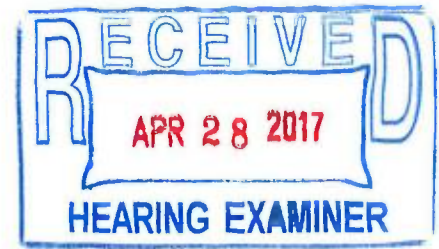


April 27, 2017

City of Tacoma
747 Market St.
Tacoma, WA 98402.



ATTN: Hearing Examiner

Subject: LID 8645 for 525 Broadway

The purpose of this letter^{is} to expand on what I wrote at the meeting on March 29, 2017.

I'm objecting to the length of time it took for the assessment to be issued. Enclosed is a copy of a letter from the City of Tacoma dated March 14, 2005, stating that after completion of the project (2012) there would be an 18-month period before the LID assessments would be sent out. That never happened as the LID notices were just recently sent out. The City of Tacoma is now expecting landowners to pay for the added interest and administrative costs that accrued during this additional time frame.

This is my letter of objection.

Sincerely,

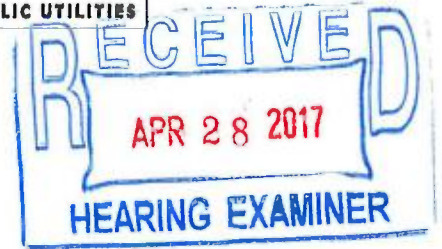
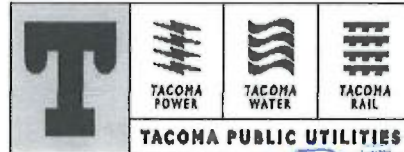
Handwritten signature of Stella J. Jones in cursive.

Stella J. Jones.

ORIGINAL

EX. 58

St. Helens Neighborhood



City of Tacoma

March 14, 2005

Subject: St. Helens Neighborhood – **Streetscape Local Improvement District - \$6,200,000**

Dear Property Owner:

Beginning in September 2004, the City sponsored a series of informational meetings to determine the level of support for a Local Improvement District (LID) within the St. Helens Neighborhood. The meetings were well attended and the concerns raised were noted by City staff. The most resounding comment the City received was that the cost of the proposed LID was simply out of reach for many of the property owners. We've taken that feedback, fine-tuned the estimates using information gathered by our survey crews, and reassessed the properties based on this revised estimate. Another change was to have only those properties that benefit from the conversion of the overhead utility lines be responsible for those costs. Therefore, the City will be conducting two surveys: one for the streetscape; the second for the conversion of overhead utilities to underground. Should the community support moving forward, the proposed improvements to the St. Helens neighborhood would be constructed by two separate LIDs.

The Streetscape LID would fund, but not be limited to: the planting of additional street-friendly trees; enhancement of the planting strips; construction and installation of medians; sidewalk enhancements; ornamental streetlights; new curbs and gutters; new street and alley surfaces; and improvements at pedestrian crossings. The City of Tacoma's utility divisions are planning to replace aging water, sewer, and storm water infrastructure and increase capacity for the neighborhood at no cost to property owners.

The Utilities Conversion LID would fund the conversion of overhead utilities, including power, phone and cable to underground. This project is described in a separate letter to those properties abutting the overhead lines.

The total estimated cost of the proposed streetscape improvements to the St. Helens Neighborhood is \$15,615,000. The cost distribution for the improvements is as follows:

City-funded utility upgrades/repaving:	\$9,415,000
LID-funded streetscape improvements:	<u>\$6,200,000</u>
Total Estimated Project Cost:	\$15,615,000

St. Helens Neighborhood – Streetscape Local Improvement District

March 14, 2005

Page Two

The estimated project cost for the Streetscape LID is \$15,615,000 with the City's share being \$9,415,000. Your portion of the project cost is estimated at \$ 3,456.76, which will be referred to as your parcel's Streetscape LID assessment. Owners individually may elect to pay their LID assessment in full after the project is completed during the 30-day interest free period, or take advantage of the City's financing. The first annual installment would be one year from the 30-day interest free period, or approximately 18 months following completion of construction. The table included with this letter provides a 30-year repayment schedule, and is based on a 6.5% simple interest rate. The actual rate will be established when long-term financing is secured.

Before we can proceed, we need to know if you are in favor of participating in funding the streetscape improvements through an LID. To help you make your decision, we are providing the following information as attachments:

1. Fact Sheet providing information and outlining the LID process
2. Payment schedule for your property
3. A drawing showing the improvements abutting your property

Please make your choice on the opinion survey card provided and return it on or before March 28, 2005.

Staff will be available with proposed plans on March 17, 2005, at King's Books on 218 St. Helens Avenue from 1:00 P.M. to 5:00 P.M. to discuss the various elements of the preliminary design and your estimated assessment for the proposed improvement. If you are unable to drop in, you can contact Sr. LID Representative Ralph Rodriguez in our LID Administration office at (253) 591-5522 or at rrodrig1@cityoftacoma.org.

Sincerely,



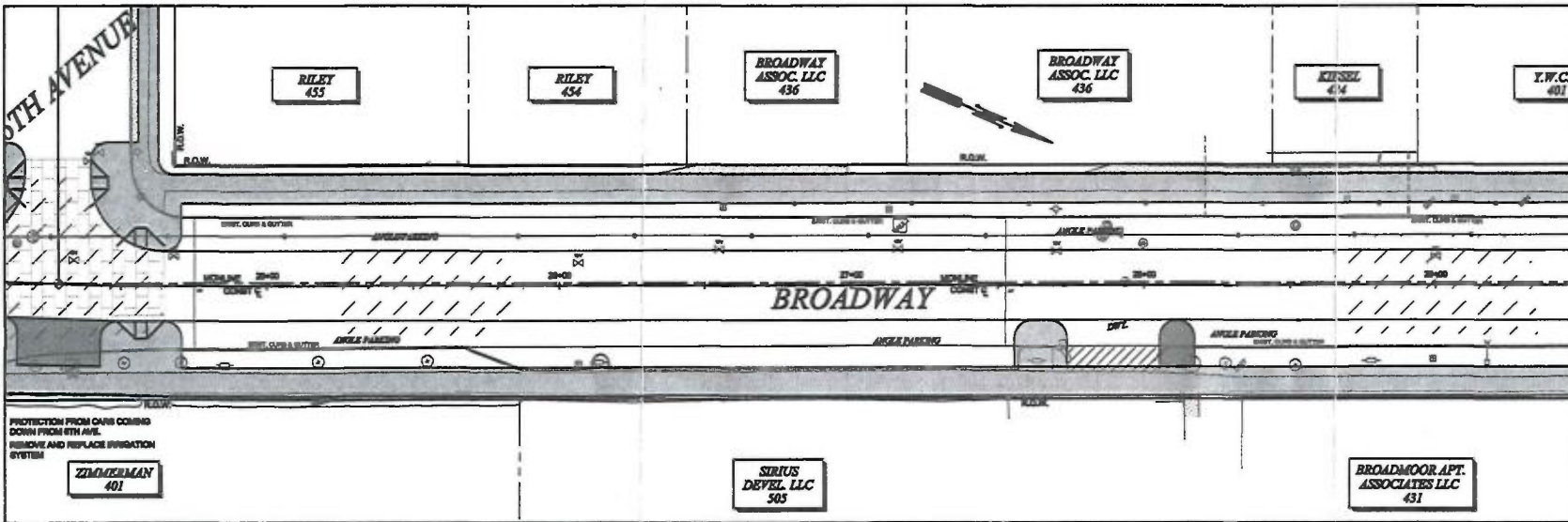
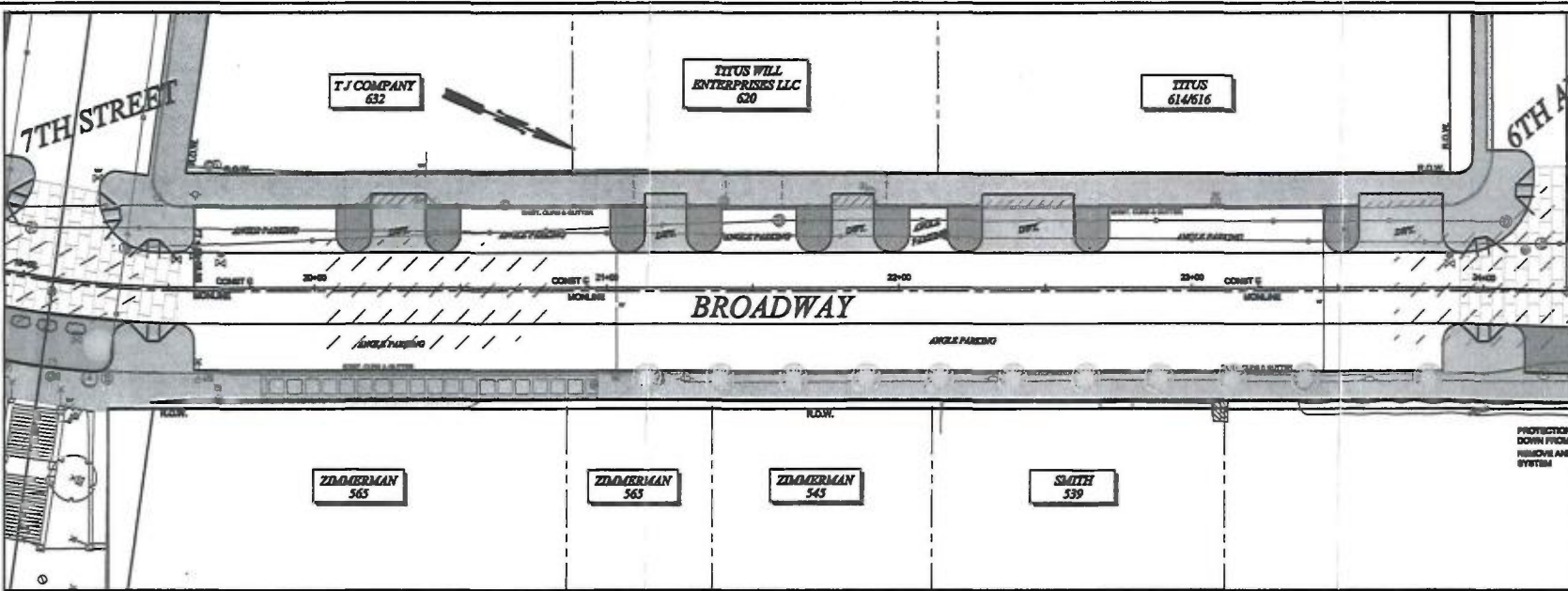
James L. Walton
City Manager



Mark Crisson
Director of Utilities

Attachments

cc: New Tacoma Neighborhood Council
Economic Development Committee



	REVISION DATE APPR	DATE DESIGNED DRAWN CHECKED PROJECT NAME Dwg Name	SCALE 1" = 20'	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		123456789 1 of 1
			STREET IMPROVEMENTS BROADWAY Description			