopher P	LOCAL MILEAGE FOR NOV/DEC 2017
587036	03-Jan-2018	131,524.76	NUTTER CORP	GRANADA SOUTH SANITARY SEWER IMPROVEMENTS - EST 9-FINAL - THRU 11/27/17
587036	03-Jan-2018	166,066.25	NUTTER CORP	NE CHERRY ROAD SANITARY SEWER IMPROVEMENTS - EST 2 - THRU 11/15/17
587037	03-Jan-2018	105.37	ORION MEDICAL SUPPLY INC	EMT MEDICAL SUPPLIES - FIRE
587038	03-Jan-2018	26,586.10	PC SPECIALISTS INC	CUST 29019 - CISCO PARTS & SERVICE AGREEMENTS - INFO TECH
587039	03-Jan-2018	51.00	PETTY CASH CUSTODIAN	CDL RENEWAL - TERRY CUNNANE
587039	03-Jan-2018	33.00	PETTY CASH CUSTODIAN	IMAGES - LORETTA CALLAHAN
587040	03-Jan-2018	455.28	PFEIFERS MOBILE CONCRETE	12/09/17 - CONCRETE DELIVERY - 4600 SE COLUMBIA WAY - OPS CENTER
587041	03-Jan-2018	24.63	Porter, Brooke K	OCT, NOV & DEC. 2018 LOCAL MILEAGE EXPENSES
587042	03-Jan-2018	2,345.00	PORTLAND ADVENTIST MEDICAL CENTER	17NOV - AUDIOLOGY - MEDICAL TESTING SERVICES - HR
587043	03-Jan-2018	7,317.00	REXEL INC	CUST 846176 - PART L#4163519 - 1000 EA - OPS CENTER

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587044	03-Jan-2018	5,367.50	RICHARD NARDINI	DESIGN SERVICES - 2018 WINTER PARKS & RECREATION CATALOG - THRU 12/06/17 - PARKS - RECEIPT 132042 BY C VOGELZANG PER E-MAIL
587045	03-Jan-2018	34,446.63	RIGHT SYSTEMS INC	CUST COV120 - ORDER SO-072785 - CITRIX NETSCALER PLAT EDITION - SUBSCR ADVANTAGE RENEWAL - 12/01/17-12/01/18 - INFO TECH - RECEIPT 131945 BY J SCHOESSLER
587046	03-Jan-2018	20.00	ROTSCHY INC	CLIENT 59 - FILL CLASS S CTC - OPS CENTER
587046	03-Jan-2018	216.00	ROTSCHY INC	CLIENT 59 - VAC TRUCK DUMP - OPS CENTER
587047	03-Jan-2018	101.18	Scherer, Eva Ellen	JULY 1ST-DECEMBER 31ST
587048	03-Jan-2018	2,805.54	SECOND STEP HOUSING	PROJ 601605 - HOUSING SERVICES - 17NOV - HOME FUNDING
587049	03-Jan-2018	105.28	Shepherd, Jordan Tyler	STATION MOVES
587050	03-Jan-2018	184.26	Slagle, Anthony J	SUMMARY: MILEAGE FOR STATION MOVE/GEAR PICK UP
587051	03-Jan-2018	32,435.35	SOFT RESOURCES LLC	17NOV - PROGRESS BILLING - ERP SOFTWARE PROJECT MANAGEMENT SERVICES - EXPENSE REIMBURSEMENT - INFO TECH - RECEIPT 131973 BY S COOLEY PER E-MAIL
587052	03-Jan-2018	340.69	SOFTWARE HOUSE INTERNATIONAL SHI	CUST 1072078 - SO S46744800 - ACROBAT PROFESSIONAL V2017 NEW LICENSE - 1 EA - AGREEMENT 4600014240 - INFO TECH - RECEIPT 131936 BY J SCHOESSLER
587053	03-Jan-2018	45.93	Sommerville, Shawna Leilani	LOCAL MILEAGE FOR 2017
587054	03-Jan-2018	5,130.00	SONIA LOPEZ DBA ACTION ONSITE INC	17NOV - INJURY ASSESSMENT TRAINING - OP CENTER - RECEIPT 131716 BY P NEWTON PER E-MAIL
587055	03-Jan-2018	4,438.98	SOUTHRIDGE STEEL FABRICATORS INC	SSF-IG10 10' INTERIOR GATE W/ POSTS, SSF-RB ROUND BOLLARDS W/ SLEEVES, & SSF-SB SQUARE BOLLARDS - WAREHOUSE
587056	03-Jan-2018	545.00	SUZANNE BEST	08/31/17 & 12/05/17 - DEBRIEFING SERVICES - VPD - RECEIPT 131867 BY A CARMAN PER E-MAIL
587057	03-Jan-2018	318.00	Tabinowski, Erik D	EMPLOYEE REIMBURSEMENT - CDL TESTING FEE & ENDORSEMENT - OPS CENTER
587058	03-Jan-2018	7,813.00	TEKSYSTEMS	SUMMARY: TEMPORARY STAFFING SERVICES - INFO TECH
587059	03-Jan-2018	3,960.00	TESTAMERICA LABORATORIES INC	CLIENT 1411092 - PROJ 58010839 - JOB J71485-2 - SAMPLE TESTING SERVICES - 09/21/17 - MP ENG - RECEIPT 131710 BY MPE
587060	03-Jan-2018	127.87	Tubberville, Monica Marie	PARK PLANNING
587061	03-Jan-2018	11.85	UNITED PARCEL SERVICE	17DEC - SHIPPER #856018 - SERVICE CHARGES - OPS CENTER
587062	03-Jan-2018	50.00	UNIVERSITY OF MISSOURI	12/13/17 - DM TESTING CASE 123790 - CANINE OFFICER ENZO - VPD
587063	03-Jan-2018	63.00	VANCOUVER AIRE LLC DBA FRESH AIRE AIR FRESHENERS	ROUTE 2-3 1 - DEODORIZING SERVICE - THRU 12/05/17 - MARSHALL COMM CTR - RECEIPT 131908 BY P NEWTON PER E-MAIL
587063	03-Jan-2018	63.00	VANCOUVER AIRE LLC DBA FRESH AIRE AIR FRESHENERS	ROUTE 2-3 11 - DEODORIZING SERVICE - THRU 12/05/17 - OP CENTER - RECEIPT 131908 BY P NEWTON
587064	03-Jan-2018	427.50	VANCOUVER SCHOOL DISTRICT #37	SUMMARY: MULTIPLE RESERVATIONS FOR NEIGHBORHOOD ASSOCIATIONS
587065	03-Jan-2018	1,352.95	VERIZON WIRELESS	ACCT 871249990-00001 - 11/19-17-12/18/17 - CED
587066	03-Jan-2018	723.43	VERIZON WIRELESS SERVICES LLC	ACCT 772562790-00001 - WIRELESS SERVICE - 11/11/17-12/10/17 - FACILITIES
587066	03-Jan-2018	30.04	VERIZON WIRELESS SERVICES LLC	ACCT 772562790-00002 - GO CAMERAS - 12/23/17-11/10/17 AND 11/11/17-12/10/17 - FACILITIES
587067	03-Jan-2018	450.00	WA STATE PATROL	ACCT VAN311 - MONTHLY BACKGROUND CHECKS - 17NOV - LAW
587068	03-Jan-2018	559.86	WASHINGTON STATE DEPT OF ECOLOGY	PERMIT 2018-WAR305764 - BIDDLE WAY SANITARY SEWER IMPROVEMENTS - 07/01/17-06/30/18 - MP ENG
587069	03-Jan-2018	77.04	Weber, Robert J	BOOT REIMBURSEMENT
587070	03-Jan-2018	5,390.00	WILLIS OF SEATTLE INC	ACCT VANCOUV-01 - POL EWC008651 - AUDIT EXCESS WORKERS' COMP - 10/01/16-10/01/17 - RISK
587071	03-Jan-2018	97.01	XPO ENTERPRISE SERVICES INC	WEEKLY POSTAGE SERVICES - THRU 12/02/17 - FINANCE/MAILROOM
587072	09-Jan-2018	716.56	WESTERN METAL IND PENSION FUND	PAYROLL

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587073	09-Jan-2018	1,124.51	UNITED WAY OF THE COLUMBIA WILLAMETTE	PAYROLL
587074	09-Jan-2018	2,762.00	CHAPTER 13 - TRUSTEE	PAYROLL
587075	09-Jan-2018	7,596.72	LIFE INSURANCE CO OF NORTH AMERICA	PAYROLL
587076	09-Jan-2018	9,404.28	AMERICAN FAMILY LIFE ASSURANCE	PAYROLL
587077	09-Jan-2018	654.08	IAM LOCAL #1374	PAYROLL
587078	09-Jan-2018	18,823.56	IAFF LOCAL #452	PAYROLL
587079	09-Jan-2018	14,454.43	VANCOUVER POLICE OFFICER GUILD	PAYROLL
587080	09-Jan-2018	5,041.90	AFSCME LOCAL #307	PAYROLL
587081	09-Jan-2018	5,142.79	OPEIU LOCAL #11	PAYROLL
587082	09-Jan-2018	1,795.14	WESTERN CONFERENCE OF TEAMSTERS	PAYROLL
587083	09-Jan-2018	500.00	MFS SERVICE CENTER INC	PAYROLL
587084	09-Jan-2018	704.00	TEAMSTERS LOCAL #58	PAYROLL
587085	09-Jan-2018	264.00	UA LOCAL #290	PAYROLL
587086	09-Jan-2018	80.33	LEGAL SHIELD	PAYROLL
587087	10-Jan-2018	4,400.00	ACCENT BUSINESS SERVICES INC	ALI ZULFI - W/E 12/09/17 - INFO TECH - RECEIPT 131966 BY J SCHOESSLER
587088	10-Jan-2018	119.85	ACTION TECHNOLOGY SYSTEMS	ACCT 810805 - FIRE ALARM MONITORING - 17NOV-18JAN - TOWN PLAZA - OP CENTER - PO 88704/ RECEIPT 131892 BY P NEWTON PER E-MAIL
587089	10-Jan-2018	310.02	ADVANCE STORES CO INC	SUMMARY: PARTS FOR REPAIR AND MAINTENANCE - EQUIP SERVICES
587090	10-Jan-2018	62.72	AIRGAS NOR PAC INC	PAYER 2363679 - SHIP TO 2335879 - COMPRESSED GAS - 12/12/17 - FIRE STATION 5
587091	10-Jan-2018	30.00	ALLA KOSOVAN	REF OVERPMT PKG CIT
587092	10-Jan-2018	303.30	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 POLICE MEDICAL CLAIMS
587093	10-Jan-2018	342.72	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF 1 FIRE MEDICAL CLAIMS
587094	10-Jan-2018	596.25	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF FIRE ADMIN CLAIMS FEES - HR
587094	10-Jan-2018	731.00	ALLEGIANCE BENEFIT PLAN MANAGEMENT	RETIRED LEOFF POLICE ADMIN CLAIMS FEES - HR
587095	10-Jan-2018	2,342.50	ALTA PLANNING & DESIGN	PROJ 00-2017-425 - SIDEWALK MAINTENANCE PROGRAM DEVELOPMENT - THRU 11/30/17 - CDD - RECEIPT 132100 BY B THOMAS PER E-MAIL
587096	10-Jan-2018	98.15	AMERICAN MESSAGING SERVICES LLC	ACCT W4-105602 - 18JAN - PAGER SERVICE - FIRE
587097	10-Jan-2018	5,000.00	AMERICAN WATER WORKS ASSN	WWUC 2018 ANNUAL DUES FOR WASHINGTON WATER UTILITIES COUNCIL - 2018
587098	10-Jan-2018	245.21	ARAMARK UNIFORM SERVICES INC	SUMMARY: MAT/TOWEL/COVERALL/UNIFORM CLEANING SERVICES
587099	10-Jan-2018	10,707.75	ARBORSCAPE LTD INC	10/31/17-11/08/17 - TREE & WOOD REMOVALS/TRIMMING/STUMP GRINDING - STEIN PROPERTY - 711 NE 97TH AVE - OP CENTER - RECEIPTED BY P TANDY PER E-MAIL
587099	10-Jan-2018	211.38	ARBORSCAPE LTD INC	12/14/17 - REMOVE CHERRY TREE BRANCH/TRIM TREES - F ST & MCLOUGHLIN BLVD - URBAN FORESTRY - PO 89015/ RECEIPT 132105 BY R DAVIDSON PER E-MAIL
587100	10-Jan-2018	80,653.00	ASSOCIATION OF WASHINGTON CITIES	2018 AWC MEMBERSHIP FEE - FINANCE
587101	10-Jan-2018	131.01	AT&T MOBILITY II LLC	ACCOUNT # 287238238360 - 11/17/17-12/16/17 - IT
587102	10-Jan-2018	9,020.00	ATC GROUP SERVICES LLC	PROJ 282EM00213 - REF 10282 - PRJ 414745 - LIMITED MATERIALS ASSESSMENT - THRU 12/06/17 - CDBG FUNDING
587103	10-Jan-2018	100.00	AUTUMN CHASE APARTMENTS- OFFICE	REF ALARMS
587104	10-Jan-2018	225.00	Bacon, Owen S	BOOT REIMBURSEMENT
587105	10-Jan-2018	151.75	Beebe, Cody L	BOOT REIMBURSEMENT
587106	10-Jan-2018	350.00	Bielas, Mitch J	CLOTHING AND BOOT REIMBURSEMENT
587107	10-Jan-2018	176.15	BOUND TREE MEDICAL LLC	ACCT 109894 - ORDER 99446320 - MEDICAL SUPPLIES - FIRE
587108	10-Jan-2018	2,154.00	BROADWAY INVESTORS LLC	JAN 18 COLUMBIA BANK PARKING
587109	10-Jan-2018	8,955.39	BROWN & WILSON PARTNERSHIP LLC	JAN 18 DOMESTIC VIOLENCE LEASE
587110	10-Jan-2018	276.00	BSK ASSOCIATES	SUMMARY: SAMPLE TESTING SERVICES - OP CENTER
587111	10-Jan-2018	102.00	Buckland, Cyle W	EMPLOYEE REIMBURSEMENT - CDL RENEWAL - OPS CENTER

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Check Number	Check Date	Amount	Vendor Name	Description
587112	10-Jan-2018	3,571.66	CABLE LANGENBACH KINERK & BAUER LLP	ACCR16 - CLIENT 7476 - LEGAL SERVICES - EMPLOYMENT ADVISORY - 11/01/16-12/01/16 - INVOKE VMC 3.05.200(2) - RISK
587113	10-Jan-2018	1,650.00	CASCADE CENTERS INC	BIOMETRIC SCREENINGS - 30 EA - THRU 12/14/17 - HR - RECEIPT 131934 BY K PECK
587114	10-Jan-2018	14,417.50	CENTURY WEST ENGINEERING CORP	PROJ 41004.010.02 - PEARSON FIELD AIRPORT EA - THRU 12/29/17 - CMO
587115	10-Jan-2018	1,621.22	CINTAS CORPORATION NO 3	ACCT 463-11151 - TOWEL CLEANING SERVICES - ALL 17AUG INVS ON 12/10/17
587116	10-Jan-2018	11.63	CITY OF PORTLAND	STMT - FIRE
587117	10-Jan-2018	740.74	CLARK COUNTY	ACCT 504443 - TELECOMM SERVICES - 17NOV - VPD
587117	10-Jan-2018	600.00	CLARK COUNTY	ACCR16 - CUST 1826 - GIS-8091 ANNUAL LICENSE FEE - OSPINSIGHT SOFTWARE - TRANSPORTATION
587118	10-Jan-2018	1,020.00	CLARK COUNTY TITLE CO	CUST 1813 - RANGE RENTAL - 16NOV - VPD
587119	10-Jan-2018	6,166.06	CLARK PUBLIC UTILITIES	RECONVEYANCES FOR: BARCUS; WINKEL; SANDERS; MOIST; RADKE FAMILY TRUST; HOLTER
I				SUMMARY: ELECTRICITY
587122				
587123	10-Jan-2018	12,266.84	CLOG PRO	SCIP CONTRACTOR PMT - POTTER (1011 SE 102ND AVE)
587124	10-Jan-2018	8,000.00	COALITION FOR CLEAN WATER	2018 ANNUAL MEMBERSHIP DUES FOR STORMWATER AND WASTEWATER - MP ENG
587125	10-Jan-2018	3,501.32	COBBLESTONE HOMES LLC	PROJ 414543 - REHAB LOAN PROGRAM - P GERING - 3700 X ST - 17DEC - CDBG FUNDING
587126	10-Jan-2018	2,487.90	COLUMBIA CLAIMS SERVICE INC	FILE V117-982 - CLAIMS ADJUSTER SERVICES - THRU 12/20/17 - RISK
587127	10-Jan-2018	589.08	COLUMBIA RESOURCE COMPANY	ACCT 130635 CODE COMPLIANCE - DROP BOX AT SHARE HOUSE
587128	10-Jan-2018	13,514.85	COMCAST CABLE COMMUNICATIONS INC	SUMMARY: CABLE AND INTERNET SERVICES
I				
587132				
587133	10-Jan-2018	866.87	CONSOLIDATED SUPPLY CO	CUST 23132 - OPERATING SUPPLIES - OPS CENTER
587134	10-Jan-2018	8,256.27	COPIERS NORTHWEST	ACCT 343871-P - MONTHLY COPIER LEASES - MULTIPLE CITY LOCATIONS - 11/15/17-12/14/17 - INFO TECH - RECEIPT 132262 BY J SCHOESSLER PER E-MAIL
587134	10-Jan-2018	378.75	COPIERS NORTHWEST	ACCT 343897 - CONTR CN23872-RENTAL-01 - CANON IR4235 #GR339 - SER RKJ03103 - 12/12/17-01/11/18 - INFO TECH FOR CENTRAL RECORDS - RECEIPT 131896 BY J SCHOESSLER PER E-MAIL
587135	10-Jan-2018	200.53	Crawford, Sean T	EMPLOYEE REIMBURSEMENT - BOOT ALLOWANCE - OPS CENTER
587136	10-Jan-2018	1,723.59	CUES INC	SO 000640941 - REPAIR SERVICES - TRUCK - SERIAL # 38635D - OP CENTER
587137	10-Jan-2018	31,999.68	DAN TAPANI EXCAVATING LLC	SCIP CONTRACTOR PMT - MCCLOUD (2828 E EVERGREEN BLVD)
587138	10-Jan-2018	2,890.38	DATABAR INC	ORDER 44249 - #9 RETURN ENVELOPES - UTILITIES
587139	10-Jan-2018	100.00	DBG PROPERTIES	REF ALARM
587140	10-Jan-2018	100.00	DBG PROPERTIES LLC	REF ALARMS
587141	10-Jan-2018	123.13	DEX MEDIA WEST	ACCT #103505100 - ADVERTISING PARK HILL CEMETERY
587142	10-Jan-2018	116.00	DiPalma, Lauren R	LICENSE RENEWAL REIMBURSEMENT
587143	10-Jan-2018	1,663.75	DIXON RESOURCES UNLIMITED	17NOV - PARKING PROGRAM EFFICIENCY STUDY - DRS - RECEIPT 132311 BY B THOMAS PER E-MAIL
587144	10-Jan-2018	1,097.72	DKS ASSOCIATES	PROJ 16117-004 - NE 18TH ST & NE 118TH AVE TRAFFIC SIGNAL DESIGN - THRU 06/02/17 - TRANSPORTATION - RECEIPTED BY N KERFOOT PER E-MAIL
587145	10-Jan-2018	1,596.15	E J WARD INC	ORDER 0053159 - CUST VANCITY - 110V & 120V PULSERS - EQUIP SERVICES
587145	10-Jan-2018	109.08	E J WARD INC	ORDER 0053219 - CUST VANCITY - KEY FOB UNPROGRAM - EQUIP SERVICES

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Check Number	Check Date	Amount	Vendor Name	Description
587146	10-Jan-2018	5,691.00	EARTHWORKS EXCAVATING	SCIP CONTRACTOR PMT- WILLIAMSON (1016 SE 101ST AVE)
587147	10-Jan-2018	119.44	Eccleston, Daniel T	BOOT REIMBURSEMENT
587148	10-Jan-2018	386.00	EPIC LAND SOLUTIONS INC	ON-CALL RIGHT-OF-WAY SERVICES - BRT CORRIDOR FORT VANCOUVER WAY/MCLOUGHLIN SIDEWALK INFILL/PED SIGNAL UPGRADE - THRU 11/26/17 - TRANSPORTATION
587149	10-Jan-2018	75.50	ERIC ATWELL DBA ORCHARDS VETERINARY CLINIC LLC	ACCT 25150 - 12/14/17 - VETERINARY SERVICES - CANINE OFFICER DOC - VPD
587150	10-Jan-2018	45.18	Erickson, Tara M	COV LOCAL MILEAGE
587151	10-Jan-2018	7,801.87	ESTHER SHORT COMMONS LLP	JAN 18 ESTHER SHORT RETAIL SPACE
587152	10-Jan-2018	2,162.40	ETC INSTITUTE	2017 COMMUNITY SURVEY - 3RD BILLING - THRU 12/14/17 - MEDIA SERVICES
587153	10-Jan-2018	13,792.00	EUROFINS EATON ANALYTICAL INC	SUMMARY: SAMPLE TESTING SERVICES - OP CENTER
587154	10-Jan-2018	700.00	EVERGREEN RURAL WATER OF WA	2018 ANNUAL SYSTEM MEMBERSHIP DUES - OPS CENTER
587155	10-Jan-2018	56.36	EXPERIAN MARKETING SOLUTIONS	ACCT TBD1-1957212 - 17DEC - UTILITY COLLECTIONS ASSIST - UTILITIES
587156	10-Jan-2018	2,764.20	FIRE SYSTEMS WEST	WO 320546 - CUST VANC - 2017 ANNUAL FIRE SPRINKLER SYSTEM INSPECTION/TESTING-CERTIFICATION OF BACKFLOW/FORWARD FLOW PREVENT ASSY - THRU 12/08/17 - TOWN PLAZA - OP CENTER - RECEIPT 132034 BY P NEWTON PER E-MAIL
587157	10-Jan-2018	216.80	Fivian, Alan F	BOOT REIMBURSEMENT
587158	10-Jan-2018	14,917.19	FRIENDS OF THE FORT VANCOUVER NATIONAL HISTORIC SITE	LODGING TAX GRANT REIMBURSEMENT - ACCT 253-014-5765-032404-5 - 12/25/17-01/24/18 - WESTRIDGE PUMP STATION OPS CENTER
587159	10-Jan-2018	40.69	FRONTIER COMMUNICATIONS	REF BUS LIC
587160	10-Jan-2018	525.00	G BY GUESS	ACCT 1001096190 - FIRE UNIFORM - FIRE STATION #81
587161	10-Jan-2018	13,872.54	GALLS LLC	WO 4194 - INSTALL CABLES FOR PRINTER - THRU 11/30/17 - UTILITIES - 2323 GENERAL ANDERSON - INFO TECH - RECEIPT 132256 BY J SCHOESSLER PER E-MAIL
587162	10-Jan-2018	569.31	GB MANCHESTER INC	3" ANTI SURGE VALVE - OPS CENTER
587163	10-Jan-2018	6,936.57	GC SYSTEMS INC	CUST 50028 - INCIDENT 31465 - EDOCS DM & RM DEPLOYMENT (3 DEPTS) - THRU 11/30/17 - INFO TECH - RECEIPT 132369 BY C ALLEMANG PER E-MAIL
587164	10-Jan-2018	232.05	GENERAL NETWORKS CORP DBA 5280 GENERAL NETWORKS	
587165	10-Jan-2018	1,706.33	GEOLINE INC	12/14/17 - TRIMBLE BUSINESS CTR ADVANCED REINSTATEMENT - INFO TECH
587165	10-Jan-2018	3,409.72	GEOLINE INC	12/14/17 - TRIMBLE BUSINESS CTR SURVEY ADVANCED SOFTWARE - INFO TECH
587166	10-Jan-2018	225.00	Gillis, Scott E	BOOT REIMBURSEMENT
587167	10-Jan-2018	44.00	GLITTERATI HAIR DESIGN	REF CIVICGOV
587168	10-Jan-2018	3,233.08	GRAY & OSBORNE INC	PROJ 17226.00 - WATER SYSTEM EMERGENCY PLAN WSWA & WSRP - THRU 12/09/17 - MP ENG - RECEIPT 132060 BY L JONES
587169	10-Jan-2018	1,398.35	GREEN GABLES APARTMENTS LLC	SEWER REIMBURSEMENT CONTRACT
587170	10-Jan-2018	2,100.00	HAHN & ASSOCIATES INC	PROJ 9252 - ASTM E1527-13 PHASE I ENVIRONMENTAL SITE ASSESSMENT - PARKLAND PROPERTY - 825 SE TECH CENTER DR - 10/18/17-11/24/17 - PARKS
587171	10-Jan-2018	36,066.91	HALBERT CONSTRUCTION LLC	SUMMARY: CONSTRUCTION SERVICES
587172	10-Jan-2018	84,715.62	HALME EXCAVATING INC	BIDDLE WAY TRUNK E3A REALIGNMENT IMPROVEMENTS - EST 1 - THRU 12/05/17
587173	10-Jan-2018	8,299.49	HARPER HOUF PETERSON RIGHELLIS INC	PROJ VAN-62 - MILL PLAIN BLVD (104TH AVE TO CHKLOV DR) - THRU 11/17/17 - TRANSPORTATION
587173	10-Jan-2018	1,623.89	HARPER HOUF PETERSON RIGHELLIS INC	PROJ VAN-69 - 18TH ST DRAINAGE - THRU 11/17/17 - MP ENG - PO 84443/RECEIPT 132054 BY L JONES

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Check Number	Check Date	Amount	Vendor Name	Description
587174	10-Jan-2018	224.26	Hays, Robert Thomas	CLOTHING REIMBURSEMENT
587175	10-Jan-2018	24,069.66	HDJ DESIGN GROUP	PROJ HDJ3755-000 - NE 137TH AVE CORRIDOR - 17NOV - CONSTRUCTION - RECEIPT 132023 BY L PETERSEN PER E-MAIL
587175	10-Jan-2018	5,707.25	HDJ DESIGN GROUP	PROJ HDJ4025.003 - 2018 PRESERVATION STRIPING PLAN - 17NOV - OP CENTER - RECEIPT 132015 BY P NEWTON PER E-MAIL
587176	10-Jan-2018	4,185.00	HDR ENGINEERING INC	PROJ 10080977 - RIGHT OF WAY ACQUISITION SERVICES-EVERGREEN HWY & 102ND CRT CULVERT REPLACEMENT - THRU 11/25/17 - MP ENG - RECEIPT 132328 BY L JONES PER E-MAIL
587176	10-Jan-2018	7,841.90	HDR ENGINEERING INC	TRANSPORTATION SYSTEM SAFETY ANALYSIS - THRU 11/25/17 - CDD - RECEIPT 131811 BY B THOMAS PER E-MAIL
587177	10-Jan-2018	2,053.85	HERRERA ENVIRONMENTAL CONSULTANTS	PROJ 15-06206-001 - EAST ORCHARDS UIC RETROFIT STUDY/DESIGN - THRU 11/24/17 - MP ENG
587177	10-Jan-2018	9,428.61	HERRERA ENVIRONMENTAL CONSULTANTS	PROJ 17-06550-000 - VANCOUVER WATERSHED HEALTH ASSESSMENT - THRU 11/24/17 - MP ENG - RECEIPT 131957 BY L JONES
587178	10-Jan-2018	64,681.10	INC	2017 PRESERVATION CURB RAMPS - EST 5 - THRU 10/13/17
587179	10-Jan-2018	1,207.05	INTERIOR OFFICE SOLUTIONS	PROJ 20-182 - PROPOSAL 8115 - COOL MESH CHAIR/DELIVERY & INSTALLATION - 3 EA - CITY HALL - FACILITIES
587179	10-Jan-2018	3,815.57	INTERIOR OFFICE SOLUTIONS	PROJ 20-182 - PROPOSAL 8116 - COOL-MESH HIGH-BACK CHAIRS - 15 EA - PICKUP/DELIVERY/PLACEMENT - VPD/INVESTIGATIONS - FACILITIES
587180	10-Jan-2018	40.00	JACOB SAMADUROFF	REF ALARMS
587181	10-Jan-2018	2,000.00	JCI JONES CHEMICALS INC	ORDER 546970 - CHLORINE 150 LB CYLINDERS - 8 EA - OP CENTER
587182	10-Jan-2018	89,434.00	JEFFREY BARRAR PS AKA VANCOUVER DEFENDERS	18JAN PUBLIC DEFEND PRIMARY AND INVESTIGATOR - CMO
587183	10-Jan-2018	156.00	JMR GROUP LLC DBA MCCOY FREIGHTLINER OF PORTLAND	CUST 11742 - 17DEC - PARTS FOR VEHICLE REPAIR - EQUIP SERVICES
587184	10-Jan-2018	200.00	JOHN BENNETT BAND	12/17/17 - SUNDAY DANCE - MUSICAL ENTERTAINMENT - PARKS
587185	10-Jan-2018	93.00	Johnson, Melvin Scott	SAFETY GLASSES REIMBURSEMENT
587186	10-Jan-2018	420.47	JOYCE MAUDLIN	REF COBRA
587187	10-Jan-2018	1,270.40	KELLY SERVICES INC	SCHMID, L - ORDER A2342 - W/E 12/31/17 - IT
587188	10-Jan-2018	100.00	KEY BANK MICHAEL FORENZO	REF ALARMS
587189	10-Jan-2018	2,533.00	KILLER TRACKS	ACCT KT025752 - RENEWAL FOR CABLE/INTERNET BLANKET LICENSE - 01/01/18-12/31/20 - MEDIA SERVICES
587190	10-Jan-2018	279.74	LAKESIDE INDUSTRIES	JOB 1 - ASPHALT - ORCHARDS ASHPALT SALES - THRU 12/16/17 - OPS CENTER
587191	10-Jan-2018	127.71	LANDMARK FORD	ACCT 5294 - PARTS FOR CITY EQUIPMENT - EQUIP SERVICES
587192	10-Jan-2018	215.40	LANGLEYS TOWING	SUMMARY: TOWING SERVICES - VPD
587193	10-Jan-2018	1,250.00	LAW OFFICES OF SUSAN DRUMMOND PLLC	FILE TESORO - LEGAL ASSISTANCE - TESORO SAVAGE VANC ENERGY DISTRIBUTION TERMINAL - THRU 11/29/17 - LAW
587194	10-Jan-2018	225.00	Leverich, James P (Jim)	EMPLOYEE REIMBURSEMENT - BOOT ALLOWANCE - OPS CENTER
587195	10-Jan-2018	100.00	LINGUAVA INC	CUST 549 - VIDEO 3 VOICEOVER RECORDING - "HOW DO YOU STAY INFORMED?" - MEDIA SERVICES
587196	10-Jan-2018	3,346.72	LOOMIS ARMORED US LLC	ACCT 10038010/1700 - 17NOV - ARMORED CAR SERVICES - MULTIPLE CITY LOCATIONS - FINANCE - RECEIPT 132394 BY C ALLEMANG PER E-MAIL
587197	10-Jan-2018	770.00	MAKHAN UPPAL	PARCEL 110291-032 - REAL PROPERTY VOUCHER - MILL PLAIN BLVD-104TH AVE TO CHKLOV DR - 10601 SE MILL PLAIN BLVD - PROTECTIVE RENT - 2 LOCATIONS @ \$385.00 PER MO - 17DEC - CONSTRUCTION
587198	10-Jan-2018	3,328.75	MAUL FOSTER & ALONGI INC	PROJ 0363.14.01 - PHASE II ESA - THRU 11/30/17 - OP CENTER
587199	10-Jan-2018	157.17	Messner, Douglas E	BOOT REIMBURSEMENT
587200	10-Jan-2018	15,860.63	MISCELLANEOUS	SUMMARY: CITY UTILITIES REFUNDS, PARKS REFUNDS & OTHER MISC REFUNDS

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INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
587231				
587232	10-Jan-2018	476.00	MURRAYSMITH INC	PROJ 17-2042 - MARINE PARK WWTP RPBA IMPROVEMENTS - THRU 11/30/17 - MP ENG - RECEIPT 131891 BY L JONES PER E-MAIL
587233	10-Jan-2018	500.00	NAGRA & ATWAL CORPORATION	JAN 18 OPS PARKING LEASE
587234	10-Jan-2018	4,069.59	NATIONAL PARK SERVICE	JAN 18 PEARSON AIR PARK LEASE
587235	10-Jan-2018	1,291.40	NET TRANSCRIPTS	CUST 20-VANCOUVERPD - TRANSCRIPTION SERVICES - 12/01/17-12/13/17 - VPD
587236	10-Jan-2018	1,650.00	NEW HORIZONS COMPUTER LEARNING CENTER OF PORTLAND INC	ON-SITE EXCEL CLASSES - 12/05/17 - HR
587237	10-Jan-2018	1,347.12	NORTHWEST STAFFING RESOURCES	CITY WIDE TEMPORARY SERVICES - W/E 12/24/17
587238	10-Jan-2018	5,117.28	NW NATURAL	ACCT #111132-7 - 17DEC GAS USAGE - MARSHALL CENTER
587238	10-Jan-2018	6,658.83	NW NATURAL	ACCT #1546824-2 - 17DEC GAS USAGE - FIRSTENBURG
587239	10-Jan-2018	9,240.00	NW REGIONAL TRAINING CENTER	2017 I-NET CONTRIBUTION GRANT - CMO
587240	10-Jan-2018	211.85	Orme, Jeffery R	BOOT REIMBURSEMENT
587241	10-Jan-2018	7,232.01	OTAK INC	PROJ 017867.A00 - VANCOUVER COUNTRY CLUB VILLAGE LID RETROFIT - THRU 11/24/17 - MP ENG - RECEIPT 131958 BY L JONES PER E-MAIL
587242	10-Jan-2018	72.00	PACIFIC BELLS LLC	REF CIVICGOV
587243	10-Jan-2018	2,014.90	PACIFIC FURNISHINGS	ORDER 13042 - RECEIVE/DELIVERY/PLACEMENT SERVICES & TECHNICAL SERVICES AND DESIGN - BAKER MFG CO INC JRB STUDIO FURNISHINGS - THRU 12/13/17 - FIRE 5 - PROPERTY SERVICES
587244	10-Jan-2018	2,925.00	PACIFIC POWER GROUP LLC	REF BUS LIC
587245	10-Jan-2018	2,486.15	PC SPECIALISTS INC	CUST 29019 - CISCO AIRONET WIRELESS ACCESS POINT - 6 EA - SHIPPED 12/08/17 - INFO TECH - RECEIPT 131950 BY J SCHOESSLER
587246	10-Jan-2018	20.00	PETCO #1233	REF ALARMS
587247	10-Jan-2018	44.00	PETER LUBISICH	REF CIVICGOV
587248	10-Jan-2018	478.89	PETTY CASH CUSTODIAN	SUMMARY: PETTY CASH REPLENISHMENTS
587251				
587252	10-Jan-2018	14,081.10	POLICE RECORDS & INFORMATION MANAGEMENT GROUP	VPD RECORDS PROJECT MANAGEMENT - CONSULTING SERVICES - THRU 12/14/17 - VPD - RECEIPT 131954 BY C ALLEMANG PER E-MAIL
587253	10-Jan-2018	6,231.11	PORTLAND VANCOUVER ROWING ASSN	LODGING TAX GRANT REIMBURSEMENT
587254	10-Jan-2018	492.12	POTTER WEBSTER CO	SUMMARY: PARTS FOR VEHICLE REPAIR AND EQUIPMENT - EQUIP SERVICES
587255	10-Jan-2018	118.61	PRIME CONTRACTORS INC	SQUARE FOOTAGE LESS THAN STATED
587256	10-Jan-2018	154.00	PROFESSIONAL CREDIT SERVICE	REF CIVICGOV
587256	10-Jan-2018	55.00	PROFESSIONAL CREDIT SERVICE	REF OVERPMT PKG CIT 7200401195
587257	10-Jan-2018	6,000.00	PUBLIC SAFETY TESTING INC	2017 ANNUAL SUBSCRIPTION FEES/APPLICANT COUPONS (13 EA) - VPD/FIRE - HR - RECEIPTED BY A BAFUS
587258	10-Jan-2018	6,135.46	QWEST CORP DBA CENTURY LINK	CITYWIDE PHONE LINES
587259	10-Jan-2018	14,999.00	RECOLLECT SYSTEMS INC	2018 RECOLLECT PLATFORM SERVICE RENEWAL - SOLID WASTE
587260	10-Jan-2018	8,167.94	REXEL INC	CUST 846176 - OPERATING SUPPLIES - OPS CENTER
587260	10-Jan-2018	68.29	REXEL INC	CUST 867424 - PART L#4163520 - 3 EA - OPS CENTER
587261	10-Jan-2018	135.49	Riches, Christopher Miles (Chris)	EMPLOYEE REIMBURSEMENT - BOOT ALLOWANCE - OPS CENTER
587262	10-Jan-2018	40.00	ROBERT GLOYD	REF ALARMS
587263	10-Jan-2018	546.00	ROTSCHY INC	CLIENT 59 - FILL CLASS S, VAC TRUCK DUMP, CONCRETE IN - OPS CENTER
587264	10-Jan-2018	20.66	RYAN HESKETH	REF 600 SCIP LOAN
587265	10-Jan-2018	31.92	SALMON CREEK FAMILY PRACTICE	12/27/17 - COPIES OF MEDICAL RECORDS - RE: B ANDERSON - DOL: 05/05/17 - RISK
587266	10-Jan-2018	142.13	SALVATION ARMY	PROJ 414636 - MFT HOUSING SERVICES - 17DEC - CDBG FUNDING

REPORT

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INVOICE PAYMENTS REPORT

Check Number	Check Date	Amount	Vendor Name	Description
587303	10-Jan-2018	8,168.25	WALTER E NELSON CO	SUMMARY: JANITORIAL SUPPLIES - FIRE & OPS CENTER
587304	10-Jan-2018	100.00	WASHINGTON ASSN OF TELECOMMUNICATIONS OFFICERS & ADVISORS	2018 WATOA MEMBERSHIP DUES - J DEMMON - MEDIA SERVICES
587305	10-Jan-2018	2,042.83	WASTE CONNECTIONS INC	SUMMARY: GARBAGE SERVICES AND CODE COMPLIANCE CLEANUPS THROUGHOUT THE CITY
587306				
587307	10-Jan-2018	14,135.36	WESTERN CHEMICAL INC	CUST CITY08 - POTASSIUM PERMANG 55# PAILS - 40 EA - 12/10/17 - OPS CENTER
587308	10-Jan-2018	400.00	WILLIS OF SEATTLE INC	ACCT VANCOUV-01 - BOND 52BSBHP9617 - PUBLIC OFFICIAL BOND - N RAMRAS - 10/27/17-10/27/18 - RISK
587308	10-Jan-2018	48,385.00	WILLIS OF SEATTLE INC	ACCT VANCOUV-01 - POL 08-229-80-52 - NEW BUSINESS CYBER SECURITY LIABILITY - 01/01/18-01/01/19 - RISK
587309	10-Jan-2018	99.69	Wilson, Steve R	CLOTHING REIMBURSEMENT
587309	10-Jan-2018	55.24	Wilson, Steve R	SHOE REIMBURSEMENT
587310	10-Jan-2018	93.69	XPO ENTERPRISE SERVICES INC	WEEKLY POSTAGE SERVICES - THRU 12/09/17 - MEDIA SERVICES
587311	10-Jan-2018	150.00	ZERO WASTE WASHINGTON	2018 ANNUAL MEMBERSHIP - MEDIUM GOVT - SOLID WASTE
20001410	08-Jan-2018	21,452.79	CITY OF VANCOUVER	SUMMARY: INFOR CITY PAYMENTS
	SUBTOTAL	8,493,674.94		
VISA	09-Jan-2018	1,757.00	MISCELLANEOUS	PARKS CLASS REFUNDS - FCC 01/02/18 - 01/08/18
VISA	09-Jan-2018	967.81	MISCELLANEOUS	PARKS CLASS REFUNDS - MCC 01/02/18 - 01/08/18
VISA	09-Jan-2018	-	MISCELLANEOUS	PARKS CLASS REFUNDS - SPECIAL EVENTS 01/02/18 - 01/08/18
VISA	09-Jan-2018	70.00	MISCELLANEOUS	PARKS CLASS REFUNDS - VTC 01/02/18 - 01/08/18
VISA	09-Jan-2018	-	MISCELLANEOUS	PARKS CLASS REFUNDS - WREC 01/02/18 - 01/08/18
VISA	19-Dec-2017	557.00	MISCELLANEOUS	PARKS CLASS REFUNDS - FCC 01/09/18 - 01/15/18
VISA	19-Dec-2017	528.00	MISCELLANEOUS	PARKS CLASS REFUNDS - MCC 01/09/18 - 01/15/18
VISA	19-Dec-2017	-	MISCELLANEOUS	PARKS CLASS REFUNDS - SPECIAL EVENTS 01/09/18 - 01/15/18
VISA	19-Dec-2017	122.00	MISCELLANEOUS	PARKS CLASS REFUNDS - VTC 01/09/18 - 01/15/18
VISA	19-Dec-2017	-	MISCELLANEOUS	PARKS CLASS REFUNDS - WREC 01/09/18 - 01/15/18
	SUBTOTAL	4,001.81		
	TOTAL	8,497,676.75		

City of Vancouver
Payroll Council Report
January 2, 2018 - January 15, 2018

Check No.	Date	Explanation	Amount
90123-90229	01/10/18	1 2018 Payroll	\$ 33,644.00
N/A	01/10/18	1 2018 Direct Deposits	\$ 2,641,415.20

\$ 2,675,059.20

STAFF REPORT NO. 009-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: 1/22/2018



Subject: Columbia Tech Center Development Agreement Addendum #5

Key Points:

- The Columbia Tech Center (CTC) Planned Development currently consists of approximately 425 acres, and development on the site is governed by a development agreement that was originally approved in 2000.
- The CTC is advancing development of properties adjacent to SE 1st Street, which is currently planned for reconstruction by the City.
- The CTC developers are proposing to participate in the design and implementation of a portion of the SE 1st Street project to better facilitate development of CTC properties adjacent to the street frontage.

Objective: To amend the CTC Development Agreement to include provisions for the developer's participation in the completion of a portion of the SE 1st Street improvement project. This action supports implementation of Goal 8 of the City's Strategic Plan: *Strengthen commercial, retail and community districts throughout the city.*

Present Situation: The applicant's request consists of the following:

- City and CTC will agree to an alignment design for the segment of SE 1st Street between SE 177th Avenue and SE 188th Avenue
- CTC will provide construction-ready engineering documents for the new SE 1st Street alignment
- CTC will provide dedication of approximately 87,000 square feet of right-of-way for new SE 1st Street alignment. CTC will also acquire slope easements and right-of-entry agreements as needed from parcels (Tax Lots 176374-000 & 176385-000) located on the north side of SE 1st Street
- City will complete construction of the SE 1st Street improvements
- City will issue Traffic Impact Fee credits for CTC expenditures associated with the SE 1st Street reconstruction

Advantage(s):

1. Assists the City with the completion of a regionally significant transportation corridor project
2. Provides increased design flexibility for CTC properties adjacent to the SE 1st Street corridor

Disadvantage(s): None

Budget Impact: Decreases the City's engineering and right-of-way acquisition costs associated with the SE 1st Street project.

Prior Council Review: City Council workshop held on January 8, 2018

Action Requested: On January 22, 2018, subject to public hearing, adopt a resolution authorizing the City Manager or his designee to execute the Fifth Addendum to the Columbia Tech Center Development Agreement.

Attachment(s):

1. City Council DA Resolution
2. Exhibit A – Fifth Addendum to the CTC Development Agreement
3. Exhibit B – Legal Description
4. Exhibit C – Conceptual Plan for SE 1st Street alignment
5. CTC Vicinity Map
6. Development Application & Project Narrative
7. CTC Development Agreement dated November 20, 2000
8. CTC 1st Addendum to the CTC Development Agreement dated February 3, 2003
9. CTC 2nd Addendum to the CTC Development Agreement dated May 19, 2003
10. CTC 3rd Addendum to the CTC Development Agreement dated June 20, 2005
11. CTC 4th Addendum to the CTC Development Agreement dated March 7, 2016



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

1/22/2018

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION relating to the amendment of a development agreement, pursuant to RCW Chapter 36.70B, to provide for a City and developer partnership in the completion of a portion of the SE 1st Street improvements between SE 177th Avenue and SE 188th Avenue and authorizing the City Manager or his designee to execute an amendment to a previously approved development agreement.

WHEREAS, the Columbia Tech Center (CTC) is a Planned Unit Development approved by the Clark County Board of Commissioners on August 29, 1995, and annexed into the City of Vancouver on January 1, 1997; and

WHEREAS, CTC LLC and the City executed a development agreement dated on November 20, 2000, to govern and vest development within the CTC Planned Unit Development; and

WHEREAS, CTC and the City entered into a First Addendum to the CTC development agreement on February 3, 2003; and

WHEREAS, CTC and the City entered into a Second Addendum to the CTC development agreement on May 19, 2003; and

WHEREAS, CTC and the City entered into a Third Addendum to the CTC development agreement on June 20, 2005; and

WHEREAS, CTC and the City entered into a Fourth Addendum to the CTC development agreement on March 7, 2016; and

RESOLUTION - 1

WHEREAS, CTC LLC and the City have mutually determined a need to extend the scope of the development agreement to provide for CTC and City participation in the completion of a portion of the SE 1st Street improvement project; and

WHEREAS, a public hearing was duly noticed and held by the City Council on January 22, 2018, regarding the approval of the attached amended development agreement;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Amendment of Development Agreement. City Council, in accordance with RCW 36.70B.200, hereby authorizes the City Manager or his designee to execute on behalf of the City, an amendment to the November 20, 2000 development agreement in the form attached hereto as Exhibit "A"

ADOPTED at a Regular Meeting of the Vancouver City Council this _____, of _____, 2018.

Anne McEnerny-Ogle, Mayor

Attest:

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

Approved as to form:

E. Bronson Potter, City Attorney

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

LeAnne M. Bremer
Miller Nash Graham & Dunn LLP
500 Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694

EXHIBIT A

Grantors	:	Columbia Tech Center, L.L.C.
Grantee	:	City of Vancouver, Washington
Abbreviated Legal	:	Section 31 T2N R3E WM
Assessor's Tax Parcel Nos.	:	See Attached Exhibit B (Current CTC Properties); 176605-000; 176598-000; 176594-000; 986035-756; 986035-757(Additional Properties)
Prior Excise Tax No.	:	NA
Other Reference No(s).	:	AFN 3305320 (Original Development Agreement); AFN 3608344 (First Addendum); AFN 3667929 (Second Addendum); AFN 4017454 (Third Addendum); AFN 5277173 (Fourth Addendum)

**FIFTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT**

Effective Date: _____, 2017

Parties: COLUMBIA TECH CENTER, L.L.C., a
Washington limited liability company (hereinafter
referred to as CTC); and

CITY OF VANCOUVER, WASHINGTON, a
Washington municipal corporation (hereinafter
referred to as the City).

Recitals:

A. CTC and the City executed a Development Agreement dated November 20, 2000, and recorded under Clark County Auditor's File No. 3305320, to govern and vest the development of the property described in the CTC Development Agreement.

B. CTC and the City entered into a First Addendum to the CTC Development Agreement dated February 3, 2003, and recorded under Clark County Auditor's File No. 3608344.

C. CTC and the City entered into a Second Addendum to the CTC Development Agreement dated May 19, 2003, and recorded under Clark County Auditor's File No. 3667929.

D. CTC and the City entered into a Third Addendum to the CTC Development Agreement dated June 20, 2005, and recorded under Clark County Auditor's File No. 4017454.

E. CTC and the City entered into a Fourth Addendum to the CTC Development Agreement dated March 23, 2016, and recorded under Clark County Auditor's File No. 5277173.

F. The Development Agreement and Addenda are collectively referred to as the CTC Development Agreement and apply to the properties legally described in **Exhibit B**.

G. The parties desire to amend the CTC Development Agreement to address the design and reconstruction of S.E. First Street adjacent to the Columbia Tech Center.

NOW, THEREFORE, the parties agree as follows:

1. S.E. First Street.

1.1 **Purpose.** CTC and the City agree to design, reduce the elevation of, and reconstruct S.E. First Street adjacent to CTC (CTC Segment), as illustrated in **Exhibit C**, for the following reasons supportive of economic development in the area:

(a) The lowered CTC Segment will better align with development and amenities on unimproved land in the CTC property and Section 30 for increased visibility and improved access;

(b) New S.E. 184th Street, to be built by CTC to connect to S.E. First Street, will require less fill for the roadbed, the taking of less developable land for a ramp, and a less steep connection, if S.E. First Street is lowered.

1.2 **Conceptual Design.** CTC and the City agree that the final design of the CTC Segment will be substantially consistent with the plan attached as **Exhibit C** (the "Conceptual Design").

1.3 Construction Drawings. CTC, at CTC's cost, will prepare final construction drawings and bid documents per City requirements for the CTC Segment consistent with the Conceptual Design (such construction drawings and bid documents hereinafter referred to as the "Construction Documents"). The City consents to CTC engaging the licensed survey and engineering company of Mackay & Sposito, Inc. to prepare the Construction Documents.

1.4 Right-of-Way Dedication. CTC agrees to dedicate approximately 86,600 square feet of additional right-of-way outside of existing SE 1st Street right-of-way necessary for construction and City ownership of the CTC Segment (the "Right-of-Way"). The Right of Way is shown on Exhibit B attached hereto. The City and CTC agree that the land value for the Right-of-Way dedication will be the fair market value, as determined by a third party appraiser obtained and paid for by _____.

1.5 Traffic Impact Fee Credits. The City agrees to issue traffic impact fee credits equal to the value of the Right-of-Way, the cost for the Construction Documents referred to in Section 1.3, and the cost of the rough grading for the roadway alignment, and the reasonable costs associated with the attainment of any necessary slope easements and right-of-entry agreements pursuant to Section 1.6 below within 30 days of receipt of invoices submitted by CTC; provided, however, CTC will not be eligible for traffic impact fee credits for the cost of the rough grading, if the City fails to receive state or Federal funds for the Project resulting in a funding shortfall for the Project.

1.6 Slope Easements; Right-of-Entry Agreements. CTC will use commercially reasonable efforts to obtain any slope easements and right-of-entry agreements from the owner of Tax Lots 176374-000 and 176385-000 necessary to construct the CTC segment abutting such Tax Lots. Delay in obtaining any necessary slope easements and right-of-entry agreements will not affect the obligations in Sections 1.3, 1.4 and 1.5. Notwithstanding the foregoing, in the event CTC is unable to obtain such slope easements and right-of-entry agreements, the City, by and through its transportation department, will seek to obtain from the relevant property owner(s) any slope easement(s) and right-of-entry agreement(s) that CTC is unable to obtain.

1.7 Street Construction. Except as provided above, the City will be responsible for the construction and cost to construct improvements to S.E. First Street and all related facilities, including the CTC Segment.

2. Agreement. This Fifth Addendum modifies the CTC Development Agreement defined above. In the event of any conflict between this Fifth Addendum and the CTC Development Agreement defined above, this Fifth Addendum shall control.

3. Run with the Land. This Fifth Addendum shall be binding on the parties' successors and assigns and run with the land legally described in Exhibit B. This Fifth Addendum shall be recorded with the Clark County Auditor.

4. Public Hearing. The Vancouver City Council has approved execution of this Fifth Addendum by resolution after a public hearing.

CITY OF VANCOUVER

COLUMBIA TECH CENTER, L.L.C.

By: _____
Title: _____

Pacific Realty Associates, L.P., Member
By: Pac Trust Realty, Inc., General Partner
By: Peter F. Bechen
Title: President and Chief Executive
Officer

Attest:

_____, City Clerk

C.T.C. Investments, L.L.C.
By: Investment Development Management,
L.L.C.
By: Jeffrey S. Gordon
Title: Manager

Approved as to form:

Bronson Potter, City Attorney

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that Peter F. Bechen appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President and Chief Executive Officer of Pac Trust Realty, Inc., General Partner of Pacific Realty Associates, L.P., Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2017.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

[illegible]

I certify that Jeffrey S. Gordon appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2017.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that _____ appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2017.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

LEGAL DESCRIPTION
COLUMBIA TECH CENTER
2015 REVISED DEVELOPMENT AGREEMENT
VANCOUVER, CLARK COUNTY, WASHINGTON

Real property situated in Clark County, Washington and lying in the East half of Section 36, Township 2 North, Range 2 East and Section 31, Township 2 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

That tract of land conveyed to Columbia Tech Center, L.L.C. from CTC Investments, L.L.C., by deed recorded under Auditor's File No. 9602290434, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company, by deed recorded under Auditor's File No. 3001330, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company by deed recorded under Auditor's File No. 3208308, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Walter M. Musa, Jr., Christopher Musa and Deanna Browning by deed recorded under Auditor's File No. 9806150265, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Pacific Rock Products, L.L.C. by deed recorded under Auditor's File No. 9806300542, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Sharon Shaffer by deed recorded under Auditor's File No. 9702240256, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Dale A. Dalke, and Diana K. Dalke, husband and wife, by deed recorded under Auditor's File No. 9709160270, records of said county.

ALSO

EXHIBIT C (Relinquished Property) of that Boundary Line Agreement and Statutory Warranty Deed recorded under Auditor's File No. 3850661, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William N. Stephens and Marcella R. Stephens, Trustees of The Stephens Family Living Trust, by deed recorded under Auditor's File No. 3726601, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Fred Meisner and Karen K. Meisner, husband and wife, by deed recorded under Auditor's File No. 3726602, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William D. Huyette and Shirley A. Huyette, husband and wife, by deed recorded under Auditor's File No. 3726603, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Don G. Beatty and Kay J. Beatty, husband and wife and KLL Corp., a Nevada Corporation, by deed recorded under Auditor's File No. 3726606, records of said county.

Subject to easements and restrictions of record.



ADJUSTED PARCEL "A"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3311761, 3311762 AND 3676913, LYING IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 01°02'40" WEST 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID RIGHT OF WAY LINE NORTH 89°22'18" WEST 491.87 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 01°02'40" WEST 1059.73 FEET; THENCE SOUTH 89°22'18" EAST 491.87 FEET; THENCE SOUTH 01°02'40" WEST 253.80 FEET; THENCE SOUTH 88°46'55" EAST 457.69 FEET; THENCE NORTH 01°36'11" EAST 192.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°04'28", AN ARC LENGTH OF 466.20 FEET TO THE POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 54°16'47", AN ARC LENGTH OF 393.16 FEET; THENCE NORTH 00°48'30" EAST 376.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 88°37'22" WEST 80.47 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°02'40" EAST 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.388 ACRES, MORE OR LESS.



ADJUSTED PARCEL "B"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN AS DESCRIBED IN AUDITOR'S FILE NUMBER 3568461; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 88°46'55" WEST 861.25 FEET; THENCE NORTH 01°36'11" EAST 192.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°49'32", AN ARC LENGTH OF 320.19 FEET; THENCE SOUTH 84°40'08" EAST 961.61 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG THE SAID EAST LINE SOUTH 01°07'07" WEST 421.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.138 ACRES, MORE OR LESS.



ADJUSTED PARCEL "C"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN AUDITORS FILE NUMBER 3568461; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 01°07'07" EAST 421.56 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE NORTH 84°40'08" WEST 961.61 FEET TO A POINT ON A NON-TANGENT 485.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY. A RADIAL LINE THROUGH SAID POINT IS NORTH 53°46'39" EAST; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°14'56", AN ARC LENGTH OF 146.01 FEET TO A POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 27°23'34", AN ARC LENGTH OF 198.41 FEET; THENCE LEAVING SAID CURVE SOUTH 85°29'00" EAST 153.85 FEET; THENCE NORTH 07°48'16" EAST 205.79 FEET; THENCE SOUTH 86°23'09" EAST 1015.67 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG SAID EAST LINE SOUTH 01°07'07" WEST 471.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.064 ACRES, MORE OR LESS.

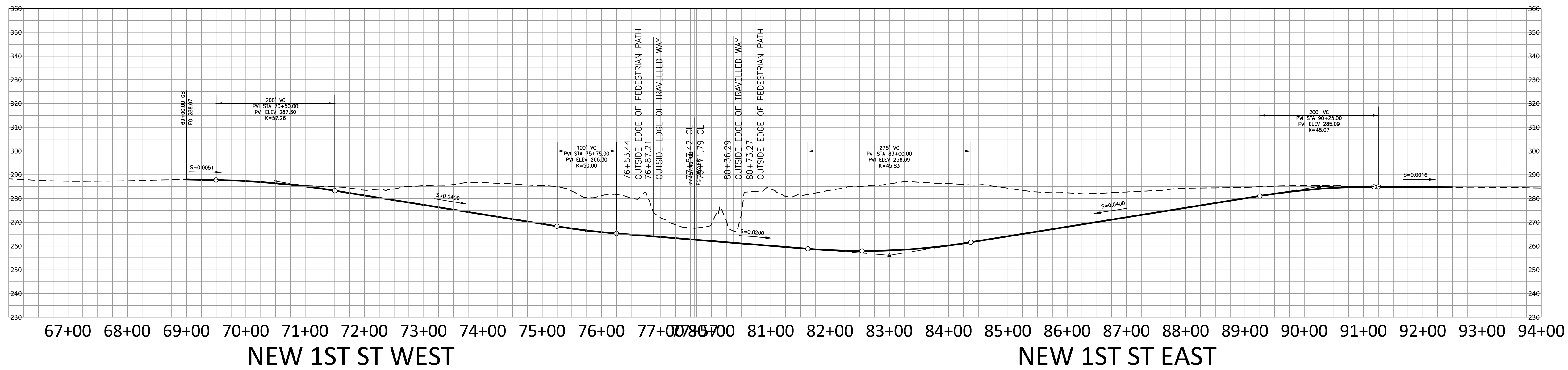
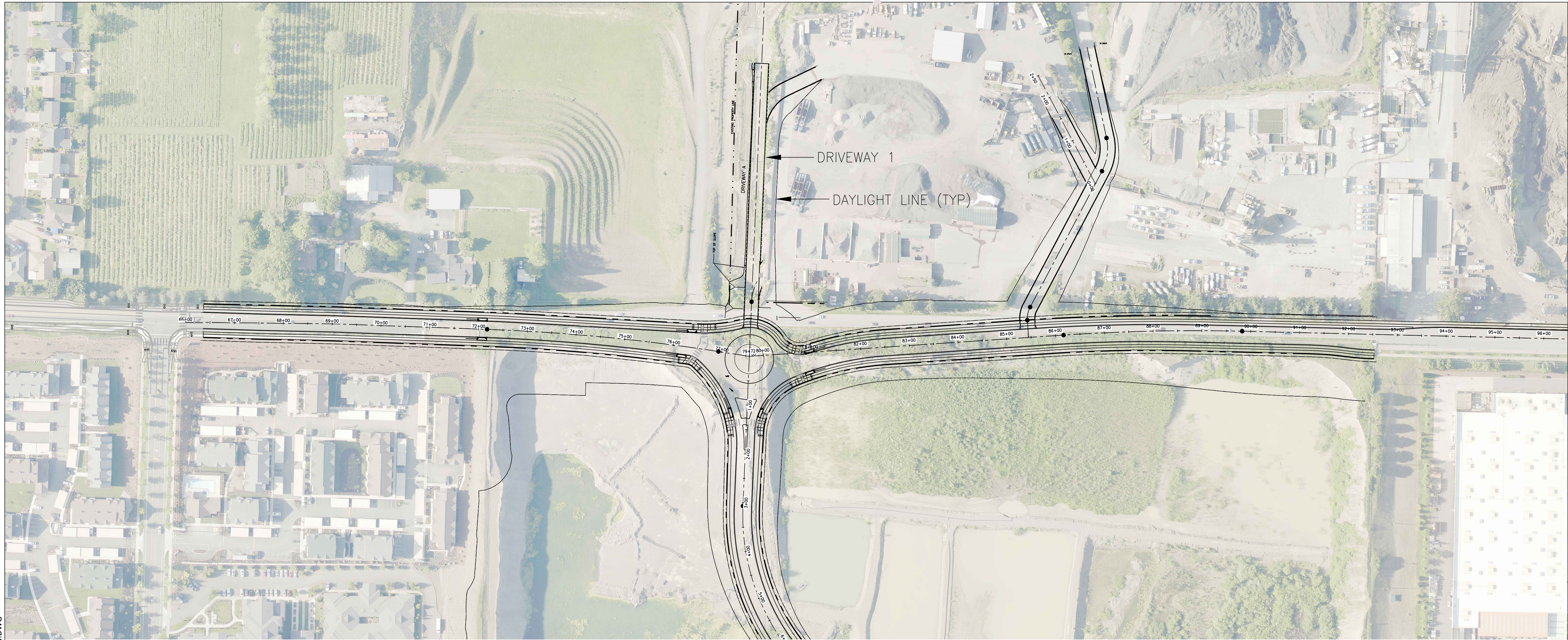


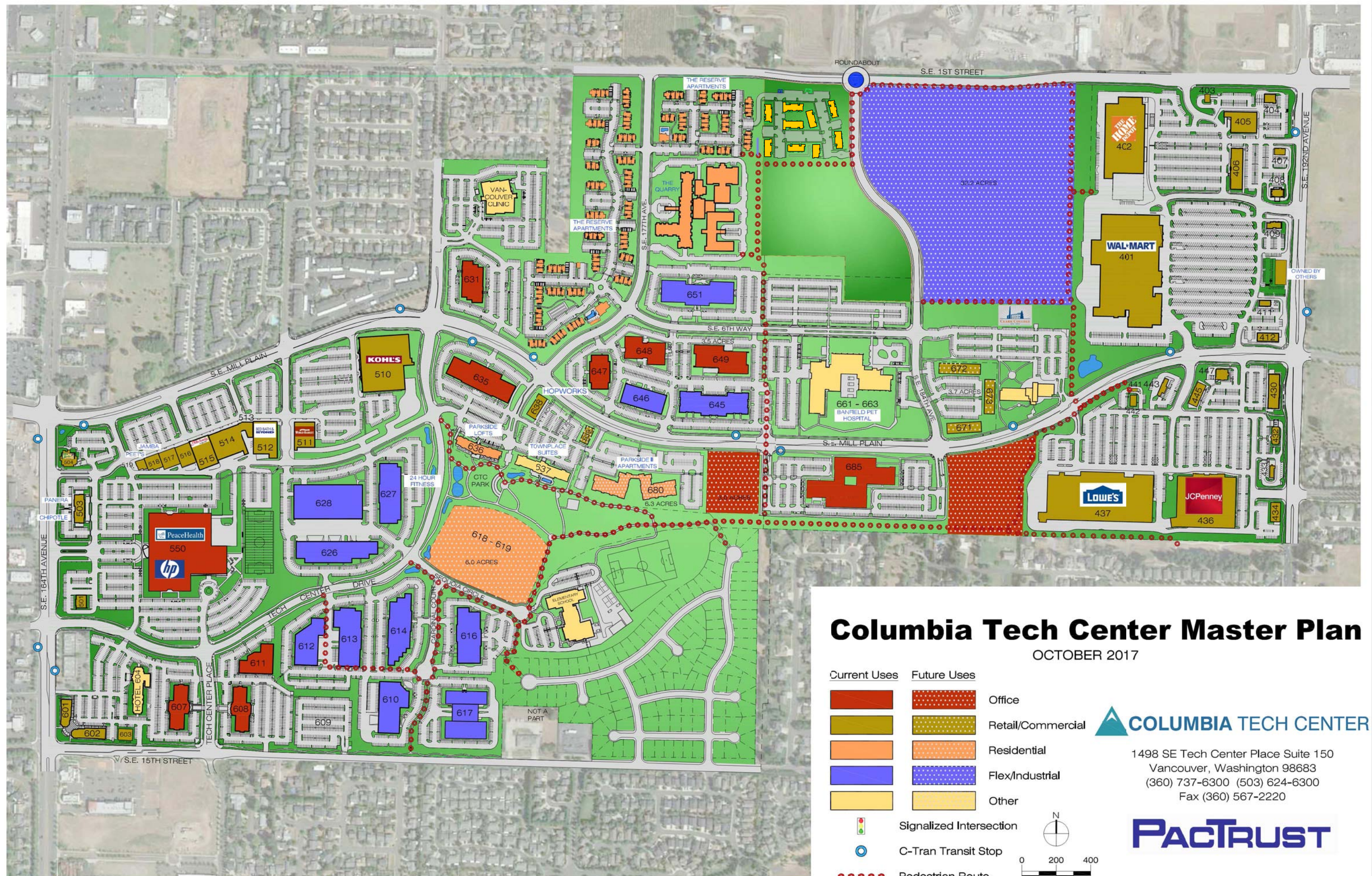
ADJUSTED PARCEL "D"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITOR'S FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN AUDITOR'S FILE NUMBER 3568461, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET, 30 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID TRACT SOUTH 01°07'07" WEST 406.96 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 86°23'09" WEST 1015.67 FEET; THENCE SOUTH 07°48'16" WEST 205.79 FEET; THENCE NORTH 85°29'00" EAST 153.85 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, WITH A RADIAL BEARING OF NORTH 63°55'17" EAST; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°53'13", AN ARC LENGTH OF 194.75 FEET; THENCE NORTH 00°48'30" EAST 376.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88°37'22" EAST 1240.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.815 ACRES, MORE OR LESS.









Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660
PO Box 1995 ~ Vancouver, WA 98668
Phone (360) 487-7800
www.cityofvancouver.us



Type Of Work		
☐ Type I	☐ Type II	☐ Type III
☒ Type IV	☐ Tree Removal Only **	
Use Type (Check One Box Only)		
☐ Single Family	☐ Commercial	☐ Multi-Family
☐ Industrial	☐ Residential	☐ Duplex
☐ Wireless Communications Facility (new) <i>please see VMC 20.890</i>		
Process Type		
☒ Standard	☐ Streamline	

Project Site Information And Location	
Project site address:	Columbia Tech Center Properties
Suite/bldg./apt #:	NA
Project name:	CTC DA Fifth Amendment
Tax Assessor Serial Number:	See attached Legal Description
Nearest intersection if no site address:	NA

Description Of Project
The applicant is proposing to amend the existing Columbia Tech Center Development Agreement to address the design and reconstruction of SE 1st Street. No boundary changes are proposed with this amendment.

PROPERTY OWNER	
Name	Columbia Tech Center LLC Attn: Andrew Jones
Address:	15350 SW Sequoia Pkwy, Suite 300
City/State/Zip:	Portland, Oregon 97224
Phone:	503-624-6300
E-mail:	andrewj@pactrust.com

APPLICANT	
Name	Same as Property Owner
Address:	
City/State/Zip:	
Phone:	
E-mail (required):	

CONTACT or ELECTRONIC PLANS SUBMITTER*	
Name	CONTACT: MacKay Sposito Attn: Erin Toman
Address:	1325 SE Tech Center Drive, Suite 140
City/State/Zip:	Vancouver, WA 98683
Phone:	360-823-1335
E-mail (required):	etoman@mackaysposito.com

Additional Information		
Special Review type: (if applicable)	☐ Tenant Improvement ☐ Other	
	☐ Unoccupied Commercial/Utility Structure	
Plan Approval Type: (if applicable)	☐ Conceptual	☐ Detailed ☐ Hybrid
	Sewage Disposal: ☐ Septic ☐ Public	
Water Source:	☐ Private Well ☐ Public	
# of Units:	NA	
# of Proposed Lots:	NA	
# of Acres:	NA	
Size:	☐ Up to 25 acres ☐ Over 25 acres	
Impervious Area sf:	NA	
Sq Ft:	Ground Floor:	NA
	Upper Floor:	NA

Notice
<i>I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application.</i>
<i>If submitting electronically, I/we understand that if my electronic plan submission is deemed to be incomplete I will receive notification after the prescreening process and review will not begin.</i>
<i>I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.</i>

Required Signatures	
Applicant signature:	
Print name:	Date:
ANDREW JONES, VICE PRESIDENT	8/22/17
Property Owner signature:	
Print name:	Date:
ANDREW JONES, VICE PRESIDENT	8/22/17

* Please note that the contact listed as "Electronic Plans Submitter" should be the individual responsible for accessing ePlans, (electronic plan review software), and will receive all ePlans correspondence.

APPLICATION SUB TYPES			
Please check all applicable boxes and enter information where necessary			
☐ Archaeological Predetermination (fill out supplemental application)			
☐ Binding Site Plan	☐ Land Extensive	☐ Non-Residential	
	☐ Commercial Pad	☐ Unoccupied Com/Utility Structure	
☐ Boundary Line Adjustment		# of lots to be reviewed: _____	
☐ Comprehensive Plan Amendment			
☐ Conditional Use Permit	Type of Use: _____		
	Civil Review required? ☐ Yes ☐ No		
☐ Covenant Release			
☐ Critical Areas Permit (fill out supplemental application)	☐ Minor Exception		☐ Reasonable Use
	Area Types:		
	☐ Fish & Wildlife	☐ Frequency Flooded	
	☐ Geological Hazard	☐ Wetlands	
☐ Design Review (contact case manager for submittal requirements)	☐ Vancouver Central Park		
	☐ Downtown	☐ Exterior Modification Only	
☒ Development Agreement (see VMC 20.250 for requirements)	☐ Initial Agreement		
	☒ Modification		
	☐ Extension		
☐ Engineering Variance Request Road Modification (see supplemental checklist)	☐ Administrative		
	☐ Design Major		
	☐ Technical / Minor		
☐ Historic Preservation ** (contact case manager for submittal requirements)	Historic Type:		
	☐ Major Modification		
	☐ Place Property on Registry		
	☐ Special Valuation		
	Register Type:		
	☐ State	☐ Local	
☐ National			
☐ Human Services Siting Request (fill out supplemental application)			
☐ Joint Use Parking Agreement (see VMC 20.945.030 for requirements)			
☐ Legal Lot Determination		# of lots to be reviewed: _____	
☐ Master Plan Public Facilities			
☐ Modification	Modification Type:		
	☐ Conditional Use	☐ Minor	
		☐ Major	
	☐ Mixed Use Master Plan		
	☐ Public Facilities Master Plan		
	☐ Planned Unit Development		
Post Decision Review Type: ☐ Planning ☐ Planning and Engineering			
☐ Planned Unit Development / Master Plan	☐ Commercial		
	☐ Mixed		
	☐ Residential		
☐ Preliminary Land Division		Plat Alteration? ☐ Yes ☐ No	

☐ Preliminary Site Plan Review	☐ Commercial Pad	☐ Land Extensive
	☐ Non-Residential	☐ Residential
	☐ Unoccupied Comm'l/Utility Structure	
☐ Shoreline Permit	Request Type:	
	☐ Conditional Use	
	☐ Variance Request	
	☐ Substantial Development	
	Shoreline Designation:	
	☐ Aquatic	☐ Natural
☐ High Intensity	☐ Medium Intensity	
☐ Urban Conservancy		
☐ Similar Use Determination ** (see VMC 20.160.030 for requirements)		
☐ Statement of Exemption **	Exemption Type:	
	☐ Shoreline Permit	
	☐ Critical Area Permit	
	Exemptions Requested: (Critical Areas only)	
	☐ Fish & Wildlife	☐ Wetlands
	☐ Geological Hazard	☐ Frequently Flooded
☐ State Environmental Policy (SEPA) (fill out supplemental application)	Use Type:	
	☐ Single Family	☐ Other
	SEPA Type:	
	☐ Grading	☐ Non-Projects
	☐ Other	☐ Site Plan Rev (RES)
	☐ Land-division or PUD	
☐ Temporary Use ** (see VMC 20.885 for requirements)	Temporary Use Type:	
	☐ Commercial/Industrial	
	☐ Unforeseen Emergency	
	☐ Seasonal or Special Event	
	☐ Model Home	
	☐ Temp Sales Office	
☐ Tree Plan (see VMC 20.770.050 for requirements or see submittal requirement document for additional information)	☐ Level 1	☐ Level 2
	☐ Level 3	☐ Level 4
	☐ Level 5	☐ Level 6
	☐ Level 7	
	☐ Variance	
	Total # of Variance Requests: _____	
☐ Zoning Certification ** (see FAQ document for additional information)	Year Built: _____	
	Footprint/Lot Coverage: _____	
	Existing Building Height: _____	
	Existing # Parking Spaces: _____	
☐ Zoning Verification ** (see FAQ document for additional information)		
☐ Zoning Change	Change Type	With Comp Plan Change?
	☐ Map Change	☐ Yes
	☐ Code Change	☐ No
	Proposed Zoning: _____	

**These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.



Non-Project Narrative
Fifth Addendum to the Columbia Tech Center
Development Agreement

August 2017

The applicant, Columbia Tech Center, LLC, is requesting a fifth addendum to the existing Columbia Tech Center Development Agreement, which was originally recorded on November 20, 2000, under Auditor's File No. 3305320. Columbia Tech Center has subsequently processed four modifications to this agreement:

First Addendum - March 2003 – Auditor's File No. 3608344
Second Addendum - July 2003 – Auditor's File No. 3667929
Third Addendum - July 2005 – Auditor's File No. 4017454
Fourth Addendum - April 2016 – Auditor's File No. 5277173

As part of this Fifth Addendum, Columbia Tech Center requests the parties amend the Development Agreement to address the design and reconstruction of SE First Street, adjacent to Columbia Tech Center as described in the attached addendum, prepared by Miller Nash Graham & Dunn LLP.

S.E. First Street.

- I. **Purpose.** CTC and the City agree to design, reduce the elevation of, and reconstruct S.E. First Street adjacent to CTC (the "CTC Segment"), as illustrated in Exhibit B, for the following reasons supportive of economic development in the area:
 - a. The lowered CTC Segment will better align with development and amenities on unimproved land in the CTC property and Section 30 for increased visibility and improved access; and
 - b. New S.E. 184th Street, to be built by CTC to connect to S.E. First Street, will require less fill for the roadbed, the taking of less developable land for a ramp, and a less steep connection, if S.E. First Street is lowered;
- II. **Conceptual Design.** CTC and the City agree that the final design of the CTC Segment will be substantially consistent with the plan attached as Exhibit B (the "Conceptual Design").
- III. **Construction Drawings.** CTC, at CTC's cost, will prepare final construction drawings and bid documents per City requirements for the CTC Segment consistent with the Conceptual Design (such construction drawings and bid documents hereinafter referred to as the "Construction Documents"). The City consents to CTC engaging the licensed survey and engineering company of Mackay & Sposito, Inc. to prepare the Construction Documents.
- IV. **Right-of-Way Dedication.** CTC agrees to dedicate approximately 86,600 square feet of additional right-of-way outside of existing SE 1st Street right-of-way necessary for construction and City ownership of the CTC Segment (the "Right-of-Way"). The Right of Way is shown on Exhibit B attached hereto. The City and CTC agree that the land value for the Right-of-Way dedication will be determined by appraisal.

- V. Traffic Impact Fee Credits. The City agrees to issue traffic impact fee credits equal to the value of the Right-of-Way, the cost for the Construction Documents referred to in Section 1.3, the cost of the rough grading for the roadway alignment and access rebuilding on neighboring properties, and the reasonable costs associated with the attainment of any necessary slope easements, right-of-entry agreements pursuant to Section 1.6 below within 30 days of receipt of invoices submitted by CTC; provided, however, CTC will not be eligible for traffic impact fee credits for the cost of the rough grading, if the City fails to receive state or Federal funds for the Project resulting in a funding shortfall for the Project.
- VI. Slope Easements; Right-of-Entry Agreements. CTC will obtain any slope easements and right-of-entry agreements from the owner of Tax Lots 176374-000 and 176385-000 necessary to construct the CTC segment abutting such Tax Lots. In the event CTC is unable to obtain such easements and agreements, the City of Vancouver, by and through its Transportation Department, will seek to obtain such easements and agreements. Delay in obtaining any necessary slope easements and right-of-entry agreements will not affect the obligations in Sections 1.3, 1.4 and 1.5.
- VII. Street Construction. Except as provided above, the City will be responsible for the construction and cost to construct improvements to S.E. First Street and all related facilities, including the CTC Segment.

This request is a change to the Development Agreement only. No physical improvements or change in the CTC Boundary are proposed with this request.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

LeAnne M. Bremer
Miller Nash Graham & Dunn LLP
500 Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694



Grantors : Columbia Tech Center, L.L.C.
Grantee : City of Vancouver, Washington
Abbreviated Legal : Section 31 T2N R3E WM
Assessor's Tax Parcel Nos. : See Attached Exhibit A (Current CTC Properties); 176605-000; 176598-000; 176594-000; 986035-756; 986035-757(Additional Properties)
Prior Excise Tax No. : NA
Other Reference No(s). : AFN 3305320 (Original Development Agreement); AFN 3608344 (First Addendum); AFN 3667929 (Second Addendum); AFN 4017454 (Third Addendum); AFN 5277173 (Fourth Addendum)

**FIFTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT**

Effective Date: _____, 2017

Parties: COLUMBIA TECH CENTER, L.L.C., a
Washington limited liability company (hereinafter
referred to as CTC); and

CITY OF VANCOUVER, WASHINGTON, a
Washington municipal corporation (hereinafter
referred to as the City).

Recitals:

A. CTC and the City executed a Development Agreement dated November 20, 2000, and recorded under Clark County Auditor's File No. 3305320, to govern and vest the development of the property described in the CTC Development Agreement.

B. CTC and the City entered into a First Addendum to the CTC Development Agreement dated February 3, 2003, and recorded under Clark County Auditor's File No. 3608344.

C. CTC and the City entered into a Second Addendum to the CTC Development Agreement dated May 19, 2003, and recorded under Clark County Auditor's File No. 3667929.

D. CTC and the City entered into a Third Addendum to the CTC Development Agreement dated June 20, 2005, and recorded under Clark County Auditor's File No. 4017454.

E. CTC and the City entered into a Fourth Addendum to the CTC Development Agreement dated March 23, 2016, and recorded under Clark County Auditor's File No. 5277173.

F. The Development Agreement and Addenda are collectively referred to as the CTC Development Agreement and apply to the properties legally described in Exhibit A.

G. The parties desire to amend the CTC Development Agreement to address the design and reconstruction of S.E. First Street adjacent to the Columbia Tech Center.

NOW, THEREFORE, the parties agree as follows:

1. S.E. First Street.

1.1 Purpose. CTC and the City agree to design, reduce the elevation of, and reconstruct S.E. First Street adjacent to CTC (CTC Segment), as illustrated in Exhibit B, for the following reasons supportive of economic development in the area:

(a) The lowered CTC Segment will better align with development and amenities on unimproved land in the CTC property and Section 30 for increased visibility and improved access;

(b) New S.E. 184th Street, to be built by CTC to connect to S.E. First Street, will require less fill for the roadbed, the taking of less developable land for a ramp, and a less steep connection, if S.E. First Street is lowered.

1.2 Conceptual Design. CTC and the City agree that the final design of the CTC Segment will be substantially consistent with the plan attached as Exhibit B (the "Conceptual Design").

1.3 Construction Drawings. CTC, at CTC's cost, will prepare final construction drawings and bid documents per City requirements for the CTC Segment consistent with the Conceptual Design (such construction drawings and bid documents hereinafter referred to as the "Construction Documents"). The City consents to CTC engaging the licensed survey and engineering company of Mackay & Sposito, Inc. to prepare the Construction Documents.

1.4 Right-of-Way Dedication. CTC agrees to dedicate approximately 86,600 square feet of additional right-of-way outside of existing SE 1st Street right-of-way necessary for construction and City ownership of the CTC Segment (the "Right-of-Way"). The Right of Way is shown on Exhibit B attached hereto. The City and CTC agree that the land value for the Right-of-Way dedication will be the fair market value, as determined by a third party appraiser obtained and paid for by _____.

1.5 Traffic Impact Fee Credits. The City agrees to issue traffic impact fee credits equal to the value of the Right-of-Way, the cost for the Construction Documents referred to in Section 1.3, and the cost of the rough grading for the roadway alignment, and the reasonable costs associated with the attainment of any necessary slope easements and right-of-entry agreements pursuant to Section 1.6 below within 30 days of receipt of invoices submitted by CTC; provided, however, CTC will not be eligible for traffic impact fee credits for the cost of the rough grading, if the City fails to receive state or Federal funds for the Project resulting in a funding shortfall for the Project.

1.6 Slope Easements; Right-of-Entry Agreements. CTC will use commercially reasonable efforts to obtain any slope easements and right-of-entry agreements from the owner of Tax Lots 176374-000 and 176385-000 necessary to construct the CTC segment abutting such Tax Lots. Delay in obtaining any necessary slope easements and right-of-entry agreements will not affect the obligations in Sections 1.3, 1.4 and 1.5. Notwithstanding the foregoing, in the event CTC is unable to obtain such slope easements and right-of-entry agreements, the City, by and through its transportation department, will seek to obtain from the relevant property owner(s) any slope easement(s) and right-of-entry agreement(s) that CTC is unable to obtain.

1.7 Street Construction. Except as provided above, the City will be responsible for the construction and cost to construct improvements to S.E. First Street and all related facilities, including the CTC Segment.

2. **Agreement.** This Fifth Addendum modifies the CTC Development Agreement defined above. In the event of any conflict between this Fifth Addendum and the CTC Development Agreement defined above, this Fifth Addendum shall control.

3. **Run with the Land.** This Fifth Addendum shall be binding on the parties' successors and assigns and run with the land legally described in Exhibit A. This Fifth Addendum shall be recorded with the Clark County Auditor.

4. Public Hearing. The Vancouver City Council has approved execution of this Fifth Addendum by resolution after a public hearing.

CITY OF VANCOUVER

COLUMBIA TECH CENTER, L.L.C.

By: _____
Title: _____

Pacific Realty Associates, L.P., Member
By: Pac Trust Realty, Inc., General Partner
By: Peter F. Bechen
Title: President and Chief Executive
Officer

Attest:

_____, City Clerk

C.T.C. Investments, L.L.C.
By: Investment Development Management,
L.L.C.
By: Jeffrey S. Gordon
Title: Manager

Approved as to form:

Bronson Potter, City Attorney

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that Peter F. Bechen appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President and Chief Executive Officer of Pac Trust Realty, Inc., General Partner of Pacific Realty Associates, L.P., Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2017.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that Jeffrey S. Gordon appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2017.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that _____ appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2017.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

MacKay Sposito

VANCOUVER OFFICE

1335 88 Tenth Center Drive, Suite 140 • Vancouver, WA 98663
360 695.3411 • info@mackaysposito.com

16382LD1
11/05/2015
JLM

EXHIBIT "A"

LEGAL DESCRIPTION
COLUMBIA TECH CENTER
2018 REVISED DEVELOPMENT AGREEMENT
VANCOUVER, CLARK COUNTY, WASHINGTON

Real property situated in Clark County, Washington and lying in the East half of Section 36, Township 2 North, Range 2 East and Section 31, Township 2 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

That tract of land conveyed to Columbia Tech Center, L.L.C. from CTC Investments, L.L.C., by deed recorded under Auditor's File No. 9802290434, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company, by deed recorded under Auditor's File No. 3001330, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company by deed recorded under Auditor's File No. 3208308, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Walter M. Musa, Jr., Christopher Musa and Deanna Browning by deed recorded under Auditor's File No. 9806150265, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Pacific Rock Products, L.L.C. by deed recorded under Auditor's File No. 9806300542, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Sharon Shaffer by deed recorded under Auditor's File No. 9702240256, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Dale A. Dalke, and Diana K. Dalke, husband and wife, by deed recorded under Auditor's File No. 9709160270, records of said county.

ALSO
EXHIBIT C (Relinquished Property) of that Boundary Line Agreement and Statutory Warranty
Deed recorded under Auditor's File No. 3850881, records of said county

ALSO
That tract of land conveyed to Columbia Tech Center, L.L.C. from William N. Stephens and
Marcella R. Stephens, Trustees of The Stephens Family Living Trust, by deed recorded
under Auditor's File No. 3726601, records of said county.

ALSO
That tract of land conveyed to Columbia Tech Center, L.L.C. from Fred Meisner and Karen
K. Meisner, husband and wife, by deed recorded under Auditor's File No. 3726602, records
of said county.

ALSO
That tract of land conveyed to Columbia Tech Center, L.L.C. from William D. Huyette and
Shirley A. Huyette, husband and wife, by deed recorded under Auditor's File No. 3726603,
records of said county.

ALSO
That tract of land conveyed to Columbia Tech Center, L.L.C. from Don G. Beatty and Kay J.
Beatty, husband and wife and KLL Corp., a Nevada Corporation, by deed recorded under
Auditor's File No. 3726606 records of said county

Subject to easements and restrictions of record.



ADDITIONAL PROPERTIES

1 of 4

MacKay Sposito

15741CENEX_LD1
11/06/2014
BRD

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98681
866.686.3411 • info@mackaysposito.com

ADJUSTED PARCEL "A" CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3011761, 3211762 AND 3678913, LYING IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 01°02'40" WEST 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID RIGHT OF WAY LINE NORTH 89°22'18" WEST 491.87 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 01°02'40" WEST 1059.78 FEET; THENCE SOUTH 89°22'18" EAST 491.87 FEET; THENCE SOUTH 01°02'40" WEST 253.80 FEET; THENCE SOUTH 88°46'55" EAST 457.69 FEET; THENCE NORTH 01°36'12" EAST 192.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°04'28", AN ARC LENGTH OF 466.20 FEET TO THE POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 54°18'47", AN ARC LENGTH OF 398.16 FEET; THENCE NORTH 00°48'30" EAST 376.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 88°37'22" WEST 80.47 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°02'40" EAST 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.388 ACRES, MORE OR LESS.



4819-2901-5613.4

Mackay Sposito

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 300 • Vancouver, WA 98663
360.495.5111 • info@mackaysposito.com

15741CENEX_LD2

11/06/2014

BRD

ADJUSTED PARCEL "B"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568461 AND 3678913, LYING IN THE NORTHEAST QUARTER SECTION 32, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN AS DESCRIBED IN AUDITOR'S FILE NUMBER 3568461; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 68°46'55" WEST 861.25 FEET; THENCE NORTH 01°36'11" EAST 292.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°49'32", AN ARC LENGTH OF 320.19 FEET; THENCE SOUTH 84°40'06" EAST 961.61 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG THE SAID EAST LINE SOUTH 01°07'07" WEST 421.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.138 ACRES, MORE OR LESS.



MackKay Sposito

VANCOUVER OFFICE

1120 SE Town Center Drive, Suite 140 • Vancouver, WA 98683
360.685.5411 • info@mackkaysposito.com

15741CEMEX_LD2
11/06/2014
BRO

ADJUSTED PARCEL "C"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568461 AND 3678813, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN AUDITORS FILE NUMBER 3568461; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 01°07'07" EAST 421.56 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE NORTH 84°40'08" WEST 961.61 FEET TO A POINT ON A NON-TANGENT 485.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY. A RADIAL LINE THROUGH SAID POINT IS NORTH 53°46'39" EAST; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°24'56", AN ARC LENGTH OF 146.01 FEET TO A POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 27°23'34", AN ARC LENGTH OF 198.41 FEET; THENCE LEAVING SAID CURVE SOUTH 85°29'00" EAST 153.85 FEET; THENCE NORTH 07°48'16" EAST 203.79 FEET; THENCE SOUTH 86°23'09" EAST 1013.67 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG SAID EAST LINE SOUTH 01°07'07" WEST 471.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.064 ACRES, MORE OR LESS.





15741CEMEX_LO4
11/06/2014
BPD

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 340 • Vancouver, WA 98683
360 695.3411 • info@mackaysposito.com

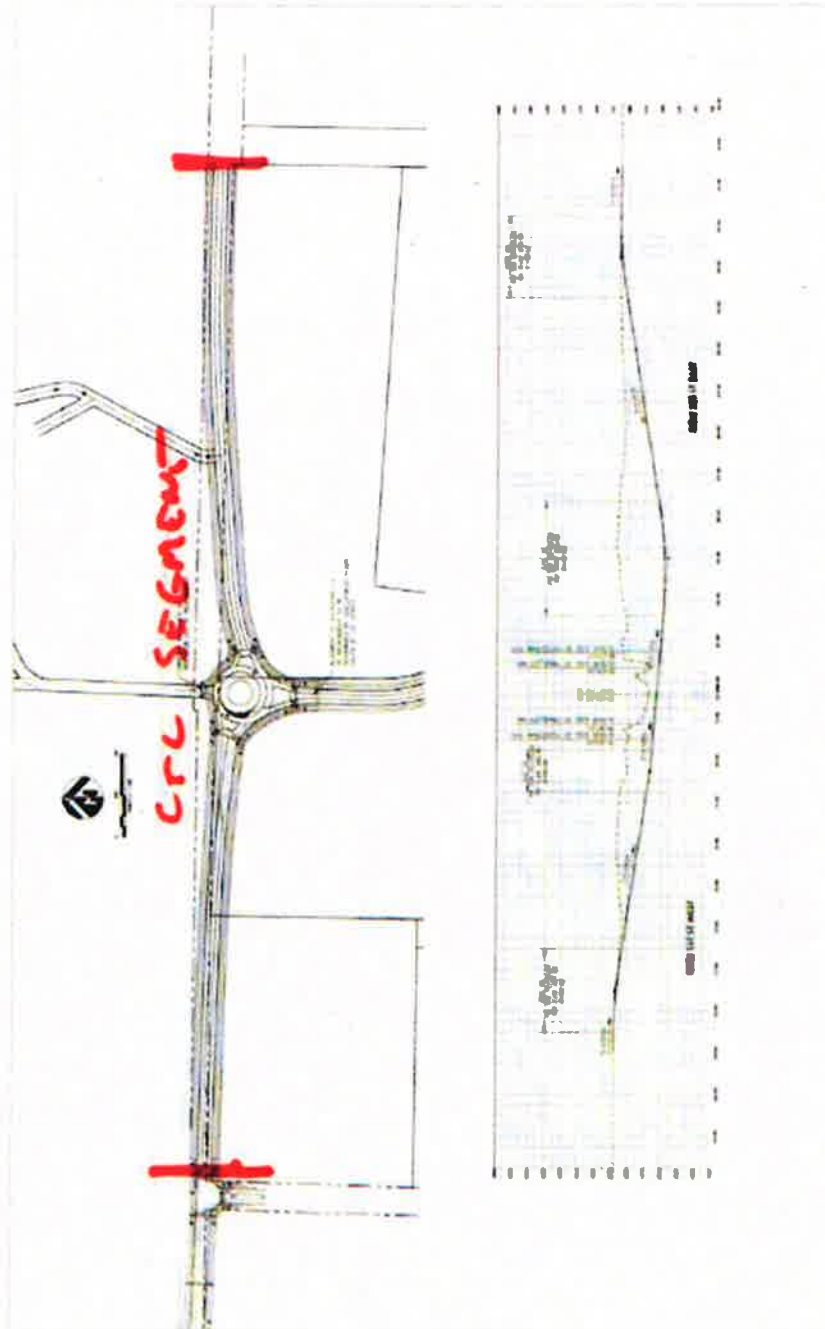
ADJUTED PARCEL "D"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

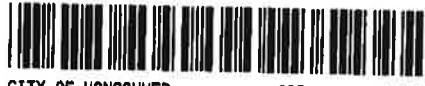
REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITOR'S FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN AUDITOR'S FILE NUMBER 3568461, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET, 30 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID TRACT SOUTH 01°07'07" WEST 406.96 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 88°23'08" WEST 1815.67 FEET; THENCE SOUTH 07°48'16" WEST 205.79 FEET; THENCE NORTH 85°29'00" EAST 153.85 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, WITH A RADIAL BEARING OF NORTH 63°35'17" EAST; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°53'13", AN ARC LENGTH OF 194.75 FEET; THENCE NORTH 00°48'30" EAST 376.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88°37'22" EAST 1240.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.815 ACRES, MORE OR LESS.



EXHIBIT B
CONCEPTUAL PLAN FOR CTC SEGMENT





3608344

Page: 1 of 14
03/26/2003 09:51A
Clark County, WA

CITY OF VANCOUVER

ADD

\$1.00

RETURN ADDRESS

City of Vancouver City Clerk's Office
P.O. Box 1995
Vancouver, WA 98668-1995

Please print neatly or type information

Document Title(s)

Addendum to Development Agreement

Reference Number(s) of related documents:

Auditor's File No. 3305320; 3589540

Additional Reference #'s on page

Grantor(s) (Last name, First name and Middle Initial)

Columbia Tech Center and
Clark Community College District #14 Foundation

Additional grantors on page

Grantee(s) (Last name, First name and Middle Initial)

City of Vancouver

Additional grantees on page

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

#35 Sec 31 T2N R3E WM

Additional legal is on page

Assessor's Property Tax Parcel/Account Number

176621-000

Additional parcel #'s on page

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Stephen W. Horenstein
Miller Nash LLP
500 East Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694

Grantors : Columbia Tech Center, L.L.C.;
Clark Community College District No. 14 Foundation
Grantee : City of Vancouver, Washington
Abbreviated Legal : #35 SEC 31 T2N R3E WM
Assessor's Tax Parcel Nos. : 176621-000
Prior Excise Tax No. :
Other Reference No(s). : 3305320

ADDENDUM TO COLUMBIA TECH CENTER DEVELOPMENT AGREEMENT

Effective Date:

February 3, 2003

Parties:

COLUMBIA TECH CENTER, L.L.C., a
Washington limited liability company (hereinafter
referred to as "CTC LLC"); and

CLARK COMMUNITY COLLEGE DISTRICT
NO. 14 FOUNDATION, a Washington nonprofit
corporation (hereinafter referred to as "Clark
College Foundation"); and

CITY OF VANCOUVER, WASHINGTON, a
Washington municipal corporation (hereinafter
referred to as the "City").

Recitals:

A. CTC LLC, the County, and the City executed a Development Agreement dated November 20, 2000, and recorded under Auditor's File No. 3305320 (the "CTC

ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 1

A3011402
(1/30/2003 8:36 AM)
VANDOCs:50036773.10

Development Agreement"), to govern and vest the development of the property described therein (the "CTC Property").

B. Clark College Foundation owns approximately 9.6 acres within the City and contiguous to the CTC Property, legally described in Exhibit "A," attached hereto and incorporated fully by this reference (hereinafter the "Foundation Property").

C. The parties desire to add the Foundation Property to the CTC development and govern its development with the CTC Development Agreement.

NOW, THEREFORE, the parties agree as follows:

1. **Purpose.** The purpose of this Addendum is to:
 - 1.1 Apply the CTC Development Agreement to the Foundation Property;
 - 1.2 Provide for the release of a rezone covenant on the Foundation Property;and
 - 1.3 Provide for vesting as provided in Section 6 below.
2. **Agreement.** This Addendum modifies the CTC Development Agreement recorded under Auditor's File No. 3305320. In the event of any conflict between this Addendum and the CTC Development Agreement, this Addendum shall control.
3. **Application of CTC Development Agreement to Foundation Property.** The Foundation Property is hereby incorporated into the CTC development and made subject to the development standards, landscaping and screening standards, and all other provisions of the CTC Development Agreement.
4. **Zoning and Mix of Uses.** The Foundation Property is now zoned Light Industrial. Consistent with the CTC Property, through separate City action occurring simultaneously with the adoption of this Addendum, the City will apply a Mixed Use overlay to the Foundation Property. The Foundation Property will be designated as light industrial CTC zoning.
5. **Covenant Release.**
 - 5.1 The Foundation Property is currently burdened by a rezone covenant recorded under Auditor's File No. 7907200146. The City will, prior to or simultaneously with its execution of this Addendum, take action to release this rezone covenant.



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Page: 4 of 14
03/26/2003 09:51A

CITY OF VANCOUVER

ADD

51.00 Clark County, WA

5.2 The terms of the rezone covenant described in this Section 5 shall be replaced by the terms of this Addendum.

6. **Vesting.** This Addendum vests the development of the Foundation Property to the CTC development standards and other provisions of the CTC Development Agreement.

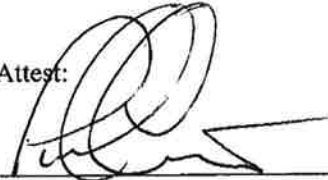
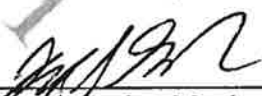
7. **Run with the Land.** This Addendum shall be binding on the parties' successors and assigns. This Addendum shall be recorded with the Clark County Auditor.

8. **Term.** This Addendum shall be in effect so long as the twenty-five (25) year term of the CTC Development Agreement has not yet expired. As provided in the CTC Development Agreement, the parties may mutually agree to extend the term.

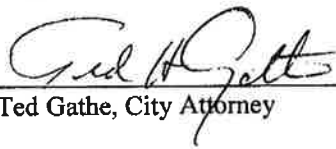
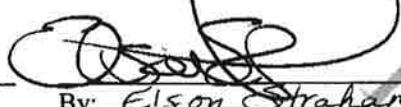
9. **Public Hearing.** The Vancouver City Council has approved execution of this Addendum by resolution after a public hearing.

CITY OF VANCOUVER**COLUMBIA TECH CENTER, L.L.C.**
Pat McDonnell, City Manager
Pacific Realty Associates, L.P., Member
By: Pac Trust Realty, Inc., General Partner
By: Peter F. Bechen
Title: President and Chief Executive Officer

Attest:


Paul Lewis, City Clerk
Steven L. Madison, Member
Jeffrey S. Gordon, Member

Approved as to form:


Ted Gathe, City Attorney**CLARK COMMUNITY COLLEGE
DISTRICT NO. 14 FOUNDATION**
By: Elson Strahan
Title: President

STATE OF Oregon WASHINGTON)
County of Washington : ss.
Clark)

I certify that Peter F. Bechen appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President and Chief Executive Officer of Pac Trust Realty, Inc., General Partner of Pacific Realty Associates, L.P., Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 19 day of February, 2003.



Candace L. Clardy
NOTARY PUBLIC FOR WASHINGTON Oregon
My Commission Expires: 1-11-05

STATE OF WASHINGTON)
County of Clark : ss.
)

I certify that Steven L. Madison appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 18th day of February, 2003.



Marika Raye Wilkerson
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: October 1, 2004

ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 4

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(1/30/2003 8:36 AM)
VANDOCs:50036773.10



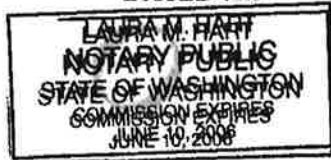
3608344

Page: 6 of 14
03/26/2003 09:51A
CITY OF VANCOUVER ADD \$1.00 Clark County, WA

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that Jeffrey S. Gordon appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 24th day of February, 2003.

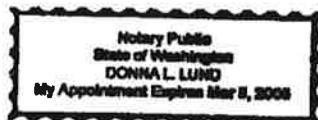


Laura M. Hart
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 6/10/06

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that Elson Strahan appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Clark Community College District No. 14 Foundation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26th day of February, 2003.



Donna L. Lund
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 3-5-05

ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 5

A3011402

(1/30/2003 8:36 AM)
VANDOCs:50036773.10



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Page: 7 of 14
03/26/2003 09:51A

CITY OF VANCOUVER

ADD

51.00 Clark County, WA

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that Pat McDonnell, appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 4th day of February, 2003.



Mary L. White
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 11-8-03
Residing in Vancouver

ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 6

A3011402

(1/30/2003 8:36 AM)
VANDOC5:50036773.10

**3608344**Page: 8 of 14
03/28/2003 09:51A
Clark County, WA

CITY OF VANCOUVER

ADD

61.00

A parcel of property in the Northwest quarter of Section 31, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at a point on the West line of said Northwest quarter of Section 31, South 01°24'59" West 1079.81 feet from the Northwest corner of said Northwest quarter of Section 31; thence South 89°22'18" East 30.00 feet; thence North 01°24'59" East parallel to the West line of said Northwest quarter of Section 31 a distance of 495.70 feet, more or less, to the North line of that tract conveyed to Tektronix, Inc., by deed recorded under Auditor's File No. 7907130207; thence South 87°50'13" East along said South line 170.68 feet, more or less, to an interior corner in said Tektronix, Inc. tract; thence North 00°37'42" East along the West line of said Tektronix, Inc. tract 66.45 feet, more or less, to the North line of said Tektronix, Inc. tract; thence South 89°22'18" East along said North line 448.02 feet, more or less, to the Northeast corner of said Tektronix, Inc. tract; thence South 01°24'58" West along the East line of said Tektronix, Inc. tract 557.58 feet; thence South 68°17'58" West 687.97 feet; thence South 69°31'30" West 16.17 feet, more or less, to the West line of said Northwest quarter of Section 31; thence North 01°24'59" East along said West line 267.22 feet to the point of beginning.

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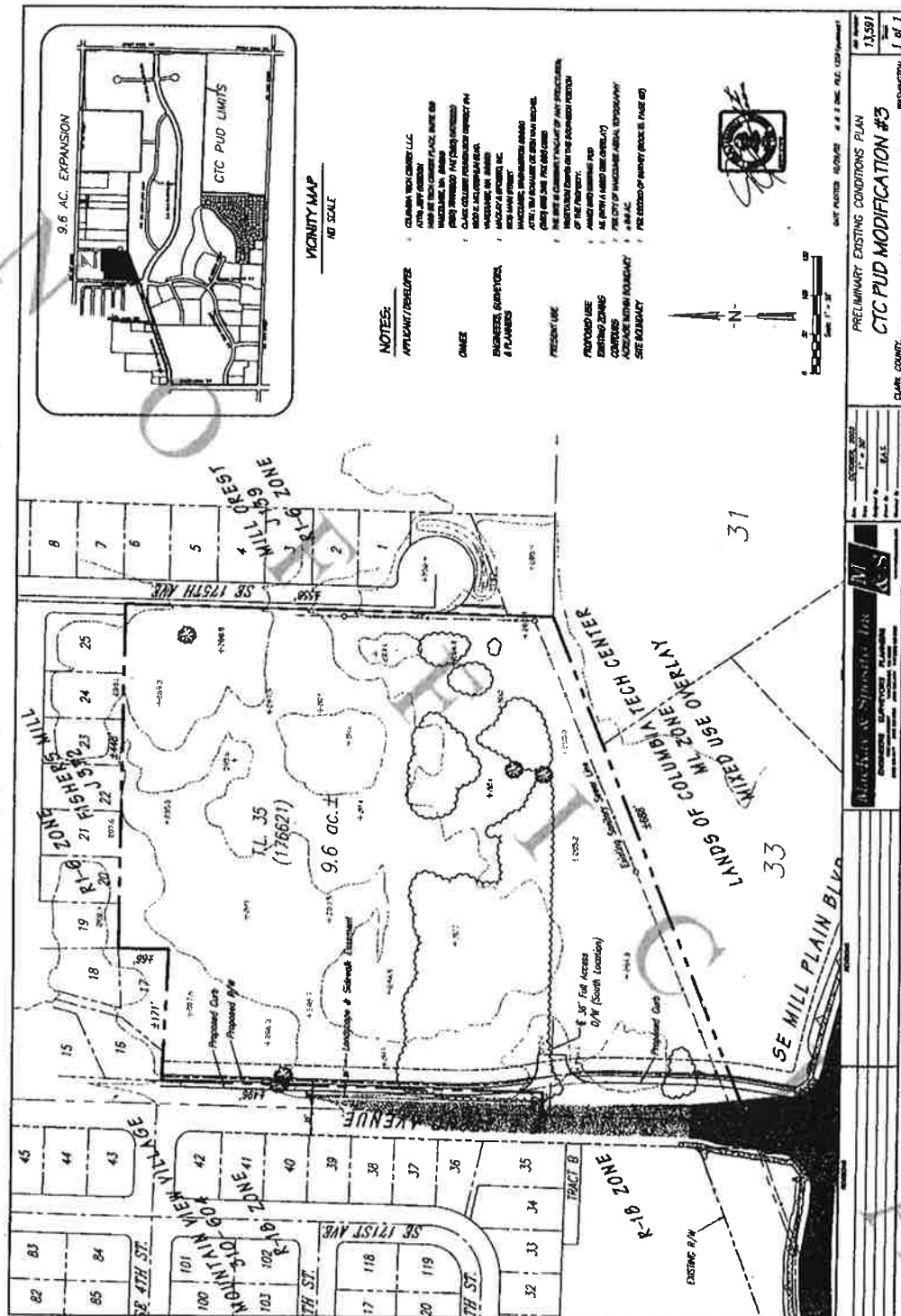
Page: 9 of 14
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Clark County, WA

CITY OF VANCOUVER

ADD

61.00

Clark County, WA





3589540
Page: 1 of 5
02/19/2003 09:19A
Clark County, WA

CITY OF VANCOUVER

R

23.00

RETURN ADDRESS

City of Vancouver City Clerk's Office
P.O. Box 1995
Vancouver, WA 98668-1995



3608344
Page: 10 of 14
03/26/2003 08:51A
Clark County, WA

CITY OF VANCOUVER

ADD

51.00

Please print neatly or type information

Document Title(s)

Release of Covenant

Reference Number(s) of related documents:

Auditor's File No 7907200146

Additional Reference #'s on page ____

Grantor(s) (Last name, First name and Middle Initial)

City of Vancouver

Additional grantors on page ____

Grantee(s) (Last name, First name and Middle Initial)

Clark College Foundation

Additional grantees on page ____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

#35 Sec 31 T2N R3E WM

Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number

176621-000

Additional parcel #'s on page ____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



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Page: 2 of 5
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Clark County, WA

CITY OF VANCOUVER

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RECORD AND RETURN TO:
City of Vancouver - City Clerk's Office
P O Box 1995
Vancouver, WA 98668-1995



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Page: 11 of 14
03/26/2003 09:51A
Clark County, WA

CITY OF VANCOUVER

ADD

51.00

RELEASE OF COVENANT

KNOW ALL MEN BY THESE PRESENT: That the City of Vancouver, for and in consideration of one dollar (\$1.00) and other good and valuable consideration does hereby release the conditions of that rezone covenant recorded under Auditor's File No. 7907200146 only as it applies that property described as follows:

See legal description, attached hereto as Exhibit "A" and depicted in Exhibit "B", and incorporated herein by this reference.

The covenant shall remain in effect as it applies to all other property.

Executed this 3rd day of February, 2003.

CITY OF VANCOUVER

By: Pat McDonnell
Pat McDonnell, City Manager

Approved as to form:

Ted H. Gathe
Ted H. Gathe, City Attorney

Attest:

Paul Lewis
Paul Lewis, City Clerk

RELEASE OF COVENANT - 1

**3589540**Page: 3 of 5
02/19/2003 09:19A
Clark County, WA

CITY OF VANCOUVER

R

23.00

State of Washington)
)
County of Clark)**3608344**Page: 12 of 14
03/26/2003 09:51A
Clark County, WA

CITY OF VANCOUVER

ADD

51.00

I certify that I know or have satisfactory evidence that Pat McDonnell is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 4th day of February, 2003.

Mary L. White
NOTARY PUBLIC in and for the state
of Washington residing at Vancouver
My Commission expires: 11-8-03

A3011402/GT:MW



RELEASE OF COVENANT - 2

**3589540**

Page: 4 of 5

CITY OF VANCOUVER

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Clark County, WA**3608344**

Page: 13 of 14

CITY OF VANCOUVER

ADD

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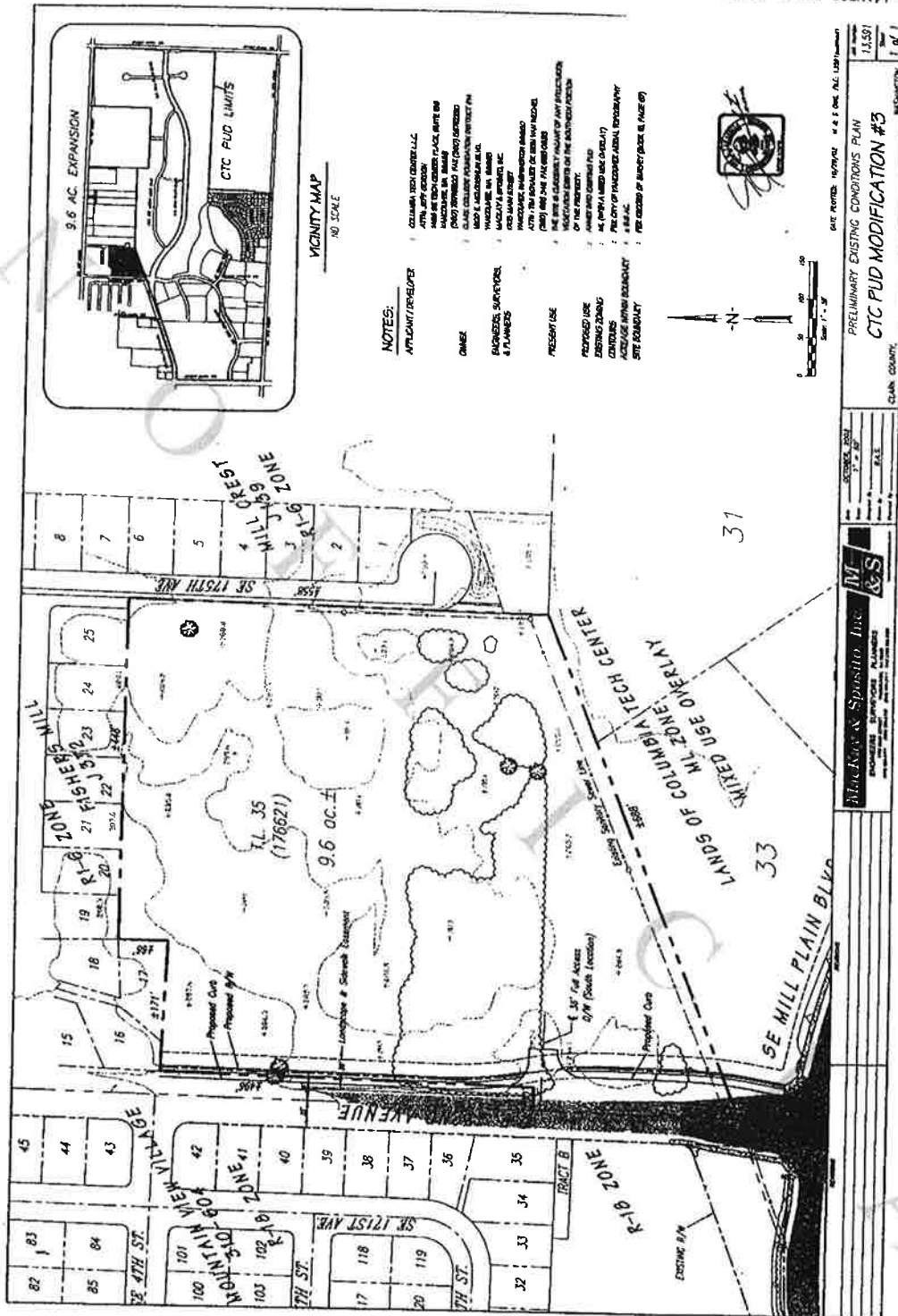
03/26/2003 09:51A
Clark County, WA

A parcel of property in the Northwest quarter of Section 31, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at a point on the West line of said Northwest quarter of Section 31, South 01°24'59" West 1079.81 feet from the Northwest corner of said Northwest quarter of Section 31; thence South 89°22'18" East 30.00 feet; thence North 01°24'59" East parallel to the West line of said Northwest quarter of Section 31 a distance of 495.70 feet, more or less, to the North line of that tract conveyed to Tektronix, Inc., by deed recorded under Auditor's File No. 7907130207; thence South 87°50'13" East along said South line 170.68 feet, more or less, to an interior corner in said Tektronix, Inc. tract; thence North 00°37'42" East along the West line of said Tektronix, Inc. tract 66.45 feet, more or less, to the North line of said Tektronix, Inc. tract; thence South 89°22'18" East along said North line 448.02 feet, more or less, to the Northeast corner of said Tektronix, Inc. tract; thence South 01°24'58" West along the East line of said Tektronix, Inc. tract 557.58 feet; thence South 68°17'58" West 687.97 feet; thence South 69°31'30" West 16.17 feet, more or less, to the West line of said Northwest quarter of Section 31; thence North 01°24'59" East along said West line 267.22 feet to the point of beginning.

3589540

Page: 5 of 5
02/19/2003 09:19A



DATE: 02/19/2003 09:19A
SCALE: 1" = 100'
NORTH: [Arrow pointing up]
DATE: 02/19/2003 09:19A
SCALE: 1" = 100'
NORTH: [Arrow pointing up]

DATE: 02/19/2003 09:19A
SCALE: 1" = 100'
NORTH: [Arrow pointing up]
DATE: 02/19/2003 09:19A
SCALE: 1" = 100'
NORTH: [Arrow pointing up]

DATE: 02/19/2003 09:19A
SCALE: 1" = 100'
NORTH: [Arrow pointing up]
DATE: 02/19/2003 09:19A
SCALE: 1" = 100'
NORTH: [Arrow pointing up]

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Page: 14 of 14
03/26/2003 09:51A



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Page: 1 of 10
07/02/2003 01:03P
Clark County, WA

CITY OF VANCOUVER

ADD

28.00

Clark County, WA

RETURN ADDRESS

CITY OF VANCOUVER
City Clerk's Office
P.O. Box 1995
Vancouver, WA 98668-1995

Please print neatly or type information:

Document Title(s)

Addendum to Development Agreement

Reference Number(s) of Related Documents:

Auditor's File #3305320; 3589540

Additional Reference #'s on Page ____

Grantor(s)

Columbia Tech Center, LLC

Additional Grantors on Page ____

Grantee(s)

City of Vancouver

Additional Grantees on Page ____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

Additional Legal on Page ____

Assessor's Property Tax Parcel/Account Number

Additional Parcel #'s on Page ____

The Auditor/Recorder will rely on the information provided on this form.
The staff will not read the document to verify the accuracy or completeness
of the indexing information provided herein.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Stephen W. Horenstein
Miller Nash LLP
500 East Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694

Grantors : Columbia Tech Center, L.L.C.
Grantee : City of Vancouver, Washington
Abbreviated Legal :
Assessor's Tax Parcel Nos. :
Prior Excise Tax No. :
Other Reference No(s). : 3305320

**SECOND ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT**

Effective Date:

May 19, 2003

Parties:

COLUMBIA TECH CENTER, L.L.C., a
Washington limited liability company (hereinafter
referred to as "CTC LLC"); and

CITY OF VANCOUVER, WASHINGTON, a
Washington municipal corporation (hereinafter
referred to as the "City").

Recitals:

A. CTC LLC, the County, and the City executed a Development Agreement dated November 20, 2000, and recorded under Auditor's File No. 3305320 (the "CTC Development Agreement"), to govern and vest the development of the property described therein.

B. CTC LLC, the Clark Community College District No. 14 Foundation, and the City executed an Addendum to the CTC Development Agreement dated February 3,

SECOND ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 1

(5/1/2003 2:41 PM)
VANDOCs:50040011.2

2003, and recorded under Auditor's File No. 3589540 (the "Addendum"), to add approximately 9.6 acres to the CTC development.

C. The current boundaries of the entire CTC development are legally described in Exhibit "A," attached hereto and incorporated fully by this reference.

D. The parties desire to clarify the CTC Development Agreement for the consistent application and administration of zoning and use categories throughout the entire CTC development.

NOW, THEREFORE, the parties agree as follows:

1. **Purpose.** The purpose of this Second Addendum is to clarify the CTC Development Agreement for the consistent application and administration of zoning and use categories by expressly extending the provisions and limitations of Section 14 of the CTC Development Agreement to the entire CTC development (including Phase I) legally described in Exhibit "A."
2. **Agreement.** This Second Addendum modifies the CTC Development Agreement recorded under Auditor's File No. 3305320 and the Addendum recorded under Auditor's File No. 3589540. In the event of any conflict between this Second Addendum and the CTC Development Agreement or the Addendum, this Second Addendum shall control.
3. **Zoning and Use Categories.** The parties to this Second Addendum recognize that the precise location of the CTC use categories within the entire CTC development is flexible and subject to CTC LLC's discretion, and agree that, so long as CTC LLC's Master Plan for the properties subject to this Second Addendum falls within the composition described in this Section 3, the location of the CTC use categories may be electively assigned by CTC LLC. Other uses on upper stories of a structure included as part of a Mixed Use development on a parcel will not be subject to the limitations described in this Section 3. The following limitations govern the currently undeveloped acreage, which is depicted in the site map attached as Exhibit "B":
 - (a) **Residential.** No more than 64.4 acres of the net remaining developable acres in the CTC development shall be designated as residential CTC zoning as defined in the CTC Development Standards.
 - (b) **Commercial.** No more than 64.4 acres of the net remaining developable acres in the CTC development shall be designated as commercial CTC zoning as defined in the CTC Development Standards.

(c) Light Industrial. The Former HP Site (approximately 39 acres) and a minimum of 89.2 acres of the net remaining developable acres in the CTC development shall be designated as light industrial CTC zoning according to the CTC Development Standards.

4. **Run with the Land.** This Second Addendum shall be binding on the parties' successors and assigns. This Second Addendum shall be recorded with the Clark County Auditor.

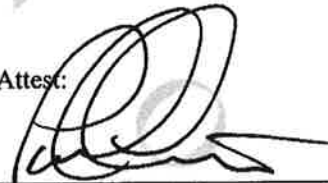
5. **Term.** This Second Addendum shall be in effect so long as the twenty-five (25) year term of the CTC Development Agreement has not yet expired. As provided in the CTC Development Agreement, the parties may mutually agree to extend the term.

6. **Public Hearing.** The Vancouver City Council has approved execution of this Second Addendum by resolution after a public hearing.

-- signatures on next page --

CITY OF VANCOUVER


By: Pat McDonnell
Title: City Manager

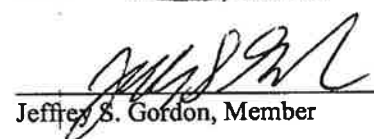
Attest: 
Paul Lewis, City Clerk

Approved as to form:


Ted Gathe, City Attorney

COLUMBIA TECH CENTER, L.L.C.


Pacific Realty Associates, L.P., Member
By: Pac Trust Realty, Inc., General Partner
By: Peter F. Bechen
Title: President and Chief Executive Officer


Steven L. Madison, Member

Jeffrey S. Gordon, Member

STATE OF ~~WASHINGTON~~ ^{Oregon})
County of ~~Clark~~ ^{Washington}) : ss.

I certify that Peter F. Bechen appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President and Chief Executive Officer of Pac Trust Realty, Inc., General Partner of Pacific Realty Associates, L.P., Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 29th day of May, 2003.

Candace J. Charday
NOTARY PUBLIC FOR WASHINGTON ^{Oregon}
My Commission Expires: 1-11-05

STATE OF WASHINGTON)
County of Clark) : ss.

I certify that Steven L. Madison appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 23rd day of May, 2003.

UMBERTO A. CARBONE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 1, 2006

Umberto A. Carbone
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 9/1/06

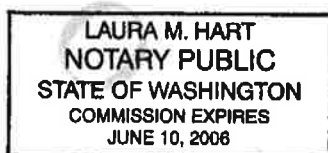
SECOND ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 5

(5/1/2003 2:41 PM)
VANDOCs:50040011.2

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that Jeffrey S. Gordon appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28th day of May, 2003.



Laura M. Hart
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 6/10/06

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that PAT McDonnell appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 20th day of May, 2003.



Mary L. White
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 11-8-03
Residing at Vancouver

SECOND ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 6

(5/1/2003 2:41 PM)
VANDOC5:50040011.2

13556ld1
10/17/02
btm
Rev. 4/7/03

www.mackaysposito.com

MacKay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

VANCOUVER

KENNEWICK



EXHIBIT A

LEGAL DESCRIPTION
COLUMBIA TECH CENTER
2003 REVISED PLANNED UNIT DEVELOPMENT
VANCOUVER, CLARK COUNTY, WASHINGTON

Real property situated in Clark County, Washington and lying in the East half of Section 36, Township 2 North, Range 2 East and Section 31, Township 2 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

That tract of land conveyed to C.T.C. Investments, L.L.C. from Tektronix, Inc. by deed recorded under Auditor's File No. 9512280327, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company, by deed recorded under Auditor's File No. 3001330, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company by deed recorded under Auditor's File No. 3208308, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Walter M. Musa, Jr., Christopher Musa and Deanna Browning by deed recorded under Auditor's File No. 9806150265, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Pacific Rock Products, L.L.C. by deed recorded under Auditor's File No. 9806300542, records of said county.

13556ld1
10/17/02
btm
Rev. 4/7/03

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Sharon Shaffer by deed recorded under Auditor's File No. 9702240256, records of said county.

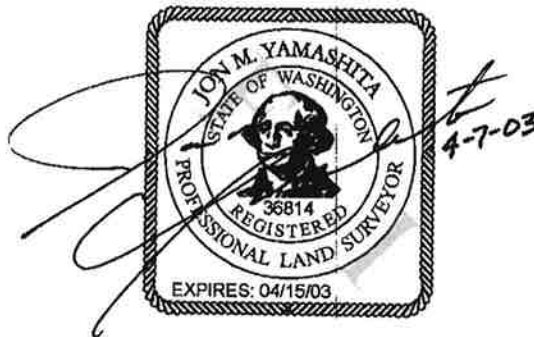
ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Dale A. Dalke and Diana K. Dalke by deed recorded under Auditor's File No. 9709160270, records of said county.

ALSO

That tract of land conveyed to Clark Community College District No. 14 Foundation from Tektronix, Inc. by deed recorded under Auditor's File No. 9403270421, records of said county.

Subject to easements and restrictions of record.



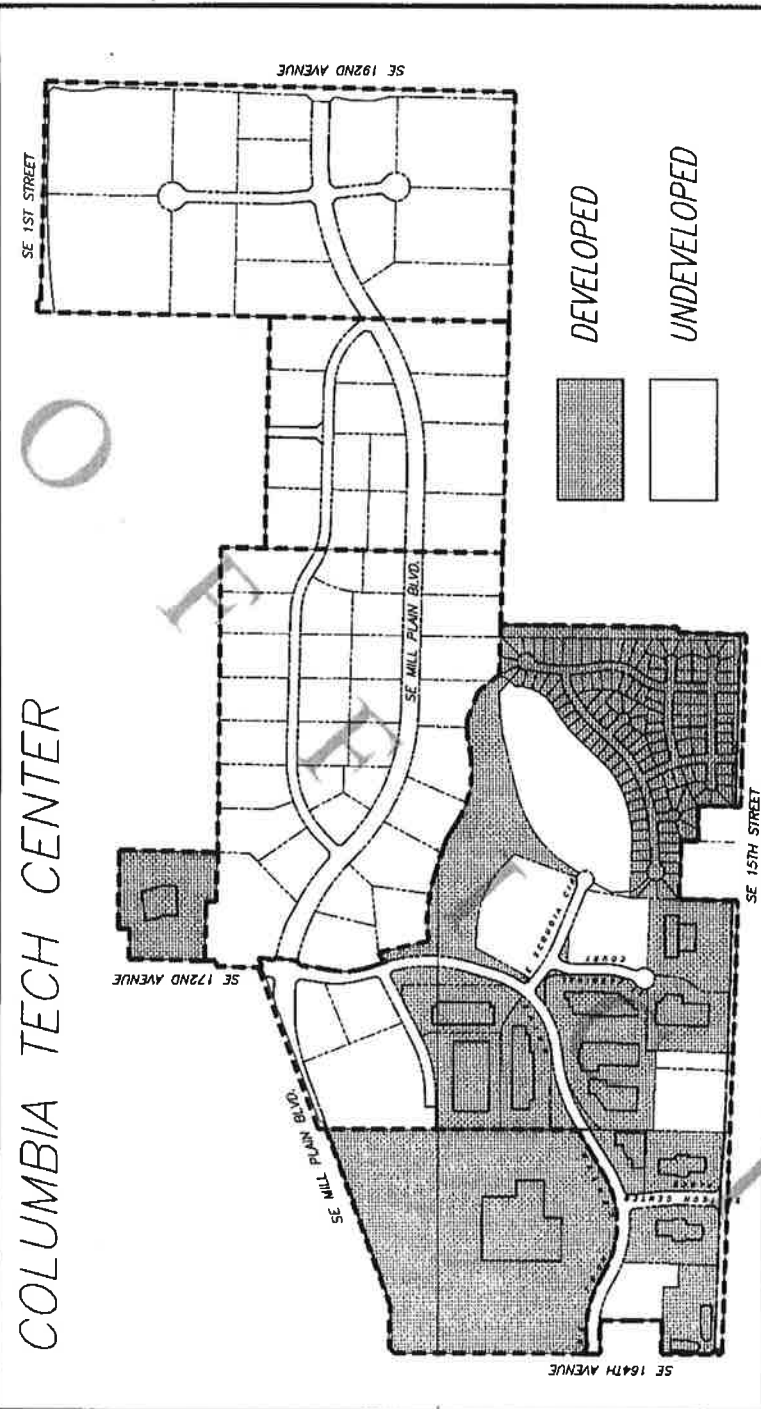


CITY OF VANCOUVER

ADD

28.00

EXHIBIT "B"



06-20-05

RESOLUTION NO. M-3498

A RESOLUTION relating to the amendment of a development agreement, pursuant to RCW Chapter 36.70B, to encompass additional property, modify the circulation plan, eliminate the commercial acreage maximum, vest additional trips, provide for concurrency mitigation; and authorizing the City Manager or his designee to execute an amendment to a previously approved development agreement.

WHEREAS, the Columbia Tech Center (CTC) is a Planned Unit Development approved by the Clark County Board of Commissioners on August 29, 1995, and annexed into the City of Vancouver on January 1, 1997; and

WHEREAS, CTC LLC and the City executed a development agreement dated on November 20, 2000 to govern and vest development within the CTC Planned Unit Development; and

WHEREAS, CTC and the City entered into a First Addendum to the CTC development agreement February 3, 2003; and

WHEREAS, CTC and the City entered into a Second Addendum to the CTC development agreement May 19, 2003; and

WHEREAS, CTC LLC and the City have mutually determined a need to extend the scope of the development agreement to encompass additional property, modify the circulation plan, eliminate the commercial acreage maximum, vest additional trips, and provide for concurrency mitigation; and

WHEREAS, a public hearing was duly noticed and held by City Council Monday June 20, 2005, regarding the approval of the attached amended development agreement;

RESOLUTION - 1

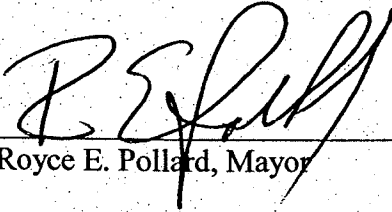
A5053101/GT:MW

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

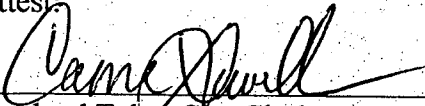
Section 1. Amendment of Development Agreement City Council, in accordance with RCW 36.70B.200 hereby authorizes the City Manager or his designee to execute on behalf of the City an amendment to the November 20, 2000 development agreement in the form attached hereto as Exhibit "A".

ADOPTED at regular session of the Council of the City of Vancouver, this
20th day of June, 2005.



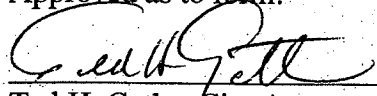
Royce E. Pollard, Mayor

Attest:



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

Approved as to form:



Ted H. Gathe, City Attorney

Attachment: Exhibit A – Amended Development Agreement

H:\JIM\RESO\CTC -2005 Amended D.A2.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Stephen W. Horenstein
Miller Nash LLP
500 East Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694

Grantors	:	Columbia Tech Center, L.L.C.
Grantee	:	City of Vancouver, Washington
Abbreviated Legal	:	
Assessor's Tax Parcel Nos.:	:	
Prior Excise Tax No.	:	
Other Reference No(s).	:	3305320

**THIRD ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT**

Effective Date:

20th June, 2005

Parties:

COLUMBIA TECH CENTER, L.L.C., a
Washington limited liability company (hereinafter
referred to as "CTC LLC"); and

CITY OF VANCOUVER, WASHINGTON, a
Washington municipal corporation (hereinafter
referred to as the "City").

Recitals:

A. CTC LLC, the County, and the City executed a Development Agreement dated November 20, 2000, and recorded under Auditor's File No. 3305320 (the "CTC Development Agreement"), to govern and vest the development of the property described therein.

B. CTC LLC and the City entered into a First Addendum to the CTC Development Agreement dated February 3, 2003.

THIRD ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 1

(6/3/2005 4:30 PM)
VANDOC5:50052815.7

C. CTC LLC and the City entered into a Second Addendum to the CTC Development Agreement dated May 19, 2003.

D. The current boundaries of the entire CTC development are legally described in Exhibit "A," attached hereto and incorporated fully by this reference.

E. The parties desire to clarify and amend the CTC Development Agreement and the First and Second Addendums for the purposes as set forth below.

NOW, THEREFORE, the parties agree as follows:

1. **Extension to Additional Land.** This Third Addendum clarifies and amends the CTC Development Agreement for the consistent application and administration of zoning and use categories by expressly extending the provisions and limitations of the CTC Development Agreement to that additional parcel of real property legally described in Exhibit "B" as attached hereto and incorporated herein by reference.

2. **Revised Circulation Plan.** This Third Addendum modifies the CTC circulation in the manner set forth in the sketch attached hereto and incorporated by reference as Exhibit "C." CTC LLC will grant to the City slope easements for the construction of the future new road that will extend north to SE 1st Street through the property located between CTC Phase 3 and SE 1st Street (the "Pac Rock Property"). The area of the slope easements will not exceed the area now covered with a gravel slope between CTC Phase 3 and the Pac Rock Property, as depicted with single hatching in Exhibit "C."

3. **Agreement.** This Third Addendum modifies the CTC Development Agreement recorded under Auditor's File No. 3305320 and the First Addendum and Second Addendum recorded under Auditor's File No. 3608344 and File No. 3667929 respectively. In the event of any conflict between this Third Addendum and the CTC Development Agreement or the First Addendum and the Second Addendum, this Third Addendum shall control.

4. **Zoning and Use Categories.**

4.1 **In General.** The parties to this Third Addendum recognize that the precise location of the CTC use categories within the entire CTC development is flexible and subject to CTC LLC's discretion, and agree that, so long as CTC LLC's Master Plan for the entire CTC development falls within the composition described in this Section 4, the location of the CTC use categories may be electively assigned by CTC LLC. Other uses on upper stories of a structure included as part of a Mixed Use development on a parcel will not be subject to the limitations described in this Section 4.

Uses in the entire CTC PUD are allocated in mixed use proportions of commercial (30% max.), residential (30% max.), and light industrial (40% min.).

4.2 Use Categories for the 2005 PUD Modification. The City and CTC LLC agree to change the CTC use categories as described in this Section 4.2.

(a) **Elimination of Commercial Maximum.** The commercial maximum for the entire CTC PUD is hereby eliminated so that the entire remaining allocation of residential and commercial can be used for commercial development. This will allow the commercial portion of the site to grow beyond its designated maximum percentage at the expense of residential development without compromising CTC LLC's continuing requirement to develop forty percent (40%) of the PUD with light industrial development.

(b) **New Net Developable Acres and Use Allocations.** Notwithstanding the general use categories described in Section 4.1 above, in connection with the City's extension of the CTC PUD to the approximately 26 acres described in Exhibit "B," CTC LLC agrees to add 26 acres of light industrial uses to the net developable acres remaining at the time of the May 19, 2003, PUD amendment memorialized in the Second Addendum. The net developable acres as of May 19, 2003, totaled 218 acres as depicted in Exhibit "B" to the Second Addendum, and with the addition of the property described in Exhibit "B" to this Third Addendum, the new net developable acres shall be 244 acres. The precise location of the CTC use categories within the new net developable acres is flexible and subject to CTC LLC's discretion, so long as the requirements of this Section 4.2 are met. As a result, the land uses approved with this Third Addendum are as follows:

(1) **Light Industrial.** The Former HP Site (approximately 39 acres) and a minimum of 115.2 acres (or 47.2 percent) of the new net developable acres shall be designated as light industrial CTC zoning as defined in the CTC Development Standards.

(2) **Residential.** No more than 64.4 acres (or 26 percent) of the new net developable acres shall be designated as residential CTC zoning as defined in the CTC Development Standards.

(3) **Commercial.** The acres designated as commercial CTC zoning as defined in the CTC Development Standards are not subject to a maximum.

5. Concurrency.

5.1 Reservation of Trips. 2,800 trips are hereby added to CTC LLC's existing vested trip allocation for the build-out of the remaining undeveloped portions of CTC

LLC's Master Plan including without limitation the undeveloped portions of the Former HP Site. Nothing about the additional trips added to the CTC LLC bank or the annual allocation therefrom shall derogate from the remaining balance of trips in CTC LLC's current existing trip bank. CTC LLC will submit a traffic study to evaluate the site impact of each development within the CTC development at the time of application. This traffic study will include analysis of non-concurrency corridors, and CTC LLC will be required to mitigate the impacts to non-concurrency corridors and intersections based on the approved traffic study findings.

5.2 Concurrency Mitigation.

(a) Signal at SE 15th Street and SE 167th Avenue

(1) CTC LLC will complete the design and construction of the traffic signal at SE 15th Street/SE 167th Avenue as conditioned by the City when required by the findings of a traffic study submitted to the City in accordance with Section 5.1. If CTC LLC constructs the signal according to this subsection, the City will reimburse CTC LLC for forty percent (40%) of cost of the improvement's construction, design, and construction management through collection of proportionate shares from other parties or through a latecomer's agreement.

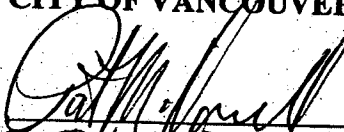
(2) Notwithstanding Section 5.2(a)(1), if the signal at SE 15th Street/SE 167th Avenue is completed by another party, CTC LLC will pay to the City its proportionate share of sixty percent (60%) of the reasonable costs of construction, design, and construction management. CTC LLC will pay the City this proportionate share upon the City acceptance of the completed signal.

(3) In any event, the City shall provide CTC LLC traffic impact fee credits for its actual expenses in either constructing, or contributing a proportionate share for, the signal described in this section. The City will credit CTC LLC's impact fee credit account immediately upon (i) its acceptance of a signal constructed by CTC LLC or (ii) CTC LLC's payment of its sixty percent (60%) proportionate share for the signal.

(b) Proportionate Share of Concurrency Corridors. CTC LLC will pay the City its proportionate share of the concurrency improvements shown in Exhibit "D" attached, which equals the total amount of One Million Three Hundred Fifty Thousand Seven Hundred Eight and 99/100 Dollars (\$1,350,708.99). CTC LLC will pay this total amount in three (3) annual installments as follows: (1) CTC will pay 20 percent of the total amount by June 30, 2006; (2) CTC LLC will pay 30 percent of the total amount by June 30, 2007, and (3) CTC LLC will pay 50 percent of the total amount by June 30, 2008.

6. **Run with the Land.** This Third Addendum shall be binding on the parties' successors and assigns. This Third Addendum shall be recorded with the Clark County Auditor.
7. **Term.** This Third Addendum shall be in effect so long as the twenty-five (25) year term of the CTC Development Agreement has not yet expired. As provided in the CTC Development Agreement, the parties may mutually agree to extend the term.
8. **Public Hearing.** The Vancouver City Council has approved execution of this Third Addendum by resolution after a public hearing.

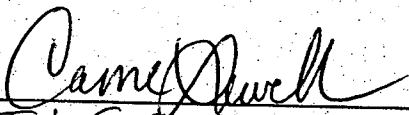
CITY OF VANCOUVER


By: Pat McDonnell
Title: City Manager

COLUMBIA TECH CENTER, L.L.C.

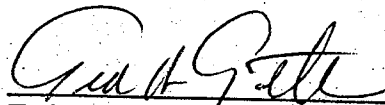
Pacific Realty Associates, L.P., Member
By: Pac Trust Realty, Inc., General Partner
By: Peter F. Bechen
Title: President and Chief Executive Officer

Attest:


R. Lloyd Tyler, City Clerk
By Carrie Lewellen, Deputy
Approved as to form:

Steven L. Madison, Member

Jeffrey S. Gordon, Member


Ted Gathe, City Attorney

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that Peter F. Bechen appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President and Chief Executive Officer of Pac Trust Realty, Inc., General Partner of Pacific Realty Associates, L.P., Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2005.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that Steven L. Madison appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2005.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that Jeffrey S. Gordon appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2005.

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: _____

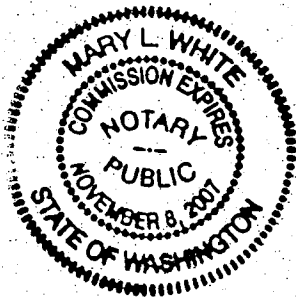
STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that Pat McDonnell appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 21st day of June, 2005.



Mary L. White

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: 11-8-07

Residing at Vancouver

THIRD ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 7

(6/3/2005 4:30 PM)
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Rev. 6/3/05
btm

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Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS
VANCOUVER KENNEWICK



EXHIBIT "A"

LEGAL DESCRIPTION
COLUMBIA TECH CENTER
2005 REVISED PLANNED UNIT DEVELOPMENT
VANCOUVER, CLARK COUNTY, WASHINGTON

Real property situated in Clark County, Washington and lying in the East half of Section 36, Township 2 North, Range 2 East and Section 31, Township 2 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

That tract of land conveyed to Columbia Tech Center, L.L.C. from CTC Investments, L.L.C., by deed recorded under Auditor's File No. 9602290434, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company, by deed recorded under Auditor's File No. 3001330, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company by deed recorded under Auditor's File No. 3208308, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Walter M. Musa, Jr., Christopher Musa and Deanna Browning by deed recorded under Auditor's File No. 9806150265, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Pacific Rock Products, L.L.C. by deed recorded under Auditor's File No. 9806300542, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Sharon Shaffer by deed recorded under Auditor's File No. 9702240256, records of said county.

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3/14/05
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btm

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Dale A. Dalke, and Diana K. Dalke, husband and wife, by deed recorded under Auditor's File No. 9709160270, records of said county.

ALSO

EXHIBIT C (Relinquished Property) of that Boundary Line Agreement and Statutory Warranty Deed recorded under Auditor's File No. 3650661, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William N. Stephens and Marcella R. Stephens, Trustees of The Stephens Family Living Trust, by deed recorded under Auditor's File No. 3726601, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Fred Meisner and Karen K. Meisner, husband and wife, by deed recorded under Auditor's File No. 3726602, records of said county.

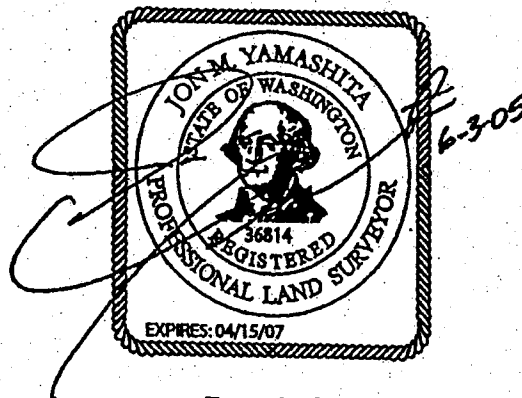
ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William D. Huyette and Shirley A. Huyette, husband and wife, by deed recorded under Auditor's File No. 3726603, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Don G. Beatty and Kay J. Beatty, husband and wife and KLL Corp., a Nevada Corporation, by deed recorded under Auditor's File No. 3726606, records of said county.

Subject to easements and restrictions of record.



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Rev. 6/3/05
btm

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Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

VANCOUVER

KENNEWICK



1325 SE Tech Center Drive, Suite 140, Vancouver, WA 98683 - (360) 695-3411 Fax: (360) 695-0833

EXHIBIT "B"

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO.'S

**176601-000, 176602-000, 176610-000,
176611-000, 176612-000, 176618-000 AND 176622-000
VANCOUVER, CLARK COUNTY, WASHINGTON**

Real property situated in the City of Vancouver, Clark County, Washington, lying in the Northwest quarter of Section 31, Township 2 North, Range 3 East of the Willamette Meridian described as follows:

Beginning at a point on the North line of the Northwest quarter of said Section 31 that is 778.44 feet East of the Northwest corner of said Northwest quarter, said point being the Northwest corner of that tract of land conveyed to Apollo Development-2, L.L.C., by deed recorded under Auditor's File No. 9703070334, records of said county, said point also being the Northeast corner of Mill Crest, according to the plat thereof, recorded in Book J of plats at Page 139, records of said county; thence along the West line of said Apollo Development-2, L.L.C. tract and the East line of said Mill Crest South 1079.76 feet to a point on the North line of that tract of land conveyed to C.T.C. Investments, L.L.C., by deed recorded under Auditor's File No. 9512280327, records of said county; thence along the North line of said C.T.C. Investments, L.L.C. tract East 1104.86 feet to the Southwest corner of that tract of land conveyed to Dola R. Carpenter by deed recorded in Deed Book 160; Page 148, records of said county, thence along the West line of said Carpenter tract North 1079.76 feet to a point on the North line of said Northwest quarter; thence along said North line West 308.88 feet to a point on the Northerly extension of the East line of that tract of land conveyed to Charles L. Fisher and Ariel N. Fisher by deed recorded under Auditor's File No. G557078, records of said county; thence along said Northerly extension South 200.00 feet to the most Easterly Northeast corner of said Fisher tract; thence along the North line of said Fisher tract West 308.88 feet to an inner corner of said Fisher tract; thence along the East line of said Fisher tract North 200.00 feet to the most

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8/20/03

Rev. 6/3/05

blm

Northerly Northeast corner of said Fisher tract, said point being on the North line of said Northwest quarter, thence along the North line of said Northwest quarter, along the North line of said Fisher tract and along the North line of said Apollo Development-2, L.L.C. tract West 487.08 feet to the Point of Beginning.

Except that portion lying within SE 1st Street.

Containing approximately 25.6 acres.

Subject to easements and restrictions of record.

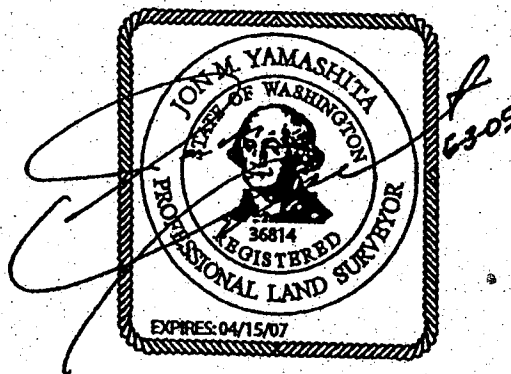
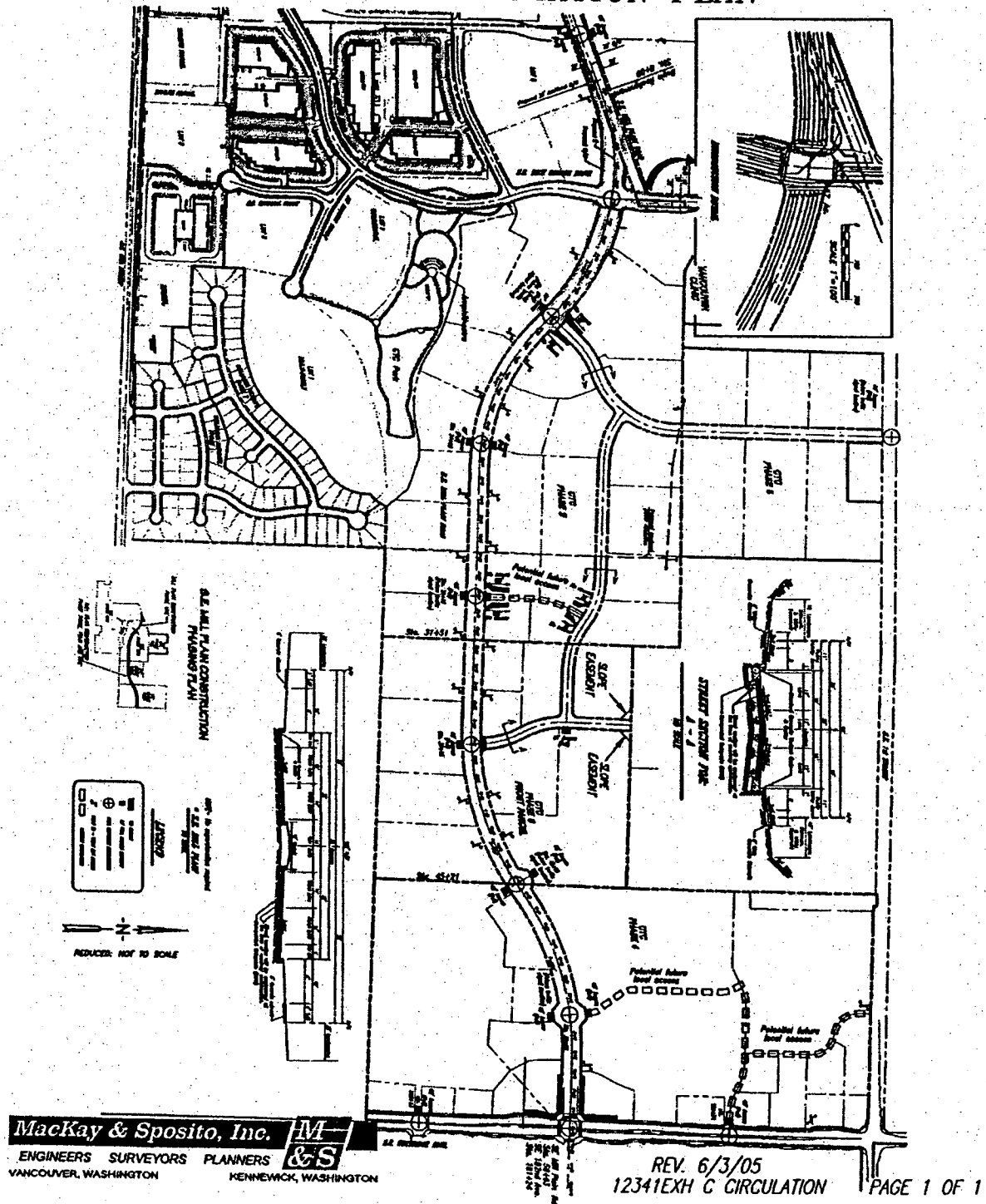
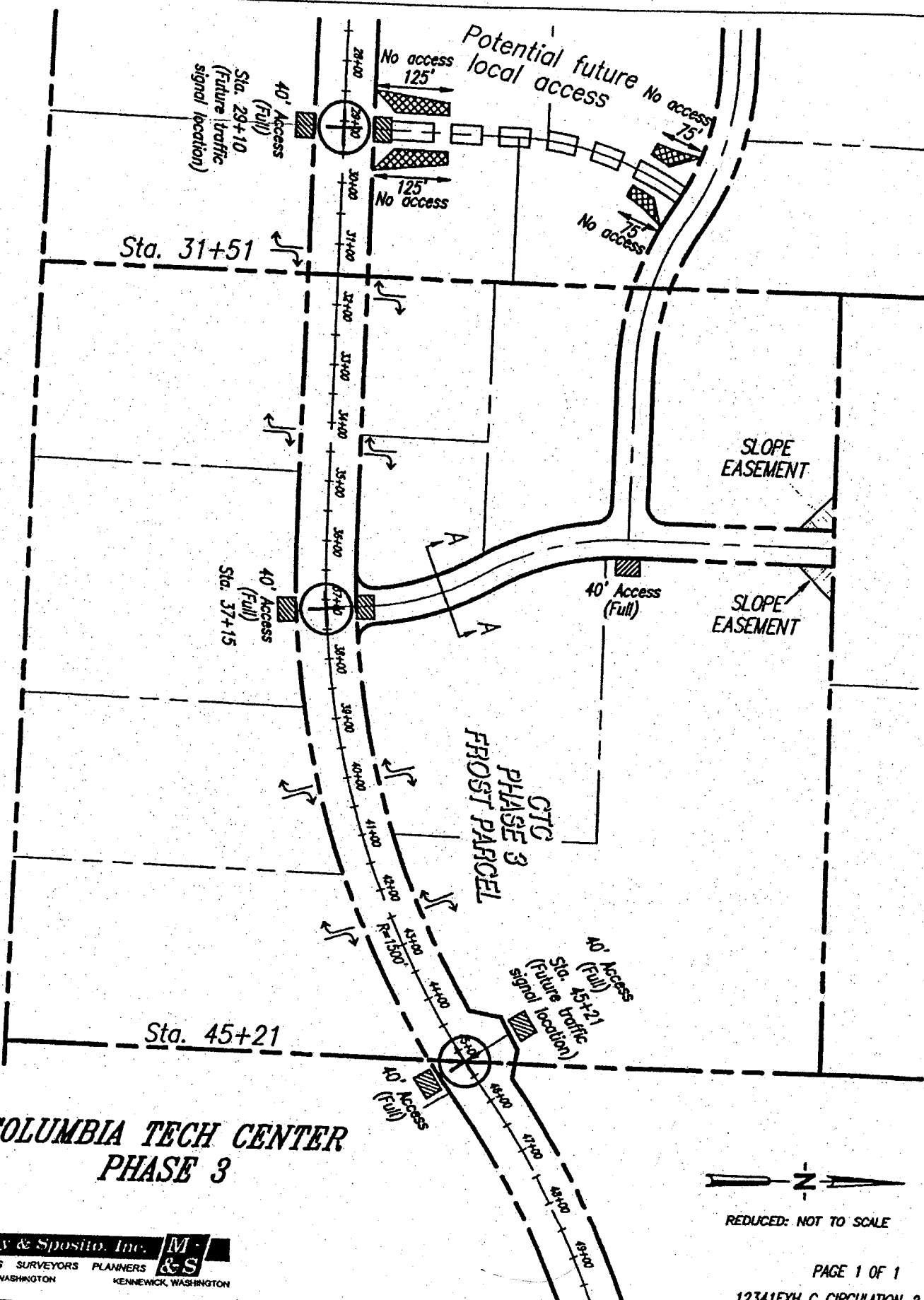


EXHIBIT "C"

COLUMBIA TECH CENTER REVISED CIRCULATION PLAN





COLUMBIA TECH CENTER PHASE 3

MacKay & Sposito, Inc. **M & S**
ENGINEERS SURVEYORS PLANNERS
VANCOUVER, WASHINGTON KENNEWICK, WASHINGTON

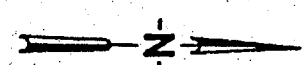

REDUCED: NOT TO SCALE

EXHIBIT "D"
CONCURRENCY IMPROVEMENTS

CTC Development Concurrency Corridors Mitigation Share and TIF-Creditable Projects

Intersection	Improvements	Estimated Cost	Coverage Area (sq ft)	Area to be Paved (sq ft)	Concrete (cu yd)	Asphalt (cu yd)	Total Pavement (cu yd)
164 th Ave/ 34 th Street	Install right-turn overlap phasing on all approaches feasible *Intersection is still not up to standards. Add SB RT lane and EB RT Lane	\$750,000.00		888	458		52%
Mill Plain Blvd/ 136 th Avenue	Construct westbound right-turn lane Construct second NB/SB left-turn lanes Construct SB RT Lane and a NB RT Lane	\$2,000,000.00		1,080	37		5%
Mill Plain Blvd/ I-205 NB off-ramp	Construct 3 rd northbound right-turn lane Construct a 2nd EB Left-turn lane	\$3,000,000.00		608	9		3%
137 th Ave/ NE 49 th Street*	Install traffic signal or roundabout	\$2,750,000.00		708	25		5%
164 th Ave./15 th Street	Operate with NBRT overlap phasing Protect + permitted EB/WB left-turns Add 2nd SB LT turn lane	\$300,000.00		1,226	332		38%
164 th Avenue/McGillivray	Construct NBRT lane with overlap phasing	\$450,000.00		707	278		60%
164 th /12 th Street	Protect + permitted EB/WB left-turns Add NB RT Lane with ovlp phasing	\$350,000.00		1,167	377		42%
164 th Avenue/Mill Plain Blvd	Add NB RT Lane with ovlp phasing Add WB RT lane with ovlp phasing Add SB RT Lane with ovlp phasing	\$450,000.00		2,242	768		48%
164 th /20 th St	Ovlp WB phasing	\$150,000.00		872	313		53%
164 th /1st Street	Add NB RT Lane with ovlp phasing Add 2nd SB LT turn lane	\$3,000,000.00		1,484	632		67%
NE 18th St/112th Ave**	Grade Separated Interchange	\$12,500,000.00		96	0		0%
Total							

* This Project is located within the Evergreen TIF District. TIF Credits can only be applied within the Evergreen District.

* * This Proportionate Share Is Calculated Based On 2009 Concurrence Model Total Entering Interscction Volume

Total Eligible Amounts Per District	
East City	\$68,518.52
Evergreen*	\$97,104.52

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Total Pages: 20 Rec Fee: \$92.00

CHICAGO TITLE VANCOUVER-TITLE ONLY

SIMPLIFILE LC E-RECORDING

eRecorded in Clark County, WA

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

LeAnne M. Bremer
Miller Nash Graham & Dunn LLP
500 Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694

Grantors : Columbia Tech Center, L.L.C.
Grantee : City of Vancouver, Washington
Abbreviated Legal : Section 31 T2N R3E WM
Assessor's Tax Parcel Nos. : See Attached Exhibit A (Current CTC Properties); 176605-000; 176598-000; 176594-000; 986035-756; 986035-757(Additional Properties)
Prior Excise Tax No. : NA
Other Reference No(s). : AFN 3305320 (Original Development Agreement); AFN 3608344 (First Addendum); AFN 3667929 (Second Addendum); AFN 4017454 (Third Addendum)

**FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT**

W7941

Effective Date: March 23, 2016

Parties: COLUMBIA TECH CENTER, L.L.C., a
Washington limited liability company (hereinafter
referred to as CTC); and

This document is being recorded as an accommodation.
Chicago Title maintains no responsibility
as to the effect or provisions of this document.

CITY OF VANCOUVER, WASHINGTON, a
Washington municipal corporation (hereinafter
referred to as the City).

Recitals:

A. CTC and the City executed a Development Agreement dated November 20, 2000, and recorded under Clark County Auditor's File No. 3305320, to govern and vest the development of the property described in the CTC Development Agreement.

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 1

(2/22/2016 10:36 AM)
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B. CTC and the City entered into a First Addendum to the CTC Development Agreement dated February 3, 2003, and recorded under Clark County Auditor's File No. 3608344.

C. CTC and the City entered into a Second Addendum to the CTC Development Agreement dated May 19, 2003, and recorded under Clark County Auditor's File No. 3667929.

D. CTC and the City entered into a Third Addendum to the CTC Development Agreement dated June 20, 2005, and recorded under Clark County Auditor's File No. 4017454. The CTC Development Agreement is further defined in Exhibit B and incorporated fully into this Fourth Addendum by this reference.

E. The current boundaries of the entire CTC development are legally described in the CTC Development Agreement defined in Exhibit B (CTC Property).

F. CTC currently owns Tax Lots 176594-000, 986035-756, and 986035-757 (Additional CTC Properties, legally described in Exhibit C as adjusted parcels A and B), and Pacific Rock Products, LLC currently owns Tax Lots 176598-000 and 176605-000 (Pacific Rock Products Properties, legally described in Exhibit C as adjusted parcels C and D). The Additional CTC Properties and the Pacific Rock Products Properties are collectively referred to in this Fourth Addendum as the Additional Properties, legally described in Exhibit C. CTC is currently under contract to acquire the Pacific Rock Products Properties.

G. The parties desire to add Additional Properties to the Development Agreement, and modify and clarify certain other provisions.

NOW, THEREFORE, the parties agree as follows:

1. **Extension to Additional Properties.** By execution of this Fourth Addendum, the parties agree that approximately 51.4 acres of Additional Properties legally described in Exhibit C are subject to all of the provisions of the CTC Development Agreement, as amended by this Fourth Addendum, and subject to the provisions of Section 8 of this Fourth Addendum.

2. **Prior Agreement.** The Additional Properties are also subject to a Restated Pre-Annexation/Development Agreement recorded on April 10, 2008 under Auditor's File No. 4443223 (PADA). The PADA allows the City and the owner of the properties subject to it to enter into a separate development agreement to govern the use and development of those properties. By executing this Fourth Addendum, CTC and the City agree that the PADA,

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 2

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as it applies to the Additional Properties, is superseded and replaced in its entirety with the CTC Development Agreement and this Fourth Addendum.

3. Zoning Applicable to Additional Properties. Not taking into account the Additional Properties added under this Fourth Addendum, there is approximately 43.5 net developable acres remaining within the CTC Property. With the Additional Properties (approximately 51.4 gross, 50.0 net), CTC will have approximately 93.5 net developable acres. The parties agree in this Fourth Addendum that CTC may apply CTC zoning, as defined in the CTC Development Agreement, to the remaining 93.5 net developable acres, as it determines in its sole discretion, as long as 40% of all of the net developable acres within the aggregate of the CTC Property and the Additional Properties is designated CTC Light Industrial.

4. Traffic

4.1 Reservation of Trips. As of the date of this Fourth Addendum, and according to the *Columbia Tech Center Trip Generation Study* dated September 19, 2014, prepared by Kittelson & Associates, Inc., and accepted by the City of Vancouver in a letter dated May 14, 2015, the number of trips reserved to the CTC Property is 1,336, as set forth in Exhibit D. The parties agree that these trips may also be utilized for development on the Additional Properties.

4.2 Street and Signal Alignments. The parties agree that the following provisions will apply to the future street alignments and traffic signal locations associated with development within the CTC Property and Additional Properties:

(a) The City and CTC agree to work cooperatively on the location of the remaining signals on SE Mill Plain within the CTC Property;

(b) The City and CTC agree to work cooperatively on the alignment and construction by CTC of the SE 184th Street Extension to the north through the Additional Properties within the general alignment shown on Exhibit E, as adjusted during preliminary and final design;

(c) SE 184th Street will be the only required north/south vehicular connection to SE 1st Street through the Additional Properties and should be designed as shown on Exhibit F. CTC agrees to provide a north/south bicycle and pedestrian connection to SE 1st Street at the location shown on Exhibit E in connection with and/or the time of, development of adjacent property owned by CTC.

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 3

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(d) If CTC designs and constructs any portion of SE 1st Street, CTC agrees to conform to the City's preferred SE 1st Street corridor design standard, including cross sections.

(e) CTC agrees to provide bicycle/pedestrian connections as shown on Exhibit E.

5. Development Standards

5.1 Parking Lot Standards. Subsection (7), in Section I.A.5.a)(7) of the CTC development standards, attached to the CTC Development Agreement as Exhibit G (Development Standards), is stricken and replaced in its entirety with the following:

(7) Lighting fixtures in parking or loading areas shall be consistent with RCW 47.36.180 on public roadways and not cast significant light or glare off-site on adjacent properties. All wall mounted or pole mounted fixtures shall utilize high pressure sodium (HPS) lamps, or other lighting fixtures such as light emitting diode (LED) sources to reflect current lighting technology. The ARC may also allow the use of "traditional" decorative fixtures with other than HPS lamps in selected areas with specific written approval by the ARC. The ARC must review and approval all lighting types and style to assure compatibility with adjacent developments.

5.2 Signs. A new subsection, subsection (8), in Section I.A.7.d) (Signs Unrestricted by CTC Zoning District) of the Development Standards, is added as follows:

(8) For the purpose of identifying Higher Density Residential uses, two (2) permanent sign panels are allowed at each major entrance of such uses. Each sign panel shall not be permitted to exceed thirty-two (32) square feet in area. Each single panel may be on sign structures on opposing sides of each major entrance.

5.3 Multi-family (MF) Uses. A new subsection, subsection I.A.2.c)(3) of the Development Standards for Multi-family (MF) Uses allowed by review and approval of the CTC Architectural Review Committee (ARC), is added as follows:

(3) Retail and office uses are outright permitted on the ground floor of any multi-story, multi-family building.

5.4 Commercial (CO) Permitted Uses. Subsection 1.A.3.b(1)(a) is deleted in its entirety and replaced with the following:

(a) Grocery stores are permitted in CTC 192nd District and SE 164th District in accordance with the CTC Development Districts, as shown on Exhibit G.

(b) Grocery Stores 45,000 square feet and less are permitted in the CTC Core Park District in accordance with the CTC Development Districts, as shown on Exhibit G.

5.5 Setbacks.

(a) CTC ARC may reduce building setbacks for Commercial and Industrial developments to 10-ft all around.

5.6 CTC ARC may reduce minimum parking requirements with equivalent bike parking allowance in square feet per the VMC.

(a) CTC ARC may approve the placement of pervious bike parking facilities in the minimum landscaped required areas.

6. **Agreement.** This Fourth Addendum modifies the CTC Development Agreement defined in Exhibit B. In the event of any conflict between this Fourth Addendum and the CTC Development Agreement defined in Exhibit B, this Fourth Addendum shall control.

7. **Run with the Land.** This Fourth Addendum shall be binding on the parties' successors and assigns. This Fourth Addendum shall be recorded with the Clark County Auditor.

8. **Effective Date and Term.** This Fourth Addendum will become effective against the Additional CTC Properties upon the date the last party to this Fourth Addendum executes the Fourth Addendum, and shall become effective against the Pacific Rock Products Properties upon the date CTC acquires those properties. The term of the CTC Development Agreement and this Fourth Addendum, and the right to build out the development according to their terms, shall be extended for a period of twenty-five(25) years from and after the current expiration of term of the CTC Development Agreement.

9. **Public Hearing.** The Vancouver City Council has approved execution of this Fourth Addendum by resolution after a public hearing.

CITY OF VANCOUVER

By: ERIC J. HOLMES
Title: City Mgr

COLUMBIA TECH CENTER, L.L.C.

Peter F. Bechen
Pacific Realty Associates, L.P., Member
By: Pac Trust Realty, Inc., General Partner
By: Peter F. Bechen
Title: President and Chief Executive Officer

Attest:

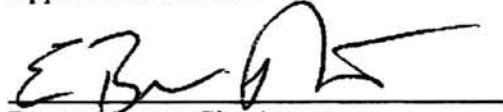
Carrie Lowellen
Deputy City Clerk
Carrie Lowellen

Jeffrey S. Gordon
C.T.C. Investments, L.L.C.
By: Investment Development Management, L.L.C.
By: Jeffrey S. Gordon
Title: Manager

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 6

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Approved as to form:

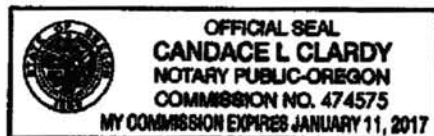

Bronson Potter, City Attorney

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that Peter F. Bechen appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President and Chief Executive Officer of Pac Trust Realty, Inc., General Partner of Pacific Realty Associates, L.P., Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15 day of March, 2016.


NOTARY PUBLIC FOR WASHINGTON *Oregon*
My Commission Expires: 1-11-17



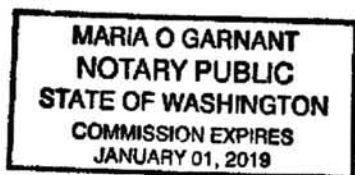
FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 7

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STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that Jeffrey S. Gordon appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Columbia Tech Center, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 23rd day of March, 2016.



Maria O. Garnant
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 01/01/19

STATE OF WASHINGTON)
: ss.
County of Clark)

I certify that Eric J. Holmes appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 9th day of March, 2016.



Jennifer J. Brown
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 12-17-18

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 8

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STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that _____ appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Pacific Rock Products, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2016.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

**FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 9**

(2/22/2016 10:36 AM)
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EXHIBIT A
LEGAL DESCRIPTION

Mackay  Sposito

16382LD1
11/05/2015
JLM

VANCOUVER OFFICE

1325 SE Tech Center Drive, Suite 140 • Vancouver, WA 98683
360.695.3411 • info@mackaysposito.com

EXHIBIT "A"

LEGAL DESCRIPTION
COLUMBIA TECH CENTER
2015 REVISED DEVELOPMENT AGREEMENT
VANCOUVER, CLARK COUNTY, WASHINGTON

Real property situated in Clark County, Washington and lying in the East half of Section 36, Township 2 North, Range 2 East and Section 31, Township 2 North, Range 3 East of the Willamette Meridian, more particularly described as follows:

That tract of land conveyed to Columbia Tech Center, L.L.C. from CTC Investments, L.L.C., by deed recorded under Auditor's File No. 9602290434, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company, by deed recorded under Auditor's File No. 3001330, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Hewlett-Packard Company by deed recorded under Auditor's File No. 3208308, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Walter M. Musa, Jr., Christopher Musa and Deanna Browning by deed recorded under Auditor's File No. 9806150265, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Pacific Rock Products, L.L.C. by deed recorded under Auditor's File No. 9806300542, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Sharon Shaffer by deed recorded under Auditor's File No. 9702240256, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Dale A. Dalke, and Diana K. Dalke, husband and wife, by deed recorded under Auditor's File No. 9709160270, records of said county.

DEVELOPMENT AGREEMENT - 10

(2/22/2016 10:36 AM)
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ALSO

EXHIBIT C (Relinquished Property) of that Boundary Line Agreement and Statutory Warranty Deed recorded under Auditor's File No. 3850661, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William N. Stephens and Marcella R. Stephens, Trustees of The Stephens Family Living Trust, by deed recorded under Auditor's File No. 3726601, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Fred Meisner and Karen K. Meisner, husband and wife, by deed recorded under Auditor's File No. 3726602, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from William D. Huyette and Shirley A. Huyette, husband and wife, by deed recorded under Auditor's File No. 3726603, records of said county.

ALSO

That tract of land conveyed to Columbia Tech Center, L.L.C. from Don G. Beatty and Kay J. Beatty, husband and wife and KLL Corp., a Nevada Corporation, by deed recorded under Auditor's File No. 3726606, records of said county.

Subject to easements and restrictions of record.



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FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 11

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EXHIBIT B

CTC DEVELOPMENT AGREEMENT

The term "Development Agreement" shall mean, collectively, the following documents, all of which are recorded in the official records of Clark County, Washington: Development Agreement dated November 20, 2000 by and between Columbia Tech Center, L.L.C., a Washington limited liability company, and the City of Vancouver, Washington, a Washington municipal Corporation recorded on April 3, 2001 as Instrument No. 3305320 (as amended by (A) Addendum to Columbia Tech Center Development Agreement dated February 3, 2003 by and between Columbia Tech Center, L.L.C., a Washington limited liability company, Clark Community College District No. 14 Foundation, a Washington nonprofit corporation, and City of Vancouver, Washington, a Washington municipal corporation recorded March 26, 2003 as Instrument No. 3608344; (B) Second Addendum to Columbia Tech Center Development Agreement dated May 19, 2003 by and between Columbia Tech Center, L.L.C., a Washington limited liability company and the City of Vancouver, Washington, a Washington municipal corporation, recorded on July 2, 2003 as Instrument No. 3667929; and (C) Third Addendum to Columbia Tech Center Development Agreement dated June 20, 2005 by and between Columbia Tech Center, L.L.C., a Washington limited liability company and the City of Vancouver, Washington, a Washington municipal corporation, recorded on July 15, 2005 as Instrument No. 4017454).

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 12

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EXHIBIT C
ADDITIONAL PROPERTIES

1 of 4

MacKay Sposito

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15741CEMEX_LD1
11/06/2014
BRD

ADJUSTED PARCEL "A"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3311761, 3311762 AND 3676913, LYING IN THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 01°02'40" WEST 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID RIGHT OF WAY LINE NORTH 89°22'18" WEST 491.87 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 01°02'40" WEST 1059.73 FEET; THENCE SOUTH 89°22'18" EAST 491.87 FEET; THENCE SOUTH 01°02'40" WEST 253.80 FEET; THENCE SOUTH 88°46'55" EAST 457.69 FEET; THENCE NORTH 01°36'11" EAST 192.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°04'28", AN ARC LENGTH OF 466.20 FEET TO THE POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 54°16'47", AN ARC LENGTH OF 393.16 FEET; THENCE NORTH 00°48'30" EAST 376.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 88°37'22" WEST 80.47 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 01°02'40" EAST 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.388 ACRES, MORE OR LESS.



FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 13

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360.695.3411 • info@mackaysposito.com

ADJUSTED PARCEL "B"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN AS DESCRIBED IN AUDITOR'S FILE NUMBER 3568461; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 88°46'55" WEST 861.25 FEET; THENCE NORTH 01°36'11 EAST 192.42 FEET TO THE POINT OF CURVATURE OF A 485.00 FOOT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°49'32", AN ARC LENGTH OF 320.19 FEET; THENCE SOUTH 84°40'08" EAST 961.61 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG THE SAID EAST LINE SOUTH 01°07'07" WEST 421.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.138 ACRES, MORE OR LESS.



FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 14

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11/06/2014

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ADJUSTED PARCEL "C"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITORS FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN AUDITORS FILE NUMBER 3568461; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 01°07'07" EAST 421.56 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE NORTH 84°40'08" WEST 961.61 FEET TO A POINT ON A NON-TANGENT 485.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY. A RADIAL LINE THROUGH SAID POINT IS NORTH 53°46'39" EAST; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°14'56", AN ARC LENGTH OF 146.01 FEET TO A POINT OF REVERSE CURVE OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 27°23'34", AN ARC LENGTH OF 198.41 FEET; THENCE LEAVING SAID CURVE SOUTH 85°29'00" EAST 153.85 FEET; THENCE NORTH 07°48'16" EAST 205.79 FEET; THENCE SOUTH 86°23'09" EAST 1015.67 FEET TO THE EAST LINE OF SAID TRACT; THENCE ALONG SAID EAST LINE SOUTH 01°07'07" WEST 471.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.064 ACRES, MORE OR LESS.



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DEVELOPMENT AGREEMENT - 15

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4 of 4

MacKay Sposito

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BRD

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360.695.3411 • info@mackaysposito.com

ADJUSTED PARCEL "D"
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN AUDITOR'S FILE 3568461 AND 3676913, LYING IN THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN AUDITOR'S FILE NUMBER 3568461, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SE 1ST STREET, 30 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID TRACT SOUTH 01°07'07" WEST 406.96 FEET; THENCE LEAVING SAID EASTERLY LINE NORTH 86°23'09" WEST 1015.67 FEET; THENCE SOUTH 07°48'16" WEST 205.79 FEET; THENCE NORTH 85°29'00" EAST 153.85 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, WITH A RADIAL BEARING OF NORTH 63°55'17" EAST; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°53'13", AN ARC LENGTH OF 194.75 FEET; THENCE NORTH 00°48'30" EAST 376.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID SE 1ST STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88°37'22" EAST 1240.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.815 ACRES, MORE OR LESS.



FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 16

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EXHIBIT D

CTC TRIPS

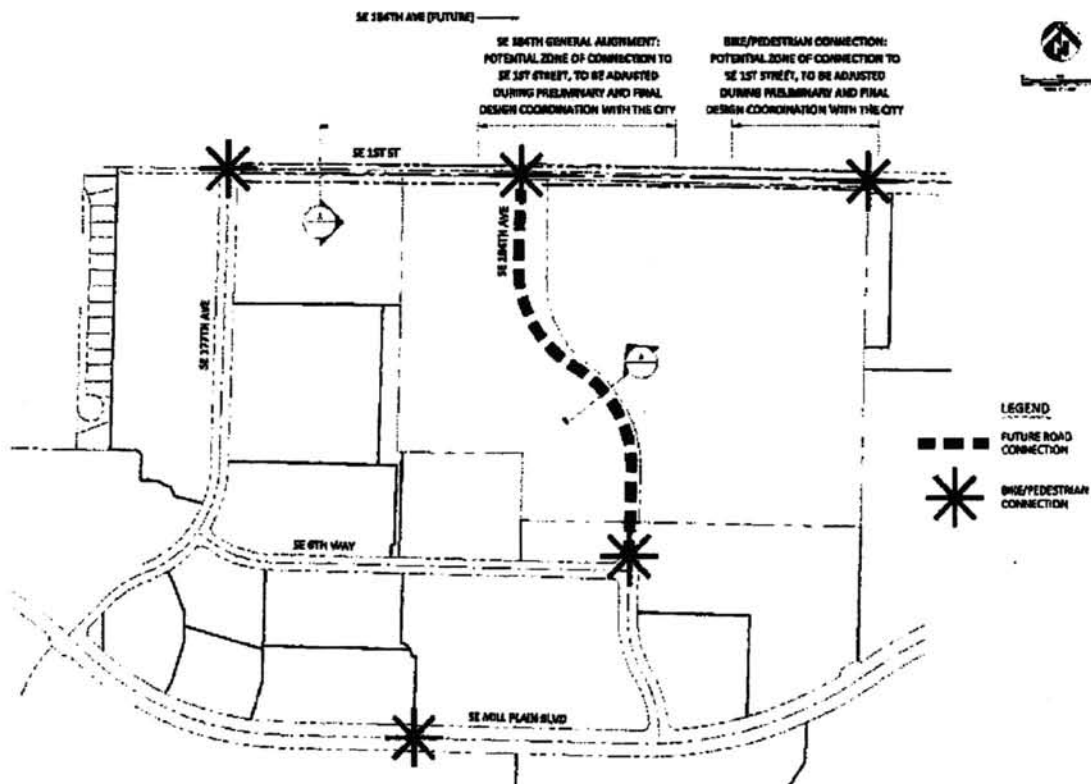
Table 14 Amendment to CTC Trip Debiting

Project	Concurrency Number	Date Issued	PM Peak Hour Trips Allocated	PM Trip Balance
Columbia Tech Center Phase 2 Vesting				1,953
CTC Building 631	CON 2006-00064	8/14/2006	201	1,752
Quarry Senior Living	CON 2005-00161	2/23/2006	81	1,671
Columbia Crossing	CON 2005-00091	11/7/2005	330	1,341
Kohl's Department Store	CON 2005-00035	6/9/2005	405	936
CTC Master Plan (Old Building 202, 204, 215, 216, 217, 218, 219)	CON 2004-00104	1/4/2005	542	394
Columbia Tech Center Phase 3, 4 Vesting			(2,800)	3,194
CTC Retail	CON 2004-00031	5/11/2004	1175	2,019
CTC Building 616	CON 2001-00014	5/21/2001	42	1,977
CTC Building 611	CON 2000-00068	2/5/2001	38	1,939
CTC 192nd South Musa	TIA 2006-00004	5/17/2007	949	990
CTC Clark College	TIA 2007-00041	7/5/2007	84	906
Del Taco Trip Credits	PST 2007-00009	8/21/2007	(14)	920
CTC - Oil Can Henry's	TIA 2007-00128	8/22/2007	(34)	954
Lowes Lacamas Lake	TIA 2007-00158	12/19/2007	54	900
REVISED Lowes Lacamas Lake	REVISED TIA 2007-00004	1/11/2008	0	900
CTC Building 651	PRJ2011-00975	Approved	73	827
Columbia Ridge Apartments	PRJ2011-01732	6/25/2012	244	583
CTC Lofts Phase 1	PRJ-105378/PIR-34497	July 2013	56	527
CTC Lofts Phase 2		January 2014	61	466
Add Back CTC Building 204 (Amendment to correct double counting of debited trips)	CON 2004-00104 Partial Correction	5/23/2014	(177)	643
CTC Corporate Headquarters (Assumes 210,000 SF)		Pending	(295)	348
Retail Trip Recalibration		Proposed	+988	1,336

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 17

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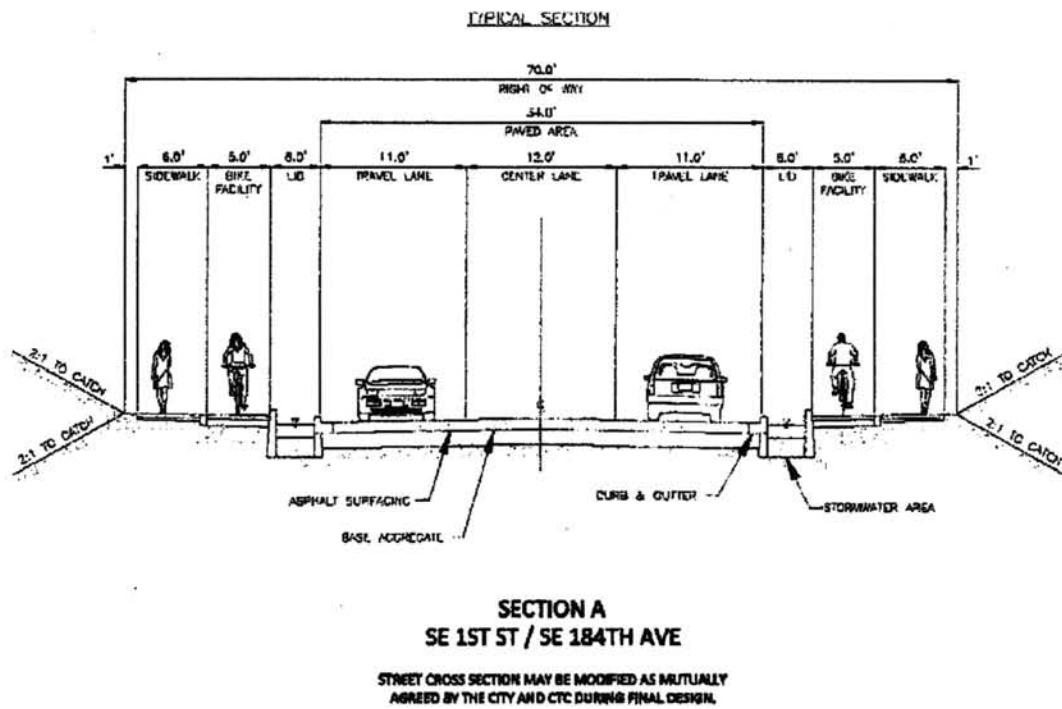
EXHIBIT E **S.E. 184TH STREET ALIGNMENT**



FOURTH ADDENDUM TO COLUMBIA TECH CENTER
 DEVELOPMENT AGREEMENT - 18

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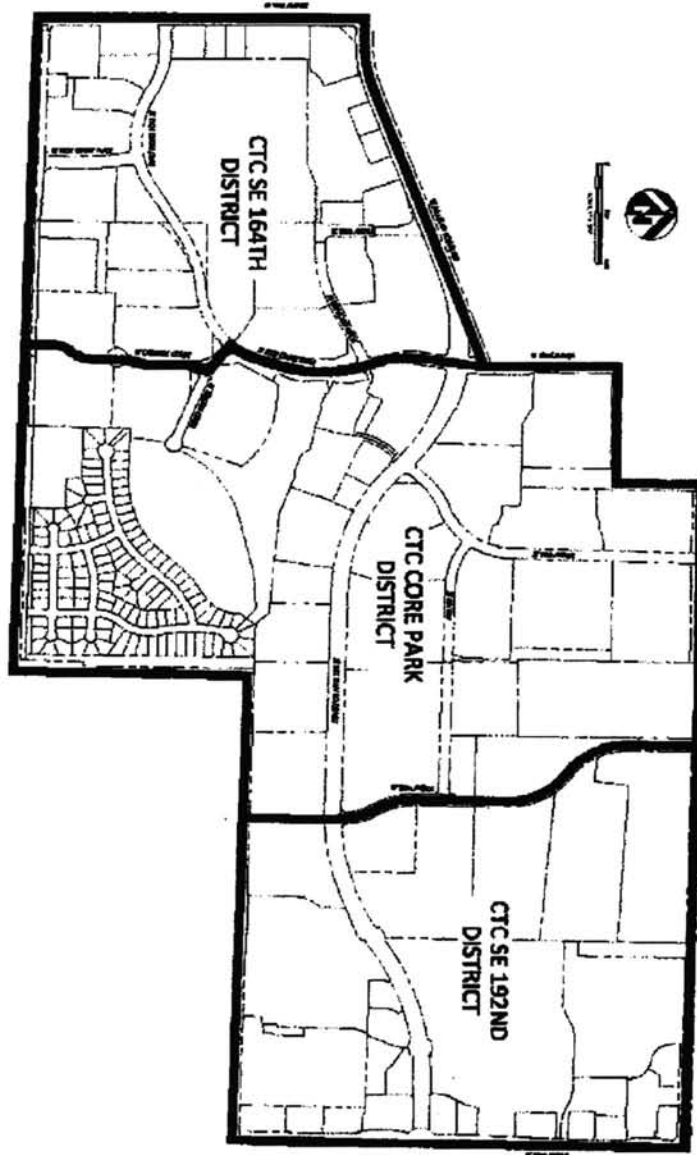
EXHIBIT F



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DEVELOPMENT AGREEMENT - 19

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EXHIBIT G



CTC DEVELOPMENT DISTRICTS MAP

FOURTH ADDENDUM TO COLUMBIA TECH CENTER
DEVELOPMENT AGREEMENT - 20

(2/22/2016 10:36 AM)
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STAFF REPORT NO. 003-18

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 1/8/2018
1/22/2018

Subject: Proposed amendment to the Multi-Family Housing Tax Exemption Ordinance (VMC 3.22) to allow for an additional 12 month extension of the approval of multi-family tax exemption requests, for a maximum total of 36 months in order to facilitate more complex construction projects.

Key Points:

- The stated purpose of VMC 3.22 is to encourage new private multi-family housing development and redevelopment in urban centers
- The current ordinance provides for a three-year period from the date a conditional certificate of approval for the exemption is issued to complete construction of the project, but also authorizes the Community Development Director to grant a 24-month extension of the approval if certain conditions are met
- Recent experience with a proposed multi-family housing project, which encountered unusual delays due to a change in ownership and in number of units, highlighted a need to increase the allowable extension period beyond 24 months
- The proposed change is limited to an increase in the allowable administrative extension of approved multi-family tax exemptions by 12 months

Objectives: To review and make final determinations on the recommended change. This action supports Goal 8, Objective 8.1 of the City's Strategic Plan: *Make downtown Vancouver a vibrant destination for the community and the region.*

Proposed Amendment: The only proposed change to VMC 3.22 is to provide for an additional extension of the tax exemption conditional certificate when certain criteria are met, as follows:

"3.22.040 H. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed 24 consecutive months except as provided below. The applicant must submit a written request stating the grounds for the extension, accompanied by a \$100 processing fee. An extension may be granted if the Director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;
2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.
4. An additional 12 month extension may be granted where each of the following criteria are met:

- a. The request for the extension is for a later phase of a development subject to a development agreement; and
- b. The Conditional Certificate was granted prior to February 2015; and
- c. Ownership of the property has been transferred subsequent to the granting of the Conditional Certificate.”

Advantage(s):

1. Providing an additional 12-month extension gives a reasonable period of time for more complex projects to be completed and retain the use of the housing incentive; and
2. The Community & Economic Development Director, who is authorized to grant such an extension, would retain the ability to allow for a lesser extension period if additional 12 months is not warranted; and
3. Specific approval criteria will ensure that the extension will only be granted if the applicant has demonstrated that the construction delay is due to reasons beyond the control of the applicant, the applicant has been acting in good faith and with due diligence and is expected to continue to do so, and all conditions of the original contract will be satisfied.

Disadvantage(s): None identified

Budget Impact: No impact

Prior Council Review: At a City Council work session on November 20, 2017, and at a public hearing on December 4 and 18, 2017, regarding a specific housing project, City staff discussed an example of why an amendment to the multi-family tax exemption period would be desirable, and indicated that a proposed ordinance would be presented at a subsequent Council meeting.

Action Requested:

1. On Monday, January 8, 2018, approve the ordinance on first reading, setting the date of second reading and public hearing for Monday, January 22, 2018.
2. On Monday, January 22, 2018, following second reading and public hearing, approve the ordinance.

Attachments:

- A. Draft Ordinance
- B. VMC 3.22 Multi-Family Housing Tax Exemption

01/08/18
01/22/18

ORDINANCE NO. M_____

AN ORDINANCE relating to Multi-Family Housing Tax Exemption program for the City of Vancouver and Vancouver Municipal Code (VMC) Title 3; amending Vancouver Municipal Code Section 3.22.040 relating to extensions of conditional approval of tax exemptions and providing for severability and providing for an effective date.

WHEREAS, pursuant to Chapter 84.14 of the Revised Code of Washington (RCW), the City Council has adopted regulations pertaining to the abatement of certain taxes on qualifying multi-family residential projects; and

WHEREAS, the City Council believes that the adopted ordinance codified as Vancouver Municipal Code Chapter 3.22 requires revision in order to allow for an additional 12-month extension to the current 24-month extension of the conditional certificate of approval under limited circumstances, in order to facilitate the construction of complex multi-family projects; and

WHEREAS, the City Council finds and concludes that the proposed change to the Multi-Family Housing Tax Exemption chapter is consistent with the policies and provisions of Chapter 84.14 RCW; and

WHEREAS, the City Council conducted a duly advertised public work session on November 20, 2017, and public hearing on December 4 and 18, 2017, for an amendment to a Disposition and Development Agreement for a proposed ten-story multi-family tower, at which City staff indicated that a such a code amendment to VMC 3.22 would be subsequently proposed to City Council; and

WHEREAS, the City Council believes that the proposed changes are consistent with the relevant comprehensive plan policies that encourage orderly development within the community and that the proposed change would facilitate additional residential units in urban centers; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The proposed amendment to Section 3.22.040 VMC increases the allowed administrative extension of a conditional certificate of a multi-family tax abatement from 24 months to 36 months if certain criteria are met. City Council finds that the additional 12-month extension, which may be granted by the Community Development Director, will provide additional flexibility in order for particularly complex multi-family projects to be completed prior to the expiration of their tax abatement approval period. The City Council also finds that the Community Development Director would retain the ability to approve less than a 36-month extension of the abatement should it be determined that the maximum 36-month extension is not warranted based on the approval criteria in VMC 3.22.040. Finally, the City Council finds that the stated purpose of the multi-family tax exemption program to "...encourage new private multi-housing development and redevelopment within designated urban centers..." and to "encourage affordable housing" would be supported by the proposed amendment by allowing for a reasonable extension period for construction to be completed.

Section 2. Municipal Code Text Change. Ordinance M-3314 as last amended by Ordinance M-4186, Section 2 and codified at Vancouver Municipal Code Section 3.22.040 "Tax exemptions for multi-family housing in residential target areas" is hereby amended to read as provided in the attached Exhibit A.

Section 3. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 4. Effective Date. This ordinance shall go into effect 15 days after adoption.

Read First Time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read Second Time:

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2018

Anne McEnery-Ogle, Mayor

Attest:

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

Approved as to form:

E. Bronson Potter, City Attorney

EXHIBIT A

Section 3.22.040 Tax exemptions for multi-family housing in residential target areas.

A. Intent. Limited eight, ten or twelve year exemption from ad valorem property taxation for multi-family housing in urban centers are intended to:

1. Encourage increased residential opportunities within urban centers designated by the city council as residential target areas;
2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multi-family housing in residential target areas to increase and improve housing opportunities;
3. Assist in directing future population growth to designated urban centers, thereby reducing development pressure on single-family residential neighborhoods; and
4. Achieve development densities which are more conducive to transit use in designated urban centers.
5. Encourage new construction or rehabilitation of owner-occupied multi-family housing where identified as desirable; and
6. Encourage affordable housing.

B. Duration of Exemption. The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for: (1) Eight successive years where all applicable criteria herein are met under Section 3.22.040(8)(a) or (b), or (2) Ten successive years if all applicable criteria herein including affordability are met, or (3) Twelve successive years if all applicable criteria herein including affordability are met. In both cases the duration of exemption shall be measured beginning January 1 of the year immediately following the calendar year after issuance of the Final Certificate of Tax Exemption.

C. Limits on Exemption. The exemption does not apply to the value of land or the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and non-qualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

D. Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:

1. Location. The project must be located within a residential target area, as designated in Section 3.22.030.
2. Tenant Displacement Prohibited. Property proposed to be rehabilitated must be vacant at least twelve months before submitting an application and fail to comply with one or more standards of

the applicable state or local building or housing codes on or after July 23, 1995.

3. Size. The project must include at least four units of multi-family housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multi-family units must be added to existing occupied multi-family housing. Existing multi-family housing that has been vacant for 12 months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multi-family housing.

4. Permanent Residential Housing. At least 50 percent of the space designated for multi-family housing must be provided for permanent residential occupancy, as defined in Section 3.22.020.

5. Proposed Completion Date. New construction multi-family housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.

6. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the Uniform Building Code. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.

7. Owner Occupancy. Projects within a residential target area that are developed for owner-occupancy shall include an agreement or other guarantee acceptable to the Director ensuring that some or all of the units within the project are used for purposes of owner-occupancy.

8. Affordability. To be eligible for the eight-year tax exemption option under this chapter, the applicant may choose between the market-rate option and the affordable option.

a. Under the eight-year market-rate exemption option, applicants shall enter into a development agreement with the city specifying requirements such as enhanced design, public art, additional parking or structured parking, enhanced landscaping, enhanced infrastructure (e.g. wider sidewalks, undergrounding utilities), homeownership component, energy efficiency, consistency with subarea plan.

b. To be eligible for the eight-year affordable exemption option under this chapter, applicants must commit to renting or selling at least 20% of units as affordable housing to households with annual incomes at or below 100% of Area Median Income.

2. To be eligible for the ten-year tax exemption, applicants must commit to renting or selling at least 20% of units as affordable housing to households with annual incomes at or below 80% of Area Median Income.

3. To be eligible for the twelve year tax abatements exemption under this chapter, applicants must commit to renting or selling at least 20% of units as affordable housing to households with annual incomes at or below 60% of Area Median Income.

4. Table 1 below summarizes the affordability requirements for each exemption option.

Exemption Period	Affordability Requirement
Eight (8) Years	No affordability requirement with development agreement under market-rate option; or Minimum of 20% of units rented or owned will be affordable housing to households at/below 100% of Area Median Income
Ten (10) Years	Minimum of 20% of units rented or owned will be affordable housing to households at/below 80% of Area Median Income
Twelve (12) Years	Minimum of 20% of units rented or owned will be as affordable housing to households at/below 60% of Area Median Income

E. Application Procedure. A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:

1. File with the city's Community Development Department the required application and the required fees. The initial application fee to the city shall consist of a base fee of \$300, plus \$50 per multi-family unit, up to a maximum total fee to the city of \$1,000. An additional \$100 fee to cover the Clark County Assessor's administrative costs shall also be paid to the city. If the city denies the application, the city will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.

2. A complete application shall include:

a. A completed City of Vancouver multi-family limited tax exemption application form setting forth the grounds for the exemption;

b. Preliminary floor and site plans of the proposed project;

c. Detailed list of unit size, number of bedrooms and bathrooms and projected rent or sales price.

d. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;

e. Verification by oath or affirmation of the information submitted.

f. A detailed project budget, financing plan and operating projection; and

g. For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of 12 months prior to filing the application and shall secure from the city verification of property noncompliance with the city's minimum housing code.

F. Application Review. City staff will review the application to determine eligibility based on 3.22.040(D) and evaluate the effect of the deferred tax proceeds.

G. Issuance of Conditional Certificate. The director may certify as eligible an applicant who is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 days of receipt of a complete application.

1. Approval. If an application is approved, the applicant shall enter into a contract with the city, subject to approval by the city council in a form of a resolution, regarding the terms and conditions of the project. Upon council approval of the contract, the Director shall issue a Conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate shall expire three years from the date of approval unless an extension is granted as provided in this chapter.

2. Denial. If an applicant is denied, the Director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten days of the denial. An applicant may appeal a denial to the city council within 30 days of receipt of notice. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The city council's decision on appeal will be final.

H. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed 24 consecutive months except as provided below. The applicant must submit a written request stating the grounds for the extension, accompanied by a \$100 processing fee. An extension may be granted if the Director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;

2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and

3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.

4..An additional 12 month extension may be granted where each of the following criteria are met:

- a. The request for the extension is for a later phase of a development subject to a development agreement; and
- b. The Conditional Certificate was granted prior to February 2015; and
- c. Ownership of the property has been transferred subsequent to the granting of the Conditional Certificate.”

I. Application for Final Certificate.

1. Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the City's Community Development Services Department 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 rehabilitation improvements or new construction on the owner's property qualify the property for limited exemption;
- c. If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020; and
- d. A statement that the work was completed within the required three-year period plus any authorized extension.

2. Within 30 days of receipt of all materials required for a Final Certificate, the Director shall determine which specific improvements satisfy the requirements whether the work completed, and the affordability of the units, is consistent with the application and the contract approved by the city and is qualified for a limited tax exemption under this chapter.

J. Issuance of Final Certificate.

1. Review and Approval. If, after reviewing, the application for Final Certificate, the Director determines that the project has been completed in accordance with the contract between the applicant and the city and has been completed within the authorized time period, the city shall, within ten days, file a Final Certificate of Tax Exemption with the Clark County Assessor.

2. Denial. The Director shall notify the applicant in writing that a Final Certificate will not be filed if the Director determines that:

- a. The improvements were not completed within the authorized time period;
- b. The improvements were not completed in accordance with the owner's application or the contract between the applicant and the city; including if applicable affordable housing requirements; or
- c. The owner's property is otherwise not qualified under this chapter.

3. Appeal. Within 14 days of receipt of the Director's denial of a Final Certificate, the applicant may file an appeal with the city council. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The city council's decision on appeal will be final.

K. Annual Compliance Review. Thirty days after the first anniversary of the date of filing the Final Certificate of Tax Exemption and each year thereafter, for the duration of the tax exemption, the owner of the rehabilitated or newly constructed property shall file a notarized declaration with the Director that includes the following:

- 1. A statement identifying the total number of occupied and vacant multi-family units receiving a property tax exemption;
- 2. A certification that the property continues to be in compliance with the contract with the city including any provisions related to affordable housing; and
- 3. A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;
- 4. The total monthly rent or total sale amount for each unit;
- 5. For exemptions granted under the affordable housing provisions of this chapter, the income of each renter household at the time of initial occupancy and the income of each initial purchaser of owner-occupied units at the time of purchase; and
- 6. For exemptions granted under the affordable housing provisions of this chapter, documentation showing that twenty percent (20%) of the units were rented or sold as affordable housing to low or moderate income households.

The property owner must maintain records supporting this declaration and those records and the multi-family units are subject to inspection by the city. Failure to submit the annual declaration or maintain adequate records may result in the tax exemption being canceled.

L. Annual Report. By December 31 of each year the city has any outstanding limited multi-family tax exemptions the city shall submit a report to the State providing the information required by RCW 84.14.

M. Annual Monitoring. A review of the rent rolls is required annually including unit number, unit size (bedrooms/bathrooms) household size, rent, utilities. City staff will conduct on-site reviews of tenant files randomly. There is a \$500.00 annual monitoring fee.

N. Cancellation of Tax Exemption. If the Director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when non-compliance has been determined. If the owner intends to convert the multi-family housing to another use or otherwise discontinues compliance with this chapter, the owner must notify the Director and the Clark County Assessor within 60 days of the change in use.

1. Effect of Cancellation. If a tax exemption is canceled due to a change in use or other noncompliance, the Clark County Assessor may impose an additional tax on the property, together with the interest and penalty, and a priority lien may be placed on the land, pursuant to RCW84.14.

2. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the Director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the city clerk within 30 days, specifying the factual and legal basis for the appeal. The city council will conduct a hearing at which all affected parties may be heard and all competent evidence received. The city council will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the city council's decision to the Clark County Superior Court.

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to the Multi-Family Housing Tax Exemption program in the City of Vancouver and Vancouver Municipal Code (VMC) Chapter 3.22 relating to extensions of conditional approval of tax exemptions; providing for severability and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at (360) 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).