

ATTACHMENT A

Local Improvement District – Timeline for Formation and Assessment Roll Confirmation

The City of Seattle intends form an LID in 2018 to fund certain park and pedestrian elements of the Central Waterfront Improvement Plan (the “LID Improvements”). In order to conduct a public process that results in assessments to property owners whose property is specially benefited by the LID improvements in accordance with the special benefits received. The City has set forth the following preliminary proposed outreach and legislative timeline for the remainder of 2017 and 2018.

Special Benefit Study and Outreach: September 2017 – May 2018

The City will retain the services of one or more licensed real estate appraisers to conduct a special benefit analysis. The analysis study will consist of a parcel-by-parcel analysis of properties to be specially benefited by the LID Improvements. The special benefit analysis will form the basis of the assessments to parcel owners.

During the development of the Special Benefit Analysis which is estimated to be complete in February 2018, the City will conduct an outreach process in which property owners within the LID will be invited to briefings intended to increase awareness of the LID formation methodology and process. This process will include open houses, individual meetings, and will cover topics such as the Central Waterfront design, budget, construction schedule, benefits, and operations and maintenance. The City will invite feedback during these briefings and will also identify the person or persons to whom feedback may be provided.

Upon completion of the Special Benefit Analysis the City will evaluate and determine the assessment ratio/percentage of total special benefits to be levied for all LID parcel owners that will determine proposed assessment amounts for each LID parcel owner. This process will be informed throughout by regular input by property owners.

Once the preliminary special benefits and proposed assessment amounts have been determined for each LID property owner, the City will establish a website where property owners can review their property information, anticipated special benefits and proposed assessment amounts.

Property owners who observe inaccurate property information and/or have questions about anticipated special benefits that have been identified for their property, will have the opportunity to provide feedback to the City.

LID Formation

Beginning in April 2018, City Council anticipates commencing the legislative process to form the LID. The process will follow then applicable statutory procedures, which will include opportunities for public comment and action. The LID process includes a number of steps, some of which are described below:

- A. Intent to Form LID Resolution, followed by published and mailed notices, and public hearings. Hearings will provide property owners opportunity for written and public testimony, including feedback on the LID substance and process and factual corrections to property information;
- B. LID Formation Ordinance Vote;
- C. Resolution or Council motion setting time, date and place of assessment roll hearing(s), followed by published and mailed notices regarding these assessment roll hearing(s);
- D. Confirmation of Final Assessment Roll by ordinance following completion and resolution of assessment roll hearing(s);
- E. Final assessment roll delivered to Treasurer to begin collection process, including notification to property owners regarding 30-day prepayment period