

March 13, 2017

Robert Sheesley
City Attorney
City of Commerce City
7887 E. 60th Ave.
Commerce City, CO 80022

Re: Transportation Terminal at 10251 Newark Street

Mr. Sheesley:

We wanted to put in writing to you and the City Council our commitment to voluntarily fund at no cost to the City of Commerce City \$32,220, in addition to all other fees, to help fund the installation of a traffic signal at the intersection of 104th Avenue and Peoria Parkway.

It is our understanding that the warrant study performed by the City's consultants indicates that -- even without our proposed development -- the current volume of traffic warrants the installation of a traffic signal.

We understand that the City funds these types of infrastructure improvements with various development fees, such as, a road impact fee and a specific signal fee.

Approval of our proposed project would help to significantly fund the installation of this traffic signal. If permitted, our proposed project would result in the following fees being paid:

Road Impact Fee	\$88,180
Percentage of Signal Cost	\$17,780
Voluntary Non-Refundable Contribution	<u>\$32,220</u>
Total	\$138,180

This total contribution of \$138,180 would cover the cost of in excess of 36% of the total costs of the traffic signal.

We ask for the Council's support of our project as this development and the City's structure of its development fees are working as intended and failure to approve our proposed project would result in the loss of \$138,180 to fund the traffic signal.

Sincerely,


Michael Samhat
President

Creating Exceptional Value!