



King County

1200 King County
Courthouse
516 Third Avenue
Seattle, WA 98104

Meeting Agenda

Budget and Fiscal Management Committee

Councilmembers:

Rod Dembowski, Chair;

Jorge L. Barón, Vice Chair;

Steffanie Fain, Rhonda Lewis, Teresa Mosqueda, Sarah Perry

Lead Staff: April Sanders (206-263-3412)

Committee Clerk: Gabbi Williams (206-477-7470)

9:30 AM

Wednesday, April 22, 2026

Hybrid Meeting

Hybrid Meetings: Attend King County Council committee meetings in person in Council Chambers (Room 1001), 516 3rd Avenue in Seattle, or through remote access. Details on how to attend and/or provide comment remotely are listed below.

Pursuant to K.C.C. 1.24.035 A. and F., this meeting is also noticed as a meeting of the Metropolitan King County Council, whose agenda is limited to the committee business. In this meeting only the rules and procedures applicable to committees apply and not those applicable to full council meetings.

HOW TO PROVIDE PUBLIC COMMENT: The Budget and Fiscal Management Committee values community input and looks forward to hearing from you on agenda items.

There are three ways to provide public comment:

1. **In person:** You may attend the meeting and provide comment in the Council Chambers.
2. **By email:** You may comment in writing on current agenda items by submitting your email comments to committees@kingcounty.gov. If your email is received before 8:00 a.m. on the day of the meeting, your email comments will be distributed to the committee members and appropriate staff prior to the meeting.
3. **Remote attendance at the meeting by phone or computer** (see "Connecting to the Webinar" below).

	<p>Sign language and interpreter services can be arranged given sufficient notice (206-848-0355). TTY Number - TTY 711.</p> <p>Council Chambers is equipped with a hearing loop, which provides a wireless signal that is picked up by a hearing aid when it is set to 'T' (Telecoil) setting.</p>	
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You are not required to sign up in advance. Comments are limited to current agenda items.

You have the right to language access services at no cost to you. To request these services, please contact Language Access Coordinator, Tera Chea at 206-477-9259 or email tera.chea2@kingcounty.gov by 8:00 a.m. three business days prior to the meeting.

CONNECTING TO THE WEBINAR:

Webinar ID: 867 1228 9077

By computer using the Zoom application at <https://zoom.us/join> and the Webinar ID above.

Via phone by calling 1-253-215-8782 and using the Webinar ID above.

HOW TO WATCH/LISTEN TO THE MEETING REMOTELY: There are several ways to watch or listen in to the meeting:

- 1) Stream online via this link: <http://www.kingcounty.gov/kctv>, or input the link web address into your web browser.
- 2) Watch King County TV on Comcast Channel 22 and 322(HD) and Astound Broadband Channels 22 and 711(HD)
- 3) Listen to the meeting by telephone – See “Connecting to the Webinar” above.

To help us manage the meeting, if you do not wish to be called upon for public comment please use the Livestream or King County TV options listed above, if possible, to watch or listen to the meeting.

1. **Call to Order**



2. **Roll Call**

3. **Approval of Minutes p. 5**

April 8, 2026 meeting minutes

4. **Public Comment**

To show a PDF of the written materials for an agenda item, click on the agenda item below.

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Consent

5. [Proposed Ordinance No. 2026-0028](#) p. 7

AN ORDINANCE authorizing the execution of a lease at an existing location to support the operation of the department of natural resources and parks.

Sponsors: Dembowski

Brandi Paribello, Council staff

Briefing

6. [Briefing No. 2026-B0058](#) p. 44

City of Bellevue Grand Connection Crossing and Financing

Genesee Adkins, Deputy City Manager, City of Bellevue

Discussion and Possible Action

7. [Proposed Ordinance No. 2026-0082](#) p. 59

AN ORDINANCE approving King County's partial participation in the city of Bellevue's Tax Increment Financing project, as authorized in RCW 39.114.020; and specifying conditions on the county's participation.

Sponsors: Balducci and Dunn

Brandi Paribello, Council staff



Sign language and interpreter services can be arranged given sufficient notice (206-848-0355).
TTY Number - TTY 711.
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Discussion Only

8. [Proposed Ordinance No. 2026-0071](#) p. 163



AN ORDINANCE making a net supplemental appropriation of \$48,730,000 to various general fund agencies, a net supplemental appropriation of \$136,073,000 to various non-general fund agencies and a net supplemental appropriation of \$208,368,141 from various capital fund budgets; amending the 2026-2027 Biennial Budget Ordinance, Ordinance 20023, Sections 16, 21, 21, 33, 33, 34, 34, 35, 43, 43, 46, 47, 50, 51, 51, 52, 53, 54, 55, 59, 60, 60, 64, 64, 70, 70, 71, 79, 80, 82, 83, 87, 90, 90, 91, 94, 94, 96, 96, 98, 98, 101, 102, 102, 103, 104, 105, 107, 109, 109, 110, 110, 111, 111, 115, 115, 116, 116, 122, 124, 126, 132, and 132, as amended, and Attachment A, as amended, adding a new section to Ordinance 20023, as amended, and repealing Ordinance 20023, Sections 17, 18, 19, 20, 27, and 28, as amended.

Sponsors: Dembowski

Gene Paul and Olivia Brey, Council staff

Other Business

Adjournment

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King County

1200 King County
Courthouse
516 Third Avenue
Seattle, WA 98104

Meeting Minutes Budget and Fiscal Management Committee

Councilmembers:
Rod Dembowski, Chair;
Jorge L. Barón, Vice Chair;
Steffanie Fain, Rhonda Lewis, Teresa Mosqueda, Sarah Perry

Lead Staff: April Sanders (206-263-3412)
Committee Clerk: Gabbi Williams (206-477-7470)

9:30 AM

Wednesday, April 8, 2026

Hybrid Meeting

DRAFT MINUTES

1. **Call to Order**

Chair Dembowski called the meeting to order at 9:31 a.m.

2. **Roll Call**

Present: 6 - Barón, Dembowski, Fain, Lewis, Mosqueda and Perry

3. **Approval of Minutes**

Councilmember Barón moved approval of the minutes from the March 25, 2026 meeting minutes. There being no objections, the minutes were approved.

4. **Public Comment**

The following individuals were present to provide public comment:
Alex Tsimmerman
Tyler Vasquez
Kirk Hovenkotter
Brady Nordstrom
Nate Caminos
Pearl Leung

Briefing

5. [Briefing No. 2026-B0051](#)

King County Financial Outlook

Aaron Rubardt, Chief Budget Officer, King County Executive's Office, briefed the committee via a PowerPoint presentation and answered questions from the members.

This matter was Presented

6. [Briefing No. 2026-B0052](#)

Bellevue Tax Increment Financing Proposal

Aaron Rubardt, Chief Budget Officer, King County Executive's Office, briefed the committee via a PowerPoint presentation and answered questions from the members.

This matter was Presented

Other Business

There was no other business to come before the committee.

Adjournment

The meeting was adjourned at 11:07 a.m

Approved this _____ day of _____

Clerk's Signature



King County

**Metropolitan King County Council
Budget and Fiscal Management Committee**

STAFF REPORT

Agenda Item:	5	Name:	Brandi Paribello
Proposed No.:	2026-0028	Date:	April 22, 2026

SUBJECT

Proposed Ordinance 2026-0028 would authorize King County to enter into a lease agreement with the United States Department of the Army, Army Corps of Engineers (USACE), Seattle District for property located at 18205 Southeast Cougar Mountain Drive in Council District 9.

SUMMARY

The proposed ordinance would approve a lease for property that sits within King County’s Department of Natural Resources and Parks (DNRP) Cougar Mountain Regional Wildland Park. The parcel is owned by the United States Department of the Army, Army Corps of Engineers (USACE), Seattle District.

BACKGROUND

According to materials provided in the transmittal package, King County has been a long-standing lessee of this property with records dating back to 1994. Council approved the most recent lease in 2017 via Ordinance 18542. Since that time, the USACE required that the County execute a new lease template.

ANALYSIS

Summary of Lease Terms. The table below provides the relevant lease terms.

Total Area	3.37 Acres.
Base Rent Costs	No price per square foot provision. Operating costs are \$1,000 annually and include: <ul style="list-style-type: none"> • Trail maintenance; • Litter and garbage pickup; • Drainage maintenance; and • Road repair.

Term	5 years
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According to Executive staff, the new lease template required by the USACE contains fewer restrictions and reporting requirements for the County and improves operating conditions for DNRP. Specifically, the new USACE lease template removes the requirement to complete and submit an annual Plan of Operations and Maintenance.

Consistency with County Code. As provided in K.C.C. 4.56.186, in leasing real property for use by the county, the Executive shall assess the needs of county departments and agencies and determine which real property best meets such needs. Executive staff state that the Cougar Mountain Regional Wildland Park is one of the largest and most heavily used parks in the King County Parks system and that the site leased from the USACE further enhances the park experience by providing public access for recreational activities such as hiking and horseback riding.

Timing Concerns. None.

ATTACHMENTS

1. Proposed Ordinance 2026-0028
 - a. Attachment A. Lease Amendment
2. Transmittal Letter
3. Property Summary
4. Fiscal Note



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0028.1

Sponsors Dembowski

1 AN ORDINANCE authorizing the execution of a lease at
2 an existing location to support the operation of the
3 department of natural resources and parks.

4 **STATEMENT OF FACTS:**

5 For the lease from the United States Government, Department of the
6 Army, located at 18205 Southeast Cougar Mountain Drive, Renton, within
7 council district nine. The facilities management division determined that
8 there was not an appropriate county-owned option and successfully
9 negotiated to lease space.

10 **BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

11 SECTION 1. The executive is authorized to execute an assignment of a lease for
12 the property located at 18205 Southeast Cougar Mountain Drive, Renton, with the United

- 13 States Government, Department of the Army, substantially in the form of Attachment A
14 to this ordinance, and to take all actions necessary to implement the terms of the lease.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: A. Lease Agreement

LEASE NO. DACW671250004600
Replaces No. DACW67-1-94-41

**DEPARTMENT OF THE ARMY LEASE
HOWARD HANSON DAM PROJECT
COUGAR MOUNTAIN COMMUNICATION SITE
KING COUNTY, WASHINGTON**

THIS LEASE AGREEMENT (“Lease”), made on behalf of the United States of America (“United States” or “Government”), between the **SECRETARY OF THE ARMY**, acting by and through the Real Estate Contracting Officer, Real Estate Division, U.S. Army Corps of Engineers, Seattle District, hereinafter collectively referred to as the “Lessor,” and **KING COUNTY**, a political subdivision of the State of Washington, with its principal address at 401 Fifth Avenue, Suite. 930, Seattle, WA 98104, hereinafter referred to as the “Lessee.”

WITNESSETH:

That the Lessor, by the authority of Title 10, United States Code, Section 2667, and for the consideration hereinafter set forth, hereby leases to the Lessee the real property identified in **EXHIBIT A Map & EXHIBIT B Legal Description** attached hereto and made a part hereof, hereinafter referred to as the “Premises,” for park and recreation purposes.

That the Government finds that this Lease is advantageous to the United States, that the terms and conditions are considered to promote the national defense or to be in the public interest; that the Premises are under the control of the Lessor; that the Premises are not needed for the Term below for public use by the Lessor; and that the property is not excess property.

THIS LEASE is granted subject to the following conditions:

1. TERM

Said Premises are hereby leased for a term of five (5) years, beginning [DATE] and ending [DATE] , unless earlier terminated pursuant to the condition on **TERMINATION**.

2. CONSIDERATION

The consideration for this Lease shall be the construction, operation and maintenance of the Premises for the benefit of the general public in accordance with the terms and conditions hereinafter set forth.

3. SUPERVISION BY THE LESSOR AND DISTRICT ENGINEER

a. The use and occupation of the Premises incident to the exercise of the privileges and purposes hereby granted shall be subject to the supervision and approval of the Lessor and to such general rules and regulations as the Lessor may from time to time prescribe.

b. The Premises shall be under the general supervision and subject to the approval of the District Engineer, who is the officer with operational control over the Premises, hereinafter referred to as "said officer." The Lessee's use of the Premises shall be accomplished in such manner as not to endanger personnel or property of the said officer or obstruct travel on any road or other thoroughfare.

4. COST OF UTILITIES

The Lessee shall pay the cost, as determined by the said officer, of producing and/or supplying any utilities and other services furnished by the Government or through Government-owned facilities for the use of the Lessee, including the Lessee's proportionate share of the cost of operation and maintenance of the government-owned facilities by which such utilities or services are produced or supplied. The Government shall be under no obligation to furnish utilities or services. Payment shall be made in the manner prescribed by the said officer.

5. NOTICES

a. All notices and correspondence to be given pursuant to this Lease shall be addressed, if to the Lessee, to King County, Real Estate Services, 401 5th Ave, Suite 930, Seattle, WA 98104-2315; and if to the Lessor, to Real Estate Contracting Officer, Attention: Chief, Real Estate, 4735 East Marginal Way South, Bldg 1202, Seattle, WA 98134-2388, or as may from time to time otherwise be directed by the parties.

b. Notices shall be mailed by certified mail, postage prepaid, return receipt requested, addressed to the addresses listed in 5.a. above. The effective date of the notice shall be the earlier of the actual date of receipt or the date the addressee is notified of the attempted delivery of the certified mail, whether or not the addressee actually accepts delivery. Use of an express delivery service will not substitute for this requirement.

c. Communications other than notices required under this Lease may be sent by means other than certified mail, return receipt requested, including electronic mail. Such communications include routine matters of coordination and informal exchange of information.

6. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary of the Army", "Real Estate Contracting Officer", "Lessor", "said officer", or "Chief, Real Estate Division" shall include their duly authorized representatives. Any reference to "Lessee" shall include sublessees, licensees, assignees, transferees, successors, and their duly authorized representatives.

7. IDENTIFICATION OF GOVERNMENT AGENCIES, STATUTES, PROGRAMS, AND FORMS

Any reference in this Lease, by name or number, to a government department, agency, statute, regulation, program, or form shall include any successor, amendment, or similar department, agency, statute, regulation, program, or form.

8. APPLICABLE LAWS AND REGULATIONS

a. The Lessee shall comply with all applicable Federal, State, county, and municipal laws, ordinances, and regulations wherein the Premises are located.

b. The Lessee shall be solely responsible for obtaining at its cost and expense any permits or licenses required for its operations under this Lease, independent of any existing permits or licenses held by the Lessor.

c. The Lessee understands and acknowledges that the granting of this Lease does not eliminate the necessity of obtaining any Department of the Army permit which may be required pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (30 Stat. 1151; 33 U.S.C. § 403), Section 404 of the Clean Water Act (33 U.S.C. § 1344) or Section 408 (33 U.S.C. § 408) or any other permit or license which may be required by Federal, State, interstate, or local laws, regulations, and ordinances in connection with the Lessee's use of the Premises.

d. The Lessee shall promptly report to the Lessor any incident for which the Lessee is required to notify a Federal, State, or local regulatory agency or any citation by a Federal, State, or local regulatory agency of non-compliance with any applicable law, ordinance, or regulation.

9. DISCLAIMER

This Lease is effective only insofar as the rights of the United States in the Premises are concerned; and the Lessee shall obtain such permission as may be required on account of any other existing rights.

10. TRANSFERS AND ASSIGNMENTS

Without prior written approval of the Lessor, the Lessee shall not transfer or assign this Lease, sublet the Premises or any part thereof, or grant any interest, privilege, or license whatsoever in connection with this Lease. Failure to comply with this paragraph shall constitute a breach for which the Lessor may immediately terminate the Lease.

11. CONDITION OF PREMISES

The Lessee acknowledges that it has inspected the Premises, knows its condition, and understands that the same is leased without any representations or warranties whatsoever and without obligation on the part of the United States to make any alterations, repairs, or additions thereto.

12. SUBJECT TO EASEMENTS

This Lease is subject to all existing easements, whether of record or not, or those subsequently granted as well as established access routes for roadways and utilities located, or to be located, on the Premises, provided that the proposed grant of any new easement or route will be coordinated with the Lessee, and easements will not be granted which will, in the opinion of the Lessor, interfere with the use of the Premises by the Lessee.

13. SUBJECT TO MINERAL INTERESTS

This Lease is subject to all outstanding mineral interests. As to federally-owned mineral interests, the Lessee understands and acknowledges that such interests may be included in present or future mineral leases issued by the Bureau of Land Management (BLM), Department of the Interior which has responsibility for mineral development on federal lands. The Lessor will provide lease stipulations to BLM for inclusion in said mineral leases that are designed to protect the Premises from activities that would interfere with the Lessee's operations or would be contrary to local law.

14. PROTECTION OF PROPERTY

a. For the purposes of this condition, the term "Lessee" shall include Lessee's employees, officers, agents, invitees, contractors and subcontractors, assigns, licensees, sublessees, subgrantees, and other affiliates.

b. The Lessee shall keep the Premises in good order and repair and in a decent, clean, sanitary, and safe condition by and at the expense of the Lessee. The Lessee shall be responsible for any damage that may be caused to property of the United States by the activities of the Lessee under this Lease, and shall exercise due diligence in the protection of all property located on the Premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the

Lessee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Lessee to a condition satisfactory to the Lessor, or at the election of the Lessor, reimbursement made therefore by the Lessee in an amount necessary to restore or replace the property to a condition satisfactory to the Lessor.

c. The Lessee shall immediately notify the Lessor upon discovery of any hazardous conditions on the Premises that present an immediate threat to health and/or danger to life or property. The Lessor, upon discovery of any hazardous conditions on the Premises that present an immediate threat to health and/or danger to life or property, will so notify the Lessee. In addition to the rights of termination for noncompliance or at will (for any reason at any time), upon discovery of any hazardous conditions on the Premises by the Government, or upon notice of Lessee's discovery of such conditions, the Government shall close, or cause the Lessee to close the affected part or all of the Premises to the public until such condition is corrected and the danger to the public eliminated. If the condition is not corrected, the Lessor will have the option to: (1) correct the hazardous conditions and collect the cost of repairs and any other resulting damages, including consequential damages and loss in value to the premises from the Lessee, if the conditions were caused by Lessee; or, (2) revoke the Lease for noncompliance or at will (for any reason at any time) and the Lessee shall restore the Premises in accordance with the Condition on **RESTORATION**. The Lessee shall have no claim for damages against the United States, or any officer, agent, or employee thereof on account of action taken pursuant to this condition on **PROTECTION OF PROPERTY**. Hazardous conditions not caused by the Lessee will be dealt with at the discretion of the Lessor, but the Lessee will nonetheless be responsible for closing the area as directed by the Lessor or complying the Lessor's closing of the area, as applicable, in accordance with this condition.

15. RIGHT TO ENTER

The right is reserved to the United States, its officers, agents, and employees to enter upon the Premises at any time and for any purpose necessary or convenient in connection with government purposes; to make inspections, to remove timber or other material, except property of the Lessee, and/or to make any other use of the Premises or portion(s) thereof as may be necessary in connection with government purposes, and the Lessee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

16. TITLE TO IMPROVEMENTS

The demolition, renovation, and construction of improvements by the Lessee are private undertakings, and during the term of this Lease title to all such improvements vest and remain in Lessee. The improvements shall remain real property for the duration of this Lease. All structures and equipment furnished by the Lessee shall be and remain the property of the Lessee during the term of the Lease. Upon expiration, revocation, or termination of the Lease, disposition of such improvements shall be accomplished in accordance with the condition on **RESTORATION**.

17. DESTRUCTION BY UNAVOIDABLE CASUALTY

If the Premises or improvements thereon shall be destroyed or be so totally damaged by fire or other unavoidable casualty so as to render the Premises untenable, wholly or in part, then payment of rent shall cease and either party may forthwith terminate this Lease by written notice to that effect, notwithstanding the condition on **TERMINATION**. If part of the Premises or the improvements were rendered untenable, rental payment may be apportioned to reflect the part remaining usable to Lessee. In the event the Lease is not terminated, the Lessor shall diligently proceed to return the Premises and improvements to operation and resume payment of rent in a manner and in a timeframe satisfactory to the Lessor.

18. INSURANCE

a. Except where the Lessee is a self-insured Federal, State, local, tribal, or territorial entity, at the commencement of this Lease, the Lessee, shall obtain, from a reputable insurance company, or companies, as defined below, commercial general liability insurance and any other insurance consistent with sound business practices for the use authorized. The liability insurance shall provide an amount not less than that which is prudent, reasonable and consistent with sound business practices or a minimum combined single limit of \$1,000,000, whichever is greater, for any number of persons or claims arising from any one incident with respect to bodily injuries or death resulting therefrom, property damage, or both, suffered or alleged to have been suffered by any person or persons resulting from the operations of the Lessee under the terms of this Lease. Such policy or policies shall name the United States of America as an additional insured. The Lessee shall require its insurance company to furnish to the Lessor a copy of the policy or policies, or if acceptable to the Lessor, certificates of insurance evidencing the purchase of such insurance. The minimum amount of liability insurance coverage is subject to revision by the Lessor every three years or upon renewal or modification of this Lease.

b. The insurance policy or policies shall be a comprehensive form of contract and shall specifically provide protection appropriate for the types of facilities, services, and activities involved. All liability policies shall be primary and non-contributory to any other insurance. The Lessee shall require that the insurance company give the Lessor thirty (30) days written notice of any cancellation or change in such insurance. The Lessor may require closure of any or all of the Premises during any period for which the Lessee does not have the required insurance coverage.

c. Each insurance policy will provide that any losses shall be payable notwithstanding any act or failure to act or negligence of the Lessee or the Lessor or any other person, and will provide that the insurer will have no right of subrogation against the United States of America. Under no circumstances will the Lessee be entitled to assign to any third party rights of action that it may have against the Lessor arising out of this Lease.

19. PROHIBITED USES

a. The Lessee shall not permit gambling on the Premises or install or operate, or permit to be installed or operated thereon, any device which is illegal; or use the Premises or permit them to be used for any illegal business or purpose. There shall not be conducted on or permitted upon the Premises any activity which would constitute a nuisance. The Lessee shall not sell, store or dispense, or permit the sale, storage, or dispensing of beer or other intoxicating liquors on the Premises.

b. The Lessee shall not construct or place any structure, improvement, or advertising sign on the Premises, or allow or permit such construction or placement without prior written approval of the Lessor, except for those improvements outlined in **Exhibit C** attached hereto.

20. ENVIRONMENTAL PROTECTION

a. The Lessee, including the Lessee's sublessees, successors, or assigns, and the employees, agents, contractors and invitees of any of them, will use all reasonable means available to protect the environmental and natural resources and where damage nonetheless occurs from activities of the Lessee, including the Lessee's subtenants, successors, assigns, employees, agents, contractors and invitees, or any of them, the Lessee shall be liable to restore the damaged resources.

b. The Lessee, including the Lessee's sublessees, successors, or assigns, and the employees, agents, contractors, and invitees of any of them, shall protect the Premises against pollution of its air, ground, and waters by complying, at its sole cost and expense, with all Environmental Laws that are or may become applicable to the Premises or the Lessee's activities on the Premises, including but not limited to all applicable federal, State, and local laws, regulations, United States Army Corps of Engineers policies, and other requirements. The disposal of any toxic or hazardous materials within the Premises is specifically prohibited.

c. The term "Environmental Law", as used herein, means any statute, law, act, ordinance, rule, regulation, order, decree, or ruling of any Federal, State, and/or local governmental, quasi-governmental, administrative or judicial body, agency, board, commission, or other authority relating to the protection of health and/or the environment or otherwise regulating and/or restricting the use, storage, disposal, treatment, handling, release, and/or transportation of Hazardous Substances, including, without limitation, the Comprehensive Environmental Response Compensation and Liability Act of 1980, the Resource Conservation and Recovery Act, the Federal Water Pollution Control Act, the Clean Air Act, the Hazardous Materials Transportation Act, the Toxic Substances Control Act, the Emergency Planning and Community Right To Know Act, and the environmental control laws of the State of Washington, each as now or hereafter amended, and all regulations and interpretive guidelines respectively promulgated thereunder. Compliance with such regulations, conditions, or instructions

in effect or prescribed by the Environmental Protection Agency, or any Federal, State, interstate or local governmental agency, are hereby made a condition of this Lease.

d. The Lessee is required to participate in all aspects of an environmental assessment, including but not limited to pre-briefings, the Outgrant Pre Visit Questionnaire, the assessment, exit briefings, of its outgranted area. The Lessee shall promptly initiate and complete all necessary corrective actions, as determined and directed by the said officer, in order to fully resolve those findings contained in Environmental Assessment Report(s) that the said officer determines must be implemented. Failure of the Lessee to take the required corrective action(s) identified in the Environmental Assessment Report(s) may be referred to the appropriate enforcement agency, which will render final determinations with respect to compliance with relevant laws or regulations. Continued non-compliance by the Lessee may also serve as grounds for revocation of this Lease.

e. The use of any pesticides or herbicides within the Premises shall be in conformance with all applicable Federal, State, interstate, and local laws and regulations. The Lessee must obtain approval in writing from the said officer before any pesticides or herbicides are applied to the Premises.

21. ENVIRONMENTAL SITE ASSESSMENT

An Environmental Baseline Survey (EBS) documenting the known history of the property with regard to the storage, release or disposal of hazardous substances thereon, is attached hereto and made a part hereof as **EXHIBIT D**. Upon expiration, revocation, termination, or relinquishment of this Lease another ECP shall be prepared which will document the environmental condition of the property at that time. A comparison of the two reports will assist the Lessor in determining any environmental restoration requirements. Any such requirements will be completed by the Lessee in accordance with the condition on **RESTORATION**.

22. EXCAVATION RESTRICTIONS AND NOTIFICATION

In the event that the Lessee discovers unexpected, buried debris or a foreign, potentially unsafe or hazardous substance, the Lessee will immediately cease work in the affected area, immediately notify the said officer, and protect the affected area and the material from further disturbance until the said officer gives clearance to proceed. Such abeyance of activity in the affected area shall not constitute a default of the Lessee's obligation under this Lease.

23. HISTORIC PRESERVATION

The Lessee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the

Premises, the Lessee shall immediately notify the Lessor and protect the site and the material from further disturbance until the Lessor gives clearance to proceed.

24. SOIL AND WATER CONSERVATION

The Lessee shall maintain, in a manner satisfactory to the Lessor, all soil and water conservation structures that may be in existence upon said Premises at the beginning of or that may be constructed by the Lessee during the term of this Lease, and the Lessee shall take appropriate measures to prevent or control soil erosion within the Premises. Any soil erosion occurring outside the Premises resulting from the activities of the Lessee shall be corrected by the Lessee as directed by the Lessor, at the Lessee's sole cost and expense.

25. NATURAL RESOURCES

The Lessee shall cut no timber; conduct no mining operations; remove no sand, gravel, or kindred substances from the ground; commit no waste of any kind; or in any manner substantially change the contour or condition of the Premises except as authorized in writing by the Lessor.

26. FORCE PROTECTION STANDARDS

Any facilities constructed on the Premises may be constructed using commercial standards in a manner that provides force protection safeguards appropriate to the activities conducted in, and the location of, such facilities.

27. RESTORATION

a. Upon expiration, revocation, or termination of this Lease, the Lessee shall vacate the Premises, remove its real property improvements and personal property (Lessee's property) from the Premises unless otherwise agreed by the Lessor, and restore the Premises to a condition satisfactory to the Lessor. Such restoration shall include restoration of all property of the United States on the Premises and environmental restoration as determined based on the condition on **ENVIRONMENTAL SITE ASSESSMENT**.

b. In the event this Lease is terminated or revoked by the Lessor for any reason, the Lessor may grant the Lessee a non-exclusive revocable license to use the Premises to vacate, remove Lessee's property therefrom, and restore the Premises to the required condition. Such license shall generally be for a period not to exceed ninety (90) days.

c. If the Lessee shall fail or neglect to remove Lessee's property and restore the Premises as required in this condition on **RESTORATION**, the Lessor may cause restoration work to be performed, including but not limited to removal of Lessee's property from the Premises. The Lessee shall have no claim for damages against the United States or its officers or agents related to or resulting from any removal of Lessee's

property or any restoration work. The Lessee shall pay the United States on demand any sums which may be expended by the United States after expiration, revocation, or termination of the Lease to remove Lessee's property and to restore the Premises.

d. Upon written agreement by the Lessor, any or all of the Lessee's property may be surrendered to the United States in lieu of removal, with title vesting in the United States without additional consideration therefor. The Lessor may provide appropriate evidence of title in the Lessee to all property being removed by Lessee.

28. TERMINATION

a. The Lessor may terminate this Lease at any time (i) if the Lessee fails to comply with any term or condition of this Lease, or (ii) at will (i.e. at any time for any reason).

b. The Lessee may terminate this Lease at any time by giving the Lessor at least thirty (30) days' notice in writing.

29. FAILURE OF LESSOR TO INSIST UPON COMPLIANCE

a. The failure of the Lessor to insist, in any one or more instances, upon performance of any of the terms, covenants, or conditions of this Lease shall not be construed as a waiver or relinquishment of the Lessor's right to the current or future performance of any such terms, covenants, or conditions and the Lessee's obligations in respect to such performance shall continue in full force and effect.

b. No remedy herein or otherwise conferred upon or reserved to Lessor shall be considered to exclude or suspend any other remedy but the same shall be cumulative and shall be in addition to every other remedy given hereunder, or now or hereafter existing at or in equity, regulation, or by statute. Every power and remedy given by this Lease to Lessor may be exercised from time to time and so often as occasion may arise or as may be deemed expedient.

30. DISPUTES

a. Except as provided in the Contract Disputes Act of 1978 (41 U.S.C. §§ 7101-7109) (the Act), all disputes arising under or relating to this Lease shall be resolved under this clause and the provisions of the Act.

b. "Claim", as used in this clause, means a written demand or written assertion by the Lessee seeking, as a matter of right, the payment of money in a sum certain, the adjustment of interpretation of Lease terms, or other relief arising under or relating to this Lease. A claim arising under this Lease, unlike a claim relating to this Lease, is a claim that can be resolved under a Lease clause that provides for the relief sought by the Lessee. However, a written demand or written assertion by the Lessee seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as

required by subparagraph c.(2) below. The routine request for rental payments that is not in dispute is not a claim under the Act. The request may be converted to a claim under the Act, by this clause, if it is disputed either as a liability or amount or is not acted upon in a reasonable time.

c.

(1) A Claim by the Lessee shall be made in writing and submitted to the Lessor for a written decision. A claim by the Government against the Lessee shall be in the form of a written decision by the Lessor.

(2) For Lessee claims exceeding \$100,000, the Lessee shall submit with the claim a certification that—

(i) the claim is made in good faith;

(ii) supporting data are accurate and complete to the best of the Lessee's knowledge and belief; and

(iii) the amount requested accurately reflects the Lease adjustment for which the Lessee believes the Government is liable.

(iv) the certifier is authorized to certify the claim on behalf of the Lessee.

(3) The individual signing on behalf of the Lessee must be authorized to certify the claim on behalf of the Lessee and:

(i) If the Lessee is an individual, the certificate shall be executed by that individual.

(ii) If the Lessee is not an individual, the certification shall be executed by an individual authorized to certify on behalf of the entity who is –

(A) a senior company official in charge of the Lessee's location involved; or

(B) an officer or general partner of the Lessee having overall responsibility of the conduct of the Lessee's affairs.

d. For Lessee claims of \$100,000 or less, the Lessor must, if requested in writing by the Lessee, render a decision within sixty (60) days of receipt of the request. For Lessee-certified claims over \$100,000, the Lessor must decide the claim or notify the Lessee of the date by which the decision will be made within sixty (60) days of receipt of the request.

e. The Lessor's decision shall be final unless the Lessee appeals or files a suit as provided in the Act.

f. At the time a claim by the Lessee is submitted to the Lessor or a claim by the Government is presented to the Lessee, the parties, by mutual consent, may agree to

use alternative means of dispute resolution. When using alternate dispute resolution procedures, any claim, regardless of amount, shall be accompanied by the certificate described in paragraph c.(2) of this clause, and executed in accordance with paragraph c.(3) of this clause.

g. The Government shall pay interest or the amount found due and unpaid by the Government from (1) the date the Lessor received the claim (properly certified if required), or (2) the date payment otherwise would be due, if that date is later, until the date of payment. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury as provided in the Act, which is applicable to the period during which the Lessor receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the pendency of the claim. Rental amounts due to the Government by the Lessee will have interest and penalties as set out in the condition on **CONSIDERATION**.

h. The Lessee shall proceed diligently with the performance of the Lease, pending final resolution of any request for relief, claim, or action arising under the Lease, and comply with any decision of the Lessor.

31. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the Lessee, or for damages to the property or injuries to the person of the Lessee's officers, agents or employees or others who may be on the Premises at their invitation or the invitation of any one of them, and the Lessee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors. Notwithstanding any other provision of this Lease, any provision that purports to assign liability to the United States Government shall be subject to and governed by Federal law, including but not limited to the Contract Disputes Act of 1978 (41 U.S.C. Sections 7101-7109 (2012)), the Anti-Deficiency Act (31 U.S.C. Sections 1341 and 1501), and the Federal Tort Claims Act (28 U.S.C. Section 2671, et seq.).

32. NO INDIVIDUAL LIABILITY OF UNITED STATES OFFICIALS

No covenant or agreement contained in this Lease shall be deemed to be the covenant or agreement of any individual officer, agent, employee, or representative of the United States, in his or her individual capacity and none of such persons shall be subject to any personal liability or accountability by reason of the execution of this Lease, whether by virtue of any constitution, statute, or rule of law or by the enforcement of any assessment or penalty, or otherwise.

33. ANTI-DEFICIENCY ACT

Nothing in this Lease shall obligate the Lessor to obligate appropriated funds in violation of the Anti-Deficiency Act 31 U.S.C. §§ 1341-1351. Notwithstanding the foregoing, nothing contained in this Lease shall limit, diminish, or eliminate any rights that the Lessee or its successors or assigns may have against the Lessor under applicable statutes, rules, or regulations.

35. COVENANT AGAINST CONTINGENT FEES

The Lessee warrants that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or established commercial or selling agencies maintained by the Lessee for the purpose of securing business. For breach or violation of this warranty, the Lessor shall have the right to annul this Lease without liability or, in its discretion, to require the Lessee to pay to the Lessor, in addition to the Lease rental or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

36. SEVERAL LESSEES

If more than one Lessee is named in this Lease the obligations of said Lessees herein contained shall be joint and several obligations.

37. MODIFICATIONS AND CONSENTS

a. This Lease contains the entire agreement between the parties hereto with regard to the Lease, and no modification of this agreement, or waiver, or consent hereunder shall be valid unless the same be in writing and signed by the parties to be bound or by a duly authorized representative. This provision shall apply to this condition as well as all other conditions of this Lease.

b. The provisions of this Lease may only be superseded, modified, or repealed pursuant to a written amendment or supplemental agreement to this Lease.

38. MERGER

This Lease and any other agreement shall not merge. In the event the terms and conditions of this Lease conflict with the terms and conditions of any other agreement, the terms and conditions of this Lease shall prevail.

39. NOT PARTNERS

Nothing contained in this Lease will make, or will be construed to make, the Lessor and the Lessee hereto partners or joint venturers with each other, it being

understood and agreed that the only relationship between the Lessor and the Lessee under this Lease is that of landlord and tenant with respect to the Premises.

40. NON-DISCRIMINATION

The Lessee shall not discriminate against any person or persons or exclude them from participation in the Lessee's operations, programs or activities conducted on the Premises, because of race, color, religion, sex, sexual orientation, gender identity age, handicap, or national origin. The Lessee shall comply with the Americans with Disabilities Act and attendant Americans with Disabilities Act Accessibility Guidelines (ADAAG) published by the Architectural and Transportation Barriers Compliance Board.

41. LABOR, MATERIAL, EQUIPMENT, AND SUPPLIES

Lessee shall bear the sole responsibility for furnishing and paying for all labor, materials, equipment, and supplies used in conjunction with the exercise by the Lessee of any right granted hereunder, unless specifically absolved from said responsibilities elsewhere within this Lease.

42. DETERMINATION REGARDING EXECUTIVE ORDER 13658

Any reference in this section to "prime contractor" or "contractor" shall mean the Lessee and any reference to "contract" shall refer to the Lease.

a. Executive Order 13658. The parties expressly stipulate this contract is subject to Executive Order 13658, the regulations issued by the Secretary of Labor in 29 CFR Part 10 pursuant to the Executive Order, and the following provisions.

b. Minimum Wages.

(1) Each worker (as defined in 29 CFR 10.2) engaged in the performance of this contract by the prime contractor or any subcontractor, regardless of any contractual relationship which may be alleged to exist between the contractor and worker, shall be paid not less than the applicable minimum wage under Executive Order 13658.

(2) The minimum wage required to be paid to each worker performing work on or in connection with this contract between January 1, 2025 and December 31, 2025 shall be \$13.30 per hour. The minimum wage shall be adjusted each time the Secretary of Labor's annual determination of the applicable minimum wage under section 2(a)(ii) of Executive Order 13658 results in a higher minimum wage. Adjustments to the Executive Order minimum wage under section 2(a)(ii) of Executive Order 13658 will be effective for all workers subject to the Executive Orders beginning January 1 of the following year. If appropriate, the contracting officer, or other agency official overseeing this contract shall ensure the contractor is compensated only for the increase in labor

costs resulting from the annual inflation increases in the Executive Order 13658 minimum wage beginning on January 1, 2026. The Secretary of Labor will publish annual determinations in the Federal Register no later than 90 days before such new wage is to take effect. The Secretary will also publish the applicable minimum wage on www.wdol.gov (or any successor Web site). The applicable published minimum wage is incorporated by reference into this contract.

(3) The contractor shall pay unconditionally to each worker all wages due free and clear and without subsequent deduction (except as otherwise provided by 29 CFR 10.23), rebate, or kickback on any account. Such payments shall be made no later than one pay period following the end of the regular pay period in which such wages were earned or accrued. A pay period under this Executive Order may not be of any duration longer than semi-monthly.

(4) The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with the Executive Order minimum wage requirements. In the event of any violation of the minimum wage obligation of this clause, the contractor and any subcontractor(s) responsible therefore shall be liable for the unpaid wages.

(5) If the commensurate wage rate paid to a worker on a covered contract whose wages are calculated pursuant to a special certificate issued under 29 U.S.C. 214(c), whether hourly or piece rate, is less than the Executive Order minimum wage, the contractor must pay the Executive Order minimum wage rate to achieve compliance with the Order. If the commensurate wage due under the certificate is greater than the Executive Order minimum wage, the contractor must pay the 14(c) worker the greater commensurate wage.

c. Withholding. The agency head shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the prime contractor under this or any other Federal contract with the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay workers the full amount of wages required by Executive Order 13658.

d. Contract Suspension/Contract Termination/Contractor Debarment. In the event of a failure to pay any worker all or part of the wages due under Executive Order 13658 or 29 CFR Part 10, or a failure to comply with any other term or condition of Executive Order 13658 or 29 CFR Part 10, the contracting agency may on its own action or after authorization or by direction of the Department of Labor and written notification to the contractor, take action to cause suspension of any further payment, advance or guarantee of funds until such violations have ceased. Additionally, any failure to comply with the requirements of this clause may be grounds for termination of the right to proceed with the contract work. In such event, the Government may enter into other contracts or arrangements for completion of the work, charging the contractor

in default with any additional cost. A breach of the contract clause may be grounds for debarment as a contractor and subcontractor as provided in 29 CFR 10.52.

e. The contractor may not discharge any part of its minimum wage obligation under Executive Order 13658 by furnishing fringe benefits or, with respect to workers whose wages are governed by the Service Contract Act, the cash equivalent thereof.

f. Nothing herein shall relieve the contractor of any obligation under Federal, State or local law, or under contract, for the payment of a higher wage to any worker, nor shall a lower prevailing wage under any such Federal, State, or local law, or under contract, entitle a contractor to pay less than \$13.30 (or the minimum wage as established each January thereafter) to any worker.

g. Payroll Records.

(1) The contractor shall make and maintain for three years of records containing the information specified in paragraphs f(1)(i) through (vi) of this section for each worker and shall make the records available for inspection and transcription by authorized representative of the Wage and Hour Division of the U.S. Department of Labor:

- (i)** Name, address, and social security number.
- (ii)** The worker's occupation(s) or classification(s).
- (iii)** The rate or rates of wages paid.
- (iv)** The number of daily and weekly hours worked by each worker.
- (v)** Any deductions made; and
- (vi)** Total wages paid.

(2) The contractor shall also make available a copy of the contract, as applicable, for inspection or transcription by authorized representatives of the Wage and Hour Division.

(3) Failure to make and maintain or to make available such records for inspection and transcription shall be a violation of 29 CFR Part 10 and this contract, and in the cause of failure to produce such records, the contracting officer, upon direction of an authorized representative of the Department of Labor, or under its own action, shall take such action as may be necessary to cause suspension of any further payment or advance of funds until such time as the violations are discontinued.

(4) The contractor shall permit authorized representative of the Wage and Hour Division to conduct investigation, including interviewing workers at the

worksite during normal working hours.

(5) Nothing in this clause limits or otherwise modifies the contractor's payroll and recordkeeping obligations, if any, under the Davis-Bacon Act, as amended, and its implementing regulation; the Service Contract Act, as amended, and its implementing regulations; the Fair Labor Standards Act, as amended, and its implementing regulations; or any other applicable law.

h. The contractor (as defined in 29 CFR 10.2) shall insert this clause in all of its covered subcontracts and shall require its subcontractors to include this clause in any covered lower-tier subcontracts. The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with this contract clause.

i. Certification of Eligibility.

(1) By entering into this contract, the contractor (and officials thereof) certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of the sanctions imposed pursuant to section 5 of the Service Contract Act, section 3(a) of the Davis-Bacon Act, or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm whose name appears on the list of persons or firms ineligible to receive Federal contracts.

(3) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

j. Tipped employees. In paying wages to a tipped employee as defined in section 3(t) of the Fair Labor Standards Act, 29 U.S.C 203(t), the contractor may take a partial credit against the wage payment obligation (tip credit) to the extent permitted under section 3(a) of Executive Order 13658. In order to take such a tip credit, the employee must receive an amount of tips at least equal to the amount of the credit taken; where the tipped employee does not receive sufficient tips to equal the amount of the tip credit the contractor must increase the cash wage paid for the workweek so that the amount of cash wage paid and the tips received by the employee equal the applicable minimum wage under Executive Order 13658. To utilize this proviso:

(1) The employer must inform the tipped employee in advance of the use of the tip credit;

(2) The employer must inform the tipped employee of the amount of cash wage that will be paid and the additional amount by which the employee's wages will be considered increased on account of the tip credit;

(3) The employees must be allowed to retain all tips (individually or through a pooling arrangement and regardless of whether the employer elects to take a credit for tips received); and

(4) The employer must be able to show by records that the tipped employee received at least the applicable Executive Order minimum wage through the combination of direct wages and tip credit.

k. Anti-retaliation. It shall be unlawful for any person to discharge or in any other manner discriminate against any worker because such worker has filed any complaint or instituted or caused to be instituted any proceeding under or related to Executive Order 13658 or 29 CFR Part 10 or has testified or is about to testify in any such proceeding.

l. Disputes concerning labor standards. Disputes related to the application of Executive Order 13658 to this contract shall not be subject to the general disputes clause of the contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Part 10. Disputes within the meaning of this contract clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the workers or their representatives.

m. Notice. The contractor must notify all workers performing work on or in connection with a covered contract of the applicable minimum wage rate under the Executive Order. With respect to service employees on contracts covered by the Service Contract Act and laborers and mechanics on contracts covered by the Davis-Bacon Act, the contractor may meet this requirement by posting, in a prominent and accessible place at the worksite, the applicable wage determination under those statutes. With respect to workers performing work on or in connection with a covered contract whose wages are governed by the FLSA, the contractor must post a notice provided by the Department of Labor in a prominent and accessible place at the worksite so it may be readily seen by workers. Contractors that customarily post notices to workers electronically may post the notice electronically provided such electronic posting is displayed prominently on any Web site that is maintained by the contractor, whether external or internal, and customarily used for notices to workers about terms and conditions of employment.

43. DETERMINATION REGARDING EXECUTIVE ORDER 13706

Any reference in this section to “prime contractor” or “contractor” shall mean the Lessee and any reference to “contract” shall refer to the Lease.

a. Executive Order 13706. This contract is subject to Executive Order 13706, the regulations issued by the Secretary of Labor in 29 CFR part 13 pursuant to the

Executive Order, and the following provisions.

b. Paid Sick Leave.

(1) The contractor shall permit each employee (as defined in 29 CFR 13.2) engaged in the performance of this contract by the prime contractor or any subcontractor, regardless of any contractual relationship that may be alleged to exist between the contractor and employee, to earn not less than 1 hour of paid sick leave for every 30 hours worked. The contractor shall additionally allow accrual and use of paid sick leave as required by Executive Order 13706 and 29 CFR part 13. The contractor shall in particular comply with the accrual, use, and other requirements set forth in 29 CFR 13.5 and 13.6, which are incorporated by reference in this contract.

(2) The contractor shall provide paid sick leave to all employees when due free and clear and without subsequent deduction (except as otherwise provided by 29 CFR 13.24), rebate, or kickback on any account. The contractor shall provide pay and benefits for paid sick leave used no later than one pay period following the end of the regular pay period in which the paid sick leave was taken.

(3) The prime contractor and any upper-tier subcontractor shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with the requirements of Executive Order 13706, 29 CFR part 13, and this clause.

c. Withholding. The contracting officer shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the prime contractor under this or any other Federal contract with the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay employees the full amount owed to compensate for any violation of the requirements of Executive Order 13706, 29 CFR part 13, or this clause, including any and/or benefits denied or lost be reason of the violation; other actual monetary losses sustained as a direct result of the violation, and liquidated damages.

d. Contract Suspension/Contract Termination/Contractor Debarment. In the event of a failure to comply with Executive Order 13706, 29 CFR part 13, or this clause, the contracting agency may on its own action or after authorization or by direction of the Department of Labor and written notification to the contractor, take action to cause suspension of any further payment, advance, or guarantee of funds until such violations have ceased. Additionally, any failure to comply with the requirements of this clause may be grounds for termination of the right to proceed with the contract work. In such event, the Government may enter into other contracts or arrangements for completion of the work, charging the contractor in default with any additional cost. A breach of the contract clause may be grounds for debarment as a contractor and subcontractor as provided in 29 CFR 13.52.

e. The paid sick leave required by Executive Order 13706, 29 CFR part 13, and this clause is in addition to a contractor's obligations under the Service Contract Act and Davis-Bacon Act, and a contractor may not receive credit toward its prevailing wages or fringe benefit obligations under those Acts for any paid sick leave provided in satisfaction of the requirements of Executive Order 13706 and 29 CFR part 13.

f. Nothing in Executive Order 13706 or 29 CFR part 13 shall excuse noncompliance with or supersede any applicable Federal or State law, any applicable law or municipal ordinance, or a collective bargaining agreement requiring greater paid sick leave or leave rights than those established under Executive Order 13706 and 29 CFR part 13.

g. Recordkeeping.

(1) Any contractor performing work subject to Executive Order 13706 and 29 CFR part 13 must make and maintain, for no less than three (3) years from the completion of the work on the contract, records containing the information specified in paragraphs (i) through (xv) of this section for each employee and shall make them available for inspection, copying, and transcription by authorized representatives of the Wage and Hour Division of the U.S. Department of Labor:

(i) Name, address, and Social Security number of each employee;

(ii) The employee's occupation(s) or classifications(s);

(iii) The rate or rates of wages paid (including all pay and benefits provided);

(iv) The number of daily and weekly hours worked;

(v) Any deductions made;

(vi) The total wages paid (including all pay and benefits provided) each pay period;

(vii) A copy of notifications to employees of the amount of paid sick leave the employee has accrued, as required under 29 CFR 13.5(a)(2);

(viii) A copy of employees' requests to use paid sick leave, if in writing, or, if not in writing, any other records reflecting such employee requests;

(ix) Dates and amounts of paid sick leave taken by employees (unless a contractor's paid time off policy satisfies the requirements

of Executive Order 13706 and 29 CFR part 13 as described in §13.5(f)(5), leave must be designated in records as paid sick leave pursuant to Executive Order 13706);

(x) A copy of any written responses to employees' requests to use paid sick leave, including explanations for any denials of such requests, as required under 29 CFR 13.5(d)(3);

(xi) Any records reflecting the certification and documentation a contractor may require an employee to provide under 29 CFR 13.5(e), including copies of any certification or documentation provided by an employee;

(xii) Any other records showing any tracking of or calculations related to an employee's accrual or use of paid sick leave;

(xiii) The relevant covered contract;

(xiv) The regular pay and benefits provided to an employee for each use of paid sick leave; and

(xv) Any financial payment made for unused paid sick leave upon a separation from employment intended, pursuant to 29 CFR 13.5(b)(5), to relieve a contractor from the obligation to reinstate such paid sick leave as otherwise required by 29 CFR 13.5(b)(4).

(2) **(i)** If a contractor wishes to distinguish between an employee's covered and non-covered work, the contractor must keep records or other proof reflecting such distinctions. Only if the contractor adequately segregates the employee's time will time spent on non-covered work be excluded from hours worked counted toward the accrual of paid sick leave. Similarly, only if that contractor adequately segregates the employee's time may a contractor properly refuse an employee's request to use paid sick leave on the ground that the employee was scheduled to perform non-covered work during the time they asked to use paid sick leave.

(ii) If a contractor estimates covered hours worked by an employee who performs work in connection with covered contracts pursuant to 29 CFR 13.5(a)(i) or (iii), the contractor must keep records or other proof of the verifiable information on which such estimates are reasonably based. Only if the contractor relies on an estimate that is reasonable and based on verifiable information will an employee's time spent in connection with non-covered work be excluded from hours worked counted toward the accrual of paid sick leave. If a contractor estimates the amount of time an

employee spends performing in connection with covered contracts, the contractor must permit the employee to use their paid sick leave during any work time for the contractor.

(3) In the event a contractor is not obligated by the Service Contract Act, the Davis-Bacon Act, or the Fair Labor Standards Act to keep records of an employee's hours worked, such as because the employee is exempt from the FLSA's minimum wage and overtime requirement, and the contractor chooses to use the assumption permitted by 29 CFR 13.5(a)(1)(iii), the contractor is excused from the requirement in paragraph (1)(d) of this section to keep records of the employee's number of daily and weekly hours worked.

(4) **(i)** Records relating to medical histories or domestic violence, sexual assault, or stalking, created for purposes of Executive Order 13706, whether of an employee or an employee's child, parent, spouse, domestic partner, or other individual related by blood or affinity whose close association with the employee is the equivalent of a family relationship, shall be maintained as confidential records in separate files/records from the usual personnel files.

(ii) If the confidentiality requirements of the Genetic Information Nondiscrimination Act of 2008 (GINA), section 503 of the Rehabilitation Act of 1973, and/or the Americans with Disabilities Act (ADA) apply to records or documents created to comply with the recordkeeping requirements in this contract clause, the records and documents must also be maintained in compliance with the confidentiality requirement of the GINA, section 503 of the Rehabilitation Act of 1973, and/or ADA as described in 29 CFR 1635.9, 41 CFR 60-741.23(d), and 29 CFR 1630.14(c)(1), respectively.

(iii) The contractor shall not disclose any documentation used to verify the need to use 3 or more consecutive days of paid sick leave for the purposes listed in 29 CFR 13.5(c)(1)(iv) (as described in 29 CFR 13.5(e)(1)(ii)) and shall maintain confidentiality about any domestic abuse, sexual assault, or stalking, unless the employee consents or when disclosure is required by law.

(5) The contractor shall permit authorized representative of the Wage and Hour Division to conduct interviews with employees at the worksite during normal working hours.

(6) Nothing in this contract clause limits or otherwise modifies the contractor's recordkeeping obligations, if any, under the Davis-Bacon Act, the Service Contract Act, the Fair Labor Standards Act, the Family and Medical Leave Act, Executive Order 13658, their respective implementing regulations, or

any other applicable law.

h. The contractor (as defined in 29 CFR 13.2) shall insert this clause in all of its covered subcontracts and shall require its subcontractors to include this clause in any covered lower-tier subcontracts.

i. Certification of Eligibility.

(1) By entering into this contract, the contractor (and officials thereof) certifies that neither it (nor he or she) nor any person of firm who has an interest in the contractor's firm is a person of firm ineligible to be awarded Government contracts by virtue of the sanctions imposed pursuant to section 5 of the Service Contract Act, section 3(a) of the Davis-Bacon Act, or 29 CFR 5.12(a)(1).

(2) No part of this contract shall be subcontracted to any person or firm whose name appears on the list of persons or firms ineligible to receive Federal contracts currently maintained on the System for Award Management Web site, <http://www.SAM.gov>.

(3) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

j. Interference/Discrimination.

A contractor may not in any manner interfere with an employee's accrual or use of paid sick leave as required by Executive Order 13706 or 29 CFR part 13. Interference includes, but is not limited to, miscalculating the amount of paid sick leave an employee has accrued, denying or unreasonably delaying a response to a proper request to use paid sick leave, discouraging an employee from using paid sick leave, reducing an employee's accrued paid sick leave by more than the amount of such leave used, transferring an employee to work on non-covered contracts to prevent the accrual or use of paid sick leave, disclosing confidential information contained in certification of other documentation provided to verify the need to use paid sick leave, or making the use of paid sick leave contingent on the employee's finding a replacement worker or the fulfillment of the contractor's operational needs.

(2) A contractor may not discharge or in any other manner discriminate against any employee for:

(i) Using, or attempting to use, paid sick leave as provided for under Executive Order 13706 and 29 CFR part 13;

(ii) Filing any complaint, initiating any proceeding, or otherwise asserting any right or claim under Executive Order 13706 and 29 CFR part 13;

(iii) Cooperating in any investigation or testifying in any proceeding under Executive Order 13706 and 29 CFR part 13;

(iv) Informing any other person about his or her rights under Executive Order 13706 and 29 CFR part 13.

k. Waiver. Employees cannot waive, nor may contractors induce employees to waive, their rights under Executive Order 13706, 29 CFR part 13, or this clause.

l. Notice. The contractor must notify all employees performing work on or in connection with a covered contract of the paid sick leave requirements of Executive Order 13706, 29 CFR part 13, and this clause by posting a notice provided by the Department of Labor in a prominent and accessible place at the worksite so it may be readily seen by employees. Contractors that customarily post notices to employees electronically may post the notice electronically, provided such electronic posting is displayed prominently on any Web site that is maintained by the contractor, whether external or internal, and customarily used for notices to employees about terms and conditions of employment.

n. Disputes concerning labor standards. Disputes related to the application of Executive Order 13706 to this contract shall not be subject to the general disputes clause of the contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR part 13. Disputes within the meaning of this contract clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

43. RESERVATIONS

a. Reserving onto the Department of the Army, its grantees or assignees, the right to delete certain areas from the Premises to permit construction of additional and/or replacement radio facilities and utility systems.

b. Reserving onto the Department of the Army the right to grant access across the Premises to users of said radio facilities.

c. Reserving onto the Department of the Army, its grantees or assignees, the right to relocate existing electrical service lines underground on the Premises.

44. VEHICLES

Public vehicles may not be permitted on the Premises due to possible radio noise interference.

THIS LEASE is not subject to Title 10, United States Code, Section 2662, as

amended.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army, this ____ day of _____, 20__.

Omar J. Vega
Chief, Real Estate Division
Real Estate Contracting Officer
Seattle District, U.S. Army, Corps of Engineers

THIS LEASE is also executed by the Lessee this ____ day of _____, 20__.

KING COUNTY

Approved as to Form:

BY: _____
NAME: Drew Zimmerman
TITLE: Acting Director,
Facilities Management Division

[ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

LESSOR'S ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Omar J. Vega, Real Estate Contracting Officer, to me known to be the individual that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first written above.

NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My commission expires: _____

LESSEE'S ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Drew Zimmerman, Acting Director, Facilities Management Division, for King County, to me known to be the individual that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said individual, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the seal of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first written above.

NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My commission expires: _____



King County

Girmay Zahilay

King County Executive

401 Fifth Avenue, Suite 800

Seattle, WA 98104

206-296-9600 Fax 206-296-0194

TTY Relay: 711

www.kingcounty.gov

March 12, 2026

The Honorable Sarah Perry
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Perry:

This letter transmits a proposed Ordinance that would, if enacted, enable King County to execute a new lease at an existing location for the Department of Natural Resources and Parks with the Department of the Army for the land located at 18205 Southeast Cougar Mountain Drive.

This land provides public pass-through access to the Cougar Mountain Regional Wildland Park, which provides recreational activities such as hiking trails, bird watching, and horseback riding trails. The execution of this lease supports the provision of King County operations and services.

This transaction is recommended per the rationale and considerations provided in the attached property summary.

Thank you for your consideration of this proposed Ordinance.

If your staff have any questions, contact Lisa Pearson, Director, Facilities Management Division at 206-263-9238.

The Honorable Sarah Perry

March 12, 2026

Page 2

Sincerely,



for

Girmay Zahilay

King County Executive

cc: King County Councilmembers
ATTN: Stephanie Cirkovich, Chief of Staff, King County Council
Melani Hay, Clerk of the Council
Karan Gill, Deputy King County Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Sierra Howlett-Brown, Government Relations Director, Office of the Executive
Garrett Holbrook, Council Relations Director, Office of the Executive
Lorraine Patterson-Harris, County Administrative Officer, Department of Executive Services (DES)
Lisa Pearson, Director, Facilities Management Division (FMD), DES
Julie Ockerman, Manager, Real Estate Services, FMD, DES

Lease Property Summary

Photo of Property



Property Owner: United States Government, Department of the Army
Parcel: 3024069017
Address: 18205 Southeast Cougar Mountain Drive
Cost Per Sq. Ft.: Zero Dollar
Operational Costs: \$1,000 per year
Term: Five Year Term
Square Footage: 3.37 Acres
Council District: Nine
Funding Source: Department of Natural Resources and Parks (DNRP)
Previous Location: New lease at an existing location
Offer Expiration: N/A

Lease Synopsis:

This location sits within King County's Department of Natural Resources and Parks (DNRP) Cougar Mountain Regional Wildland Park. This parcel is owned by the US Department of the Army, Army Corps of Engineers, Seattle District. Execution of this lease would continue public access for recreational activities such as hiking and horseback riding.

Context

Rationale for transaction: This zero-cost transaction is a new lease at an existing location for 3.37 acres of US Department of Army land situated within the center of Cougar Mountain Regional Wildland Park. King County has been a long-standing lessee of this property with records dating back to 1994.

When the previous lease expired in 2014, a new lease was approved in 2017 via Ordinance 18542¹. Subsequent to the approval, the Department of the Army directed that an alternative lease template instead was to be executed. This new version attached to this proposed Ordinance contains fewer restrictions and reporting requirements for the County and improves operating conditions for DNRP. A series of template changes and negotiations delayed the transmission of the legislative package. As part of the agreement, the County negotiated a provision to hold the United States of America harmless for any damages that occurred between the old lease's expiration and the new lease's start. The Department of the Army required this provision to be contained in a separate instrument from the lease itself.

Policy considerations: This new lease is consistent with previous ones that have been used over the last couple of decades. The 3.37 acre leased premises are needed by King County Parks for operation of the Cougar Mountain Regional Wildland Park. It also defines the area needed by the Army. Elimination of this lease would cause a hardship for people using the park as use would be restricted.

Political considerations: N/A

Community considerations

or partnerships: The Cougar Mountain Regional Wildland Park is one of the largest and most heavily used parks in the King County Parks system. The site leased from the Army Corps further enhances the park experience.

Fiscal considerations: The lease does not have a price per square foot provision; operating costs are restricted to maintenance tasks called out in Exhibit C of the agreement. Parks maintenance staff perform Natural Area Trail Maintenance; litter and garbage pickup; drainage maintenance, road repair, etc. for a cost of about \$1,000 per year.

Other considerations: The County is required to sign the lease first, and then the lease will be approved by the Army Corps of Engineers, Seattle District.

¹ Ordinance 18542 [[LINK](#)]

CIP/operational impacts: The Department of the Army is retaining a small area adjacent to the leased premises. That area is distinct and fenced off from the leased premises.

King County Strategic Plan impact: N/A

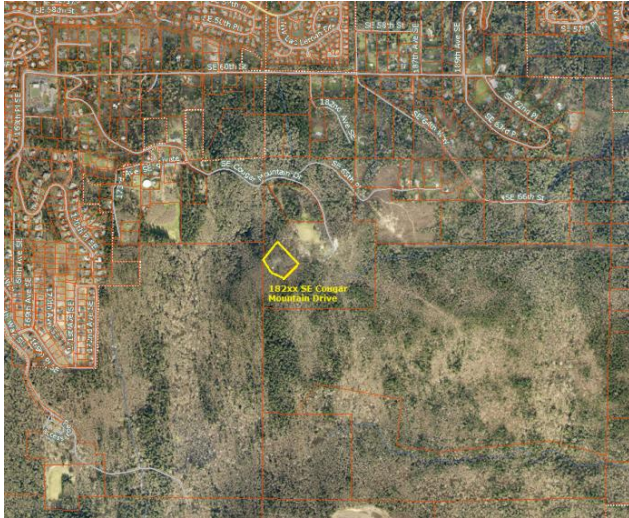
Equity and Social Justice impact: In accordance with Real Property Asset Management Plan (RAMP) policy, the Facilities Management Division and the King County Parks and Recreation Division reviewed this legislation for Equity and Social Justice (ESJ) impacts. This location is in the Cougar Mountain neighborhood of King County. This is a continuing location for this program and is consistent with current zoning.

Energy Efficiency impact: n/a

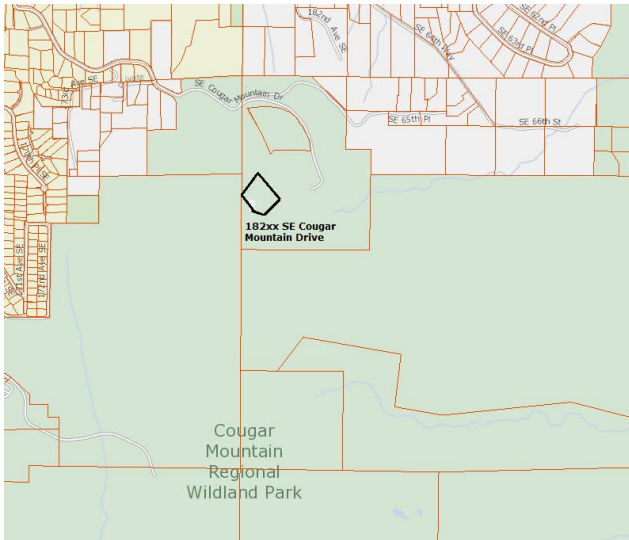
Lease Alternatives Analysis

Summary: The legislation is for a five-year term. It also allows for early cancellation should that be needed. King County is responsible for maintenance of the parcel and is also the major user of the site.

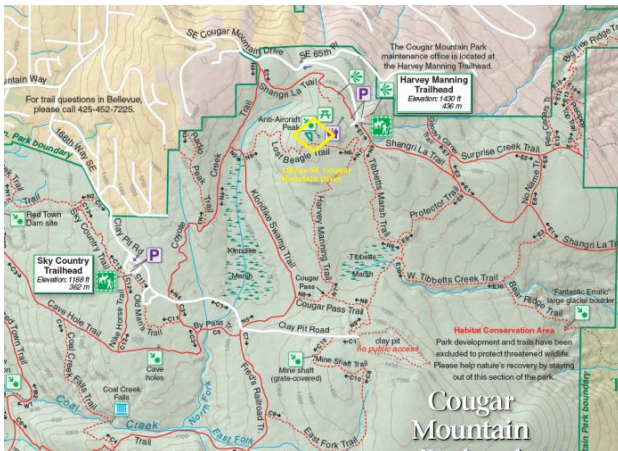
Vicinity View Map



Parcel Map



Trail Map



KING COUNTY FISCAL NOTE - Property Leases and Sales

GENERAL TRANSACTION INFORMATION

Ordinance/Motion:				Transaction Duration:	Five years
Title:	Cougar Mountain Lease			Fair Market Value:	N/A
Affected Agency/Agencies:	King County			Legal Transaction Type:	Lease Agreement
Note Prepared By:	Sandy Ou / Amanda Tran	Date Prepared:	1/6/2026	Fiscal Transaction Type:	Stand Alone
Note Reviewed By:					
Description of Request:	Cougar Mountain Lease				

FINANCIAL IMPACTS

Part 1 - Net Present Value Analysis Results

Net Present Value to King County (all impacts): ***	NA	Net Present Value to Primary Impacted Agency (customer of transaction): ***	NA
---	----	---	----

Part 2 - Revenue and Expenditure Impacts

As of the preparation date of this fiscal note, the impact of the above legislation on the financial affairs of King County is estimated to be as indicated below:

Revenue to: ^{2,3,b}

Appropriation Unit	Appr. Number	Department	Fund Number	Project Number	Revenue Account Code and Source/Description	Sum of Revenues Prior to 2026	2026 / 2027	2028 / 2029	2030 / 2031	Sum of Outyear Impacts ²
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL						\$ -	\$ -	\$ -	\$ -	\$ -

Expenditures from: ^{2,3,4,b}

Appropriation Unit/Expenditure Type	Appr. Number	Department	Fund Number	Project Number	Expenditure Notes	Sum of Expenditures Prior to 2026	2026 / 2027	2028 / 2029	2030 / 2031	Sum of Outyear Impacts ²
Real Estate Services Labor Costs						\$ -	\$ -	\$ -	\$ -	\$ -
King County Project Management						\$ -	\$ -	\$ -	\$ -	\$ -
Lease Payments/Associated O&M						\$ -	\$ -	\$ -	\$ -	\$ -
Service Costs (Appraisal, Title, Move)						\$ -	\$ -	\$ -	\$ -	\$ -
Tenant and Other Improvements						\$ -	\$ -	\$ -	\$ -	\$ -
10% Art for General Fund Transactions						\$ -	\$ -	\$ -	\$ -	\$ -
Other Transaction Costs						\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL						\$ -	\$ -	\$ -	\$ -	\$ -
Real Estate Services Labor Costs						\$ -	\$ -	\$ -	\$ -	\$ -
King County Project Management						\$ -	\$ -	\$ -	\$ -	\$ -
Lease Payments/Associated O&M						\$ -	\$ -	\$ -	\$ -	\$ -
Service Costs (Appraisal, Title, Move)						\$ -	\$ -	\$ -	\$ -	\$ -
Tenant and Other Improvements						\$ -	\$ -	\$ -	\$ -	\$ -
10% Art for General Fund Transactions						\$ -	\$ -	\$ -	\$ -	\$ -
Other Transaction Costs						\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL						\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL						\$ -	\$ -	\$ -	\$ -	\$ -

APPROPRIATION IMPACTS

As of the preparation date of this fiscal note, the impact of the above legislation on the budget appropriation of King County is estimated to be as indicated below: ¹

Appropriation Unit	Appr. Number	Department	Fund Number	Project Number	Appropriation Notes	2026 / 2027 Appropriation Change
					0	\$ -
						\$ -
						\$ -
TOTAL						\$ -

Total 6-Year CIP Outyear Planning Level Costs	
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

Assumption and Additional Notes:

*** An NPV analysis was not performed because ...

1. If the expenditure impact equals or exceeds five percent of the fund expenditures, a copy of the most recent applicable appropriation unit financial plan is attached to this transmittal.
2. The sum of outyear impacts is provided for capital projects and agreements. This sum for revenue and expenditures includes all revenues/expenditures for the duration of the lease/other agreement or life of the capital investment.
3. This transaction does not require the use of fund balance or reallocated grant funding.
4. The transaction is backed by new revenue. The new revenue does not include grant revenue. The new revenue has not been received. The new revenue will be received by ...
5. A detailed explanation of how the revenue/expenditure impacts were developed is provided below, including major assumptions made in developing the values presented in the fiscal note and other supporting data:
 - This is a five year zero dollar lease between the Department of the Army and King County.

Grand Connection Crossing and Financing

City of Bellevue

Genesee Adkins, Deputy City Manager

April 22, 2026

Dave Hamilton, Deputy Mayor

John Resha, Chief Financial Officer

Bob Stowe, Stowe Development & Strategies

Agenda

1. Grand Connection:
Corridor & Crossing
2. Project Funding and
TIF
3. TIF Adoption
Timeline, Next Steps



Grand Connection: The Corridor & The Crossing

Grand Connection Corridor & Crossing

Bridging the second largest downtown in King County to Eastrail and to the Wilburton neighborhood, with a safe, accessible connection to maximize affordable housing and life-work connections for King County residents.

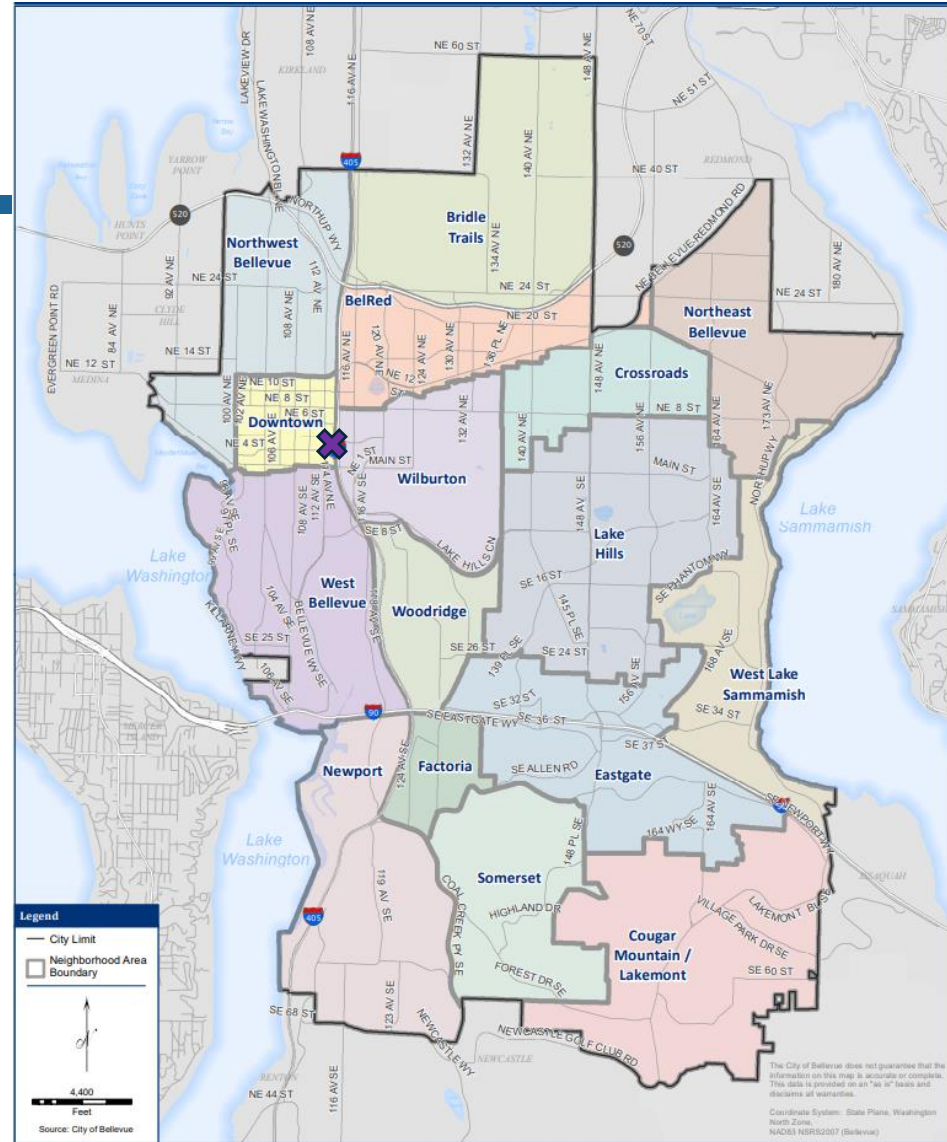


Grand Connection in Citywide Context

“Bellevue welcomes the world. Our diversity is our strength.”

A rapidly growing city that is home to residents from a wide spectrum of backgrounds, trades, languages.

This City Council has been aggressive in incentivizing affordable housing, planning for employment growth, and prioritizing safety & sustainability.



Crossing Will Spur Housing Development, Connect Regional Growth Centers

- 2025 Wilburton land use update enables transit-oriented development at heights of up to 450 feet.
- MFTE “Supercharger” tax incentives put in place to maximize affordable housing
- Robust ped and bike connections, including the 42-mile Eastrail corridor
- Crosslake connection of light rail to SeaTac Airport is key.



Project Funding and TIF

Project Funding

Project Cost: \$200-\$225M

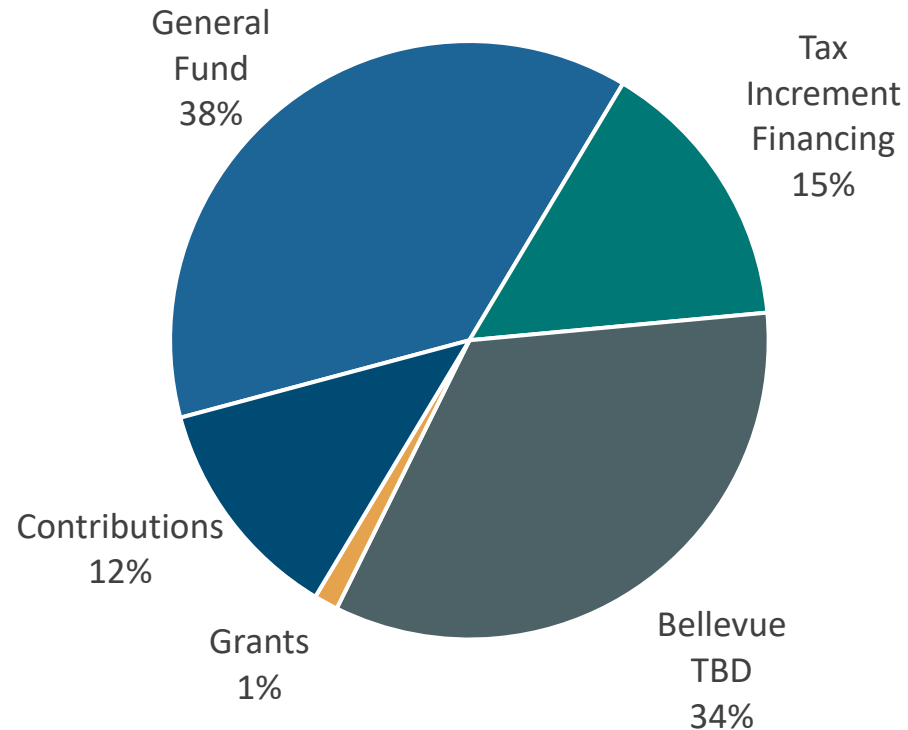
Committed to Date: \$46.7M

TIF Proceeds:

Exclusively for Project Debt Service

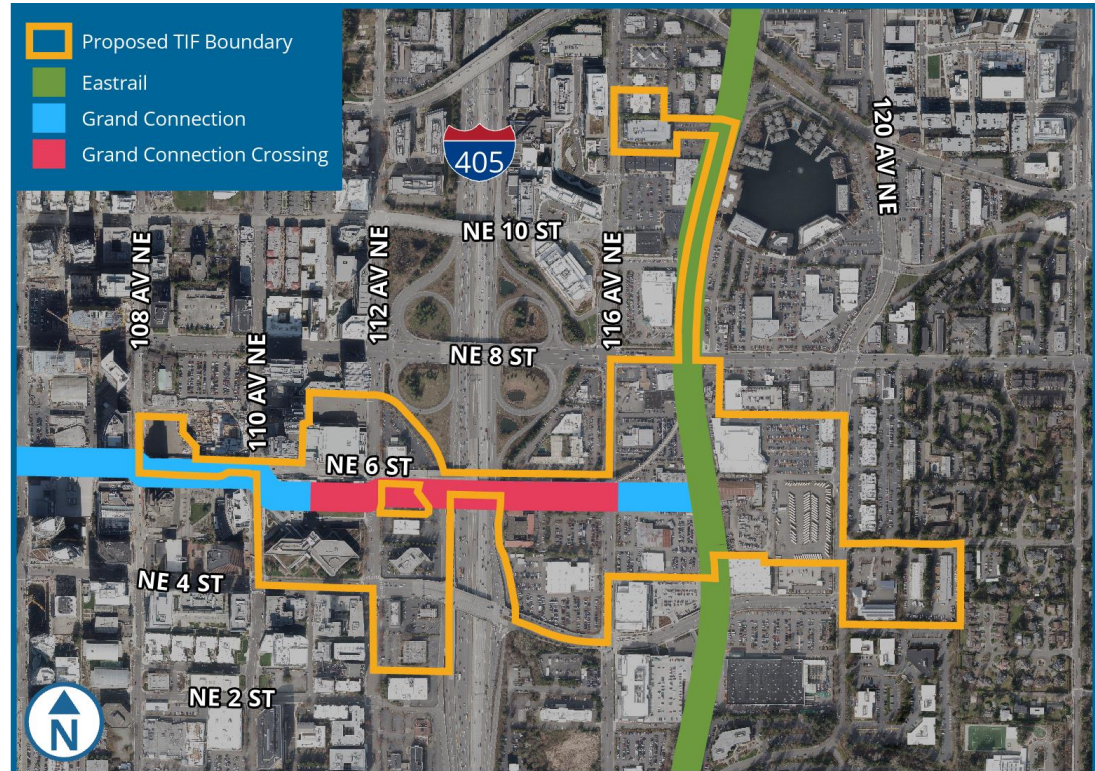
Alternative Delivery
Partnership:

Readying Final Design, Value Engineering



Proposed Tax Increment Area (TIA)

- Outreach to individual property owners and likely developers
- TIA Designed to:
 - Include publicly-owned parcels that are very likely to redevelop within the TIF period (2027-2052)
 - Exclude housing development projects that are likely to utilize MFTE for affordable housing production

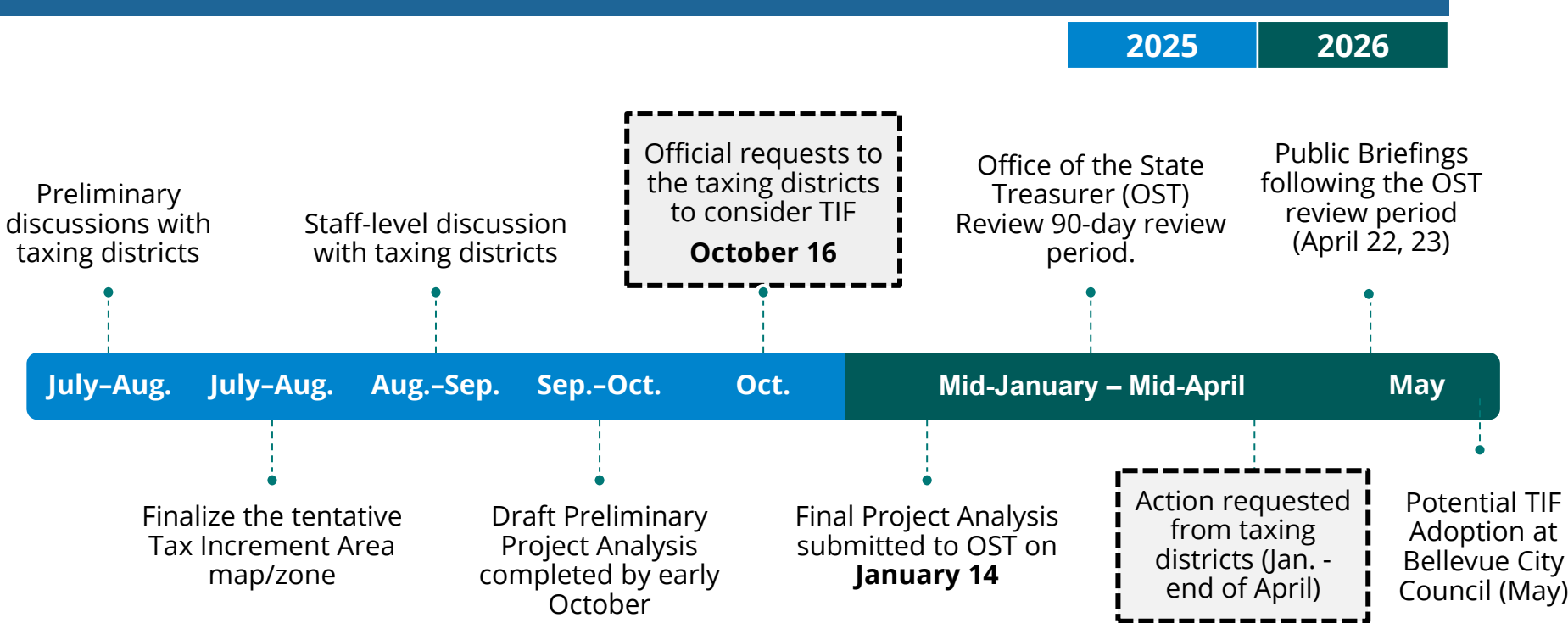


Project Analysis: TIF Revenue Modeling

TIF Revenues (over 25 years)	Assumption	Increment Tax Value with TIF
Full Buildout Scenario	Full realization of the planned development program across all sites, with rapid absorption and maximum square footage achieved.	\$128.8 Million
Phased Full Buildout Scenario	Reflects the same ultimate development program as Full Buildout but assumes a slower absorption schedule over time.	\$104.4 Million
Market-Responsive Limited Buildout Scenario	A conservative scenario that includes only a subset of sites expected to develop in the near term due to proximity to the Grand Connection and stronger market signals.	\$84.4 Million

TIF Adoption Timeline, Next Steps

TIF Outreach and Analysis Timeline



Next Steps

- 1 Taxing districts take actions to participate throughout April and May
- 2 Bellevue holds Public Briefings on April 22 and 23
- 3 King County considers taking an action before Bellevue City Council
- 4 Bellevue City Council will consider adopting TIF ordinance in May
5/5 study session and possible direction
5/19 possible action

Thank You

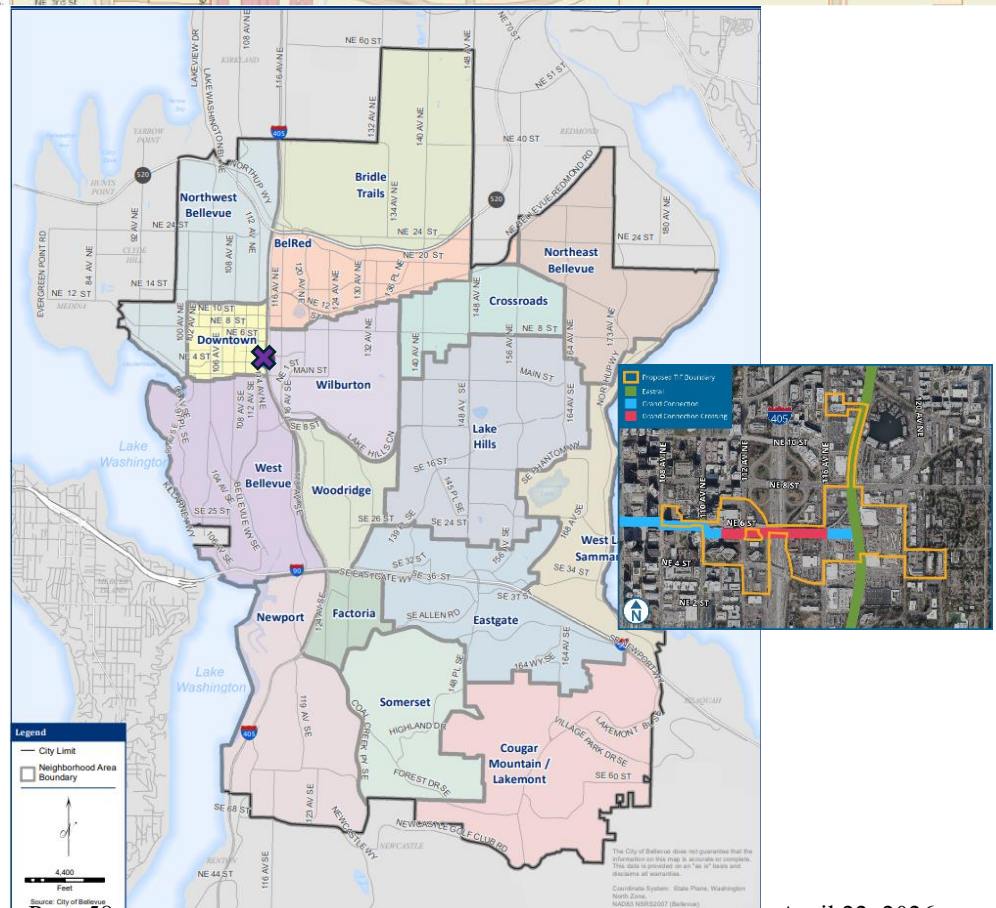


Dave Hamilton, Deputy Mayor
Genesee Adkins, Deputy City Manager
John Resha, Chief Financial Officer



Parcels and Owners in Proposed Bellevue TIF Area

APN	Property Owner
2825059211	Varqa Properties LLC
2825059251	Overlake Hospital Medical Center
670060010	Acorn Development
3225059182	MEYDENBAUER CENTER
3225059194	MEYDENBAUER CENTER
3225059003	700 112th LLC
3225059229	CPSRTA (Sound Transit)
3225059231	CPSRTA (Sound Transit)
3225059017	CoB - (City Hall - Dog Park)
3225059216	CoB - (City Hall Plaza)
3225059199	CoB - (City Hall)
3225059171	JG 520 Building LLC (Legacy)
3225059004	JG 400 Building LLC (Legacy)
3225059122	WALLACE/SCOTT BELLEVUE I LLP
3225059096	Wallace/Scott Bellevue I LLC
3225059172	Wallace/Scott Bellevue I LLC
3225059166	Wallace/Scott Bellevue I LLC
3225059005	City of Bellevue - Lincoln Center
3225059178	BELLEVUE NORTHWEST LLC
3225059007	ALCO INVESTMENT COMPANY +MAX CAPITAL LLC
3325059033	PMAR INC
3325059010	MIDLAKES I LLC
3325059086	SNOHOMISH REAL ESTATE LLC
3325059036	BETA-BELLEVUE AUTO CENTER L.L.C
3325059124	BELLEVUE DEVELOPMENT OWNER LLC
3325059142	BELLEVUE DEVELOPMENT OWNER LLC
3325059143	EVERED MARJORIE LINCK
3325059169	8TH STREET BK LLC
3325059120	TRF CAPITAL LLC
3325059134	Mutual Real Estate Holdings
3325059133	Mutual Real Estate Holdings
3325059121	Bellevue SD #405
3325059017	Bellevue SD #405





King County

**Metropolitan King County Council
Budget and Fiscal Management Committee**

STAFF REPORT

Agenda Item:	7	Name:	Brandi Paribello
Proposed No.:	2026-0082	Date:	April 22, 2026

SUBJECT

Proposed Ordinance 2026-0082 would approve King County's partial participation in the city of Bellevue's Tax Increment Financing (TIF) project.

SUMMARY

If approved, the proposed ordinance would allow King County to partially participate in a TIF project from the City of Bellevue called the Grand Connection Crossing. The project would link the Eastrail corridor, the recently upzoned Wilburton neighborhood, downtown Bellevue, and Meydenbauer Bay park. King County would forego incremental increases in property tax revenue from the Tax Increment Area over a 25-year period which the City of Bellevue would then use for debt service payments on the project.

BACKGROUND

During the 2021 legislative session, the Washington State Legislature passed Engrossed Substitute House Bill 1189 which made TIF available to counties, cities, towns, and port districts. These entities can use TIF to finance public infrastructure in specified geographic areas (i.e. the tax increment area, or TIA), with the goal that these improvements will encourage additional private development and investment that in turn may result in increased property values, bringing benefits to property owners, investors, residents, and the local government.¹

How TIF Works. When TIF is implemented, assessed value is frozen at a base level for taxing districts in the geographic area (the TIA). Property values within the TIA increase due to the public improvements and private development, and any increase in assessed value above the base level (called the tax increment) is used to pay for the

¹ MRSC, "[Tax Increment Financing Now Available to Some Washington Local Governments](#)," September 16, 2021.

public improvements either outright or as debt service.² Taxing districts participating in the TIA receive the revenue from the base level assessed value and forego the tax increment.

Requirements to Utilize TIF. To utilize TIF, the local government must pass legislation that designates the TIA, identifies the infrastructure improvements to be financed, and states whether bonds will be issued. The following guidelines apply when creating a TIA:

- The local government must prepare a project analysis.
- There can be no more than two active TIAs at a time, and they cannot overlap.
- A TIA cannot have an assessed value of more than \$200 million or more than 20% of the total assessed valuation of the jurisdiction creating the area, whichever is less.
- Once a TIA is established, the boundaries cannot be modified.
- The local government cannot use TIF revenue for additional improvements that were not listed in the ordinance creating the TIA.
- The ordinance must include a start date for when the improvement will begin.
- The local government can only receive TIF revenues for the period required to pay the costs of the improvements.
- The TIA must be retired no more than 25 years after the adoption of the ordinance that created it.³

Before creating a TIA, the local government must complete a project analysis and submit it to the State Treasurer's Office for review.⁴ The project analysis must include, but is not limited to:

- Objectives,
- Duration,
- Identification of all parcels to be included,
- A description of the expected private development within the TIA, including a comparison of scenarios with and without the proposed public improvements,
- A description of the improvements, including costs and methods of financing,
- A discussion of how private development would not reasonably be expected to occur in the foreseeable future without these improvements (also known as "but-for" analysis),
- An assessment of property value in the TIA and the amount expected to be generated from the increased increment assessment,
- Job creation and private development expected from the project, and

² Example: The assessed value of a property in the increment area is \$400,000 in 2025. In 2026, the assessed value increases by \$1,000, to \$401,000. That \$1,000 is taxed at the levy rate applicable to each taxing district the property resides in, and the total collection of that increase is used to pay the debt financing for the TIA project. The county keeps the total collection for the base amount of \$400,000.

³ Chapter 39.114 RCW

⁴ The State Treasurer's Office completed its review on March 5, 2026.

- An assessment of any impacts and necessary mitigation to address impacts on affordable and low-income housing; the local business community; local school districts; and local fire service.⁵

Recent TIF Legislation and the City of Bellevue. In 2025, the legislature passed Engrossed Substitute Senate Bill 5801, allowing the City of Bellevue to form a TIA with a maximum of \$500 million of assessed value at the time the TIA ordinance is adopted, and requires the city to adopt the TIA ordinance before June 20, 2026. The bill also requires that each participating taxing district within a TIA approve by majority vote of the governing body its participation in contributing its tax allocation revenues to the city's TIF program and project. The taxing district may approve partial or full participation. The city may still move forward with forming a TIA without the approval of the individual taxing districts but would not receive the tax allocation revenues from that district.⁶

The City of Bellevue hired Stowe Development & Strategies, LLC in association with ECONorthwest to produce its project analysis of a TIA for its Grand Connection Corridor & Crossing project. That document is attached to this staff report as Attachment 4. The project analysis assumes the following:

- 63.3 total acres of parcels (not including rights-of-way) that have “a clear development nexus to the project.”
- A taxable assessed valuation (based on 2025 certified values) of \$489,463,600. This represents .06% of the total assessed value of properties located in Bellevue.
- A “Market-Responsive Limited Buildout Scenario”, which is based on direct engagement with developers, site-specific context, and proximity to the Grand Connection Crossing.
- An increment tax revenue impact to King County would be \$6.4 million from the EMS Levy and \$40.4 million from the all other levies over the 25-year period of the TIA.

ANALYSIS

Proposed Ordinance. The proposed ordinance would commit King County to providing a maximum of \$30 million over the 25-year period of the TIA. If the city receives the full \$30 million from the county prior to the end of the 25-year period, the county will cease allocating its portion of the increment.

The \$30 million would also be reduced by any revenue the city receives from the Transportation Benefit District. The city must reimburse the county for assessor and

⁵ RCW 39.114.020

⁶ [ESSB 5801 – 2025-26](#)

treasury costs, and levy lid lifts and voter approved levies would not be a source of revenue. The sources of revenue would include:

Regular Levy Sources	State-Authorized Property Tax Levy Sources
<ul style="list-style-type: none"> • General Fund • Veterans Services • Behavioral Health • Developmental Disabilities 	<ul style="list-style-type: none"> • Metro Transit • County Hospital

According to Executive staff, the county could potentially see an increase of \$15 million to \$16 million in additional construction sales tax from 2028 to 2031 should the county approve the proposed ordinance. This increase would benefit the Metro transit operating fund, Mental Illness and Drug Dependency (MIDD) behavioral health fund, the general fund, and the Doors Open fund for equitable cultural access.

Executive staff also indicate that approval of the proposed ordinance could increase the general fund deficit by \$500,000 to \$1 million in the 2028-2029 biennial budget. Executive staff have not identified what services would be affected.

Timing Concerns. Under state law the City of Bellevue must adopt its legislation creating the TIA by June 20, 2026. The city cannot adopt its legislation until affected taxing districts such as King County adopt legislation approving its full or partial participation in the TIA.

INVITED

- Aaron Rubardt, Chief Budget Officer, King County
- Genesee Adkins, Deputy City Manager, City of Bellevue
- John Resha, Chief Financial Officer, City of Bellevue

ATTACHMENTS

1. Proposed Ordinance 2026-0082
2. Transmittal Letter
3. Fiscal Note
4. City of Bellevue Tax Increment Financing Project Analysis, dated January 14, 2026
5. General Fund Financial Plan, dated April 7, 2026
6. Proposed Changes in 1st Omnibus to 2026-2027 Biennial Budget Provisos & Expenditure Restrictions



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0082.1

Sponsors Balducci and Dunn

1 AN ORDINANCE approving King County's partial
2 participation in the city of Bellevue's Tax Increment
3 Financing project, as authorized in RCW 39.114.020; and
4 specifying conditions on the county's participation.

5 PREAMBLE:

6 Under RCW 39.114.020(1)(c)(ii), the city of Bellevue is authorized to
7 enact a tax increment area up to \$500,000,000 in combined assessed
8 valuation, but only if the area is connected to Interstate 405,
9 transportation-related public improvements will be funded to enhance the
10 integration and connection of neighborhoods within the area, and the city
11 enacts the tax increment area via ordinance by June 30, 2026.

12 Under RCW 39.114.020(1)(c)(ii)(D), a governing body of any taxing
13 district within the increment area may approve by a majority vote the
14 taxing district's partial or full participation in the tax increment project,
15 according to the governing body's ordinance and publication procedures.

16 If the governing body does not approve its participation, the taxing
17 district's property taxes are not subject to apportionment.

18 King County has provided leadership regionally in the formation of
19 multimodal transportation systems, including the forty-two-mile Eastrail
20 corridor as well as in Sound Transit leadership and decision-making roles.

21 King County supports transportation improvements to improve mobility
22 within downtown Bellevue, new commercial and residential construction
23 to support economic development, and pedestrian-oriented improvements
24 linking the EastRail Corridor, the recently upzoned Wilburton
25 neighborhood, downtown Bellevue, and Meydenbauer Bay park.

26 The city of Bellevue's Grand Connection Crossing will connect downtown
27 Bellevue to the Eastrail Corridor and to the Wilburton neighborhood,
28 where new local housing policies have incentivized affordable housing
29 development.

30 Those improvements and new construction activated by the city of
31 Bellevue's Grand Connection Crossing are not assumed to occur at the
32 same level without additional financing tools dependent on King County's
33 participation in the tax increment area.

34 City of Bellevue staff have provided King County with assurances that the
35 tax increment area can be successfully enacted with safeguards for county
36 taxpayers, limitations on apportioning voter-approved King County levies,
37 and caps on the longevity of the tax increment area.

38 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

39 SECTION 1. King County approves its partial participation in the city of

40 Bellevue's tax increment area, subject to the following conditions:

41 A. King County commits to a maximum of \$30,000,000 in support for the Grand
42 Connection Crossing through apportioned property tax revenues from the allowed
43 components of the county levy for 2028 through 2051, reduced by any revenues received

44 by the city of Bellevue from the King County Transportation District, or its successor.
45 Cumulative apportioned property tax revenues, reduced by any revenues received by the
46 city of Bellevue from the King County Transportation District or its successor, that are in
47 excess of \$30,000,000, shall not be apportioned by the county assessor to the city of
48 Bellevue;

49 B. King County's apportioned property tax revenues for each calendar year will be
50 reduced by the amount equal to revenues received by the city of Bellevue from the King
51 County Transportation District or its successor, in the previous calendar year. King
52 County's apportioned property tax revenues for each calendar year cannot be less than
53 zero;

54 C. Once King County's maximum apportionments have been met as specified in
55 subsection A. of this section, the county assessor will cease apportionments from the
56 County levy, regardless of whether the tax increment area is fully sunset or whether the
57 sponsoring jurisdiction has provided the certification described in RCW 39.114.050;

58 D. The city of Bellevue must, at least annually, reimburse King County for
59 documented assessor and treasury costs;

60 E. The city of Bellevue will provide King County with a list of planned public
61 improvements, an annual report of public improvement expenses for the Grand
62 Connection Crossing, and an annual report of the city of Bellevue's affordable housing
63 accomplishments including but not limited to the number of new affordable housing units
64 created, by Area Median Income category, by April 1 of each year throughout the
65 duration of the city's tax increment area; and

66 F. County property tax revenues shall not be apportioned from voter-approved
67 levies or levy lid lifts or their successors, whether currently enacted or approved through
68 2041. Apportioned levies are limited to the county's current expense, human services
69 fund/mental health, veteran's aid, transportation, marine, and county hospital levies or
70 their successors. New levies adopted after the effective date of this ordinance are exempt
71 unless specified otherwise in their enacting ordinances.

72 SECTION 2. The authority granted in this ordinance is supplemental to all other
73 powers of the county, and nothing in this ordinance shall be construed as limiting or
74 restricting any powers or authority conferred upon the county by law.

75 SECTION 3. Severability. If any provision of this ordinance or its application to

- 76 any person or circumstance is held invalid, the remainder of the ordinance or the
77 application of the provision to other persons or circumstances is not affected.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: None

**Executive Girmay Zahilay**

Chinook Building, CNK-EX-0800
401 Fifth Avenue, Suite 800
Seattle, WA 98104-2391

April 7, 2026

The Honorable Sarah Perry
Chair, King County Council
Room 1200
COURTHOUSE

Dear Councilmember Perry:

This letter transmits a proposed Ordinance that would, if enacted, authorize King County's participation in the City of Bellevue's (City) proposed Tax Increment Financing Project. This proposal to support the Grand Connection Crossing would authorize the County to support the City's efforts to build a bicycle and pedestrian crossing over I-405 by utilizing a unique feature in state law that expires on June 1, 2026. The County's participation in this initiative will provide the City with a new financial tool to support transportation and mobility improvements within downtown Bellevue.

The City of Bellevue is implementing the Grand Connection project connecting the Lake Washington waterfront at Meydenbauer Bay Park to downtown Bellevue, across I-405, to the Eastrail Corridor and the newly upzoned Wilburton commercial area. As part of this project, the Grand Connection Crossing will create a pedestrian and bicycle crossing over I-405. The pedestrian and bicycle crossing is expected to unlock long-term development potential in the downtown and Wilburton areas, incentivizing private development in new commercial and residential spaces, while new local housing policies incentivize affordable housing development. Adoption of this proposed Ordinance by the County will authorize property tax revenues derived from future development within downtown Bellevue and Wilburton to support the City's investments. Without the County's authorization, the City of Bellevue will not be able to capture these incremental revenues from the County's property tax levy and will be limited in its ability to finance the Grand Connection Crossing.

During its 2025 Regular Session, the Washington State Legislature provided a one-time ability to implement Tax Increment Financing in an area up to \$500 million assessed value, contingent on the authorization of affected taxing districts, via Engrossed Substitute Senate Bill 5801. Bellevue's one-time ability expires in June 2026.

The City of Bellevue expects to establish its tax increment area by Ordinance prior to June 2026, with initial property tax apportionments occurring in February 2027. These apportionments, or distributions of incremental property tax revenue, will continue annually based on growth within the tax increment area

The Honorable Sarah Perry
April 7, 2026
Page 2

through either 2051 (the maximum duration) or until the County's maximum contribution of \$30,000,000 is reached. Bellevue will reimburse the County for Assessor and Treasury costs; and provide annual reporting on project expenses and affordable housing accomplishments to the County. Voter-approved property tax levies, including all existing and future lid lifts and the Emergency Medical Services levy are not subject to property tax apportionment until 2042, unless and until the maximum contribution has been reached.

This partnership with the City of Bellevue includes safeguards to preserve the intent of County voters while supporting economic development and a major pedestrian-oriented improvement in a growing urban downtown Bellevue.

Thank you for your consideration of this proposed Ordinance.

If your staff have questions, please contact Jeff Muhm, Special Advisor to the Executive Leadership Team, King County Executive Office, at 206-263-4601.

Sincerely,



for

Girmay Zahilay
King County Executive

Enclosure

cc: King County Councilmembers
 ATTN: Stephanie Cirkovich, Chief of Staff, King County Council
 Melani Hay, Clerk of the Council
Karan Gill, Deputy Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Hyeok Kim, Chief Operating Officer, Office of the Executive
Sierra Howlett Browne, Director of Government Relations, Office of the Executive
Garrett Holbrook, Council Relations Manager, Office of the Executive
Aaron Rubardt, Chief Budget Officer, Office of the Executive
Jeff Muhm, Special Advisor to the Executive Leadership Team, Office of the Executive

2026-2027 FISCAL NOTE

Ordinance/Motion: 2026-XXXX
 Title: Participation in City of Bellevue Tax Increment Financing for Grand Connection Crossing
 Affected Agency and/or Agencies: King County Executive Office; Various Levy-Supported Funds
 Note Prepared By: T.J. Stutman, Principal Analyst, King County Executive Office
 Date Prepared: 3/16/2026
 Note Reviewed By: Aaron Rubardt, Chief Budget Officer, King County Executive Office
 Date Reviewed: 3/17/2026

Description of request:

The proposed ordinance would authorize King County's partial participation in the City of Bellevue's proposed Tax Increment Financing for the Grand Connection Crossing. The proposal includes the County's agreement to apportion property tax revenue from non voter-approved levies to support the project beginning in 2027 and ending by 2051, with a maximum contribution of \$30,000,000.

Revenue to:

Agency	Fund Code	Revenue Source	2026-2027	2028-2029	2030-2031
General Fund	0010	Property Tax	-\$14,471	-\$117,638	-\$498,816
Veterans Services	1060	Property Tax	-\$120	-\$979	-\$4,150
Behavioral Health	1120	Property Tax	-\$135	-\$1,099	-\$4,660
Developmental Disabilities	1070	Property Tax	-\$135	-\$1,099	-\$4,660
Metro Transit	4641	Property Tax	-\$1,386	-\$11,270	-\$47,786
County Hospital	1700	Property Tax	-\$4,519	-\$36,738	-\$155,778
TOTAL			-\$20,766	-\$168,823	-\$715,850

Expenditures from:

Agency	Fund Code	Department	2026-2027	2028-2029	2030-2031
TOTAL			0	0	0

Expenditures by Categories

	2026-2027	2028-2029	2030-2031
TOTAL	0	0	0

Does this legislation require a budget supplemental? No

Notes and Assumptions:

Revenue impact reflects apportioned property tax revenue, based on estimated increases in New Construction and Assessed Value within the City of Bellevue's proposed Tax Increment Area.

Assessor and Treasury costs associated with this proposed ordinance are not included in the fiscal note since full reimbursement is expected and the costs have not been estimated.

The Grand Connection Crossing construction project is also expected to generate additional sales tax revenue of approximately \$30M from 2027 - 2031, based on County sales tax increments and expected taxable activity from construction and new commerce.

	2026-2027	2028-2029	2030-2031
General Fund (0010)	-	1,012,765	4,922,982
MIDD (1135)	-	375,098	1,823,327
Metro (4641)	-	3,375,883	16,409,941
Doors Open (1160)	-	375,098	1,823,327
Total	0	5,138,844	24,979,577



CITY OF BELLEVUE
TAX INCREMENT FINANCING PROJECT ANALYSIS
January 14, 2026

GRAND CONNECTION CROSSING



ACKNOWLEDGEMENTS

This Project Analysis Report was prepared for the City of Bellevue by Stowe Development & Strategies, LLC in association with ECONorthwest (SDS/ECO team).

The Report represents a thorough and comprehensive evaluation of a future Tax Increment Financing program and establishment of a Tax Increment Area for a significant development opportunity in Bellevue. The production of this report would not have been possible without the participation, collaboration, and guidance of the following individuals and groups.

City of Bellevue Officials

City Council

- Mo Malakoutian, Mayor, Position 3
- Dave Hamilton, Deputy Mayor, Position 7
- Vishal Bhargava, Councilmember, Position 1
- Naren Briar, Councilmember, Position 2
- Jared Nieuwenhuis, Councilmember Position 4
- Lynne Robinson, Councilmember, Position 6
- Claire Sumadiwiryra, Councilmember, Position 5

Staff

- Diane Carlson, City Manager
- Genesee Adkins, Deputy City Manager
- Nathan McCommon, Deputy City Manager
- Joseph Todd, Deputy City Manager
- Nathan Torgelson, Director, Office of the Grand Connection
- John Resha, Chief Financial Officer, Finance & Asset Management Director
- Emil King, Community Development Director
- Trisna Tanus, City Attorney
- Monica Buck, Assistant City Attorney

Legal and Financial Consultants

- Stacey Lewis, Bond Counsel, Pacifica Law Group (limited review capacity as Bond Counsel)

Increment Financing Consultants

- Bob Stowe, Stowe Development & Strategies (TIF Project Manager)
- Morgan Shook, ECONorthwest

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About City of Bellevue

Bellevue is the fifth largest city in Washington, with an estimated population of 155,000 (2024). Bellevue is the high-tech and retail center of the Eastside, with more than 160,000 jobs and a downtown skyline of gleaming high-rises. With beautiful parks, top schools and a vibrant economy, Bellevue is routinely ranked among the best mid-sized cities in the country.



While business booms downtown, much of Bellevue retains a small-town feel, with thriving, woodsy neighborhoods and a vast network of trails. With nearly 100 parks, Bellevue is known as a “city in a park.” The city’s crime rates are consistently low.

Retail options abound in Bellevue, and an arts community is taking off in its BelRed neighborhood. Bellevue’s agrarian traditions are celebrated in the spring and fall with popular fairs at the Kelsey Creek Farm Park. More than 300,000 people visit the city’s downtown area the last weekend in July each year for arts and crafts fairs.

The city spans more than 33 square miles between Lake Washington and Lake Sammamish and is a short drive from the Cascade mountains. People can kayak within sight of downtown in the Mercer Slough Nature Park, a 320-acre wetland preserve, or at a couple of Bellevue locations in Lake Washington.

Introduction/Summary

In late June 2025, the City of Bellevue selected Stowe Development & Strategies in association with ECONorthwest (SDS/ECO team) to conduct a tax increment financing (TIF) analysis for the purpose of spurring viable private development within the city's commercial areas — Wilburton and Downtown Bellevue.

The purpose of this Report is to evaluate in detail the proposed Tax Increment Area (TIA) designation, the city's public improvement project – the Grand Connection Crossing, the envisioned private development, and the associated tax increment revenue to fund some of the Grand Connection Crossing costs. This Report will be submitted to the Office of the State Treasurer (OST) for review and comment as well as to all the participating taxing districts inside the proposed TIA. OST then has 90 days to review any Project Analysis.

The city provided a notice of its intention to form a TIA to all the taxing districts that would be affected or part of the TIA on October 16, 2025 to comply with the noticing requirements of the TIF Act. A TIA can only be formed on June 1 of any year. Forming a TIA before June 1 also satisfies a recent amendment made to the TIF Act (RCW 39.114) when the state adopted Engrossed Senate Bill (ESB) 5801, allowing the city to form a TIA with a maximum of \$500 million of assessed value at the time the TIA ordinance is adopted, and positions the city to adopt a TIA ordinance before the deadline of June 20, 2026 established in the amendment.

ESB 5801 also requires that each participating taxing district within a TIA, must approve by majority vote of the governing body of its partial or full participation in contributing its tax allocation revenues to the city's TIF program and project. The city may still move forward with forming a TIA without the approval of the individual taxing districts but would not receive the tax allocation revenues from that district. Additionally, a preliminary Project Analysis was provided to each of the taxing districts along with early outreach meetings to determine each district's likely participation in the TIA. Formal agreements are currently being pursued with each participating taxing district in a TIA prior to any adoption of a TIA ordinance by the Bellevue City Council.

The impact analysis for each taxing district starting on page 34 concludes the following:

“In all cases, the total taxes apportioned (those tax dollars that are allocated to pay for TIF public improvements) are slightly less than the total district levy growth, demonstrating that the value added by the increment and new construction offsets most of the taxes apportioned to the jurisdiction.”

The city is planning on several tiers of potential funding in order to support the design and construction cost associated with the Grand Connection Project — a long envisioned, partially elevated pedestrian corridor from the water’s edge of Lake Washington through downtown and over Interstate 405 into the Wilburton area and to the Eastrail Project Trail. One of the initial phases of the overall project will include the “Crossing” over I-405, connecting downtown to the Eastrail Project — a 42-mile regional trail on a former rail line linking several King and Snohomish County cities. The Crossing is estimated to cost approximately \$230 million. TIF is projected to provide approximately \$41 million (present value) of the total revenue package needed to support the Crossing. More information about the Crossing is included in the TIA Public Improvement Needs and Cost Section of the Report.

KEY FINDINGS

TIA Size	63.3 acres
TIA Assessed Value	\$489,463,600
TIA Levy Rate	\$2.877
TIF Public Improvement Allocation Costs	\$84.4 million to \$128.8 million

Scenarios	<u><i>Development</i></u>
• Full Buildout Scenario	10,709,240 SF
• Phased Buildout Scenario	10,709,240 SF
• Market-Responsive Limited Buildout Scenario	6,539,030 SF

TIF Revenues (over 25 years)	<u><i>Present Value</i></u>	<u><i>Nominal Value</i></u>
• Full Buildout Scenario	\$60.3 million	\$128.8 million
• Phased Buildout Scenario	\$46.1 million	\$104.4 million
• Market-Responsive Limited Buildout Scenario	\$41.0 million	\$84.4 million

TIF is a powerful economic development tool adopted into law in Washington State in 2021. The Washington State Legislature created the TIF Act (codified as chapter 39.114, Revised Code of Washington) for a city, county, or port district to designate a geographical area within the jurisdiction as a TIA. The increment property tax revenue funds the public infrastructure needed by private development in the TIA. Jurisdictions throughout the United States use TIFs to promote economic development.

In general, Washington State's TIF Act is a financing tool that allows a city, county, or port to fund publicly owned infrastructure determined necessary to encourage private development within a TIA. As private development occurs because of the public agency's investment in public improvements, property values rise, and the public agency uses the newly generated property tax dollars to pay for the public improvements. After the public improvement costs are paid, the public agency retires the TIA and the full assessed value (base + increment) returns to the taxing districts. Sponsoring jurisdictions identify TIAs and the public infrastructure, including costs of construction by ordinance. The sponsoring jurisdiction may incur debt through bond issuance to secure financing to make public improvements in the TIA.

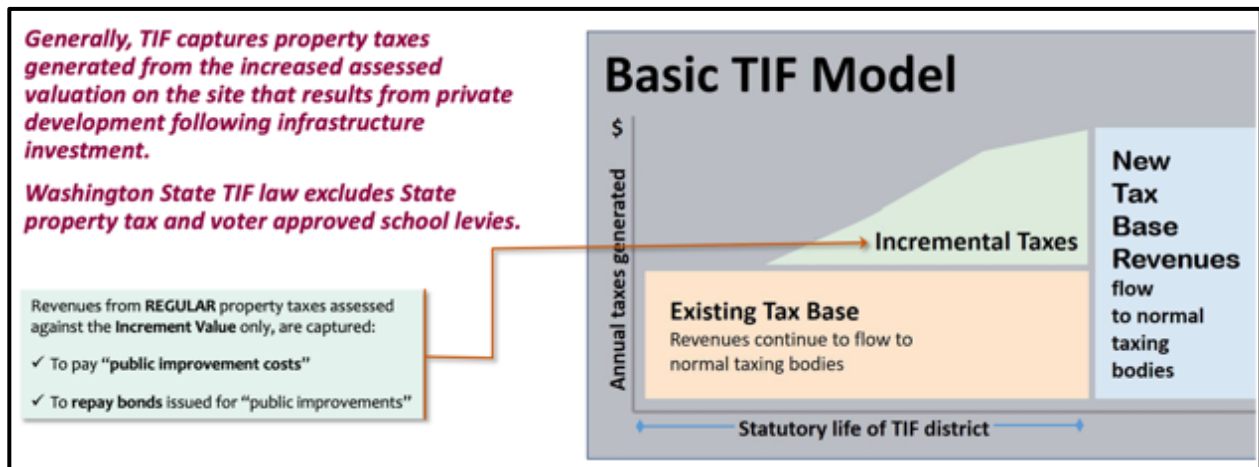


Figure 1: TIF Model

Source: Stowe Development & Strategies, 2025

Statutory limits on TIF

- No more than two active increment areas per sponsoring jurisdiction, which cannot overlap and cannot be changed.
- Increment areas (combined) may not total more than \$200 million in assessed valuation, or more than 20% of the total assessed valuation of the sponsoring

jurisdiction, whichever is less, at the time the ordinance designating the TIA is passed. **Note:** *Bellevue is exercising the amendment from ESB 5801 which allows for a single TIA to be formed of no more than \$500 million of assessed valuation. The key provisions for the city with the amended TIF legislation includes the following:*

- The TIA is connected to Interstate 405 and the transportation-related public improvements that will be funded to enhance the integration and connection of neighborhoods within and adjacent to the increment area;
 - The TIA ordinance must be enacted no later than June 30, 2026; and,
 - A governing body of any taxing district within the TIA approves by a majority vote, and according to the governing body's ordinance and publication procedures, the taxing district's partial or full participation in the TIA. If the governing body does not approve its participation, the taxing district's property taxes are not subject to apportionment.
- Once public improvements are identified, additional public improvements cannot be supported with TIF revenues.
 - Construction of public improvements must begin within five years following adoption of the TIF ordinance (with an ability to extend for good cause).
 - Sponsoring jurisdiction may only receive TIF revenues for the time period necessary to pay for the public improvements.
 - TIA must be retired no more than 25 years after the first year in which tax allocation revenues are collected from the TIA.

Risks

Because increased tax revenue will likely be generated after the city begins construction on the Grand Connection Crossing and after private development occurs, using TIF can pose some financial uncertainty. Understanding and accepting a certain level of risk is important as the city will be obligated for the repayment of any debt that is issued and allocated based on TIF revenues, regardless of whether the projected private development occurs. The two main risks are: 1) expected private development does not occur, occurs slower than expected, and/or the type of development and its magnitude is less than expected, and 2) the cost for infrastructure improvements is higher than projected. These risks impact the expected TIF revenues and/or the public infrastructure improvements cost. If revenues are not sufficient to cover the cost, the sponsoring jurisdiction must then use other sources of revenue to pay for the public infrastructure. A mitigation plan may alleviate some risks. Other risks include over-investment of infrastructure, or building infrastructure that isn't necessary for development to occur, resulting in loss

of tax dollars that could have been used for other public purposes. Local governments can guard against and potentially avoid over-investing and under-development by carefully evaluating the local market conditions and analyzing the nexus between the proposed public improvements and private development (also known as the But-For Requirement addressed later in this Report). Utilized correctly, growth and development in a TIA will help pay for the infrastructure investments that encouraged it.

A risk and mitigation plan is included in this Report.

Other Revenues and Options

This Report also examines other anticipated revenues from the projected private development, including sales tax on construction and ongoing sales tax (page 67). The city has multiple levers to direct a successful project utilizing TIA generated revenues and safeguarding its other resources. These options include the amount of debt issued and when to issue debt based upon expected public improvement needs, schedule and private development type and scale, as well as refinement of infrastructure cost estimates.

Private development interest and anticipated interest rates will also affect the city's actions; the city can proceed with the identified public improvements in this Report or, because the city has up to five years after passing the TIA ordinance (unless a cause for a delay is necessary), it may modify those plans as conditions change. The city could choose to issue less debt, especially if development interest substantially changes to a very low level, the cost of debt is too high, or another revenue source has materialized for the public improvements. The city could use a pay-as-you-go strategy for the infrastructure; however, doing so will likely delay the timing and reduce the scale of the private development. Finally, the city could also rescind or retire the TIA by ordinance before incurring debt.

Tax Increment Area

The proposed TIA was developed through a collaborative process between the city and the consultant team to identify parcels that have a clear development nexus to the Grand Connection Crossing project, while also remaining within the statutory \$500 million assessed value cap for a tax increment area. The TIA prioritizes properties that are well-positioned to benefit from Grand Connection Crossing improvements — such as enhanced public spaces, connectivity, and infrastructure — and includes a mix of sites with known development interest, underutilized private parcels, and publicly-owned properties with long-term redevelopment potential. It also strategically aligns with key corridors, including the Grand Connection corridor, Grand Connection Crossing, and the Eastrail corridor, helping to ensure geographic and programmatic coherence with the city's vision for downtown revitalization and multimodal integration. Timely and strategic investment in the Crossing will be necessary to meet Bellevue's ambitious growth, economic competitiveness, and transportation goals, including the addition of 15,000 new housing units in Wilburton over the next 20 years.

The proposed TIA covers approximately 63.3 total acres of parcels (not including rights-of-way), as shown in Figure 2 below. The taxable assessed valuation of this TIA for 2025 (based on 2025 certified values) is \$489,463,600. This amount is below both the \$500 million assessed valuation threshold and 20% of the city's total assessed valuation of \$92,820,250,067 for 2025 as it represents only 0.5% of the total.

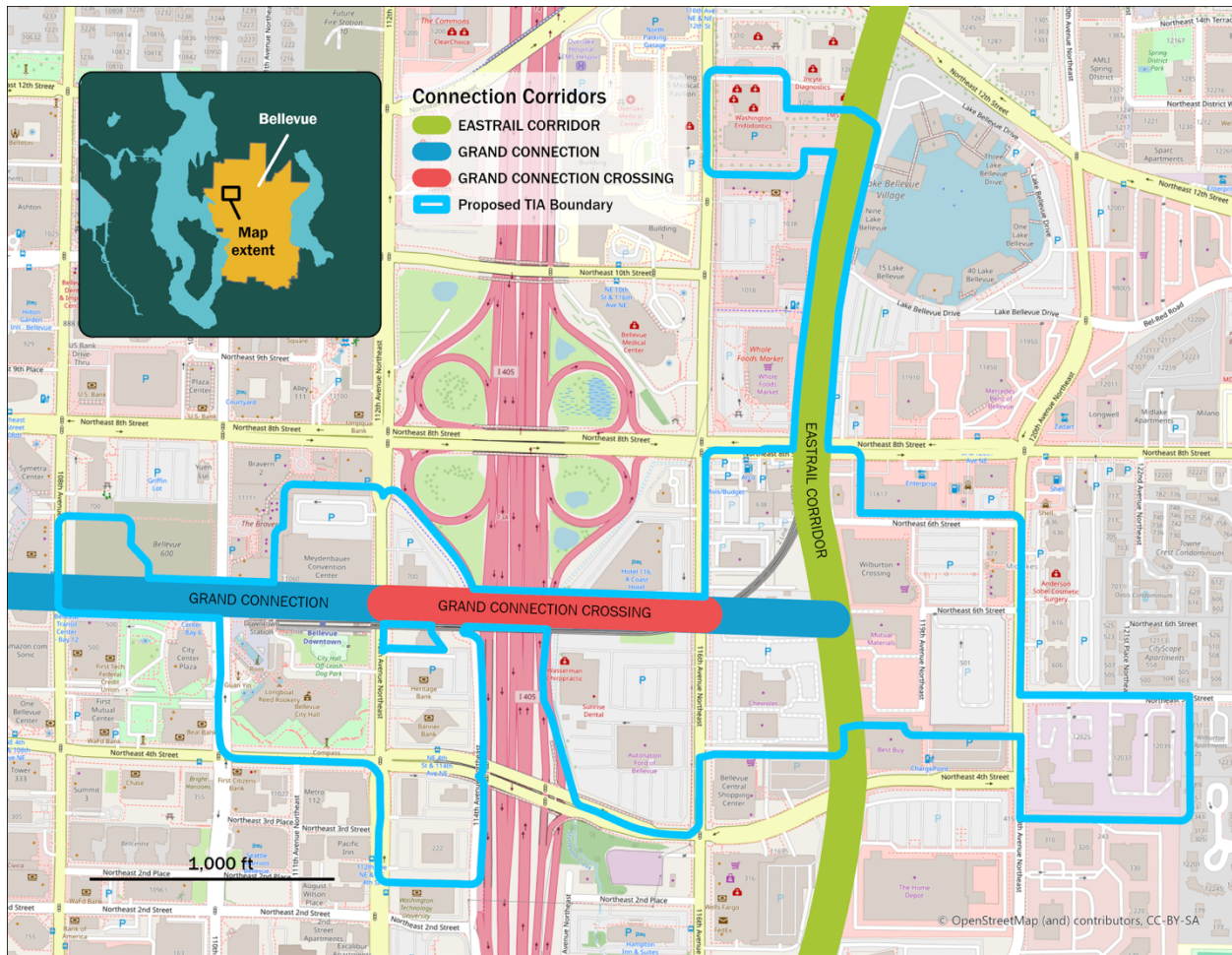


Figure 2: Potential Tax Increment Area

Source: ECONorthwest; 2025

The below table summarizes the parcel identification numbers and assessed values of properties in the TIA.

Parcel ID	Area (acres)	2025 Taxable Value
2825059211	0.9	\$5,560,300
2825059251	0.9	\$1,475,900
0670060010	1.3	\$46,257,600
3225059182	1.2	\$0
3225059194	1.9	\$0
3225059003	1.8	\$52,842,700
3225059229	0.8	\$0
3225059231	0.7	\$0
3225059017	0.8	\$0
3225059216	0.8	\$0
3225059199	4.8	\$0
3225059171	1.5	\$44,895,200
3225059004	1.9	\$56,485,600
3225059122	0.6	\$13,786,600
3225059096	0.5	\$13,638,200
3225059172	0.4	\$11,137,700
3225059166	1.6	\$40,138,800
3225059005	4.2	\$0
3225059178	1.3	\$9,690,000
3225059007	4.4	\$37,599,200
3325059033	0.5	\$5,277,800
3325059010	0.4	\$3,227,900
3325059086	0.5	\$4,246,700
3325059036	3.1	\$24,337,500
3325059124	2.4	\$20,234,800
3325059142	2.6	\$21,869,700
3325059143	1.7	\$13,969,200
3325059169	0.7	\$5,449,200
3325059120	5.6	\$36,895,000
3325059134	2.1	\$14,809,200
3325059133	0.8	\$5,638,800
3325059121	4.2	\$0
3325059017	6.3	\$0
Total	63.3	489,463,600

Table 1: Summary of Tax Parcels

Source: ECONorthwest, 2025

Potential Private Development Plan

Development Plan Configuration

As part of the TIA development process, the consultant team worked closely with the city to identify a set of parcels that could support future development, demonstrate a clear nexus with the Grand Connection project, and collectively remain under the \$500 million cap.

To guide the selection of parcels, the consultant team focused on three primary categories:

1. Sites with Known Development Interest

These include privately-owned parcels where developers have previously expressed interest in redevelopment. For these properties, the city provided assumptions about the likely type and scale of future development based on past proposals or discussions. These assumptions helped the consultant team establish realistic expectations about timing, density, and land use and the impact of the Grand Connection Crossing on activating their site.

2. Underutilized Private Parcels

The second category includes privately-owned sites that are currently underutilized based on their existing improvements relative to allowed zoning capacity. For these parcels, the consultant team applied a baseline assumption between a 3.5 to 5 Floor Area Ratio (FAR) based on the underlying zoning to estimate potential development yields.¹ Because no specific land uses had been proposed for many of these sites, the consultant team evaluated whether multifamily residential or office uses were more likely, considering factors such as floorplate size, construction feasibility, and market context.

3. Publicly Owned Properties (Including City-Owned Sites)

The final category includes sites that are currently owned by the city or other public entities. Some of these parcels are currently used — or planned to be used — for staging and construction activities related to the Grand Connection or light rail projects. This analysis anticipates that these properties will become surplus and suitable for redevelopment over the long term. The consultant team applied the same FAR assumptions used for underutilized private parcels and assigned likely land uses based on site constraints and opportunities.

This framework provides a reasonable planning estimate of potential future development capacity within the TIA and illustrates what could be built under current

¹ Floor Area Ratio (FAR) refers to the ratio of a building's total floor area to the size of the parcel on which it is located. For example, a FAR of 3.5 on a 10,000-square-foot lot implies a total buildable area of 35,000 square feet.

zoning regulations and site conditions — not what will be built or when. Actual development outcomes will depend on a range of external factors not captured in this analysis, including market demand, infrastructure delivery, and private investment decisions.

Based on the city’s parcel identification and evaluation process, the total development capacity within the proposed TIA is estimated at approximately 10.7 million square feet. This reflects the cumulative potential across a set of sites most likely to be influenced by the Grand Connection Crossing and suitable for redevelopment.

By product type:

- Office represents the largest share of capacity at 7.56 million square feet, underscoring the area’s role as a major employment center.
- Multifamily residential accounts for 2.87 million square feet, supporting Bellevue’s goals for housing growth near transit and urban amenities.
- A 200,000 square foot convention space is assumed as part of the area’s potential civic and visitor infrastructure.
- Retail space is limited to 86,630 square feet, primarily integrated within mixed-use developments.

This development capacity reflects a strong orientation toward commercial and mixed-use activity, with strategic residential and civic components that align with the city’s vision for a connected, vibrant urban core.

Product Type	Development Capacity
Multi-Family	2,867,000
Office	7,555,610
Convention	200,000
Retail	86,630
Total	10,709,240

Figure 3: Development Capacity by Site Category and Use Type (Square Feet)

Source: City of Bellevue and ECOnorthwest, 2025

Private Development Assumptions

Development Scenarios

To evaluate the potential tax increment revenue that could support the Grand Connection Crossing investments, the consultant team developed three illustrative development scenarios. The scenarios are intended to bracket a range of possibilities — from limited near-term development to full buildout over multiple market cycles — and help the city understand the implications of varying development patterns on TIF funding capacity.

Much of the projected development within the TIA remains uncertain and speculative, requiring a conservative approach. Further sensitivity analysis may be required to ensure reliable revenue projections that can effectively support the cost of certain public improvements. Nonetheless, it is expected that additional private development will occur over the term of the TIA, contributing to tax allocation revenues that will support the public improvements needed to enable and sustain that private development.

Each scenario assumes that all development occurs within the set of identified parcels inside the proposed TIA. The primary differences lie in the timing and pace of absorption across those parcels.

1. Full Buildout Scenario

The Full Buildout Scenario assumes that all identified parcels within the proposed Tax Increment Area ultimately redevelop, yielding approximately 10.7 million square feet of new development capacity across residential, office, convention, and retail uses.

While full buildout is projected by 2042, the scenario staggers development over time to reflect realistic absorption and financing cycles. The chart below illustrates the timing and composition of new development by year, showing concentrated bursts of activity that align with market waves and planning milestones. Although not tied to a specific economic forecast, the pacing reflects the general periodicity of when conditions typically support significant reinvestment.

Office development represents the dominant use across all phases, particularly in the early and middle waves. Multifamily residential plays a meaningful and growing role later in the program. Retail is limited and largely front-loaded. The convention

component appears as a single delivery in the later phase. This scenario highlights the scale of potential urban transformation over the next two decades if all redevelopment opportunities are realized.

However, it incorporates one critical policy condition: the application of the Multi-Family Tax Exemption (MFTE) to qualifying residential development.

The MFTE program is expected to reduce the near-term taxable value of new multifamily projects during the exemption period. While the underlying development activity and timing assumptions remain the same as the Full Buildout Scenario, the assessed valuation impacts—and therefore the resulting tax increment revenues—will differ due to MFTE. These valuation impacts are explored in the next section.

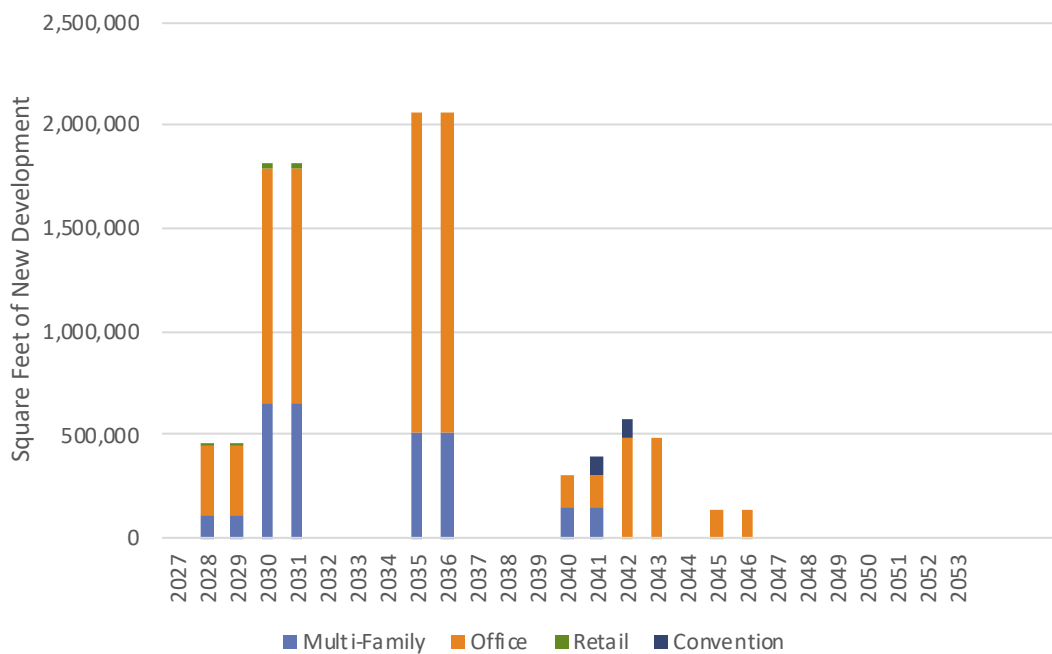


Figure 4: Full Buildout Scenario
Source: EConorthwest, 2025

2. Phased Full Buildout Scenario

This scenario assumes full absorption of all developable sites within the TIA, but over a more extended timeframe than the original Full Buildout. Development is phased in waves, with the first major wave beginning in 2031, followed by additional waves in the late 2030s and early 2040s. This reflects a more conservative and realistic absorption schedule based on market cycles, entitlement timing, and infrastructure readiness.

The scenario anticipates a total of approximately 6.4 million square feet of new development by 2053, distributed across multiple property types.

The phased absorption results in a slower ramp-up of assessed value and incremental tax revenue, which has direct implications for the timing and adequacy of TIF) and related funding streams. All residential development will be subject to the MFTE.

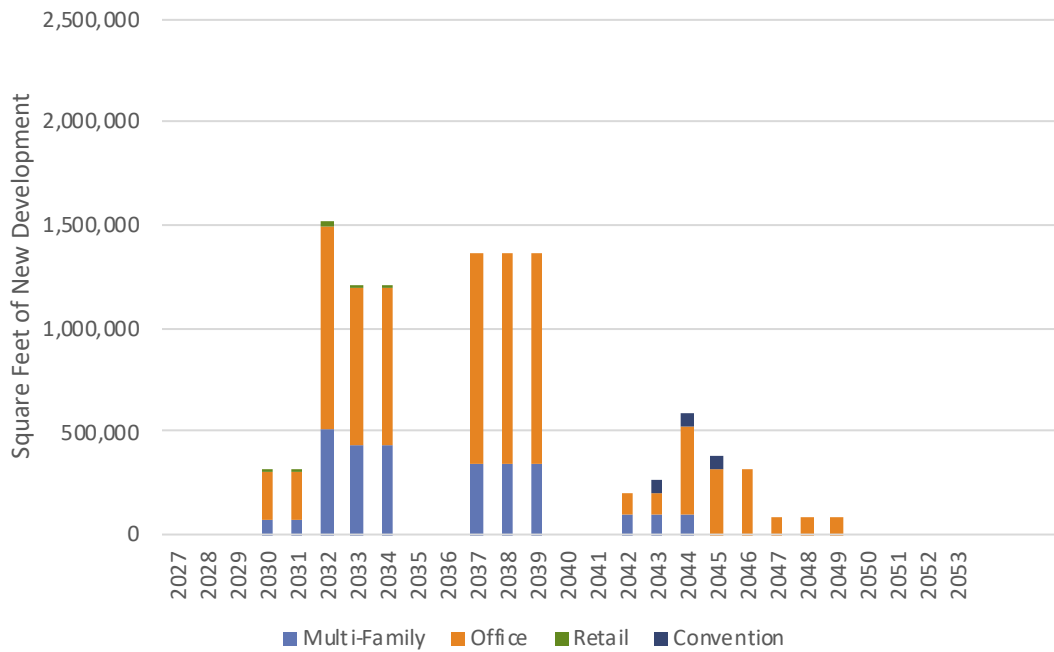


Figure 5: Phased Full Buildout Scenario
Source: ECONorthwest, 2025

3. Market-Responsive Limited Buildout Scenario

The Market-Responsive Limited Buildout Scenario represents a more refined and realistic projection of new development within the TIA, based on direct engagement with developers, site-specific context, and proximity to the Grand Connection Crossing. This scenario focuses on the parcels most likely to redevelop in the near to mid-term—those with known development interest, favorable market conditions, or adjacency to public infrastructure investments.

While the Phased Full Buildout Scenario assumed all identified parcels would redevelop over a 25-year period, this scenario eliminates:

- Speculative long-term redevelopments on public parcels where no active surplus or partner has been identified;
- Lower-probability office or residential projects on isolated or low-intensity parcels; and
- Projects where current land use intensity is already near zoning capacity and not likely to turn over soon.

In total, the Market-Responsive Limited Buildout Scenario results in a lower total development capacity—fewer projects and fewer square feet of new space. However, it reflects a more likely market outcome under today’s conditions and is concentrated on parcels where the Grand Connection Crossing is most likely to catalyze private investment.

The development remains phased across two market cycles, with new square footage largely delivered in 2028–2032 and again in 2035–2036. As shown in the chart below, development is still dominated by office and multifamily uses, though total volume is smaller than the full buildout. Retail remains minimal, and publicly owned convention development is excluded.

This scenario serves as the preferred planning scenario for the city and TIF analysis moving forward, balancing policy ambitions with market realities and current developer interest.

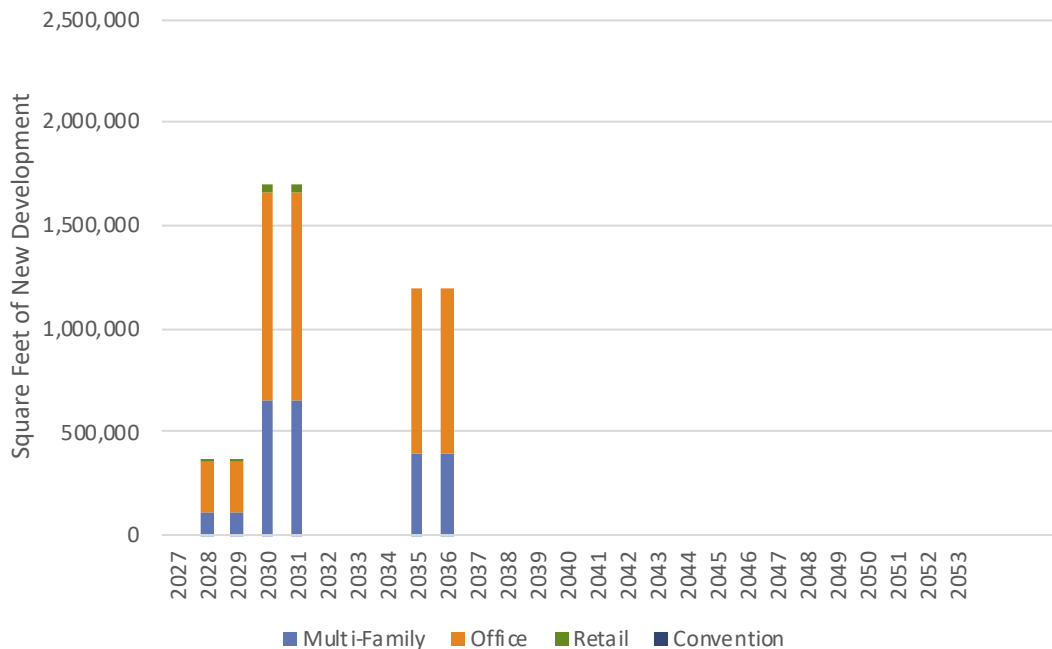


Figure 6: Market-Responsive Limited Buildout Scenario

Source: ECOnorthwest, 2025

The Full Buildout and Phased Full Buildout scenarios include the same total development program—approximately 10.7 million square feet—but differ in timing and absorption. Both assume full redevelopment of key opportunity sites, including 2.87 million square feet of multifamily housing, 7.56 million square feet of office, 200,000 square feet of convention space, and 86,600 square feet of retail.

By contrast, the Market-Responsive Limited Buildout Scenario reflects a more conservative outcome based on known project interest and likely market absorption. It includes just 6.54 million square feet—roughly 60% of the Full Buildout Scenario—with no convention center, reduced office (4.1 million sq ft), and slightly less multifamily (2.34 million sq ft). Retail remains unchanged across scenarios due to its small footprint and consistent inclusion in mixed-use projects.

This comparison illustrates the potential range of development intensity within the TIA and underscores the importance of infrastructure investment in unlocking full site potential.

Product Type	Full Buildout	Phased Full Buildout	Market-Responsive Limited Buildout
Multi-Family	2,867,000	2,867,000	2,338,000
Office	7,555,610	7,555,610	4,114,400
Convention	200,000	200,000	0
Retail	86,630	86,630	86,630
Total	10,709,240	10,709,240	6,539,030

Table 2: Comparison of Buildout Scenarios

Source: ECOnorthwest, 2025

Development Valuation

To estimate the assessed value of new development within the TIA, the analysis applied valuation assumptions based on local market comparables from recently built or currently proposed projects in the downtown Bellevue and Wilburton areas. These comparables reflect how the King County Assessor values new product at the time of construction and are intended to capture average per-unit or per-square-foot values inclusive of associated improvements such as parking and shared space.

For modeling purposes, the analysis used the following valuation benchmarks:

- Multifamily Residential: \$350,000 per unit. This table reflects an average value per unit, inclusive of residential space and associated structured parking,

based on market observations of newly assessed apartment and mixed-use residential projects in the area.

- Office: \$380 per gross square foot. This value includes the full gross building area, including lobby, core, and structured parking components, and is consistent with assessed values for high-quality office buildings recently completed or planned in the area.
- Retail: \$350 per gross square foot. This assumes inline retail or ground-floor commercial space within mixed-use projects, inclusive of shared common areas or lobby frontage.
- Convention: This is the potential expansion of the Meydenbauer Convention Center, and since it is in public ownership, there is no incremental assessed valuation assumed for this property.

Once base-year valuations are established at the time of assumed construction, annual inflation of 3% is applied to estimate nominal assessed values in future calendar years. This allows for modeling of the incremental assessed valuation over time and supports the calculation of tax increment revenue based on anticipated delivery schedules.

The table below summarizes the estimated real market value of new development under each scenario using assumed valuation factors by 2052 at the end of TIF. The Full Buildout Scenario yields an estimated total market value of approximately \$10.4 billion, assuming full taxable value for all new development, accounting for the MFTE, which reduces the taxable value of qualifying residential development.

The Market-Responsive Limited Buildout Scenario—based on a subset of parcels with the most likely near-term development potential—results in a lower estimated value of \$6.1 billion. This reflects reduced scale, MFTE assumptions, and a focus on sites proximate to the Grand Connection Crossing.

Product Type	Taxable Real Market Value
Full Buildout	\$10,351,560,000
Phased Full Buildout	\$9,636,260,000
Market-Responsive Limited Buildout	\$6,094,750,000

Table 3: Estimated 2025 Appraised Market Value by Development Scenario (Inclusive of MFTE-Eligible)

Source: ECONorthwest, 2025

The chart below illustrates projected growth in incremental taxable valuation across three development scenarios. These projections reflect differences in development timing, scale, and valuation assumptions:

- The Full Buildout Scenario is adjusted for the impacts of the city’s MFTE program. This scenario assumes all parcels develop over time, but the taxable value of eligible residential development is reduced due to MFTE participation.
- The Phased Full Buildout Scenario reflects a longer period of development. This scenario assumes all parcels develop over time, but the taxable value of eligible residential development is reduced due to MFTE participation.
- The Market-Responsive Limited Buildout Scenario captures a more conservative, near-term scenario based on sites with the strongest development signals today—primarily those in close proximity to the Grand Connection Crossing or with demonstrated market interest. The taxable value of eligible residential development is reduced due to MFTE participation.

Together, these scenarios illustrate how the scale and timing of development—along with residential tax policy—shape the growth of the tax base.

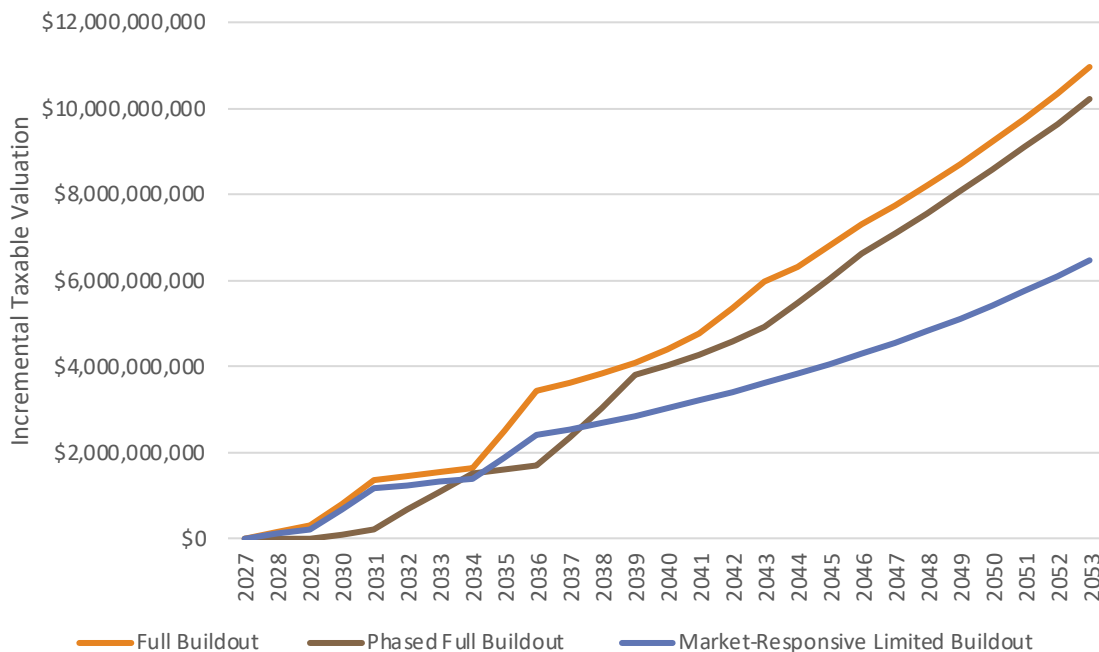


Figure 7: Comparison of Incremental Taxable Assessed Valuation

Source: ECOnorthwest, 2025

TIA Public Improvement Needs and Costs

The Grand Connection is Bellevue's signature downtown place-making initiative. This project functions as a series of cohesive, connected and memorable spaces and pedestrian-focused experiences and initiatives through Bellevue's thriving central business district. With a length of more than 1.5 miles, the Grand Connection begins at the waterfront of Lake Washington at Meydenbauer Bay Park, and winds through Old Bellevue and Downtown Park. It continues through Bellevue's dynamic retail and civic-focused parts of downtown, across I-405 and ultimately connects with the regional Eastrail in the Wilburton commercial area. A major program element is the Grand Connection Crossing over I-405, which will influence the land use patterns of the Wilburton commercial area and improve connectivity to Bellevue's downtown core.

In addition to the economic benefits from private development, the crossing will:

- Provide a safe and vehicle-free crossing over I-405 for people who walk, bike and roll.
- Improve connectivity from downtown to the wider region by linking to the Eastrail and 175 miles of trails.
- Offer opportunities for more public spaces in Downtown and Wilburton through coordination with both public and private redevelopment.

This summer, the Grand Connection Crossing design team refined the visionary 30% design concepts to reflect a more feasible project cost and delivery schedule while still maintaining community amenities and features.

Below are some key elements the city aims to build by the Crossing's anticipated opening in 2030:

- **Crossing width:** The crossing will be a minimum of 30 feet wide and widen up to 40 feet to cross over I-405.
- **Mode separation:** There will be separate paths for people walking and rolling to improve safety for all users.
- **Landscaping:** Landscaping will be incorporated along the entire crossing.
- **Gathering space:** There will be gathering space at either end of the crossing. In addition, the city will coordinate with adjacent private development to provide additional public space.
- **Vertical connections:** There will be public access points midway at 112th and 116th Avenues NE with an elevator and stairway.

- **City Hall Plaza:** The existing plaza will be modified to accommodate public gathering and improved Downtown access for those biking, walking and rolling to and from the crossing.
- **Development partnerships:** The city will partner will developers to deliver the segment east of I-405 from 116th Avenue NE to the tie-in with Eastrail. The design will also allow for future developments along the alignment to connect with the crossing.

The city received approval from the State’s Capital Projects Advisory Review Board’s Project Review Committee (PRC) to deliver the crossing using the General Contractor/ Construction Manager (GC/CM) methodology in late September 2025. Advantages to using a GC/CM include reduction of construction risks and greater cost certainty. The city is preparing to issue an RFP for procuring a GC/CM contractor in early 2026. Design work will resume once the contractor is selected and joins the Design Team.

Based on the assumptions around the scale and timing of development under the Market-Responsive Limited Buildout Scenario, TIF is projected to support approximately \$41.0 million (2025 present value) of the total costs for the Grand Connection Crossing. Because of the cost associated with the Grand Connection Crossing, the city plans to utilize resources from its Tier 1 and Tier 2 sources as illustrated below. Tier 3 funding is also available (subject to the city council’s authorization, if necessary). The schedule for the remaining elements of the Grand Connection heading west toward the Meydenbauer Bay Park are currently undetermined and will begin subject to public funding and private development activity.

- **Tier 1:** These tools are easily accessible by the city with high political viability.
- **Tier 2:** These tools could be implemented to support funding, but require more socialization and development with the public and stakeholders.
- **Tier 3:** These tools have lower political viability but could be implemented if required.

Tier 1 Funding	Tier 2 Funding	Tier 3 Funding
<ul style="list-style-type: none"> • Tax Increment Financing <ul style="list-style-type: none"> – Property Tax Increment • Transportation Benefit District <ul style="list-style-type: none"> – Sales Tax – Vehicle Tax 	<ul style="list-style-type: none"> • Philanthropic and Private Funds • Dedicated or Specific Funds • Federal and State Grants • Local Improvement District 	<ul style="list-style-type: none"> • Business and Occupation Tax • Banked Property Tax

Figure 8: Funding Tiers

Source: Stowe Development & Strategies, 2025

Tax Increment Revenue Projections

Overview of TIF Allocation Revenues

Following guidance issued by the Washington State Department of Revenue (June 29, 2022), the analysis estimates the apportionment of taxes to the TIA. These revenues are available to the sponsoring local jurisdiction for funding the identified public infrastructure projects (that are named in the ordinance). Under the TIF legislation, only certain regular levies are available to the TIA. Using the latest tax rates available (tax year 2025), levy rates in the proposed TIA use \$2.88 of the \$7.32 total levy, approximately 39.3% of the total 2025 levy rate.

Since these are regular levies, the taxes must conform with the constitutional 1% limit as well as the \$5.90 aggregate limits. Both parts of the State School levy as well as local school district excess levies are excluded. In addition, any taxes levied by port districts for the purpose of making payments on bonds would be excluded.

In Washington State, TIF works by directing a share of the growth in property tax revenues to the Tax Increment Area. When a TIA is established, each taxing district within that area continues to receive property tax revenues based on the area's initial assessed value — essentially locking in their baseline funding. As property values increase within the TIA, the additional tax revenue generated from that increment in assessed value is then allocated to fund the TIA's identified public improvements, rather than flowing to the individual taxing districts.

This arrangement remains in effect for the duration of the TIA, meaning the participating taxing districts maintain their base-year revenue level while the incremental growth funds the TIA's development activities

The local government that created the TIA will receive a portion of the regular property taxes levied by each taxing district based off the increment value within the increment area. For the local government that created the TIA, this includes its own portion of their regular levy. Those affected levies will be able to include an increment add-on value (similar to the new construction add-on value) as part of its levy for the years that TIF is in place. Property taxes from the TIA begin on the calendar year immediately following the calendar year in which the TIA takes effect (the TIA takes effect on June 1 following the passage of the ordinance). The County Treasurer will distribute these funds to the local government that created the TIA.

The table below shows the Levy Rate Composition for 2025 Taxes.

Levy Code Area 0330	2025 Taxes Rates	Exempt: State Property Tax	Exempt: Excess and Other Levies	Available for TIF allocation
Total	\$7.323	\$2.246	\$2.199	\$2.877
State				
Part 1	\$1.461	\$1.461		\$0.000
Part 2	\$0.785	\$0.785		\$0.000
King County				
Regular_Current Expense	\$0.497			\$0.497
Regular_Veterans Aid	\$0.004			\$0.004
Regular_Mental Health	\$0.009			\$0.009
LID LIFT_Parks	\$0.197			\$0.197
LID LIFT_Family-Seniors	\$0.100			\$0.100
LID Lift_Crisis Care	\$0.142			\$0.142
LID Lift_Best Start for Kids	\$0.180			\$0.180
County Hospital	\$0.100			\$0.100
Transportation	\$0.039			\$0.039
Marine/Ferry	\$0.008			\$0.008
Conservation Futures	\$0.062			\$0.062
Bond Fund	\$0.022		\$0.022	\$0.000
Port of Seattle				
General Fund	\$0.049			\$0.049
Bond Fund	\$0.052		\$0.052	\$0.000
Flood Control				
Regular Levy	\$0.097			\$0.097
Sound Transit				
Regular Levy	\$0.163			\$0.163
Capital	\$0.000		\$0.000	\$0.000
Reserve	\$0.000		\$0.000	\$0.000
City of Bellevue				
Regular Levy	\$0.762			\$0.762
City Bond	\$0.225		\$0.225	\$0.000
EMS (County)				
Regular Levy	\$0.221			\$0.221
School #405 Bellevue				
Enrichment	\$0.578		\$0.578	\$0.000
Bond	\$0.783		\$0.783	\$0.000
Capital	\$0.539		\$0.539	\$0.000
King County Library District				
Regular Levy	\$0.245			\$0.245

Table 4: TIA Levy Rates in Use

Source: EConorthwest analysis of District Levy Rates, 2025

TIA Allocation Revenue Modeling

New incremental development in the TIA will drive future growth in incremental assessed value. These values will then be multiplied by the levy rate in the respective years to estimate the amount of TIA allocation revenues. To accomplish this, there are four separate analyses below that must be completed.

- **Forecast incremental TIA assessed value.** Based on the development program, the future assessed value is estimated by assigning market-based improvement prices based on the land use and size of the proposed development.
- **Forecast jurisdiction assessed value.** Outside of growth in the incremental assessed value in the TIA, it is necessary to forecast growth in the city's overall assessed value (not counting the incremental growth in the TIA).
- **Forecast the highest lawful levy.** For each taxing jurisdiction in the TIA, future levies must be estimated. To do so, the amount of new construction, other add-on value, 101% limit factor, total levy limit, and the maximum allowable levy must be taken into consideration. From that interplay, it is possible to estimate what the given levy will be for any respective jurisdiction in the future.
- **Forecast levy rates.** Once the levy and assessed value are known in future years, it is possible to calculate the levy rate (divide the levy by thousands of assessed value). TIA allocations are made by multiplying the levy rate by the incremental TIF assessed value.

To model TIA allocation of property tax revenues, a 25-year cash flow model was created to reflect development over time and applied the appropriate property tax base productivity and property tax rates to estimate the stream of future property tax revenues.

TIA Allocation Revenues

Using the private development assumptions identified above, future assessed values of those improvements are estimated and serve as a foundation for the expected TIA allocation revenues. For example, if a building is constructed in a certain year, the assessor assesses it, and the incremental assessed value is determined by subtracting that base value. This increment value is then multiplied by a forecast of the levy rate in the respective year to determine the TIA allocation revenues from all the affected TIF regular levies.

Tax increment revenues from the TIA effectively exclude any contribution from multifamily residential development over the 25-year term. This reflects two conservative assumptions about the application of Bellevue's MFTE program:

- Extension of existing MFTE Projects: Projects currently enrolled in Bellevue's 12-year MFTE program are assumed to recertify for an additional 12-year term, contingent on future city council authorization. Although this policy change has not been adopted, this scenario assumes it could occur.
- Adoption of 20-Year MFTE under HB 1490: All new multifamily residential development beginning in 2029 is assumed to qualify for a 20-year exemption as allowed under HB 1490, adopted by the Washington State Legislature in 2025.

Together, these assumptions result in no taxable value from multifamily improvements being added to the property tax base during the term of the TIA. While land value and nonresidential portions (e.g., ground-floor retail or structured parking) still generate tax increment, the exemption of residential improvements substantially reduces overall TIF revenues. This treatment has been carried through all scenarios to reflect a conservative revenue outlook and illustrate the fiscal implications of current and potential MFTE policy choices. Tax increment revenues from the TIA effectively exclude any contribution from multifamily residential development over the 25-year term

The city's MFTE program provides property tax exemptions from ad valorem taxation for multiple-unit rental housing. Under the city's current 12-year program, generally at least 20% of residential units in a project must be affordable to households at or below 80% of area median income (AMI). The TIA allocation revenue projections account for all future private residential development occurring under these exemption programs.

The MFTE program exempts only the residential portion of a multifamily project from property taxes; it does not exempt the underlying land or associated nonresidential components, such as ground-floor retail or structured parking. As a result, incremental assessed value from these nonexempt portions will continue to grow and contribute to TIF revenues over time, even for projects receiving the MFTE exemption.

Tables 5 through 8 summarize the discounted value of 25 years of TIA allocation revenues that would flow to the city based on each of the identified development program scenarios. The analysis assumed the TIA is created in 2026 using 2025 certified values. Due to the lagging nature of the property tax, the first year of the calculated increment will be in 2027 for 2028 taxes. Therefore, TIA allocation revenues will run through the end of tax year 2052.

The revenues are shown in present value and nominal dollars. The present values are discounted at a rate of 4.5% to approximate the city's cost of capital (i.e., based on debt and issuance costs to give some approximate present-day value of the TIA cash flows). The nominal dollars are shown since this is ultimately the amount that the city can draw upon to service principal and interest on its debt payments. These values are shown in the tables below.

Summary of TIA Allocation Revenues Across Scenarios

The projected tax increment revenues vary substantially across the three development scenarios, driven by differences in development scale, timing, and the treatment of multifamily tax exemptions — particularly the assumption that all new multifamily development beginning in 2029 qualifies for a 20-year exemption under HB 1490.

To estimate the potential tax increment revenues available to support the Grand Connection Crossing, this analysis modeled three scenario-based forecasts:

- **Full Buildout:** Assumes full realization of the planned development program across all sites, with rapid absorption and maximum square footage achieved. MFTE applies to all residential improvements, limiting their taxable value.
- **Phased Full Buildout:** Reflects the same ultimate development program as Full Buildout, but assumes a slower absorption schedule over time. MFTE still applies, reducing taxable value from residential components.
- **Market-Responsive Limited Buildout:** A conservative scenario that includes only a subset of sites expected to develop in the near term due to proximity to the Grand Connection and stronger market signals. Like the other scenarios, MFTE applies to all residential development.

As shown in the table below, the present value of tax increment revenues across all taxing districts ranges from approximately \$41.0 million under the Market-Responsive Limited Buildout Scenario to \$60.3 million under the Full Buildout

Scenario. The nominal (undiscounted) values range from \$84.4 million to \$128.8 million, highlighting the fiscal outputs between scale, timing, and MFTE policy.

Scenario	Present Value (All Districts)	Nominal Value (All Districts)
Full Buildout	\$60,340,000	\$128,814,000
Phased Buildout	\$46,060,000	\$104,393,000
Market-Responsive Limited Buildout	\$40,990,000	\$84,447,000

Table 5: Allocation Revenues

Source: EConorthwest, 2025

The projected tax increment revenues vary widely across the three development scenarios, reflecting differences in development scale, timing, and the policy treatment of multifamily tax exemptions. These scenarios provide a risk-based spectrum to assess potential funding available to support the Grand Connection Crossing.

- **Full Buildout Scenario.** This scenario assumes full development of all identified parcels, including office, multifamily, retail, and convention uses. It generates the highest potential revenue, with a nominal value of \$128.8 million and a present value of \$60.3 million across all taxing districts.
- **Phased Full Buildout Scenario.** This scenario assumes the same development scale as Full Buildout Scenario but applies a conservative assumption that development is delayed. Despite the same total square footage, this policy treatment reduces tax increment revenues to a nominal value of \$104.4 million and a present value of \$46.1 million.
- **Market-Responsive Limited Buildout Scenario.** This scenario reflects a narrower development footprint based on current conversations with developers and includes only projects with near-term potential and proximity to the Grand Connection Crossing. It also assumes the MFTE policy is in place for all multifamily development. This results in a nominal TIF revenue of \$84.4 million and a present value of \$41.0 million, the most conservative revenue outlook modeled.

Across all scenarios, the City of Bellevue and King County together comprise over 70% of total projected TIF revenues, given their relative levy rates. Other overlapping jurisdictions — Sound Transit, EMS, King County Library District, Port of Seattle, and Flood Control — contribute smaller but still meaningful amounts. Present value allocations for these districts range from \$680,000 to \$10.7 million, depending on the scenario.

	TIA Allocation Revenue	
	Present Value	Nominal Value
City of Bellevue	\$15,740,000	\$33,625,000
King County	\$28,800,000	\$61,454,000
Port of Seattle	\$1,000,000	\$2,145,000
Sound Transit	\$3,340,000	\$7,136,000
EMS (County)	\$4,530,000	\$9,672,000
King County Library District	\$5,030,000	\$10,730,000
Flood Control	\$1,900,000	\$4,052,000
Total	\$60,340,000	\$128,814,000

Table 6: TIF Allocation Revenues for the Full Buildout Scenario

Source: ECONorthwest calculations, 2025

	TIA Allocation Revenue	
	Present Value	Nominal Value
City of Bellevue	\$11,990,000	\$27,183,000
King County	\$22,000,000	\$49,848,000
Port of Seattle	\$770,000	\$1,741,000
Sound Transit	\$2,550,000	\$5,788,000
EMS (County)	\$3,460,000	\$7,845,000
King County Library District	\$3,840,000	\$8,705,000
Flood Control	\$1,450,000	\$3,283,000
Total	\$46,060,000	\$104,393,000

Table 7: TIF Allocation Revenues for the Phased Buildout Scenario

Source: ECONorthwest calculations, 2025

	TIA Allocation Revenue	
	Present Value	Nominal Value
City of Bellevue	\$10,650,000	\$21,941,000
King County	\$19,600,000	\$40,357,000
Port of Seattle	\$680,000	\$1,407,000
Sound Transit	\$2,270,000	\$4,685,000
EMS (County)	\$3,080,000	\$6,351,000
King County Library District	\$3,420,000	\$7,047,000
Flood Control	\$1,290,000	\$2,659,000
Total	\$40,990,000	\$84,447,000

Table 8: TIF Allocation Revenues for the Market Responsive Limited Buildout Scenario

Source: ECONorthwest calculations, 2025

These scenarios have been developed to help assess potential risk based on different levels of development within the TIA. Understanding and accepting a certain level of risk is important as the city will be obligated for the repayment of any bond debt that

is issued for the infrastructure improvements, regardless of whether the projected private development and property tax materialize.

The city has identified the Market-Responsive Limited Buildout Scenario as the most likely development scenario to occur at this time as a conservative approach. In the event that additional known and planned developments materialize in the near future, the city may revisit the scenario selection or explore alternative development scenarios to reflect updated assumptions or policy direction.

Impacts to Other Taxing Districts

Washington’s property tax system is already complex and often counterintuitive, and the use of TIF doesn’t necessarily make it easier to understand. While TIF is designed to redirect a portion of property tax revenue toward infrastructure investments, it also introduces new mechanisms—like apportionment, the increment add-on, and the no harm provision—that modify how taxes are calculated and distributed.

The graphic below offers a simplified illustration of how the 2021 TIF legislation changed two key aspects of the property tax system: (1) how property tax revenues are apportioned within a TIA, and (2) how the maximum allowable levy for each taxing district is adjusted to keep districts “whole” over time. While it doesn’t capture all the technical details, this framework helps explain the fundamental structure of TIF in Washington and how the no harm provision is intended to function in practice.

The 2021 TIF legislation introduced two fundamental changes to Washington’s property tax system:

- 1: Property tax revenues are apportioned within a designated TIA, allowing the increment—the growth in assessed value above a base year—to be apportioned and directed toward local infrastructure investments.
- 2: It adjusted how much tax can be levied at the taxing district level, ensuring that districts can account for any apportioned property taxes (commonly referred to as the “no harm” provision).

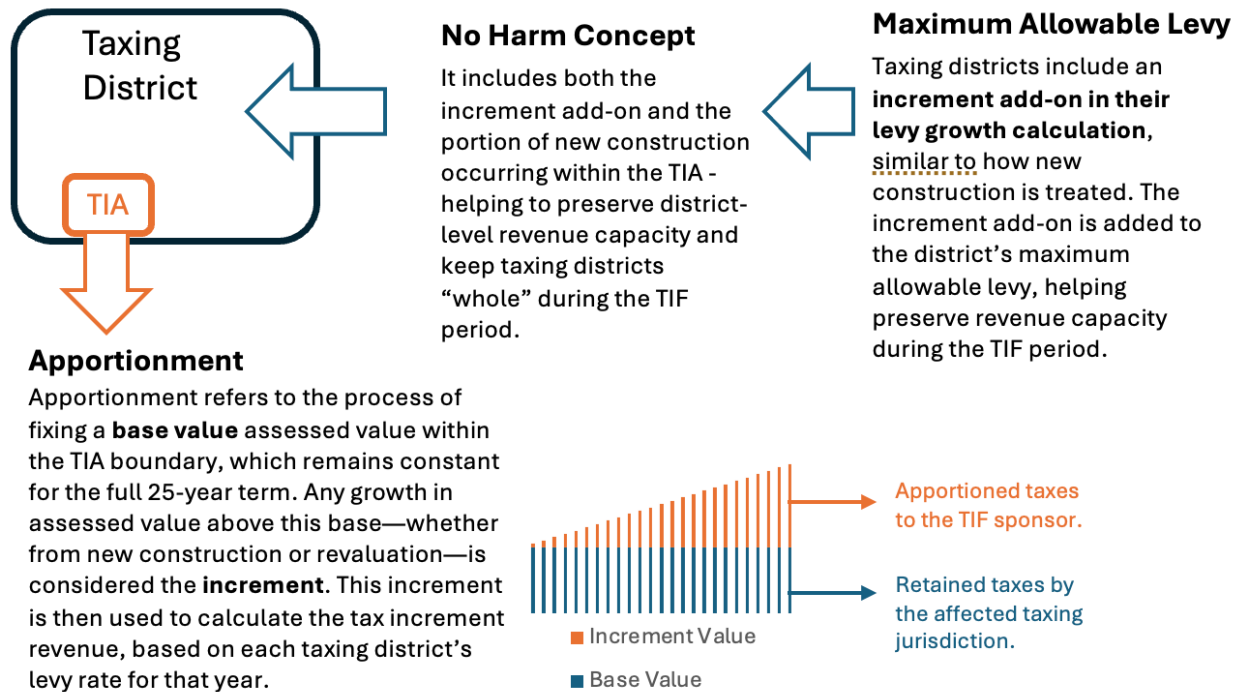


Figure 9: How Washington's 2021 TIF Law Changed Property Tax Allocation and Levy Limits

Source: ECONorthwest, 2025

TIF in Washington State as adopted and amended, is designed to provide a source of tax revenue to pay for needed public improvements that incentivize desired development while seeking no financial harm to those taxing districts that contribute tax allocation dollars as part of their levy inside a TIA. TIF sponsors are required to prepare a project analysis that includes:

- An assessment of impacts on local fire services, public hospital services, emergency medical services, and other junior taxing districts within the TIA.
- Identification of any necessary mitigation for these services.

To estimate the levy impact on jurisdictions, it is essential to examine two key factors: first, the portion of property taxes apportioned within the TIA that results in reduced collections for taxing districts at the TIA level; and second, the overall levy impact at the broader jurisdiction level, which is supported by adjustments to the levy calculation process.

While taxing districts may experience a temporary reduction in direct property tax revenue due to the allocation of increment funds to the TIA, the changes to the levy calculation—such as increases in assessed values from new construction within the TIA and increment growth—can offset these losses. These adjustments ensure that the district's overall levy capacity and ability to fund public services are preserved or enhanced over time, aligning with TIF's goal of creating no financial harm to contributing districts.

How do Jurisdictions have their Property Taxes Apportioned under TIF

When a TIA is established, property taxes are divided into two portions. First, the base value represents the assessed value of real property within the area before it was designated. Taxes based on this value continue to go to the taxing districts, such as library districts, or counties, at their regular levy rates. Second, the increment value—the increase in property value within the TIA generates additional tax revenues, which are allocated to the local government that created the TIA. These increment funds are used exclusively to finance public improvements within the TIA.

For example, consider a generic taxing district scenario:

- In the 2021/2022 tax year, before the TIA was established, the total assessed value (AV) was \$1,000,000 with a levy rate of \$1.25 per \$1,000 AV, resulting in \$1,250 in total taxes, all allocated to the taxing district.
- In 2022/2023, after the TIA was created, the base value remains \$1,000,000, but an increment value of \$200,000 is added due to increased property

assessments. With a reduced levy rate of \$1.20 per \$1,000 AV, the total tax is \$1,440. Of this, \$1,200 is allocated to the taxing district (based on the base value), while \$240 is allocated to the local government to fund the identified public improvements.

- In 2023/2024, the base value is still \$1,000,000, and the increment value grows to \$400,000. At a levy rate of \$1.10 per \$1,000 AV, the total tax is \$1,540, with \$1,100 going to the taxing district and \$440 allocated to the local government for the identified public improvements.

This apportionment ensures that taxing districts continue to receive revenues based on the base value, while the local government captures the increment value to fund public improvements, incentivizing further development.

Levy Calculation and Changes Under Tax Increment Financing

In Washington state, regular property tax levies are primarily non-voted and are governed by several legal limitations to ensure fairness and prevent excessive taxation. These limitations define how much taxing districts can levy and include:

1. Certified Levy Request Amount: The amount a taxing district requests through its budget process.
2. Authorized Levy Amount: The levy amount approved by the district's governing body through a resolution or ordinance.
3. Statutory Dollar Rate Limit: Caps the maximum levy rate per \$1,000 of assessed property value, specific to each type of taxing district.
4. Levy Limit (101% Growth Limit): Restricts the increase in a taxing district's levy to 1% over the highest levy amount from the past three years, plus an allowance for new construction and state-assessed utility value.
5. \$5.90 Aggregate Limit: Prevents the total of all regular levies (excluding state levies and a few others) from exceeding \$5.90 per \$1,000 of assessed value.
6. One percent Constitutional Limit: Ensures that the total property tax on any property does not exceed 1% of its true and fair market value, except for voter-approved excess levies.

Washington's Constitution mandates that property taxes must be uniform within a taxing district, meaning properties of equal market value must be taxed at the same rate. The only exception is for agricultural, timber, and open-space lands, which may be assessed based on their current use rather than market value, as authorized by the Constitution. These legal constraints ensure that property taxation is both equitable and predictable, balancing the need for government funding with taxpayer protections. While most regular levies are subject to these limitations, there are

specific variations depending on the type of levy, as detailed in taxing district regulations.

The 101% levy limit restricts most taxing districts in Washington State to an annual property tax levy increase of no more than 1% over the highest lawful levy from prior years, unless specific conditions are met. Additional funds for new construction, property improvements, annexations, and refunds are allowed, along with increases in value from state-assessed property and tax increment financing areas.

The creation of a TIA affects the county assessor's levy calculations by increasing the levy limit based on the rise in assessed value within the increment area (e.g., increment add-on). However, this increase does not carry forward as part of the district's highest lawful levy since 1985. The assessor must determine two key components:

- **Tax Allocation Base Value:** This is the assessed value of real property within the increment area for property taxes imposed in the year in which the increment area takes effect (which is the June 1st following passage of the ordinance). For example, if the area takes effect in 2022, the base value is based on assessed values determined in the 2021 assessment year for taxes imposed in 2022.
- **Increment Value:** This is the increase in the assessed value of real property above the base value within the increment area. This value cannot be included in other levy calculations, such as for new construction or state-assessed utility value.

These rules ensure the proper calculation of levy limits while keeping the increment value separate from other taxable components.

Figure 10 below is from the Department of Revenue that demonstrates how taxing districts calculate their maximum allowable levy using factors like new construction and increment value. Included directly below are descriptions of key tax terms:

1. **Highest Lawful Levy:** The district's highest lawful levy is calculated at \$16,665,000 by applying the 101% limit factor to the prior highest lawful levy of \$16,500,000.
2. **New Construction Addition:** The value of new construction (\$450,000,000) is multiplied by the prior year's levy rate (\$0.21 per \$1,000 AV) to add \$94,500 to the levy.

3. Utility Increase: A utility value increase of \$24,000,000 adds \$5,040 to the levy, using the same rate.
4. Increment Value: The increment value of \$30,000,000 (excluding new construction) adds another \$6,300 to the levy.
5. Total Levy Limit: Adding these components yields a total levy limit of \$16,770,840.
6. Statutory Maximum Levy: The district's total taxable value (\$38,300,000,000) multiplied by the statutory maximum rate (\$0.45 per \$1,000 AV) results in a maximum statutory levy of \$17,235,000.
7. Maximum Allowable Levy: The lesser of the total levy limit (\$16,770,840) and the statutory maximum levy (\$17,235,000) determines the district's maximum allowable levy, set at \$16,770,840.
8. New Highest Lawful Levy: The increment value increase (\$6,300) is excluded when calculating the new highest lawful levy, resulting in a final figure of \$16,764,540.

Step	Description	Calculation	Result
a.)	Highest lawful levy	$\$16,500,000 \times 101\%$ limit factor	\$16,665,000
b.)	New construction	$\$450,000,000 \times \$0.21 /$ \$1,000 AV	\$94,500
c.)	Utility increase	$\$24,000,000 \times \$0.21 /$ \$1,000	\$5,040
d.)	Increment value, less new construction in increment area	$\$30,000,000 \times \$0.21 /$ \$1,000	\$6,300
e.)	Total levy limit (sum of a through d)	Sum of a through d	\$16,770,840
f.)	Statutory maximum levy	$\$38,300,000,000 \times$ $\$0.45 / \$1,000$	\$17,235,000
g.)	Maximum allowable levy for this year (lesser of e or f)	Lesser of e or f	\$16,770,840
h.)	New highest lawful levy since 1985 (Lesser of e minus d, or f. If f is the lesser, carry forward the greater of a or f)	Lesser of e minus d, or f	\$16,764,540

Figure 10: DOR Example of Levy Calculation

Source: Department of Revenue Special Notice (https://dor.wa.gov/sites/default/files/2022-07/sn_22_LegislativeChangesTaxIncrementFinancing.pdf), 2025

The DOR calculation illustrates how districts integrate growth from new construction and increment values into their levy limits while adhering to statutory constraints.

How Development in a TIA Grows a District's Levy

When development occurs within a TIA, it directly increases a district's levy through two key mechanisms: new construction and increment value growth.

- **Year 1: New Construction**

- Assume \$10 million in new construction occurs within the TIA during the first year. This new construction is added to the district's assessed valuation and contributes to the levy add-on amount. If the prior year's levy rate was \$1.00 per \$1,000 AV, the new construction adds \$10,000 to the district's levy. This amount becomes part of the district's levy capacity for the current year.

- **Year 2: Increment Value Growth**

- By the second year, additional property value growth in the TIA occurs, with the total increment value increasing by \$15 million, including \$5 million from new construction. The new construction is treated as before, adding \$5,000 to the levy at the same rate of \$1.00 per \$1,000 AV. The remaining \$10 million in increment value (less the new construction value) is also added to the district's levy calculation, contributing an additional \$10,000 to the levy.

- **Cumulative Impact on Levy**

- Year 1: \$10,000 added from \$10 million in new construction.
- Year 2: \$5,000 from new construction + \$10,000 from increment value growth = \$15,000. Total Levy Add-On by Year 2: \$25,000.

Under TIF, over time both new construction (the portion attributable to TIF) and the increment value growth (excluding the value of new construction) contribute to the district's levy add-on amount. As development within the TIA continues, these additions ensure that the district benefits financially from increased property values while supporting public improvements funded by the TIA.

Projecting Potential District Impacts

this analysis examines the impacts on jurisdictions by comparing the property taxes within the proposed TIA that are allocated to the sponsoring jurisdiction — City of Bellevue in this case — with the additional levy capacity enabled by the development. It also considers changes to the levy computation for affected tax increment levies. Specifically, this includes:

- The add-on value above the 1% limit factor for new construction (occurring in the TIA that would be counted as part of the district’s overall new construction add-on).
- The add-on value for the tax increment value.

This approach ensures that the needs of junior taxing districts are considered while maintaining the viability and benefits of TIF for local governments.

Districts’ levy rates are projected forward by estimating assessed valuation growth and new construction across the entire district. The projected levy rate is then applied in two ways:

- **Tax Apportionment:** It is used to apportion property taxes between the base value and increment value in the TIA. This represents the amount the jurisdiction contributes to the TIA from its general revenues.
- **Levy Growth:** The projected levy rate is also used to calculate the district’s overall levy contributions from new construction add-ons and increment add-ons. Together, these elements uphold the “no harm” provision by compensating for the district’s contributions to the TIA.

For jurisdictions approaching their statutory maximum levy, the analysis is based on long-term trends in assessed valuation growth and the 101% limit factor. Most districts are projected to see their levy rates decline over time due to rising property values, reducing the likelihood of hitting their statutory maximum rates. However, real estate market volatility and potential policy decisions, such as levy lifts or other tax measures, could influence future levy rates and raise this risk.

Jurisdictions can ask voters to approve a levy lid lift, either for a single year or for multiple years (up to 6 years), allowing them to exceed the 101% levy growth limit up to the statutory maximum. While a taxing district with an approved levy lid lift may see a relative reduction in “taxes-in” due to the formation of a TIA, this impact is likely minor compared to the overall revenue increase generated by the levy lid lift — particularly if the TIA represents a small portion of the district’s total area.

Given these dynamics, the results should be interpreted as projections under current conditions and trends, recognizing the uncertainties inherent in a 25-year analysis. While the apportionment and levy mechanisms are modeled based on the best available data, actual outcomes may differ due to policy shifts, market changes, or other unforeseen factors. The table below compares the total taxes apportioned to

each jurisdiction with the total district levy growth, which includes new construction and increment growth enabled by the development within the TIA. In all cases, the total taxes apportioned (those tax dollars that are allocated to pay for TIF public improvements) are slightly less than the total district levy growth, demonstrating that the value added by the increment and new construction offsets most of the taxes apportioned to the jurisdiction. The combination of the add-on value for new construction and increment growth which is applied to the levy across the entire district, provides a source of revenue to pay for service demands which may be caused by the development inside the TIA — creating the “no-harm” provision referenced above.

How to Read This Table

This table compares property tax revenues allocated to the TIA (“Taxes Out”) with the total levy growth for each taxing district (“Taxes In”) over the life of the TIA. It helps illustrate how much revenue each district contributes to the TIA and how that compares to their total allowable property tax growth under state law.

- Total Taxes Apportioned (Taxes Out): The amount of property tax revenue redirected to the TIA from each taxing district over the 25-year term.
- District Levy Growth: Total (Taxes In): The total increase in each district’s maximum allowable levy during the same period, including both new construction and the increment add-on.
- District Levy Growth: New Construction: The portion of levy growth attributable to new construction activity within the TIA.
- District Levy Growth: Increment: The portion of levy growth attributable to the increase in assessed value within the TIA, excluding new construction (i.e., the increment add-on).

Jurisdiction	Taxes Out	Taxes In		
	Total Taxes Apportioned	District Levy Growth: Total	District Levy Growth: New Construction	District Levy Growth: Increment
City of Bellevue	\$21,941,000	\$22,994,000	\$1,026,000	\$21,965,000
King County	\$40,357,000	\$42,293,000	\$1,891,000	\$40,401,000
Port of Seattle	\$1,407,000	\$1,476,000	\$66,000	\$1,409,000
Sound Transit	\$4,685,000	\$4,912,000	\$220,000	\$4,693,000
EMS (County)	\$6,351,000	\$6,655,000	\$298,000	\$6,358,000
King County Library District	\$7,047,000	\$7,387,000	\$331,000	\$7,056,000
Flood Control	\$2,659,000	\$2,789,000	\$125,000	\$2,664,000
Total	\$84,447,000	\$88,506,000	\$3,957,000	\$84,546,000

This table provides a snapshot of the “no harm” provision in action—showing how taxing districts are permitted to grow their levies to offset the value being captured by the TIA, thus helping maintain fiscal neutrality over the life of the project.

Table 9: TIF Allocation Revenues Compared to District Levy Gains (Market-Responsive Limited Buildout Scenario), Nominal amount

Source: ECONorthwest calculations, 2025. (Note: numbers may not total due to rounding)

Taxing districts are “giving up” some revenue to help fund the Grand Connection Crossing, but they’re also allowed to increase their levy limits to make up for that lost value. The “Increment” column shows how much additional levy capacity they gain to offset the taxes going to the TIA. For example, King County levies are projected to contribute about \$40.4 million to the TIA, but it can increase its levy by \$42.3 million from the increment alone — meaning it can fully “recover” that lost revenue over time.

Key Comparisons:

Taxing districts are “giving up” some revenue to help fund the Grand Connection Crossing, but they’re also allowed to increase their levy limits to make up for that lost value. The “Increment” column shows how much additional levy capacity they gain to offset the taxes going to the TIA. For example, King County levies are projected to contribute about \$40.4 million to the TIA, but it can increase its levy by \$40.4 million from the increment alone — meaning it can fully “recover” that lost revenue over time.

In short, taxing districts give up direct access to some revenue in the near term, but benefit from long-term growth in assessed value. The result is that all districts are projected to be made whole through additional levy capacity, even while supporting major infrastructure investments.

- **City of Bellevue:** Total taxes apportioned are \$21.94 million, slightly below the district levy growth of \$22.99 million, which includes \$1.03 million from new construction and \$21.97 million from the increment.
- **King County:** Total taxes apportioned are \$40.36 million, slightly below the district levy growth of \$42.29 million, with \$1.89 million from new construction and \$40.40 million from the increment.
- **Port of Seattle:** Total taxes apportioned are \$1.41 million, slightly below the district levy growth of \$1.48 million, which includes \$66,000 from new construction and \$1.41 million from the increment.
- **Sound Transit:** Total taxes apportioned are \$4.69 million, slightly below the district levy growth of \$4.91 million, with \$220,000 from new construction and \$4.69 million from the increment.
- **EMS (County):** Total taxes apportioned are \$6.35 million, slightly below the district levy growth of \$6.66 million, which includes \$298,000 from new construction and \$6.36 million from the increment.
- **King County Library District:** Total taxes apportioned are \$7.05 million, slightly below the district levy growth of \$7.39 million, with \$331,000 from new construction and \$7.06 million from the increment.
- **Flood Control:** Total taxes apportioned are \$2.66 million, slightly below the district levy growth of \$2.79 million, which includes \$125,000 from new construction and \$2.66 million from the increment.

Combined, total taxes apportioned across all districts are \$84.4 million, compared to total district levy growth of \$88.5 million, which includes \$4.0 million from new construction add-on and \$84.5 million from the increment add-on.

This analysis illustrates that development-driven growth within the proposed TIA is generally sufficient to support district levy increases that approximate the taxes apportioned, benefiting each jurisdiction overall. However, these estimates reflect a simplified structure and do not account for potential economic fluctuations, policy changes, or future levy lid lifts, any of which could affect individual taxing jurisdictions' ability to increase their levy within the statutory levy limits or alter the distribution of future tax revenues.

The following tables provide a summary account of all affected taxing levies, offering insight into how property tax revenues are distributed and the fiscal impact of development within the TIA on taxing jurisdictions.

This analysis includes the following:

- **Base Value and Increment Value:** A summary of the original property value and the additional value generated by development within the TIA.
- **Tax Rate for the Given Year:** The levy rate applied to the base and increment values.
- **Total Property Tax Collected:** Split into the portion allocated to the TIA and the portion allocated to the taxing district itself.
- **Levy Add-Ons:** Separate columns detail the additional levy capacity generated from new construction and the increment value.

How to read the following tables

This section explains how taxes and levy add-ons are calculated and apportioned in a TIA, using the columns in the provided table:

1. Assessment Year (Column 1): This represents the year in which the county assessor evaluates property values within the TIA. These assessments determine the taxes for the following year.
2. Base Value (Column 2): The base value is the property value within the TIA at the time the TIF ordinance is created. This value is frozen and forms the basis for calculating taxes allocated to the original taxing jurisdictions.
3. Increment Value (Column 3): The increment value is the portion of the property value above the base value. This additional value is used to calculate the portion of property taxes allocated to the TIA and reflects the amount of development that is projected within each private development scenario outlined in this Report.

4. Levy Rate (Column 4): This is the projected property tax rate for the taxing jurisdiction in the assessment year. It is applied to the base and increment values to determine the total property taxes collected.
5. Total Property Tax (Column 5): This is the total property tax collected within the TIA for the respective assessment year. It is calculated by applying the levy rate to the total assessed value (base value + increment value).
6. Tax Allocated to TIF (Column 6): This is the portion of property taxes allocated to TIF. This represents the *Total Taxes Out*. It is calculated by multiplying the increment value by the levy rate for the respective year.
7. Tax Allocated to City (Column 7): This is the portion of property taxes allocated back to the taxing jurisdiction (e.g., the city). It is calculated by multiplying the base value by the levy rate for the respective year.

Factors Impacting Levy Add-ons

- A. New Construction (Column A): This reflects the value of new development in the TIA for the respective assessment year. It is estimated by multiplying the amount of new units or square footage by market-derived value assumptions as part of the development projection.
- B. Levy Add-on for New Construction (Column B): This is the additional levy revenue generated by new construction. It is calculated by multiplying the new construction value by the levy rate from the previous year, consistent with standard levy calculation practices.
- C. Increment Value Excluding New Construction (Column C): This adjusts the increment value (Column 3) by subtracting the value of new construction, ensuring that new construction is not double-counted in levy add-ons.
- D. Levy Add-on for Increment Value (Column D): This is the additional levy revenue generated from the adjusted increment value (Column C). It is calculated by multiplying the adjusted increment value by the levy rate from the previous year.
- E. Total Taxes In: at the bottom of the table, the total taxes in is summed. It sums Column B (the levy add on from new construction) and Column D (the levy add-on from increment value).

This framework shows how the apportionment of property taxes within the TIA works while capturing the benefits of new construction and increment growth in the taxing jurisdiction's overall levy.

City of Bellevue											
1	2	3	4	5	6	7	A	B	C	E	
Assessment Year	Base Value	Increment Value	Levy Rate	Total Property Tax	Tax Allocated to TIF	Tax Allocated to City of Bellevue	New Construction	Levy Add-on: New Constr.	Increment Value (less New Construction)	Levy Add-on: Increment Value	Total Taxes In (Column B +D)
2027	\$489,464,000	\$0	\$0.683	\$334,000	\$0	\$334,000	\$0	\$0	\$0	\$0	\$0
2028	\$489,464,000	\$0	\$0.651	\$319,000	\$0	\$319,000	\$0	\$0	\$0	\$0	\$0
2029	\$489,464,000	\$103,645,000	\$0.621	\$369,000	\$64,000	\$304,000	\$103,645,000	\$68,000	\$0	\$0	\$68,000
2030	\$489,464,000	\$216,617,000	\$0.593	\$419,000	\$128,000	\$290,000	\$106,754,000	\$66,000	\$109,863,000	\$68,000	\$135,000
2031	\$489,464,000	\$675,486,000	\$0.566	\$659,000	\$382,000	\$277,000	\$445,872,000	\$264,000	\$229,614,000	\$136,000	\$401,000
2032	\$489,464,000	\$1,175,263,000	\$0.540	\$899,000	\$635,000	\$264,000	\$459,248,000	\$260,000	\$716,015,000	\$405,000	\$665,000
2033	\$489,464,000	\$1,245,779,000	\$0.515	\$894,000	\$642,000	\$252,000	\$0	\$0	\$1,245,779,000	\$673,000	\$673,000
2034	\$489,464,000	\$1,320,526,000	\$0.492	\$890,000	\$649,000	\$241,000	\$0	\$0	\$1,320,526,000	\$681,000	\$681,000
2035	\$489,464,000	\$1,399,757,000	\$0.469	\$887,000	\$657,000	\$230,000	\$0	\$0	\$1,399,757,000	\$688,000	\$688,000
2036	\$489,464,000	\$1,879,154,000	\$0.448	\$1,061,000	\$842,000	\$219,000	\$395,412,000	\$186,000	\$1,483,743,000	\$696,000	\$882,000
2037	\$489,464,000	\$2,399,177,000	\$0.428	\$1,235,000	\$1,026,000	\$209,000	\$407,274,000	\$182,000	\$1,991,903,000	\$892,000	\$1,075,000
2038	\$489,464,000	\$2,543,128,000	\$0.408	\$1,238,000	\$1,038,000	\$200,000	\$0	\$0	\$2,543,128,000	\$1,088,000	\$1,088,000
2039	\$489,464,000	\$2,695,715,000	\$0.390	\$1,242,000	\$1,051,000	\$191,000	\$0	\$0	\$2,695,715,000	\$1,101,000	\$1,101,000
2040	\$489,464,000	\$2,857,458,000	\$0.372	\$1,245,000	\$1,063,000	\$182,000	\$0	\$0	\$2,857,458,000	\$1,114,000	\$1,114,000
2041	\$489,464,000	\$3,028,906,000	\$0.355	\$1,250,000	\$1,076,000	\$174,000	\$0	\$0	\$3,028,906,000	\$1,127,000	\$1,127,000
2042	\$489,464,000	\$3,210,640,000	\$0.339	\$1,254,000	\$1,088,000	\$166,000	\$0	\$0	\$3,210,640,000	\$1,140,000	\$1,140,000
2043	\$489,464,000	\$3,403,279,000	\$0.324	\$1,260,000	\$1,101,000	\$158,000	\$0	\$0	\$3,403,279,000	\$1,154,000	\$1,154,000
2044	\$489,464,000	\$3,607,475,000	\$0.309	\$1,265,000	\$1,114,000	\$151,000	\$0	\$0	\$3,607,475,000	\$1,167,000	\$1,167,000
2045	\$489,464,000	\$3,823,924,000	\$0.295	\$1,271,000	\$1,127,000	\$144,000	\$0	\$0	\$3,823,924,000	\$1,181,000	\$1,181,000
2046	\$489,464,000	\$4,053,359,000	\$0.281	\$1,277,000	\$1,140,000	\$138,000	\$0	\$0	\$4,053,359,000	\$1,194,000	\$1,194,000
2047	\$489,464,000	\$4,296,561,000	\$0.268	\$1,284,000	\$1,153,000	\$131,000	\$0	\$0	\$4,296,561,000	\$1,208,000	\$1,208,000
2048	\$489,464,000	\$4,554,355,000	\$0.256	\$1,291,000	\$1,166,000	\$125,000	\$0	\$0	\$4,554,355,000	\$1,222,000	\$1,222,000
2049	\$489,464,000	\$4,827,616,000	\$0.244	\$1,299,000	\$1,179,000	\$120,000	\$0	\$0	\$4,827,616,000	\$1,236,000	\$1,236,000
2050	\$489,464,000	\$5,117,273,000	\$0.233	\$1,307,000	\$1,193,000	\$114,000	\$0	\$0	\$5,117,273,000	\$1,250,000	\$1,250,000
2051	\$489,464,000	\$5,424,309,000	\$0.222	\$1,316,000	\$1,207,000	\$109,000	\$0	\$0	\$5,424,309,000	\$1,265,000	\$1,265,000
2052	\$489,464,000	\$5,749,768,000	\$0.212	\$1,324,000	\$1,220,000	\$104,000	\$0	\$0	\$5,749,768,000	\$1,279,000	\$1,279,000
Total Taxes Out (Sum of Column 6)					\$21,941,000				Total Taxes In (Sum of Column B+D)		\$22,994,000

Table 10: TIF Summary for City of Bellevue (Market Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

King County											
1	2	3	4	5	6	7	A	B	C	E	
Assessment Year	Base Value	Increment Value	Levy Rate	Total Property Tax	Tax Allocated to TIF	Tax Allocated to King County	New Construction	Levy Add-on: New Constr.	Increment Value (less New Construction)	Levy Add-on: Increment Value	Total Taxes In (Column B +D)
2027	\$489,463,600	\$0	\$1.340	\$656,000	\$0	\$656,000	\$0	\$0	\$0	\$0	\$0
2028	\$489,463,600	\$0	\$1.201	\$588,000	\$0	\$588,000	\$0	\$0	\$0	\$0	\$0
2029	\$489,463,600	\$103,645,000	\$1.146	\$680,000	\$119,000	\$561,000	\$103,645,000	\$124,000	\$0	\$0	\$124,000
2030	\$489,463,600	\$216,617,000	\$1.094	\$772,000	\$237,000	\$535,000	\$106,754,000	\$122,000	\$109,863,000	\$126,000	\$248,000
2031	\$489,463,600	\$675,486,000	\$1.044	\$1,216,000	\$705,000	\$511,000	\$445,872,000	\$488,000	\$229,614,000	\$251,000	\$739,000
2032	\$489,463,600	\$1,175,263,000	\$0.996	\$1,658,000	\$1,170,000	\$487,000	\$459,248,000	\$479,000	\$716,015,000	\$747,000	\$1,226,000
2033	\$489,463,600	\$1,245,779,000	\$0.950	\$1,649,000	\$1,184,000	\$465,000	\$0	\$0	\$1,245,779,000	\$1,241,000	\$1,241,000
2034	\$489,463,600	\$1,320,526,000	\$0.907	\$1,641,000	\$1,197,000	\$444,000	\$0	\$0	\$1,320,526,000	\$1,255,000	\$1,255,000
2035	\$489,463,600	\$1,399,757,000	\$0.865	\$1,634,000	\$1,211,000	\$423,000	\$0	\$0	\$1,399,757,000	\$1,269,000	\$1,269,000
2036	\$489,463,600	\$1,879,154,000	\$0.826	\$1,955,000	\$1,551,000	\$404,000	\$395,412,000	\$342,000	\$1,483,743,000	\$1,284,000	\$1,626,000
2037	\$489,463,600	\$2,399,177,000	\$0.788	\$2,275,000	\$1,890,000	\$386,000	\$407,274,000	\$336,000	\$1,991,903,000	\$1,644,000	\$1,981,000
2038	\$489,463,600	\$2,543,128,000	\$0.752	\$2,279,000	\$1,912,000	\$368,000	\$0	\$0	\$2,543,128,000	\$2,003,000	\$2,003,000
2039	\$489,463,600	\$2,695,715,000	\$0.717	\$2,284,000	\$1,933,000	\$351,000	\$0	\$0	\$2,695,715,000	\$2,026,000	\$2,026,000
2040	\$489,463,600	\$2,857,458,000	\$0.684	\$2,291,000	\$1,956,000	\$335,000	\$0	\$0	\$2,857,458,000	\$2,049,000	\$2,049,000
2041	\$489,463,600	\$3,028,906,000	\$0.653	\$2,298,000	\$1,978,000	\$320,000	\$0	\$0	\$3,028,906,000	\$2,073,000	\$2,073,000
2042	\$489,463,600	\$3,210,640,000	\$0.623	\$2,306,000	\$2,001,000	\$305,000	\$0	\$0	\$3,210,640,000	\$2,097,000	\$2,097,000
2043	\$489,463,600	\$3,403,279,000	\$0.595	\$2,315,000	\$2,024,000	\$291,000	\$0	\$0	\$3,403,279,000	\$2,121,000	\$2,121,000
2044	\$489,463,600	\$3,607,475,000	\$0.567	\$2,324,000	\$2,047,000	\$278,000	\$0	\$0	\$3,607,475,000	\$2,145,000	\$2,145,000
2045	\$489,463,600	\$3,823,924,000	\$0.541	\$2,335,000	\$2,070,000	\$265,000	\$0	\$0	\$3,823,924,000	\$2,170,000	\$2,170,000
2046	\$489,463,600	\$4,053,359,000	\$0.517	\$2,347,000	\$2,094,000	\$253,000	\$0	\$0	\$4,053,359,000	\$2,194,000	\$2,194,000
2047	\$489,463,600	\$4,296,561,000	\$0.493	\$2,359,000	\$2,118,000	\$241,000	\$0	\$0	\$4,296,561,000	\$2,220,000	\$2,220,000
2048	\$489,463,600	\$4,554,355,000	\$0.470	\$2,372,000	\$2,142,000	\$230,000	\$0	\$0	\$4,554,355,000	\$2,245,000	\$2,245,000
2049	\$489,463,600	\$4,827,616,000	\$0.449	\$2,386,000	\$2,167,000	\$220,000	\$0	\$0	\$4,827,616,000	\$2,271,000	\$2,271,000
2050	\$489,463,600	\$5,117,273,000	\$0.428	\$2,401,000	\$2,192,000	\$210,000	\$0	\$0	\$5,117,273,000	\$2,297,000	\$2,297,000
2051	\$489,463,600	\$5,424,309,000	\$0.409	\$2,417,000	\$2,217,000	\$200,000	\$0	\$0	\$5,424,309,000	\$2,323,000	\$2,323,000
2052	\$489,463,600	\$5,749,768,000	\$0.390	\$2,433,000	\$2,242,000	\$191,000	\$0	\$0	\$5,749,768,000	\$2,350,000	\$2,350,000
Total Taxes Out (Sum of Column 6)					\$40,357,000				Total Taxes In (Sum of Column B+D)		\$42,293,000

Table 11: TIF Summary for King County (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

Sound Transit											
1	2	3	4	5	6	7	A	B	C	D	E
Assessment Year	Base Value	Increment Value	Levy Rate	Total Property Tax	Tax Allocated to TIF	Tax Allocated to Sound Transit	New Construction	Levy Add-on: New Constr.	Increment Value (less New Construction)	Levy Add-on: Increment Value	Total Taxes In (Column B +D)
2027	\$489,464,000	\$0	\$0.146	\$72,000	\$0	\$72,000	\$0	\$0	\$0	\$0	\$0
2028	\$489,464,000	\$0	\$0.139	\$68,000	\$0	\$68,000	\$0	\$0	\$0	\$0	\$0
2029	\$489,464,000	\$103,645,000	\$0.133	\$79,000	\$14,000	\$65,000	\$103,645,000	\$14,000	\$0	\$0	\$14,000
2030	\$489,464,000	\$216,617,000	\$0.127	\$90,000	\$28,000	\$62,000	\$106,754,000	\$14,000	\$109,863,000	\$15,000	\$29,000
2031	\$489,464,000	\$675,486,000	\$0.121	\$141,000	\$82,000	\$59,000	\$445,872,000	\$57,000	\$229,614,000	\$29,000	\$86,000
2032	\$489,464,000	\$1,175,263,000	\$0.116	\$192,000	\$136,000	\$57,000	\$459,248,000	\$56,000	\$716,015,000	\$87,000	\$142,000
2033	\$489,464,000	\$1,245,779,000	\$0.110	\$191,000	\$137,000	\$54,000	\$0	\$0	\$1,245,779,000	\$144,000	\$144,000
2034	\$489,464,000	\$1,320,526,000	\$0.105	\$191,000	\$139,000	\$52,000	\$0	\$0	\$1,320,526,000	\$146,000	\$146,000
2035	\$489,464,000	\$1,399,757,000	\$0.100	\$190,000	\$141,000	\$49,000	\$0	\$0	\$1,399,757,000	\$147,000	\$147,000
2036	\$489,464,000	\$1,879,154,000	\$0.096	\$227,000	\$180,000	\$47,000	\$395,412,000	\$40,000	\$1,483,743,000	\$149,000	\$189,000
2037	\$489,464,000	\$2,399,177,000	\$0.091	\$264,000	\$219,000	\$45,000	\$407,274,000	\$39,000	\$1,991,903,000	\$191,000	\$230,000
2038	\$489,464,000	\$2,543,128,000	\$0.087	\$265,000	\$222,000	\$43,000	\$0	\$0	\$2,543,128,000	\$233,000	\$233,000
2039	\$489,464,000	\$2,695,715,000	\$0.083	\$265,000	\$224,000	\$41,000	\$0	\$0	\$2,695,715,000	\$235,000	\$235,000
2040	\$489,464,000	\$2,857,458,000	\$0.079	\$266,000	\$227,000	\$39,000	\$0	\$0	\$2,857,458,000	\$238,000	\$238,000
2041	\$489,464,000	\$3,028,906,000	\$0.076	\$267,000	\$230,000	\$37,000	\$0	\$0	\$3,028,906,000	\$241,000	\$241,000
2042	\$489,464,000	\$3,210,640,000	\$0.072	\$268,000	\$232,000	\$35,000	\$0	\$0	\$3,210,640,000	\$243,000	\$243,000
2043	\$489,464,000	\$3,403,279,000	\$0.069	\$269,000	\$235,000	\$34,000	\$0	\$0	\$3,403,279,000	\$246,000	\$246,000
2044	\$489,464,000	\$3,607,475,000	\$0.066	\$270,000	\$238,000	\$32,000	\$0	\$0	\$3,607,475,000	\$249,000	\$249,000
2045	\$489,464,000	\$3,823,924,000	\$0.063	\$271,000	\$240,000	\$31,000	\$0	\$0	\$3,823,924,000	\$252,000	\$252,000
2046	\$489,464,000	\$4,053,359,000	\$0.060	\$272,000	\$243,000	\$29,000	\$0	\$0	\$4,053,359,000	\$255,000	\$255,000
2047	\$489,464,000	\$4,296,561,000	\$0.057	\$274,000	\$246,000	\$28,000	\$0	\$0	\$4,296,561,000	\$258,000	\$258,000
2048	\$489,464,000	\$4,554,355,000	\$0.055	\$275,000	\$249,000	\$27,000	\$0	\$0	\$4,554,355,000	\$261,000	\$261,000
2049	\$489,464,000	\$4,827,616,000	\$0.052	\$277,000	\$252,000	\$26,000	\$0	\$0	\$4,827,616,000	\$264,000	\$264,000
2050	\$489,464,000	\$5,117,273,000	\$0.050	\$279,000	\$254,000	\$24,000	\$0	\$0	\$5,117,273,000	\$267,000	\$267,000
2051	\$489,464,000	\$5,424,309,000	\$0.047	\$281,000	\$257,000	\$23,000	\$0	\$0	\$5,424,309,000	\$270,000	\$270,000
2052	\$489,464,000	\$5,749,768,000	\$0.045	\$282,000	\$260,000	\$22,000	\$0	\$0	\$5,749,768,000	\$273,000	\$273,000
Total Taxes Out (Sum of Column 6)					\$4,685,000		Total Taxes In (Sum of Column B+D)			\$4,912,000	

Table 12: TIF Summary for Sound Transit (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

EMS (County)											
1	2	3	4	5	6	7	A	B	C	D	E
Assessment Year	Base Value	Increment Value	Levy Rate	Total Property Tax	Tax Allocated to TIF	Tax Allocated to EMS (County)	New Construction	Levy Add-on: New Constr.	Increment Value (less New Construction)	Levy Add-on: Increment Value	Total Taxes In (Column B +D)
2027	\$489,463,600	\$0	\$0.220	\$97,000	\$0	\$97,000	\$0	\$0	\$0	\$0	\$0
2028	\$489,463,600	\$0	\$0.210	\$93,000	\$0	\$93,000	\$0	\$0	\$0	\$0	\$0
2029	\$489,463,600	\$103,645,000	\$0.200	\$107,000	\$19,000	\$88,000	\$103,645,000	\$20,000	\$0	\$0	\$20,000
2030	\$489,463,600	\$216,617,000	\$0.191	\$122,000	\$37,000	\$84,000	\$106,754,000	\$19,000	\$109,863,000	\$20,000	\$39,000
2031	\$489,463,600	\$675,486,000	\$0.182	\$191,000	\$111,000	\$80,000	\$445,872,000	\$77,000	\$229,614,000	\$40,000	\$116,000
2032	\$489,463,600	\$1,175,263,000	\$0.174	\$261,000	\$184,000	\$77,000	\$459,248,000	\$75,000	\$716,015,000	\$118,000	\$193,000
2033	\$489,463,600	\$1,245,779,000	\$0.166	\$260,000	\$186,000	\$73,000	\$0	\$0	\$1,245,779,000	\$195,000	\$195,000
2034	\$489,463,600	\$1,320,526,000	\$0.158	\$258,000	\$188,000	\$70,000	\$0	\$0	\$1,320,526,000	\$197,000	\$197,000
2035	\$489,463,600	\$1,399,757,000	\$0.151	\$257,000	\$191,000	\$67,000	\$0	\$0	\$1,399,757,000	\$200,000	\$200,000
2036	\$489,463,600	\$1,879,154,000	\$0.144	\$308,000	\$244,000	\$64,000	\$395,412,000	\$54,000	\$1,483,743,000	\$202,000	\$256,000
2037	\$489,463,600	\$2,399,177,000	\$0.138	\$358,000	\$297,000	\$61,000	\$407,274,000	\$53,000	\$1,991,903,000	\$259,000	\$312,000
2038	\$489,463,600	\$2,543,128,000	\$0.131	\$359,000	\$301,000	\$58,000	\$0	\$0	\$2,543,128,000	\$315,000	\$315,000
2039	\$489,463,600	\$2,695,715,000	\$0.125	\$360,000	\$304,000	\$55,000	\$0	\$0	\$2,695,715,000	\$319,000	\$319,000
2040	\$489,463,600	\$2,857,458,000	\$0.120	\$361,000	\$308,000	\$53,000	\$0	\$0	\$2,857,458,000	\$323,000	\$323,000
2041	\$489,463,600	\$3,028,906,000	\$0.114	\$362,000	\$311,000	\$50,000	\$0	\$0	\$3,028,906,000	\$326,000	\$326,000
2042	\$489,463,600	\$3,210,640,000	\$0.109	\$363,000	\$315,000	\$48,000	\$0	\$0	\$3,210,640,000	\$330,000	\$330,000
2043	\$489,463,600	\$3,403,279,000	\$0.104	\$364,000	\$319,000	\$46,000	\$0	\$0	\$3,403,279,000	\$334,000	\$334,000
2044	\$489,463,600	\$3,607,475,000	\$0.099	\$366,000	\$322,000	\$44,000	\$0	\$0	\$3,607,475,000	\$338,000	\$338,000
2045	\$489,463,600	\$3,823,924,000	\$0.095	\$368,000	\$326,000	\$42,000	\$0	\$0	\$3,823,924,000	\$341,000	\$341,000
2046	\$489,463,600	\$4,053,359,000	\$0.090	\$369,000	\$330,000	\$40,000	\$0	\$0	\$4,053,359,000	\$345,000	\$345,000
2047	\$489,463,600	\$4,296,561,000	\$0.086	\$371,000	\$333,000	\$38,000	\$0	\$0	\$4,296,561,000	\$349,000	\$349,000
2048	\$489,463,600	\$4,554,355,000	\$0.082	\$373,000	\$337,000	\$36,000	\$0	\$0	\$4,554,355,000	\$353,000	\$353,000
2049	\$489,463,600	\$4,827,616,000	\$0.078	\$376,000	\$341,000	\$35,000	\$0	\$0	\$4,827,616,000	\$357,000	\$357,000
2050	\$489,463,600	\$5,117,273,000	\$0.075	\$378,000	\$345,000	\$33,000	\$0	\$0	\$5,117,273,000	\$361,000	\$361,000
2051	\$489,463,600	\$5,424,309,000	\$0.071	\$380,000	\$349,000	\$31,000	\$0	\$0	\$5,424,309,000	\$366,000	\$366,000
2052	\$489,463,600	\$5,749,768,000	\$0.068	\$383,000	\$353,000	\$30,000	\$0	\$0	\$5,749,768,000	\$370,000	\$370,000
Total Taxes Out (Sum of Column 6)					\$6,351,000		Total Taxes In (Sum of Column B+D)			\$6,655,000	

Table 13: TIF Summary for EMS (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

Flood Control											
1	2	3	4	5	6	7	A	B	C	D	E
Assessment Year	Base Value	Increment Value	Levy Rate	Total Property Tax	Tax Allocated to TIF	Tax Allocated to Flood Control	New Construction	Levy Add-on: New Constr.	Increment Value (less New Construction)	Levy Add-on: Increment Value	Total Taxes In (Column B +D)
2027	\$489,463,600	\$0	\$0.083	\$41,000	\$0	\$41,000	\$0	\$0	\$0	\$0	\$0
2028	\$489,463,600	\$0	\$0.079	\$39,000	\$0	\$39,000	\$0	\$0	\$0	\$0	\$0
2029	\$489,463,600	\$103,645,000	\$0.076	\$45,000	\$8,000	\$37,000	\$103,645,000	\$8,000	\$0	\$0	\$8,000
2030	\$489,463,600	\$216,617,000	\$0.072	\$51,000	\$16,000	\$35,000	\$106,754,000	\$8,000	\$109,863,000	\$8,000	\$16,000
2031	\$489,463,600	\$675,486,000	\$0.069	\$80,000	\$46,000	\$34,000	\$445,872,000	\$32,000	\$229,614,000	\$17,000	\$49,000
2032	\$489,463,600	\$1,175,263,000	\$0.066	\$109,000	\$77,000	\$32,000	\$459,248,000	\$32,000	\$716,015,000	\$49,000	\$81,000
2033	\$489,463,600	\$1,245,779,000	\$0.063	\$109,000	\$78,000	\$31,000	\$0	\$0	\$1,245,779,000	\$82,000	\$82,000
2034	\$489,463,600	\$1,320,526,000	\$0.060	\$108,000	\$79,000	\$29,000	\$0	\$0	\$1,320,526,000	\$83,000	\$83,000
2035	\$489,463,600	\$1,399,757,000	\$0.057	\$108,000	\$80,000	\$28,000	\$0	\$0	\$1,399,757,000	\$84,000	\$84,000
2036	\$489,463,600	\$1,879,154,000	\$0.054	\$129,000	\$102,000	\$27,000	\$395,412,000	\$23,000	\$1,483,743,000	\$85,000	\$107,000
2037	\$489,463,600	\$2,399,177,000	\$0.052	\$150,000	\$125,000	\$25,000	\$407,274,000	\$22,000	\$1,991,903,000	\$108,000	\$131,000
2038	\$489,463,600	\$2,543,128,000	\$0.050	\$150,000	\$126,000	\$24,000	\$0	\$0	\$2,543,128,000	\$132,000	\$132,000
2039	\$489,463,600	\$2,695,715,000	\$0.047	\$151,000	\$127,000	\$23,000	\$0	\$0	\$2,695,715,000	\$134,000	\$134,000
2040	\$489,463,600	\$2,857,458,000	\$0.045	\$151,000	\$129,000	\$22,000	\$0	\$0	\$2,857,458,000	\$135,000	\$135,000
2041	\$489,463,600	\$3,028,906,000	\$0.043	\$151,000	\$130,000	\$21,000	\$0	\$0	\$3,028,906,000	\$137,000	\$137,000
2042	\$489,463,600	\$3,210,640,000	\$0.041	\$152,000	\$132,000	\$20,000	\$0	\$0	\$3,210,640,000	\$138,000	\$138,000
2043	\$489,463,600	\$3,403,279,000	\$0.039	\$153,000	\$133,000	\$19,000	\$0	\$0	\$3,403,279,000	\$140,000	\$140,000
2044	\$489,463,600	\$3,607,475,000	\$0.037	\$153,000	\$135,000	\$18,000	\$0	\$0	\$3,607,475,000	\$141,000	\$141,000
2045	\$489,463,600	\$3,823,924,000	\$0.036	\$154,000	\$136,000	\$17,000	\$0	\$0	\$3,823,924,000	\$143,000	\$143,000
2046	\$489,463,600	\$4,053,359,000	\$0.034	\$155,000	\$138,000	\$17,000	\$0	\$0	\$4,053,359,000	\$145,000	\$145,000
2047	\$489,463,600	\$4,296,561,000	\$0.032	\$156,000	\$140,000	\$16,000	\$0	\$0	\$4,296,561,000	\$146,000	\$146,000
2048	\$489,463,600	\$4,554,355,000	\$0.031	\$156,000	\$141,000	\$15,000	\$0	\$0	\$4,554,355,000	\$148,000	\$148,000
2049	\$489,463,600	\$4,827,616,000	\$0.030	\$157,000	\$143,000	\$14,000	\$0	\$0	\$4,827,616,000	\$150,000	\$150,000
2050	\$489,463,600	\$5,117,273,000	\$0.028	\$158,000	\$144,000	\$14,000	\$0	\$0	\$5,117,273,000	\$151,000	\$151,000
2051	\$489,463,600	\$5,424,309,000	\$0.027	\$159,000	\$146,000	\$13,000	\$0	\$0	\$5,424,309,000	\$153,000	\$153,000
2052	\$489,463,600	\$5,749,768,000	\$0.026	\$160,000	\$148,000	\$13,000	\$0	\$0	\$5,749,768,000	\$155,000	\$155,000
Total Taxes Out (Sum of Column 6)					\$2,659,000				Total Taxes In (Sum of Column B+D)	\$2,789,000	

Table 14: TIF Summary for Flood Control District (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

King County Library District											
1	2	3	4	5	6	7	A	B	C	D	E
Assessment Year	Base Value	Increment Value	Levy Rate	Total Property Tax	Tax Allocated to TIF	Tax Allocated to King County Library District	New Construction	Levy Add-on: New Constr.	Increment Value (less New Construction)	Levy Add-on: Increment Value	Total Taxes In (Column B +D)
2027	\$489,463,600	\$0	\$0.220	\$108,000	\$0	\$108,000	\$0	\$0	\$0	\$0	\$0
2028	\$489,463,600	\$0	\$0.210	\$103,000	\$0	\$103,000	\$0	\$0	\$0	\$0	\$0
2029	\$489,463,600	\$103,645,000	\$0.200	\$119,000	\$21,000	\$98,000	\$103,645,000	\$22,000	\$0	\$0	\$22,000
2030	\$489,463,600	\$216,617,000	\$0.191	\$135,000	\$41,000	\$93,000	\$106,754,000	\$21,000	\$109,863,000	\$22,000	\$43,000
2031	\$489,463,600	\$675,486,000	\$0.182	\$212,000	\$123,000	\$89,000	\$445,872,000	\$85,000	\$229,614,000	\$44,000	\$129,000
2032	\$489,463,600	\$1,175,263,000	\$0.174	\$289,000	\$204,000	\$85,000	\$459,248,000	\$84,000	\$716,015,000	\$130,000	\$214,000
2033	\$489,463,600	\$1,245,779,000	\$0.166	\$288,000	\$207,000	\$81,000	\$0	\$0	\$1,245,779,000	\$137,000	\$217,000
2034	\$489,463,600	\$1,320,526,000	\$0.158	\$287,000	\$209,000	\$77,000	\$0	\$0	\$1,320,526,000	\$219,000	\$219,000
2035	\$489,463,600	\$1,399,757,000	\$0.151	\$285,000	\$211,000	\$74,000	\$0	\$0	\$1,399,757,000	\$222,000	\$222,000
2036	\$489,463,600	\$1,879,154,000	\$0.144	\$341,000	\$271,000	\$71,000	\$395,412,000	\$60,000	\$1,483,743,000	\$224,000	\$284,000
2037	\$489,463,600	\$2,399,177,000	\$0.138	\$397,000	\$330,000	\$67,000	\$407,274,000	\$59,000	\$1,991,903,000	\$287,000	\$346,000
2038	\$489,463,600	\$2,543,128,000	\$0.131	\$398,000	\$334,000	\$64,000	\$0	\$0	\$2,543,128,000	\$350,000	\$350,000
2039	\$489,463,600	\$2,695,715,000	\$0.125	\$399,000	\$338,000	\$61,000	\$0	\$0	\$2,695,715,000	\$354,000	\$354,000
2040	\$489,463,600	\$2,857,458,000	\$0.120	\$400,000	\$342,000	\$58,000	\$0	\$0	\$2,857,458,000	\$358,000	\$358,000
2041	\$489,463,600	\$3,028,906,000	\$0.114	\$401,000	\$345,000	\$56,000	\$0	\$0	\$3,028,906,000	\$362,000	\$362,000
2042	\$489,463,600	\$3,210,640,000	\$0.109	\$403,000	\$349,000	\$53,000	\$0	\$0	\$3,210,640,000	\$366,000	\$366,000
2043	\$489,463,600	\$3,403,279,000	\$0.104	\$404,000	\$353,000	\$51,000	\$0	\$0	\$3,403,279,000	\$370,000	\$370,000
2044	\$489,463,600	\$3,607,475,000	\$0.099	\$406,000	\$357,000	\$48,000	\$0	\$0	\$3,607,475,000	\$375,000	\$375,000
2045	\$489,463,600	\$3,823,924,000	\$0.095	\$408,000	\$362,000	\$46,000	\$0	\$0	\$3,823,924,000	\$379,000	\$379,000
2046	\$489,463,600	\$4,053,359,000	\$0.090	\$410,000	\$366,000	\$44,000	\$0	\$0	\$4,053,359,000	\$383,000	\$383,000
2047	\$489,463,600	\$4,296,561,000	\$0.086	\$412,000	\$370,000	\$42,000	\$0	\$0	\$4,296,561,000	\$388,000	\$388,000
2048	\$489,463,600	\$4,554,355,000	\$0.082	\$414,000	\$374,000	\$40,000	\$0	\$0	\$4,554,355,000	\$392,000	\$392,000
2049	\$489,463,600	\$4,827,616,000	\$0.078	\$417,000	\$378,000	\$38,000	\$0	\$0	\$4,827,616,000	\$397,000	\$397,000
2050	\$489,463,600	\$5,117,273,000	\$0.075	\$419,000	\$383,000	\$37,000	\$0	\$0	\$5,117,273,000	\$401,000	\$401,000
2051	\$489,463,600	\$5,424,309,000	\$0.071	\$422,000	\$387,000	\$35,000	\$0	\$0	\$5,424,309,000	\$406,000	\$406,000
2052	\$489,463,600	\$5,749,768,000	\$0.068	\$425,000	\$392,000	\$33,000	\$0	\$0	\$5,749,768,000	\$410,000	\$410,000
Total Taxes Out (Sum of Column 6)					\$7,047,000				Total Taxes In (Sum of Column B+D)	\$7,387,000	

Table 15: TIF Summary for King County Library District (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

Port of Seattle												
1	2	3	4	5	6	7	A	B	C	D	E	
Assessment Year	Base Value	Increment Value	Levy Rate	Total Property Tax	Tax Allocated to TIF	Tax Allocated to Port of Seattle	New Construction	Levy Add-on: New Constr.	Increment Value (less New Construction)	Levy Add-on: Increment Value	Total Taxes In (Column B +D)	
2027	\$0	\$0	\$0.044	\$22,000	\$0	\$22,000	\$0	\$0	\$0	\$0	\$0	
2028	\$0	\$0	\$0.042	\$21,000	\$0	\$21,000	\$0	\$0	\$0	\$0	\$0	
2029	\$0	\$103,645,000	\$0.040	\$24,000	\$4,000	\$20,000	\$103,645,000	\$4,000	\$0	\$0	\$4,000	
2030	\$0	\$216,617,000	\$0.038	\$27,000	\$8,000	\$19,000	\$106,754,000	\$4,000	\$109,863,000	\$4,000	\$9,000	
2031	\$0	\$675,486,000	\$0.036	\$42,000	\$25,000	\$18,000	\$445,872,000	\$17,000	\$229,614,000	\$9,000	\$26,000	
2032	\$0	\$1,175,263,000	\$0.035	\$58,000	\$41,000	\$17,000	\$459,248,000	\$17,000	\$716,015,000	\$26,000	\$43,000	
2033	\$0	\$1,245,779,000	\$0.033	\$58,000	\$41,000	\$16,000	\$0	\$0	\$1,245,779,000	\$43,000	\$43,000	
2034	\$0	\$1,320,526,000	\$0.032	\$57,000	\$42,000	\$15,000	\$0	\$0	\$1,320,526,000	\$44,000	\$44,000	
2035	\$0	\$1,399,757,000	\$0.030	\$57,000	\$42,000	\$15,000	\$0	\$0	\$1,399,757,000	\$44,000	\$44,000	
2036	\$0	\$1,879,154,000	\$0.029	\$68,000	\$54,000	\$14,000	\$395,412,000	\$12,000	\$1,483,743,000	\$45,000	\$57,000	
2037	\$0	\$2,399,177,000	\$0.027	\$79,000	\$66,000	\$13,000	\$407,274,000	\$12,000	\$1,991,903,000	\$57,000	\$69,000	
2038	\$0	\$2,543,128,000	\$0.026	\$80,000	\$67,000	\$13,000	\$0	\$0	\$2,543,128,000	\$70,000	\$70,000	
2039	\$0	\$2,695,715,000	\$0.025	\$80,000	\$67,000	\$12,000	\$0	\$0	\$2,695,715,000	\$71,000	\$71,000	
2040	\$0	\$2,857,458,000	\$0.024	\$80,000	\$68,000	\$12,000	\$0	\$0	\$2,857,458,000	\$72,000	\$72,000	
2041	\$0	\$3,028,906,000	\$0.023	\$80,000	\$69,000	\$11,000	\$0	\$0	\$3,028,906,000	\$72,000	\$72,000	
2042	\$0	\$3,210,640,000	\$0.022	\$80,000	\$70,000	\$11,000	\$0	\$0	\$3,210,640,000	\$73,000	\$73,000	
2043	\$0	\$3,403,279,000	\$0.021	\$81,000	\$71,000	\$10,000	\$0	\$0	\$3,403,279,000	\$74,000	\$74,000	
2044	\$0	\$3,607,475,000	\$0.020	\$81,000	\$71,000	\$10,000	\$0	\$0	\$3,607,475,000	\$75,000	\$75,000	
2045	\$0	\$3,823,924,000	\$0.019	\$81,000	\$72,000	\$9,000	\$0	\$0	\$3,823,924,000	\$76,000	\$76,000	
2046	\$0	\$4,053,359,000	\$0.018	\$82,000	\$73,000	\$9,000	\$0	\$0	\$4,053,359,000	\$77,000	\$77,000	
2047	\$0	\$4,296,561,000	\$0.017	\$82,000	\$74,000	\$8,000	\$0	\$0	\$4,296,561,000	\$77,000	\$77,000	
2048	\$0	\$4,554,355,000	\$0.016	\$83,000	\$75,000	\$8,000	\$0	\$0	\$4,554,355,000	\$78,000	\$78,000	
2049	\$0	\$4,827,616,000	\$0.016	\$83,000	\$76,000	\$8,000	\$0	\$0	\$4,827,616,000	\$79,000	\$79,000	
2050	\$0	\$5,117,273,000	\$0.015	\$84,000	\$76,000	\$7,000	\$0	\$0	\$5,117,273,000	\$80,000	\$80,000	
2051	\$0	\$5,424,309,000	\$0.014	\$84,000	\$77,000	\$7,000	\$0	\$0	\$5,424,309,000	\$81,000	\$81,000	
2052	\$0	\$5,749,768,000	\$0.014	\$85,000	\$78,000	\$7,000	\$0	\$0	\$5,749,768,000	\$82,000	\$82,000	
Total Taxes Out (Sum of Column 6)					\$1,407,000		Total Taxes In (Sum of Column B-)			\$1,476,000		

Table 16: TIF Summary for Port of Seattle (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

Financing Plan/Duration of TIA

The city anticipates issuing three series of Limited Tax General Obligation bonds (“LTGO” non-voted debt) of approximately equal amounts to coincide with the Grand Connection Crossing construction schedule and private development timelines and each structured with a 20-year amortization and a 10-year par call. The anticipated bond amounts are \$75 million in 2026; \$80 million in 2027, and \$75 million in 2028. TIF revenues will only pay for a portion of the bond debt service for the Grand Connection Crossing as shown below.

Additionally, the city is not currently expecting to capitalize interest during the first three years of the financing when TIF revenues alone are not expected to be sufficient to cover debt service. Instead, the city plans to pay any difference between debt service and TIF revenues from non-TIF revenues. The city will reimburse itself for any feasibility studies, including engineering design work to accurately project costs that occurred prior to the expected adoption of the Ordinance designating a TIA in May 2026. The city also plans to reimburse itself for any non-TIF revenue sources that are needed to meet the city’s debt service payments associated with the Grand Connection Crossing.

Debt Capacity

Non-voted debt cannot exceed 1.5% of the value of taxable property within the city. Based on an assessed value of \$92.7 billion in 2024, the city has \$1,390,772,000 (\$1.4 billion) in total non-voted debt capacity and will have \$1,093,620,000 (\$1.1 billion) after accounting for \$297,152,000 (\$297.2 million) of currently outstanding non-voted debt and obligations. As shown below, the city has sufficient capacity for the issuance of the proposed \$230 million of LTGO debt related to the TIF public improvements and is expected to have approximately \$863.6 million in debt capacity available after this level of proposed debt issuance.

Please note that capacity for debt does not yet equal ability to pay debt service.

	2024
Assessed Valuation	\$92.718 billion
Non-Voted Debt Capacity (1.5% of AV)	\$1.391 billion
- <i>Less:</i> Outstanding Non-Voted Debt	\$0.297 billion
New Non-Voted Debt	\$1.094 billion
- <i>Less:</i> Financing Proposed	\$0.230 billion
Projected Remaining Non-Voted Capacity	\$0.864 billion

Table 17: Debt Capacity

Source: Stowe Development & Strategies, 2025

Potential TIA Debt Scenarios

The city's LTGO bonds are projected to have an interest cost of approximately 4.5%. If the city issues LTGO bonds totaling \$230 million to fund the Grand Connection Crossing, it will be responsible for debt service regardless of whether private development occurs as projected or assessed values increase within the TIA. Based on the Market-Responsive Limited Buildout Scenario, TIF revenues are projected to cover approximately \$84.4 million in nominal debt service over the 25-year period — roughly 24% of the total \$353.6 million in cumulative debt service obligations. The remaining Tier 2 and Tier 3 funding sources will be required to cover the balance of approximately \$271.2 million.

Due to the structure of TIF and the revenue limitations imposed by the MFTE, early-year TIF revenues are minimal. To manage this timing gap, the city intends to use internal funds as an interim loan to cover the debt service assigned to be supported by TIF revenues. These internal loans would be repaid once sufficient increment revenue is available. This strategy enables the city to move forward with project implementation while maintaining flexibility in the funding structure.

- Total projected debt service across all bonds is \$353.6 million.
- Debt service payments begin in 2026, with additional series layered in during 2027 and 2028.
- Combined annual payments total approximately \$17.68 million from 2028 to 2045, before stepping down in later years as bonds mature.

Level annual debt service structure across each issue helps ensure predictability in repayment, with internal borrowing bridging the gap between early-year shortfalls and long-term TIF revenue growth.

Table 18 below includes the anticipated three debt issuances supporting the city's Grand Connection Crossing.

Year	Issue 1	Issue 2	Issue 3	Combined Debt
2026	\$5,765,711			\$5,765,711
2027	\$5,765,711	\$6,150,092		\$11,915,802
2028	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2029	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2030	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2031	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2032	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2033	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2034	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2035	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2036	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2037	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2038	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2039	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2040	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2041	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2042	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2043	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2044	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2045	\$5,765,711	\$6,150,092	\$5,765,711	\$17,681,513
2046		\$6,150,092	\$5,765,711	\$11,915,802
2047			\$5,765,711	\$5,765,711
2048				
2049				
2050				
2051				
2052				
2053				
2054				
2055				
Total P&I	\$115,314,216	\$123,001,831	\$115,314,216	\$353,630,264

Table 18: Conceptual Debt Service Schedule

Source: ECONorthwest, 2025

The tables below summarize potential debt service payments and projected TIF support and shortfalls that will need to be covered by other city revenue sources (see funding tiers described on page 25 of this Report) based on the private development within the proposed TIA.

Table 19 summarizes the projected debt service coverage under the Market-Responsive Limited Buildout Scenario for the Grand Connection Crossing. Over the full debt term for the three bond issuances, the city will face a total debt service obligation of approximately \$353.6 million, supported by annual payments ranging from \$5.8 million to \$17.7 million. Tax increment revenues from the TIA (Tier 1 TIF Funding) are projected to generate \$84.4 million, or roughly 24% of the total debt obligation, with the remaining \$269.2 million covered by other funding tier sources.

The early years of the financing period show limited TIF revenue contributions due to slow initial development and the delayed effect of rising assessed value, particularly given MFTE exemptions. TIF coverage ratios are near zero through 2029, gradually rising to 0.24 by 2045. Full debt service coverage from TIF (i.e., a 1.0 ratio) is not achieved until 2048, and is only sustained through the final years (2048–2052) when no new debt service is due and TIF revenue remains active. These results underscore the importance of interim funding mechanisms (e.g., internal loans) to bridge early gaps, and highlight the long-term revenue potential of the Grand Connection investment despite near-term limitations.

Tax Year	Full Build Out				
	Tier 1 TIF Funding	Debt Service	Other Tier 1, Tier 2 and 3 Funding	Surplus (Shortfall)	TIF Debt Service Coverage
2026	\$0	\$5,765,711	\$5,765,711	\$0	0.00
2027	\$0	\$11,915,802	\$11,915,802	\$0	0.00
2028	\$0	\$17,681,513	\$17,681,513	\$0	0.00
2029	\$337,000	\$17,681,513	\$17,344,513	\$0	0.02
2030	\$671,000	\$17,681,513	\$17,010,513	\$0	0.05
2031	\$1,763,000	\$17,681,513	\$15,918,513	\$0	0.14
2032	\$2,847,000	\$17,681,513	\$14,834,513	\$0	0.24
2033	\$2,880,000	\$17,681,513	\$14,801,513	\$0	0.24
2034	\$2,914,000	\$17,681,513	\$14,767,513	\$0	0.24
2035	\$2,948,000	\$17,681,513	\$14,733,513	\$0	0.24
2036	\$4,300,000	\$17,681,513	\$13,381,513	\$0	0.35
2037	\$5,647,000	\$17,681,513	\$12,034,513	\$0	0.45
2038	\$5,714,000	\$17,681,513	\$11,967,513	\$0	0.45
2039	\$5,779,000	\$17,681,513	\$11,902,513	\$0	0.46
2040	\$5,846,000	\$17,681,513	\$11,835,513	\$0	0.46
2041	\$6,034,000	\$17,681,513	\$11,647,513	\$0	0.48
2042	\$6,221,000	\$17,681,513	\$11,460,513	\$0	0.50
2043	\$6,660,000	\$17,681,513	\$11,021,513	\$0	0.52
2044	\$7,099,000	\$17,681,513	\$10,582,513	\$0	0.55
2045	\$7,182,000	\$17,681,513	\$10,499,513	\$0	0.56
2046	\$7,365,000	\$11,915,802	\$4,550,802	\$0	0.85
2047	\$7,547,000	\$5,765,711	\$0	\$0	1.79
2048	\$7,633,000	\$0	\$0	\$0	1.00
2049	\$7,722,000	\$0	\$0	\$0	1.00
2050	\$7,811,000	\$0	\$0	\$0	1.00
2051	\$7,901,000	\$0	\$0	\$0	1.00
2052	\$7,993,000	\$0	\$0	\$0	1.00
Total	\$128,814,000	\$353,630,264	\$265,657,553	\$0	

Table 19:TIF Allocated Debt Service - Full Buildout Scenario

Source: EConorthwest calculations, 2025

Tax Year	Phased Full Build Out				
	Tier 1 TIF Funding	Debt Service	Other Tier 1, Tier 2 and 3 Funding	Surplus (Shortfall)	TIF Debt Service Coverage
2026	\$0	\$5,765,711	\$5,765,711	\$0	0.00
2027	\$0	\$11,915,802	\$11,915,802	\$0	0.00
2028	\$0	\$17,681,513	\$17,681,513	\$0	0.00
2029	\$0	\$17,681,513	\$17,681,513	\$0	0.00
2030	\$0	\$17,681,513	\$17,681,513	\$0	0.00
2031	\$217,000	\$17,681,513	\$17,464,513	\$0	0.01
2032	\$433,000	\$17,681,513	\$17,248,513	\$0	0.02
2033	\$1,344,000	\$17,681,513	\$16,337,513	\$0	0.08
2034	\$2,045,000	\$17,681,513	\$15,636,513	\$0	0.12
2035	\$2,741,000	\$17,681,513	\$14,940,513	\$0	0.16
2036	\$2,773,000	\$17,681,513	\$14,908,513	\$0	0.16
2037	\$2,805,000	\$17,681,513	\$14,876,513	\$0	0.16
2038	\$3,687,000	\$17,681,513	\$13,994,513	\$0	0.21
2039	\$4,564,000	\$17,681,513	\$13,117,513	\$0	0.26
2040	\$5,439,000	\$17,681,513	\$12,242,513	\$0	0.31
2041	\$5,501,000	\$17,681,513	\$12,180,513	\$0	0.31
2042	\$5,565,000	\$17,681,513	\$12,116,513	\$0	0.31
2043	\$5,706,000	\$17,681,513	\$11,975,513	\$0	0.32
2044	\$5,846,000	\$17,681,513	\$11,835,513	\$0	0.33
2045	\$6,226,000	\$17,681,513	\$11,455,513	\$0	0.35
2046	\$6,530,000	\$11,915,802	\$5,385,802	\$0	0.55
2047	\$6,834,000	\$5,765,711	\$0	\$0	1.19
2048	\$6,975,000	\$0	\$0	\$0	1.00
2049	\$7,120,000	\$0	\$0	\$0	1.00
2050	\$7,262,000	\$0	\$0	\$0	1.00
2051	\$7,347,000	\$0	\$0	\$0	1.00
2052	\$7,433,000	\$0	\$0	\$0	1.00
Total	\$104,393,000	\$353,630,264	\$286,442,553	\$0	

Table 20: TIF Allocated Debt Service - Phased Full Buildout Scenario

Source: EConorthwest calculations, 2025

Tax Year	Market-Responsive Limited Buildout				
	Tier 1 TIF Funding	Debt Service	Other Tier 1, Tier 2 and 3 Funding	Surplus (Shortfall)	TIF Debt Service Coverage
2026	\$0	\$5,765,711	\$5,765,711	\$0	0.00
2027	\$0	\$11,915,802	\$11,915,802	\$0	0.00
2028	\$0	\$17,681,513	\$17,681,513	\$0	0.00
2029	\$249,000	\$17,681,513	\$17,432,513	\$0	0.01
2030	\$495,000	\$17,681,513	\$17,186,513	\$0	0.03
2031	\$1,474,000	\$17,681,513	\$16,207,513	\$0	0.08
2032	\$2,447,000	\$17,681,513	\$15,234,513	\$0	0.14
2033	\$2,475,000	\$17,681,513	\$15,206,513	\$0	0.14
2034	\$2,503,000	\$17,681,513	\$15,178,513	\$0	0.14
2035	\$2,533,000	\$17,681,513	\$15,148,513	\$0	0.14
2036	\$3,244,000	\$17,681,513	\$14,437,513	\$0	0.18
2037	\$3,953,000	\$17,681,513	\$13,728,513	\$0	0.22
2038	\$4,000,000	\$17,681,513	\$13,681,513	\$0	0.23
2039	\$4,044,000	\$17,681,513	\$13,637,513	\$0	0.23
2040	\$4,093,000	\$17,681,513	\$13,588,513	\$0	0.23
2041	\$4,139,000	\$17,681,513	\$13,542,513	\$0	0.23
2042	\$4,187,000	\$17,681,513	\$13,494,513	\$0	0.24
2043	\$4,236,000	\$17,681,513	\$13,445,513	\$0	0.24
2044	\$4,284,000	\$17,681,513	\$13,397,513	\$0	0.24
2045	\$4,333,000	\$17,681,513	\$13,348,513	\$0	0.25
2046	\$4,384,000	\$11,915,802	\$7,531,802	\$0	0.37
2047	\$4,434,000	\$5,765,711	\$1,331,711	\$0	0.77
2048	\$4,484,000	\$0	\$0	\$0	1.00
2049	\$4,536,000	\$0	\$0	\$0	1.00
2050	\$4,587,000	\$0	\$0	\$0	1.00
2051	\$4,640,000	\$0	\$0	\$0	1.00
2052	\$4,693,000	\$0	\$0	\$0	1.00
Total	\$84,447,000	\$353,630,264	\$292,123,264	\$0	

Table 21: TIF Allocated Debt Service - Market-Responsive Limited Buildout Scenario

Source: ECONorthwest calculations, 2025

Notices/Early Outreach to Impacted Taxing Districts

Washington State law requires formal notice to be provided to each impacted taxing district at least 90 days prior to the submission of the Project Analysis to OST. The city has previously provided informal notice and engaged in early communication with each of the taxing districts regarding its early interest and intention to form a TIA. On October 16, 2025, the city issued a formal notice and invitation to the taxing districts inside the TIA to considering opting-in to the TIA.

The city has continued discussions with the various taxing districts regarding potential impacts, address questions from the taxing districts as part of the city's investigation of which taxing districts will opt-in and participate in the city's TIA as further described below. The city plans to create formal agreements with each participating taxing districts inside the TIA prior to the adoption of any Ordinance forming a TIA. Additional notices will be provided to each taxing district which includes the TIA within its boundaries following the adoption of any TIA ordinance.

The taxing districts whose property tax levy would be directly impacted by TIF include:

- City of Bellevue
- King County
- Port of Seattle
- Flood Control
- Sound Transit
- Emergency Medical Services (County EMS)
- King County Library District

Taxing Districts Opt-In Requirements

As referenced previously, the TIF Act was amended in 2025 with ESB 5801 allowing the city to form a TIA up to \$500 million of assessed value subject to each taxing districts approval inside the proposed TIA. This approval must be by a majority vote of the governing body of its partial or full participation in contributing its tax allocation revenues to the city's TIF program and project. The city may still move forward with forming a TIA without the approval of the individual taxing districts but would not receive the tax allocation revenues from that district.

Based on the city's engagement discussions with each taxing district, this Report assumes that each district will opt-in to the TIA via some agreement, ordinance, or resolution adopted by each of the governing bodies. The city will continue to pursue formal agreements and decisions with those participating taxing districts for

adoption by the respective governing bodies and the Bellevue City Council prior to the adoption of any TIA ordinance.

But-For-Requirement

Washington State's TIF law requires the local government sponsor of the tax increment area to make the following findings:

- (i) The public improvements proposed to be paid or financed with tax allocation revenues are expected to encourage private development within the increment area and to increase the assessed value of real property within the increment area;
- (ii) Private development anticipated to occur within the increment area as a result of the proposed public improvements will be permitted consistent with the permitting jurisdiction's applicable zoning and development standards;
- (iii) The private development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future without the proposed public improvements; and,
- (iv) The increased assessed value within the increment area that could reasonably be expected to occur without the proposed public improvements would be less than the increase in the assessed value estimated to result from the proposed development with the proposed public improvements.

These findings (specifically sections i, iii, and iv) are commonly referred to as the "But-For-Requirement". The name comes from the assertion that private development would not occur but-for provision of the public improvements through the use of TIF. This requirement is a foundational element of TIF, which directs public tax dollars generated by the development to only those public improvement projects necessary to support the proposed development.

This analysis demonstrates that Bellevue's proposed TIA satisfies the above statutory requirements through a comprehensive framework examining both market validation and development history.

The Purpose of the But-For Requirement

Although TIF is relatively new to Washington state governments, the But-For-Requirement and associated analysis is not.

Many local governments have examined their return on infrastructure investment from the generation of ongoing tax revenues associated with private development projects. Additionally, for most local governments, infrastructure demand exceeds revenue capacity, forcing local governments to make priority decisions regarding

infrastructure projects that are funded with tax dollars and determining which projects can be paid for by developers.

The But-For-Requirement for TIF formalizes the analysis and requires the local government sponsoring TIF to provide convincing evidence showing that tax dollars from the TIA are reasonably necessary to make the development possible.

If the proposed development would occur without TIF, public tax dollars should not be used because it will cost taxpayers more than it should for the resulting development or growth. However, if TIF is used to encourage a development that would not otherwise be reasonably expected to happen, the tax base can be increased. A larger tax base helps pay for needed services and can control the growth of new taxes. The But-For-Requirement is critical to determining the proper use of public tax dollars.

Bellevue’s “Unlock and Attract” Model

Part 1: Unlock (Code Amendments)

Over the last decade, the City of Bellevue has been preparing to encourage and support a vibrant mixed-use urban center in its Downtown and the Wilburton area. In 2017, Bellevue’s Downtown “Livability Initiative” was implemented with the adoption of code amendments by the city council to increase building heights and floor areas along with regulations for enhanced pedestrian amenities. In 2022, the city launched the Wilburton Vision Implementation plan to set in motion code amendments to help transform the transit-oriented development area on the westside of Wilburton into a walkable, vibrant, sustainable, mixed use community. In June of 2025, the city council adopted a package of code amendments to implement the Wilburton vision.

The adopted code amendments have created the regulatory framework for the envisioned private development, providing the legal foundation that allows private development to occur consistent with the city’s desired vision.

Part 2: Attract (Grand Connection Crossing)

The Grand Connection Crossing serves as the magnet for private development and investment functioning as an accelerant that reduces development risk perceptions, increases project lease-up rates and rental premiums, and shortens stabilization periods for new projects. The Grand Connection Crossing sends a strong signal about the city’s commitment to the area’s transformation, encouraging developers to move from cautious to more aggressive investment timelines.

The Synergy

Both parts of Bellevue’s model must exist simultaneously in order for the vision to be implemented. This Unlock and Attract model recognizes that successful urban development requires both public sector leadership in creating attractive places and regulatory flexibility that allows the market to respond appropriately to new conditions.

But-For Analysis Framework

To determine if private development would occur without the Grand Connection Crossing, the city created the following comprehensive framework:

Method 1: Direct Developer and Property Owner Engagement

The city contacted developers and property owners within the proposed TIA to assess the likelihood, timing, and scale of development with and without the Grand Connection Crossing. These outreach efforts focused on understanding whether private development would proceed absent the Grand Connection Crossing, how the project might accelerate or expand development potential, and what specific barriers the Grand Connection Crossing helps address — including access, site connectivity, and development visibility.

A portion of the anticipated development capacity within the TIA is located on publicly owned sites, including properties owned by the city. These sites are currently underutilized and represent key redevelopment opportunities contingent on improved market conditions and infrastructure support. This nexus between public investment and private development readiness strengthens the “but for” rationale for using TIF — particularly for catalyzing activity on land the city directly controls or influences.

Method 2: Permit/Entitlement & Development Pattern Analysis

The city evaluated whether any construction permits, land use entitlements, pre-development activity, or historical development patterns demonstrated project viability without the Grand Connection Crossing.

But-For Analysis Findings

Finding 1: Regulatory Framework Alone Has Not Triggered Development

Evidence/Analysis:

- Despite the 2017 Downtown Livability Initiative code amendments that unlocked significant development capacity, development activity within the proposed TIA has remained limited
- The 2025 Wilburton code amendments further enhanced development potential, yet permit and entitlement analysis shows minimal/no construction activity
- The "Unlock" portion of the model has been in place for up to eight years in Downtown and recently implemented in Wilburton, but has not been sufficient to attract private investment at the envisioned scale

Conclusion: Code amendments alone—while necessary—are insufficient to trigger the desired private development without the corresponding public infrastructure improvements.

Finding 2: Development Consistent with Zoning and Development Standards

Evidence/Analysis:

The city's code amendments—the Downtown Livability Initiative (2017) and Wilburton Vision Implementation (2025)—have established the regulatory framework that permits the anticipated development. All private development projected to occur within the TIA will be subject to the city's standard entitlement process and compliance with applicable development standards.

Conclusion: The anticipated private development is fully consistent with and permitted under Bellevue's current zoning and development standards.

Finding 3: Developer Validation and Economic Impact

Evidence/Analysis:

Direct consultation with property owners and developers within the TIA confirms that:

- Projects require the Grand Connection Crossing as a catalyst to justify pro forma assumptions and reduce perceived development risk

- Lease-up rates, rental premiums, and stabilization timelines are directly tied to the quality and completion of the Grand Connection Crossing
- Developers will move from "cautious to more aggressive investment timelines" once the city demonstrates a funding commitment to the Grand Connection Crossing

Conclusion: Private sector validation establishes that the Grand Connection Crossing is the critical "Attract" component that transforms development economics. Developers explicitly confirm their investment decisions and project timelines are contingent upon the funding and completion of Grand Connection Crossing.

Finding 4: TIF-Enabled Development vs. No TIF

Evidence/Analysis:

Notwithstanding the need and benefit of the Unlock and Attract approach, it is recognized that some form of private development, over a longer time frame, will occur without the Grand Connection Crossing.

The No TIF scenario reflects the city's conservative baseline, developed through two analytical approaches: (1) direct outreach to landowners and developers within the TIA and (2) review of historic permit activity and development timing. Under this scenario, the total development is expected to reach only about 42 percent of what could be achieved under the Full Buildout Scenario and 68% of the Market-Responsive Limited Buildout Scenario supported by the Grand Connection Crossing. Additionally, this more limited development is likely to occur over a longer timeframe, aligned with broader regional growth cycles rather than catalyzed investment from the infrastructure project.

The difference in development between the Market-Responsive Limited Buildout Scenario and a No TIF scenario, highlights the catalytic effect of the Grand Connection Crossing. Under the Market-Responsive Limited Buildout Scenario, approximately 6.5 million square feet of new development is anticipated — nearly 2.1 million square feet more than the 4.48 million square feet projected under the No TIF scenario.

This additional development is spread across all major use types, with the most significant increase in office space (705,000 square feet) and multifamily residential (1.23 million square feet). Retail development also sees a modest boost of 25,000 square feet. These differences underscore the importance of infrastructure improvements in unlocking development potential on key parcels within the TIA, particularly those requiring enhanced access or public-private coordination to proceed.

The figure below compares the amount of assessed valuation growth in both the TIF-enabled private development and no TIF scenarios.

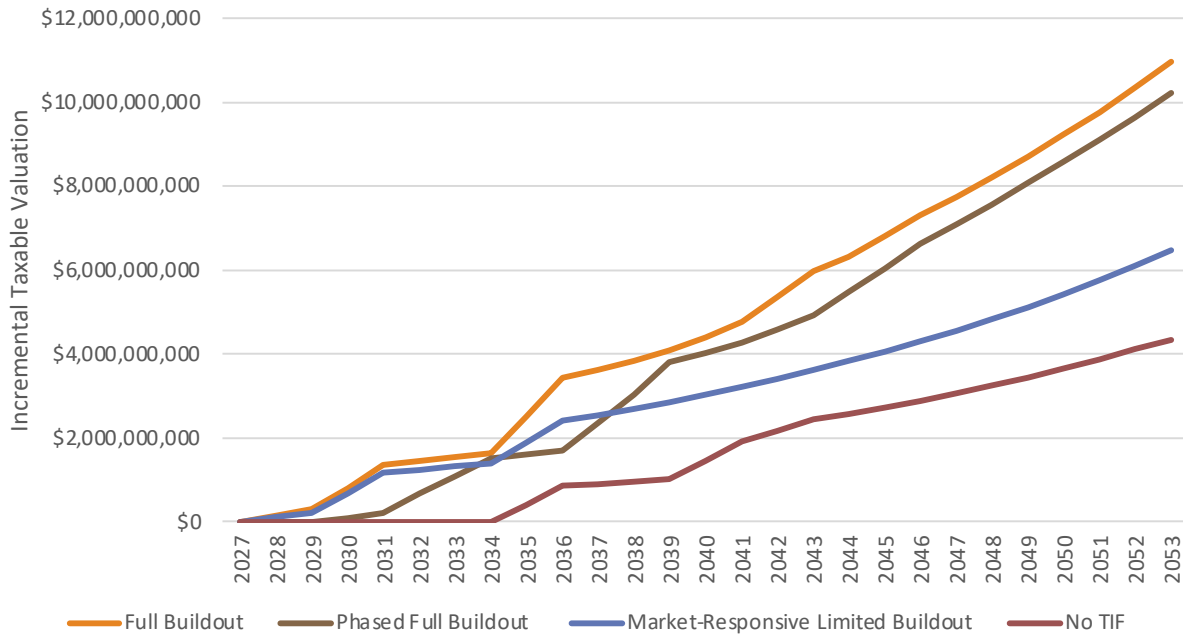


Figure 11: Taxable Real Property - TIF Enabled Scenarios compared to NO TIF Scenario

Source: ECONorthwest calculations, 2025

The taxable assessed value under the Market-Responsive Limited Buildout Scenario is projected at approximately \$6.1 billion, compared to \$4.1 billion in the No TIF Scenario — a difference of \$2 billion by 2052. This differential reflects both a larger scale of development and a more accelerated timeline enabled by the Grand Connection Crossing. In the No TIF Scenario, fewer parcels are expected to redevelop, and those that do are assumed to be delivered later and at lower intensity due to lingering access or feasibility constraints.

By contrast, the Market-Responsive Limited Buildout Scenario assumes that public investment helps unlock redevelopment on key parcels — especially those publicly owned — resulting in earlier and denser absorption. This additional assessed value is a central justification for the TIF mechanism, as it represents increment that would likely not occur—or would be significantly delayed—without the Grand Connection Crossing.

This analysis demonstrates:

- Scale Differential: Without TIF, development reaches only 42% of the potential buildout capacity.
- Timeline Delay: Development is deferred into future market cycles, delaying project absorption.
- Assessed Value Impact: The No TIF scenario generates substantially lower increases in assessed value compared to the TIF-enabled scenarios presented in this report.
- Economic Acceleration: The Grand Connection Crossing acts as a catalytic investment, accelerating development and nearly doubling the scale of private investment compared to the No TIF baseline.

Conclusion: While some level of development may eventually occur without TIF, it represents only 42% of the potential full buildout and is significantly delayed. The pronounced differences in scale, timing, and assessed value growth provide a clear rationale for using TIF, consistent with Washington State law.

But-For Conclusion

Based on the city's comprehensive analysis framework, the evidence clearly establishes that the proposed TIA satisfies Washington State's But-For-Requirement (specifically sections i, iii, & iv):

Requirement (i): Public Improvements Expected to Encourage Development

✓ **MET** - The Grand Connection Crossing serves as the "Attract" component of the city's model, functioning as an accelerant that reduces risk, increases returns, and shortens timelines for private development. Developer engagement confirms that the public improvements will encourage private investment.

Requirement (ii): Permitted Consistent with Zoning and Development Standards

✓ **MET** - The city's code amendments (Downtown Livability Initiative and Wilburton Vision Implementation) have established the regulatory framework that permits anticipated development. All projects will be subject to standard entitlement processes and compliance with applicable zoning and development standards.

Requirement (iii): Development Would Not Reasonably Be Expected Without Public Improvements

✓ **MET** - Evidence demonstrates that:

- Code amendments alone (2017-2025) have not triggered development at the desired scale
- Absence of permits and entitlements despite favorable zoning confirms market gap
- Developer testimony establishes that projects are contingent on Grand Connection infrastructure
- While some baseline development may eventually occur, it will be substantially reduced in scale, timing, and quality without TIF

Requirement (iv): Increased Assessed Value Greater With Public Improvements

✓ **MET** - This Report establishes that:

- Baseline assessed value increase without TIF will be significantly less than with the Grand Connection Crossing
- The public improvements generate incremental assessed value through accelerated timelines, increased scale, and enhanced project quality
- The tax increment generated represents significant "new" value that would not exist but-for the public investment

This analysis demonstrates that the Grand Connection Crossing is necessary to attract private investment at the scale, timing, and quality envisioned by the community. Tax increment financing represents the appropriate tool to bridge the gap between current market conditions and the city's urban transformation goals, ensuring that public tax dollars are used strategically and that the resulting tax base expansion benefits all stakeholders.

Additional Incremental Taxes

Any city LTGO bonds issued for Grand Connection Crossing will be backed by the city's full faith and credit, meaning bondholders can make a legal claim against the general revenue of the city if a default occurs. However, the city can use any unrestricted revenue sources it has available to satisfy its debt obligations. Washington state tax policy has conditions that allow governments to grow their tax bases to collect additional revenues.

This relationship creates a mutually reinforcing benefit of housing and commercial development with additional tax revenues. New land development represents a direct financial investment in land preparation and building structures. Those structures, occupied by residential neighborhoods and businesses, increase the lands' productive economic capacity. That economic value generates taxable bases at the land, business operation, and transaction levels, represented in land value, retail sales, business income, etc. State tax policy allows government jurisdictions to tax these bases (subject to rate, annual increase and other limitations) to fund needed public services and infrastructure.

Outside of the TIF, allocations and the base value of property tax that would flow to TIF jurisdictions, the development, and occupation of buildings in the TIA will generate other incremental taxes to those jurisdictions. Tax revenues can be differentiated into three categories:

- One-time Revenues. These revenues are tied to construction. Specifically, they include the retail sales tax on construction (materials and labor), which is taxable under Washington state law.
- Recurring Revenues. These revenues are derived from the occupation of structures by residents and businesses. Specific revenues include retail sales tax, and utility taxes.
- Capital Restricted Revenues. These revenues are restricted to capital and include real estate excise taxes.

CITY OF BELLEVUE

The City of Bellevue is the local service provider for police, public works, community development, parks, and other local services. To support these services, the city collects a range of general and restricted taxes, these include the following.

Sales & Use Taxes

Sales Tax - Of the 10.6% sales tax currently collected in the city on general retail purchases, a 1% "local" share of the tax accrues to local jurisdictions. The city receives 85% of the 1% local tax and King County gets 15%. This tax is levied on businesses in

the area, and on construction activity and some transactions related to housing and business, such as certain online purchases and the delivery of personal and commercial goods. The current rate accruing to the city for the local option is 0.85%. The incremental growth of this revenue is based on pro-rata population growth in the TIF development. The city also receives a population pro rata share of 90% of the city allocation of King County's 0.1% criminal justice sales tax. Increase in the criminal justice tax is modeled on net increases in population due to development.

The sales tax relies on estimates of new construction value and consumer taxable retail sales spending. These assumptions are driven by valuation and use assumptions in the development program detailed below.

Utility Taxes

The city imposes utility taxes on the gross receipts of various utility services, including electricity, water, wastewater, solid waste, telecommunications, cable, and natural gas. For this analysis, current city tax rates were applied to estimate revenues based on a generalized productivity factor for utility expenditures per resident and employee. The following utility tax rates were used:

- Natural Gas Distribution: 5.0%
- Water Distribution: 10.4%
- Electric (Light and Power): 5.0%
- Wastewater (Sewerage System): 5.0%
- Solid Waste Collection: 4.5%
- Cable Television Service: 4.8%
- Telephone Service (Landline): 6.0%
- Cellular Telephone Service: 6.0%

These rates reflect the most recent utility business tax schedule adopted by the city.

Business and Occupations Taxes

To estimate potential revenue from Bellevue's Business and Occupation (B&O) tax, the analysis applies a simplified gross receipts tax model using a uniform tax rate of 0.1596%, which reflects the City of Bellevue's rate on service-based businesses. Although Bellevue's actual B&O tax structure includes rate tiers by business classification, this single rate is used for modeling purposes to provide a generalizable estimate of potential revenue growth attributable to development within the Tax Increment Area (TIA).

Gross business income is modeled as a function of employment growth associated with new development. Specifically, the analysis assumes an average gross business income of \$90,000 per employee, based on industry benchmarks and city-level business data. This per-employee income assumption is multiplied by the estimated

number of new jobs generated from office and retail development under each scenario to estimate total gross receipts, which are then taxed at the 0.1596% rate.

This approach provides a consistent and transparent method for estimating the order-of-magnitude B&O tax revenue impacts of different development scenarios, while recognizing that actual collections will vary based on the mix of business types, exemptions, and credits applied over time.

Real Estate Excise Tax (REET)

Real estate transactions are subject to a 0.5% on the value of the transaction. REET revenues are placed in the capital restricted funds to finance capital projects. REET revenues are uncertain given volatility in the real estate market. Since REET is based on the total value of real estate transactions each year, the amount of REET revenues the city receives can vary substantially from year to year based on the normal fluctuations in the real estate market. During years when the real estate market is active, revenues are higher, and during softer real estate markets, revenues are lower.

Summary of Additional City Tax Results

Based on the approximate timing of the new development within the TIA, the additional taxes the city and King County would receive are identified below. These tables represent a 25-year cash flow of incremental tax revenues to the city and County in 2025 dollars (e.g., all future tax revenues have been discounted at 4.5% back to 2025 values). Nominal values are also provided.

The projected incremental non-property tax revenues total approximately \$135.8 million in present value and \$246.0 million in nominal terms over the life of the TIA. The largest source is sales tax on construction, contributing \$39.5 million in present value, followed by ongoing B&O tax at \$36.3 million. Utility taxes contribute \$25.5 million (present value), while ongoing sales tax adds another \$14.2 million (present value), and REET contributes \$12.8 million (present value). B&O tax on construction adds \$7.4 million (present value). Together, these revenues represent an important complementary funding stream to support infrastructure investments beyond what is generated through TIF.

	Incremental Taxes	
	Present Value	Nominal Value
Sales Tax on Construction	\$39,500,000	\$55,430,000
Ongoing Sales Tax	\$14,240,000	\$31,570,000
B&O on Construction	\$7,440,000	\$10,440,000
Ongoing B&O Tax	\$36,340,000	\$76,900,000
Utility Taxes	\$25,510,000	\$51,219,000
REET	\$12,780,000	\$20,480,000
Total Incremental Revenues	\$135,800,000	\$246,039,000

Table 22: Additional City Taxes (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

KING COUNTY

King County applies several local option sales taxes authorized under state law to fund specific countywide programs and services. These include:

- A 0.1% Criminal Justice sales tax, which supports public safety and criminal justice services across the county and its cities.
- A 0.9% Transit sales tax, which is the largest component and helps fund Metro transit operations, maintenance, and expansion.
- A 0.1% Mental Health and Drug Services tax, which supports behavioral health, treatment, and recovery services.
- A 0.1% Cultural Access tax, which provides funding for arts, heritage, and cultural organizations throughout the county.

These tax rates are additive to the state sales tax and are applied uniformly throughout King County. Each tax is authorized under a separate provision of state law and is earmarked for its respective purpose.

Summary of Additional County Tax Results

King County benefits significantly from construction and building-related activity because several of its key funding sources — particularly for transit operations and social services — are tied directly to sales tax revenues. As construction generates substantial taxable sales of materials and contractor services, increased building activity directly boosts revenue for Metro transit, behavioral health programs, and criminal justice services, all of which rely on dedicated local sales tax levies authorized by the state. This makes construction a particularly important economic driver for the County’s general fund and service delivery capacity.

The projected incremental sales tax revenues (present value) from Grand Connection Crossing-related development total between \$68.5 million and \$119.4 million in nominal terms. The majority of this revenue is allocated to METRO Transit, reflecting the significant share of the 0.9% transit sales tax. The remaining revenues are split

evenly across Criminal Justice, Mental Health and Drug Services, and Cultural Access, each generating approximately \$5.7 million over the life of the project. These

revenues illustrate how King County’s voter-approved sales tax programs benefit directly from new construction and development activity within the TIA.

	Incremental Taxes	
	Present Value	Nominal Value
Criminal Justice	\$5,710,000	\$9,950,000
METRO Transit	\$51,400,000	\$89,540,000
Mental Health and Drug Services	\$5,710,000	\$9,950,000
Cultural Access	\$5,710,000	\$9,950,000
Total Incremental Revenues	\$68,530,000	\$119,390,000

Table 23: Additional County Taxes (Market-Responsive Limited Buildout Scenario)

Source: ECONorthwest calculations, 2025

Jobs Analysis

The job analysis considers two sources of employment tied to the TIA. First, the construction of private development will create jobs in the construction industry. These jobs will occur during the construction and are therefore “one-time” events. Once the buildings are constructed, commercial-oriented buildings will be used for commercial purposes. These jobs are “ongoing”, meaning they are permanent on the condition of occupation within the TIA. The following sections summarize these job estimates, and the methods used to derive them.

Construction Employment

Construction of the development over the anticipated build-out period would create temporary construction jobs within the region and State. The jobs estimated in the table below and are derived by using the 2025 value of construction investment for the private development scenarios and interpolating them into the Washington State Office of Financial Management’s Input/Output model.

The model relates spending in an industry sector to the number of jobs directly supported by that same investment. While the model estimates the number of jobs generated in the state of Washington, it is likely that most of these workers would come from the immediate region. The region is rapidly growing in population, such that many of the jobs created would be additive to existing jobs within the region. Ultimately, the income earned by workers would bring additional spending to the city that would not have otherwise occurred.

ECONorthwest estimated the total number of construction jobs based on the spending by scenario. The number of jobs at any given time would vary depending on the timing and scale of development. As expected, the scale of the investment in the Full Buildout Scenario produces the largest amount of construction jobs, in this case, 16,800 construction jobs.

Scenario	Construction Jobs
Full Buildout	16,800
Phased Full Buildout	16,800
Market-Responsive Limited Buildout	10,100

Table 24: Construction Jobs

Source: ECONorthwest calculations and OFM Input/Output Model, 2025

Ongoing Employment

Based on the types of uses and square feet of building area, ECONorthwest estimated the potential number of jobs the development would support when built. These numbers are derived from the ratio estimate of building area to number of employees. The U.S. Energy Information Administration releases data from the 2018 Commercial Buildings Energy Consumption Survey (CBECS) that provides building characteristics information for commercial buildings in 2018 in the U.S. (the latest year of data). The data contain the average building square foot per worker by building use. Using the amount of planned development square footage by building use at full buildout of the scenarios, these ratios can be applied (less a vacancy rate of 5%) to estimate the number of ongoing jobs.

Employment Uses	Full Buildout (and Phased)	Market-Responsive Limited Buildout
Office	17,000	9,260
Retail and Food & Beverage	80	80
Convention	150	0
Total Jobs	17,230	9,340

Table 25: Ongoing Jobs

Source: 2018 CBECS, Table B1. Summary table: total and means of floorspace, number of workers, and hours of operation, 2018 (Release date: September 2021)

Impact Assessment and Mitigation

Affordable Housing: No residential housing will be displaced from the envisioned development. It is expected that as additional market rate and affordable housing is built, demand will be lowered, and housing costs will be reduced over the long-term and become more affordable. The increased number of housing units from development within the TIA will help house a growing population base, meeting the demand with supply. Without additional housing in Bellevue, affordability will only become increasingly challenging.

Local Business Community: In addition to the new residents, 9,340 ongoing jobs will be created based on the Market-Responsive Limited Buildout Scenario. Likewise, 10,100 construction jobs will be introduced in private construction investment for development (Market-Responsive Limited Buildout Scenario). These new jobs supported by significant private investment will benefit other businesses in the city as well as the surrounding jurisdictions.

Local School District: The Bellevue School District's property tax levies (enrichment, capital, and bond) are excluded from TIF under the law. The increased assessed values generated in the TIA will operate to lower the rate per thousand of assessed value of levies imposed by the district. School district Enrichment and Capital Levies are excess levies, and the districts periodically ask voters to maintain existing levels of purchasing power via voted ballots. Bond levies ask voters to approve bonds to expand or improve their facilities and to approve excess property tax levies as necessary to pay debt service on the bonds. The effect of growth in the tax base coming from TIF will have two implications. First, it increases the tax base of the district, meaning that lower overall tax rates (per thousand of AV) are needed to fund a similar level of service. Second, it increases the proportion of the tax base that is commercial which leverages the relative voting power of residential households to support school expenditures backed by these excess levies (voter approved or otherwise).

Local Fire Service & Public Hospital District: State law requires a mitigation plan if the TIA will impact at least 20 percent of the assessed value of an impacted fire district (or regional fire protection service authority, or a public hospital district. Local fire service is provided by the City of Bellevue and therefore there is no impact to another fire district. There is no Public Hospital District inside the proposed TIA.

Risk Assessment and Mitigation Plan

Overview

As identified in the Introduction of this analysis, TIF is a powerful economic development tool to finance public improvements that catalyze private development. However, as with any financing mechanism that relies on projected future growth, TIF involves inherent risks that must be carefully assessed and mitigated. This Risk Assessment and Mitigation Plan identifies potential risks associated with the proposed TIA, quantifies the city's exposure to fund the Grand Connection Crossing, and establishes a comprehensive, multi-layered mitigation framework to protect the city's financial position and ensure successful project delivery.

The city faces four primary risk categories:

- (1) Private Development Underperformance - development may not occur as projected, may occur slower than anticipated, at reduced scale, or with different product types than expected;
- (2) Public Improvement Cost Escalation - construction costs may exceed planning-level estimates due to inflation, design changes, unforeseen conditions, or permit delays;
- (3) Revenue Generation Shortfalls - TIF revenues may fall short even if development occurs, due to lower assessed values, multi-family tax exemptions, lower levy rates, or policy changes; and,
- (4) External Economic Factors - broader conditions including recession, rising interest rates, market demand shifts, or legislative changes may compound impacts on both development and revenues.

Additionally, the city faces various secondary risks, including permit delays for both the Grand Connection Crossing and private development projects, construction schedule impacts, assessed value variances from County Assessor determinations, interest rate volatility, and potential changes to TIF legislation or levy rates within the TIA.

Development Sensitivity Analysis

To understand the range of potential fiscal outcomes and inform mitigation planning, the city has analyzed four development scenarios: (1) Full Buildout; (2) Phased Full Buildout; and, (3) Market-Responsive Limited Buildout. The Market-Responsive Limited Buildout Scenario has been selected as the most likely private development scenario to occur. This sensitivity analysis demonstrates that the even under the Market-Responsive Limited Buildout Scenario, the TIA generates sufficient revenues to support the city's targeted contribution to Grand Connection Crossing debt service, provided the mitigation strategies are deployed as outlined below.

Financial Exposure and Obligations

Under the Market-Responsive Limited Buildout Scenario, the TIA is projected to generate approximately \$84.4 million (nominal value) in tax increment revenues over the 25-year TIA period (2027-2052). The city plans to issue three series of LTGO bonds totaling \$230 million: \$75 million in 2026, \$80 million in 2027, and \$75 million in 2028 totaling \$353.6 million in principal and interest payments. TIF revenues will support approximately 24 percent of the total Grand Connection Crossing debt service, with other funding sources (Transportation Benefit District, philanthropic contributions, & dedicated city funds) covering the remaining amount.

The city will be required to meet debt service requirements for all three bond series regardless of TIF revenue generation. TIF revenues reduce the reliance of other funding sources and the city's General Fund exposure but do not eliminate the underlying debt service obligation.

Comprehensive Five-Level Mitigation Framework

The city has developed a prioritized, five-level mitigation framework providing financial protection and operational flexibility to address revenue-debt gaps, particularly in the early years before private development stabilizes.

Level 1: Structural Debt Management

Strategic Debt Issuance Timing: The city will apply TIF allocation revenues only to the 2028 bond series (\$75M), while funding debt service for the 2026 and 2027 series through non-TIF sources. This approach reduces early-year exposure when private development is just beginning and TIF revenues are lowest.

Interest-Only Structure (Years 1-5): The city may structure each bond series with interest-only payments during the first five years, transitioning to principal and interest payments in years 6-25. This better aligns early debt service with initial TIF revenue generation, mitigates revenue risk during the development stabilization period, and accommodates multi-family tax exemption impacts on early revenues. The trade-off is higher principal and interest payments in later years and increased total interest cost, but this is offset by stronger revenue projections in the out-years as development matures.

Switching to interest-only payments for the first five years of each bond issuance provides the city with greater flexibility during the early implementation phase of the Grand Connection Crossing. Between 2026 and 2030, annual debt service remains relatively low—ranging from \$3.4 million to \$10.4 million—before increasing in later years as principal repayment begins. This structure allows the city to reduce upfront budget pressures and better align debt obligations with the expected timing of development and revenue generation within the TIA, particularly

in the early years when TIF revenues are projected to be minimal due to delayed development and MFTE-related tax exemptions.

Beginning in 2031, annual debt service increases significantly as full principal and interest payments come due, peaking at approximately \$21.4 million per year from 2033 through 2044. This backloaded structure ensures that the largest payments occur when new development is largely complete and taxable values are at their highest. While this strategy raises total borrowing costs—cumulative principal and interest increase from \$353.6 million to \$372.1 million—it helps the city manage risk and cash flow in the near term. Overall, the interest-only period supports smoother financial implementation while maintaining long-term affordability.

Year	Issue 1	Issue 2	Issue 3	Issue 4	Combined Debt
2026	\$3,375,000				\$3,375,000
2027	\$3,375,000	\$3,600,000			\$6,975,000
2028	\$3,375,000	\$3,600,000	\$3,375,000		\$10,350,000
2029	\$3,375,000	\$3,600,000	\$3,375,000		\$10,350,000
2030	\$3,375,000	\$3,600,000	\$3,375,000		\$10,350,000
2031	\$6,983,536	\$3,600,000	\$3,375,000		\$13,958,536
2032	\$6,983,536	\$7,449,105	\$3,375,000		\$17,807,640
2033	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2034	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2035	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2036	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2037	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2038	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2039	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2040	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2041	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2042	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2043	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2044	\$6,983,536	\$7,449,105	\$6,983,536		\$21,416,176
2045	\$6,682,809	\$7,449,105	\$6,983,536		\$21,115,449
2046		\$7,128,330	\$6,983,536		\$14,111,865
2047			\$6,682,809		\$6,682,809
2048					
2049					
2050					
2051					
2052					
2053					
2054					
2055					
Total P&I	\$121,327,308	\$129,415,795	\$121,327,308		\$372,070,410

Table 26: Debt Service - Interest Only

Source: ECONorthwest calculations, 2025

Interfund Loans: The city maintains approximately \$158 million (2026 Budgeted) in available reserves that can be deployed as interfund loans to cover any gap between TIF revenues and assigned Grand Connection Crossing debt service. Loans can be provided on an interest-bearing basis with repayment scheduled as TIF revenues exceed annual debt allocation, ensuring minimal impact on the city's General Fund operations or other capital programs.

Level 2: Additional Incremental General Revenue Deployment

Private development within the TIA generates not only TIF-captured property tax increment but also additional incremental revenues from city sales tax on construction and from new commercial activity, business & occupation (B&O) tax from new businesses, utility taxes and real estate excise tax (REET). Based on the Market-Responsive Limited Buildout Scenario, the city will receive approximately \$146.0 million (nominal value) in additional incremental revenues over the 25-year TIA term. The deployment strategy reserves 70% of incremental revenues for operating cost increases associated with new development (police, fire, parks, etc.), excludes restricted revenues (e.g., criminal justice sales tax, REET), and deploys the remaining 30% (approximately \$43.8 million) to cover TIF revenue shortfalls if Level 1 mitigation proves insufficient.

Year	Market-Responsive Limited Buildout with Taxes					
	Tier 1 TIF Funding	Additional Tax Share (30%)	TIF Debt Service	Other Tier 1, Tier 2 and 3 Funding	Cumulative Surplus (Shortfall)	TIF Debt Service Coverage
2026	\$0	\$0	\$5,765,711	\$5,765,711	\$0	0.00
2027	\$0	\$552,000	\$11,915,802	\$11,363,802	\$0	0.05
2028	\$0	\$781,500	\$17,681,513	\$16,900,013	\$0	0.04
2029	\$249,000	\$2,946,000	\$17,681,513	\$14,486,513	\$0	0.18
2030	\$495,000	\$3,779,700	\$17,681,513	\$13,406,813	\$0	0.24
2031	\$1,474,000	\$1,352,400	\$17,681,513	\$14,855,113	\$0	0.16
2032	\$2,447,000	\$773,400	\$17,681,513	\$14,461,113	\$0	0.18
2033	\$2,475,000	\$788,400	\$17,681,513	\$14,418,113	\$0	0.18
2034	\$2,503,000	\$3,005,400	\$17,681,513	\$12,173,113	\$0	0.31
2035	\$2,533,000	\$3,764,400	\$17,681,513	\$11,384,113	\$0	0.36
2036	\$3,244,000	\$1,733,400	\$17,681,513	\$12,704,113	\$0	0.28
2037	\$3,953,000	\$1,301,400	\$17,681,513	\$12,427,113	\$0	0.30
2038	\$4,000,000	\$1,322,400	\$17,681,513	\$12,359,113	\$0	0.30
2039	\$4,044,000	\$1,349,400	\$17,681,513	\$12,288,113	\$0	0.31
2040	\$4,093,000	\$1,376,400	\$17,681,513	\$12,212,113	\$0	0.31
2041	\$4,139,000	\$1,403,400	\$17,681,513	\$12,139,113	\$0	0.31
2042	\$4,187,000	\$1,433,400	\$17,681,513	\$12,061,113	\$0	0.32
2043	\$4,236,000	\$1,463,400	\$17,681,513	\$11,982,113	\$0	0.32
2044	\$4,284,000	\$1,493,400	\$17,681,513	\$11,904,113	\$0	0.33
2045	\$4,333,000	\$1,526,400	\$17,681,513	\$11,822,113	\$0	0.33
2046	\$4,384,000	\$1,556,400	\$11,915,802	\$5,975,402	\$0	0.50
2047	\$4,434,000	\$1,592,400	\$5,765,711	\$0	\$0	1.05
2048	\$4,484,000	\$1,625,400	\$0	\$0	\$0	0.00
2049	\$4,536,000	\$1,661,400	\$0	\$0	\$0	0.00
2050	\$4,587,000	\$1,700,400	\$0	\$0	\$0	0.00
2051	\$4,640,000	\$1,739,400	\$0	\$0	\$0	0.00
2052	\$4,693,000	\$1,775,400	\$0	\$0	\$0	0.00
Total	\$84,447,000	\$43,797,000	\$353,630,264	\$257,088,953		

Table 27: Debt Service Performance Market-Responsive Limited Buildout Scenario with 30% Incremental

Source: ECONorthwest calculations, 2025

Including incremental taxes in the funding strategy significantly improves the city's ability to meet debt service obligations for the Grand Connection Crossing, especially during the early and middle years of repayment when Tax Increment Financing (TIF) revenues alone are insufficient. In this scenario, the city allocates 30% of its incremental tax revenues (e.g., sales tax, B&O tax, REET, and utility taxes) toward covering debt service. Over the 25-year period, this contribution totals approximately \$43.8 million, providing critical support to help close funding gaps and reduce reliance on Tier 2 and Tier 3 sources.

The addition of tax revenues materially increases TIF debt coverage. the combination of TIF revenues and the additional tax revenues allows the city to eliminate shortfalls in nearly every year of the repayment period. By 2047, total

combined contributions are sufficient to fully cover annual debt service, and from 2048 onward, both TIF and the additional tax revenues exceed obligations, creating a financial surplus. This approach provides the city with greater certainty, reduces risk exposure, and strengthens the overall financing strategy for this transformative infrastructure investment.

Level 3: Additional Transportation Benefit District Funding

The Bellevue City Council approved a Transportation Benefit District (TBD) in 2023. The city's current plan is to activate this previously approved TBD to fund approximately 40 percent (approximately \$141.4 million) of the Grand Connection Crossing total cost (principal and interest associated with debt issuance). The remaining sources of funds would be from Tier 2 funding sources (philanthropic-private funds and dedicated/specific funds of the city) representing approximately 36 percent of the total Grand Connect Crossing cost (approximately \$127.8 million). TIF would support the remaining amount 24 percent of the total costs (\$84.4 million).

In the event that TIF or other Tier 2 funding sources are less than expected, the city has additional capacity within the TBD—approximately 50 percent more or \$121 million over a 20-year period—that it could exercise if necessary. This provides a substantial financial backstop using a dedicated transportation funding source appropriate for the Grand Connection Crossing, with the Council retaining policy flexibility on timing and level. The consideration is that activating additional TBD capacity beyond what is currently planned increases the tax burden and should be reserved for significant revenue gaps requiring Council policy decisions that balance debt service needs with taxpayer impact.

Level 4: Reserve Funds and Capital Project Reprioritization

The city maintains multiple fund reserves identified in the State Audit Report Summary in Appendices) totaling \$158 million (budgeted in 2026) that could support debt service if initial mitigation levels prove insufficient. Deployment will maintain minimum reserve requirements established by city policy, prioritize reserves least critical to ongoing operations, require Council approval above specified thresholds, and include repayment plans from future TIF or other revenues. Additionally, if necessary, the city may reprioritize planned capital expenditures to redirect resources toward the Grand Connection Crossing debt service through annual capital improvement plan reviews that identify lower-priority projects for delay or scope reduction based on community needs assessment and Council approval.

Level 5: Enhanced Revenue Authority

The Bellevue City Council has established banked levy capacity that could be activated if needed, providing additional revenue up to \$134.5 million over a 20-year period if approved by the City Council. Additionally, the city council could increase the B&O tax rate to support the Grand Connection Crossing debt service, with potential revenue of up to \$154 million over 20 years. Together, these strategies provide up to \$2.8 million in additional annual revenue capacity. However, this level should be reserved for significant, sustained revenue gaps as it increases tax burden on citywide taxpayers or businesses, requires careful policy competitive impacts (B&O) and taxpayer burden (property tax), and should be deployed as a last resort after all other mitigation levels have been exhausted.

Financial Mitigation Framework Summary

Depending on the actual revenue-debt gap, the city has multiple levels of mitigation identified above to satisfy its debt obligations associated with the assigned revenues to support a portion of the debt for the Grand Connection Crossing if private development does not occur as expected in accordance with the Market-Responsive Limited Buildout Scenario or construction cost increase for the project.

Private Development Mitigation Strategies

Beyond financial mitigation, the city has developed strategies to reduce the likelihood of private development underperformance. The city may pursue development agreements as authorized by RCW 36.70B.170, or other contractual agreements with owners/developers of key development sites within the TIA to establish predictable development timelines and standards, provide mutual commitments regarding development milestones, and clarify roles and responsibilities with respect to infrastructure and facilities. Agreements of this nature are voluntary and may help reduce uncertainty about development timing and scale, clarify public and private obligations with respect to with development milestones, provide early warning if development plans change, and creates a framework for addressing unforeseen challenges collaboratively and efficiently.

The city will also conduct ongoing market monitoring of development activity and permit applications within the TIA, real estate market conditions (office, retail, residential), developer interest and site acquisition activity, and comparable development activity in Eastside markets. This enables proactive adjustments to mitigation strategies, debt issuance timing, or public improvement phasing based on real-time market intelligence.

Public Improvement Cost Containment

Beyond mitigating revenue and private development risks, the city will actively manage public improvement costs to reduce the likelihood of cost escalation. The Grand Connection Crossing cost estimates included in this analysis include industry-standard unit costs, significant contingency allowances to buffer construction market volatility, and escalation factors for inflation over the multi-year construction period. Construction costs will be further refined prior to the issuance of any debt.

The city will use a GC/CM alternative delivery method for the Grand Connection Crossing, which provides early contractor involvement in design and cost estimating, collaborative approach to value engineering and cost optimization, transparent cost tracking throughout design and construction, flexibility to adjust scope or phasing based on budget constraints, and risk sharing between city and contractor.

Secondary Risk Management

The city addresses secondary risks—including permit delays for both private and public projects, economic slowdown or recession, assessed value variances from County determinations, interest rate volatility affecting borrowing costs, construction delays due to weather, legislative changes modifying TIF structures, and lower levy rates than anticipated—through conservative development and revenue projections, prudent fiscal management, experienced project management and adaptive implementation. The city will continue these practices throughout TIA implementation and Grand Connection delivery, ensuring responsible management of taxpayer resources and successful project outcomes.

Conclusion: A Robust Risk Management Framework

The city has developed a comprehensive, multi-layered approach to identifying and mitigating risks associated with the formation of a TIA and the Grand Connection Crossing project. Four primary risk categories and multiple secondary risks have been systematically identified and analyzed. Four development scenarios quantify the range of potential outcomes and inform mitigation planning. Five levels of financial mitigation provide significant revenue capacity to address revenue-debt gaps. Proven project delivery methods will manage public improvement costs. And an ongoing monitoring and flexible response framework addresses unforeseen challenges.

This framework reflects the city's commitment to responsible financial stewardship while pursuing transformative economic development and infrastructure improvements. By proactively identifying risks, quantifying exposure, and establishing comprehensive mitigation measures, the city protects taxpayers, maintains financial stability, and positions the TIA for successful implementation. The mitigation framework provides substantial capacity exceeding plausible

revenue gaps under reasonable scenarios, while preserving flexibility to respond to changing conditions. This approach enables the city to pursue the significant public benefits of the Grand Connection Crossing and associated private development with appropriate risk management and fiscal responsibility.

Next Steps

There are a number of actions that will occur before the Bellevue City Council formally considers the formation of a TIA. First, is to receive and review feedback offered by the Office of the State Treasurer related to this Project Analysis. Second, based on any feedback, the TIF team will evaluate and make appropriate adjustments to the proposed TIF program. Third, is to identify which taxing districts will participate in the TIA and then to reach formal agreements with those taxing districts prior to the adoption of any TIA ordinance. Fourth, is to conduct two separate public briefings on the proposed TIA and provide formal notice in the local newspaper. There are also a number of planning, engineering, finance, and legal activities that will occur to advance the proposed public improvements and private development.

Below is summary of the remaining actions:

- A.** Continue Opt-In Discussions & Agreements with Taxing Districts
- B.** Two Public Briefings
- C.** TIA Ordinance Development/Presentation/Discussion with City Council
- D.** City Council Consideration of TIA Ordinance

Schedule

Analysis & Planning	
Conduct Preliminary TIA Assessment (Step 1)	July - October, 2025
Conduct Early Outreach With Taxing Districts	September - October 2025
Notice of Intent to Taxing Districts	10/16/25
Complete Project Analysis (Step 2)	November - January 2026
Outreach & Review	
Submit Project Analysis to OST for 90-day Review	1/14/26
Submit Project Analysis to Taxing Districts for Review	1/14/26
Continue Outreach With Taxing Districts	November - April 2026
OST Review Period Expires	4/14/26
Taxing Districts Opt-In Process/Agreement	
Discuss Preliminary TIF Assessment with Taxing Districts and Opt-in Process	November - December 2025
Discuss Project Analysis with Taxing Districts and Create Specific Opt-in Approval Proces for each District	January - March 2026
Finalize District Opt-in Agreements Prior to TIA Formation	April - May 2026
TIA Adoption Formation	
City Council TIF Briefing	To be determined
Present OST Comments to City Council	April - May 2026
1st Public Briefing	April - May 2026
2nd Public Briefing	April - May 2026
City Council Work Session - TIA Formation Ordinance Review	April - May 2026
Council to Consider Adoption of TIA Ordinance	5/19/26
Implementation	
Execute Developer Agreements as Warranted	2026 onward
Evaluate Development Readiness/Market Conditions	2026-2028
Implement/Approve Project Funding Sources	2025-2026
Issue Debt and/or Construct Improvements	2026-2028
Monitor Development Activity and TIF Resources	2026 onward

Figure 12: Schedule
Stowe Development & Strategies, 2026

Findings | Bottom Line

The envisioned private development within the proposed TIA would not be viable without the city's intervention to fund the Grand Connection Crossing. The city has demonstrated a strong nexus between anticipated private development and the Grand Connection Crossing.

There are no anticipated negative impacts on affordable housing, the local business community, the local school district, and the local taxing districts.

Based on all of the above findings and information contained in this Project Analysis, the City of Bellevue's proposed TIA meet both the spirit and the letter of Washington State's TIF Act.

APPENDICES

- State Audit Report Summary
- Consultant Team Bios



State Audit Report Summary

City of Bellevue, WA
 Available Funds for Debt Service
 5-year Table

	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Actual and Estimated 2025	Budgeted 2026
Beginning Cash Available for Debt Service	120,052,000	136,160,000	144,305,000	136,174,000	131,392,000	166,780,000
Operating Revenue Available for Debt Service						
Operating Revenue	273,966,000	292,433,000	317,788,000	323,649,000	340,105,000	392,578,000
Operating Expenditures	(251,044,000)	(267,141,000)	(302,829,000)	(330,112,000)	(319,280,000)	(374,862,000)
Operating Income (Loss)	22,922,000	25,292,000	14,959,000	(6,463,000)	20,825,000	17,716,000
Total Revenue Available for Debt Service	142,974,000	161,452,000	159,264,000	129,711,000	152,217,000	184,496,000
Debt Service (General Obligation)	(24,660,867)	(21,095,336)	(23,085,833)	(27,764,902)	(29,951,536)	(29,955,390)
Other inflows (outflows)	6,173,000	(8,531,000)	2,430,000	5,793,000	3,000,000	3,500,000
Ending Available Cash Balance	124,486,133	131,825,664	138,608,167	107,739,098	125,265,464	158,040,610

Figure 13: Available Funds for Debt Service
City of Bellevue, 2026

Consultant Team Bios

Bob Stowe - Principal



Bob Stowe is the principal and founder of Stowe Development & Strategies — a company he formed in 2016 to help public sector clients succeed with their economic and community development interests. With 38 years of experience in progressive community transformations, Bob is one of the Northwest’s most innovative and entrepreneurial real estate and community developers. He uses sound long- range fiscal planning skills and has achieved enviable results in leading redevelopment efforts from the dream stage to construction. This is true for projects large and small, straightforward and complex.

Bob’s understanding and experience with tax increment financing, master plan development, transit oriented development, placemaking, negotiation of purchase and sale agreements, development agreements, public benefit agreements, and his ability to create public private partnerships make him an ideal public sector development partner.

Bob has been responsible for leading, managing, coordinating, and implementing a wide variety of complex and multi-faceted projects including, downtown revitalization plans, civic center plans and development, master plans, public-private partnerships, and transit-oriented developments to name a few.

Bob was the City Manager for the City of Bothell, Washington from 2005 to 2016 where he was the architect and leader of Washington’s largest and most successful publicly-led downtown revitalization. Under Bob’s leadership, this project utilized a Local Infrastructure Financing Tool award (AKA TIF light) as part of the funding package that stimulated private investment of over \$300 million; a very big step in achieving the City’s 25-year goal of \$650 million. The fact that nearly half that goal was reached in just a few years, during the Great Recession, and with leverage from public/private collaboration, made it all the more remarkable.

Bob guided the development of approximately \$150 million in public sector improvements (relocation of a state highway, creation of new streets, storm water system, parks, environmental clean-up, etc.) identified as necessary to achieve the revitalization vision. The massive public development plan and schedule also needed to align with private sector purchase of surplus land from the City, environmental remediation, public streets to be developed by the private sector, and on-site mixed-use development. Precise scheduling, communication and the ability to respond to changing conditions were skills that Bob successfully delivered on this project.

Before arriving in Bothell, Bob was the City Manager for the City of Mill Creek for nine years and helped lead development of the award-winning Mill Creek Town Center in the early 2000s. His first downtown transformation project began with the revitalization of Downtown Dayton, Washington in the late 1980s.

The hallmark of Bob’s effort is his commitment to create well designed and environmentally sustainable places where people want to live, work, and come together to celebrate. Bob has tackled the most difficult and complex projects, achieving the redevelopment and economic dreams of several communities with his failure is not an option approach.

EDUCATION

- MBA, Albers School of Business & Economics, Seattle University (with honors).
- BA, Urban and Regional Planning, Eastern Washington University.

Morgan Shook - Director/Partner



Morgan Shook is a Senior Policy and Economic Analyst working in real estate, land use, and transportation economics, and finance. He has deep expertise in economic, market and financial analytics that he brought to bear in business, enterprise, and policy settings.

Morgan has worked for a range of government, business, and non-profit clients to advance their missions that in diverse set areas and topics.

Morgan has worked on every form of tax increment financing in Washington including Community Revitalization Financing, Local Infrastructure Financing Tool, Local Revitalization Financing LRF, Landscape Conservation and Local Infrastructure Program, as well as the recently passed Tax Increment Financing bill in the 2021 legislative session.

Before joining ECONorthwest, Morgan worked in biotechnology development at the Institute for Systems Biology, and health disparities research at the University of Chicago. Morgan recently served on the Seattle Planning Commission.

EDUCATION

- M.U.R.P., Portland State University
- B.S. Molecular Biology, University of Puget Sound
- Certificate in Commercial Real Estate Development, University of Washington Extension

Areas of Expertise

- Economic Development
- Affordable Housing
- Land Use Planning
- Market & Feasibility Analysis
- Infrastructure & Finance Funding
- Transit-Oriented Development

Prepared by:



In association with:





King County

**Metropolitan King County Council
Budget and Fiscal Management Committee**

STAFF REPORT

Agenda Item:	8	Name:	Gene Paul Olivia Brey
Proposed No.:	2026-0071	Date:	April 22, 2026

SUBJECT

An ordinance making net supplemental appropriations to General Fund agencies, non-General Fund agencies, and capital fund budgets as part of the 2026-2027 1st Omnibus.

SUMMARY

The proposed ordinance (referred to as the 2026-2027 1st Omnibus, 1st Omnibus, or Proposed Ordinance 2026-0071) would make a net supplemental appropriation of \$393.2 million of which \$48.7 million would be supported by the General Fund. This would support a net increase of 47.5 FTEs and 5.5 TLTs. Table 1 below shows the 2026-2027 Adopted Budget, and the additions proposed in this ordinance. If approved, the additions in the proposed ordinance would increase the total 2026-2027 biennial revised budget to approximately \$20.55 billion, a 2.0% increase to the adopted biennial budget.

Table 1. Adopted vs. Proposed

Major Fund	2026-2027 Adopted Budget¹	2026-2027 1st Omnibus as Proposed
General Fund	\$2,760 mil	\$48.7 mil
Non-General Fund	\$14,691 mil	\$136.1 mil
Capital Improvement Program	\$2,709 mil	\$208.4 mil
	\$20,160 mil	\$393.2 mil

The Executive's proposal includes mostly technical adjustments, reappropriations from the 2025 Annual Budget, proposed changes to Council-imposed provisos and expenditure restrictions, and some new requests. Proposals of note include the following:

¹ Ordinance 20023 [King County - File #: 2025-0288](#)

- *King County Metro*: moving \$164 million from the outyears in the CIP to the 2026-2027 biennium to expedite the process of purchasing 115 hybrid electric buses to ensure delivery by 2028-2029.
- *FIFA World Cup Public Safety*: \$16.9 million in proposed revenue-backed adds for the King County Sherriff's Office and \$7 million in revenue-backed adds for the Office of Emergency Management to support public safety during the World Cup matches.
- *Emergency Flood Response*: \$11.3 million of Real Estate Excise Tax #2 for the emergency repair of roads and bridges and \$1.5 million of General Fund dollars would be allocated to support flood recovery programs for residents.
- *Support for immigrant and refugee communities*: \$2 million of General Fund dollars is proposed to be allocated to support communities impacted by federal enforcement policies for rental assistance, food access, legal assistance and other basic needs. This allocation would be separate from an additional \$2 million allocation of General Fund dollars to support rental assistance.

ANALYSIS

General Fund. The 2026-2027 1st Omnibus would appropriate an additional \$48.7 million to support General Fund agencies. This includes \$124.2 million in additions to General Fund agencies, a net increase in revenue of \$15.8 million, and \$75.4 million in General Fund reductions. The largest portion of the additions and all of the offsetting reductions are tied to the administrative changes from the Executive Office reorganization. The proposed General Fund increases, offset by revenue increases and General Fund reductions, results in a net increase to the General Fund of \$32.9 million.

Ending Undesignated Fund Balance. Executive staff provided an updated General Fund Financial Plan, included as Attachment 5 to this staff report, which shows an estimated *Ending Undesignated Fund Balance* for the 2026-2027 Biennial Budget of \$79.4 million, which is about \$7 million more than the 2026-2027 Adopted Biennial Budget. This projected *Ending Undesignated Fund Balance* equates to an 8% reserve. The County's Comprehensive Financial Management Policies (CFMP) suggest a 6% to 8% reserve policy target.

Rainy Day Reserve. As per the CFMP, the *Rainy Day Reserve* is designed to offset unknown and known risks, variable costs, and unanticipated revenue fluctuations and should be equal to 30-60 days of expenditures. The *Rainy Day Reserve Fund* can only be used in the event of an emergency declared by the Council. The 2026-2027 Adopted Biennial Budget shows the *Rainy Day Reserve* at \$28.7 million, which remains consistent in the updated General Fund Financial Plan.

Proposed Appropriations Details. The following sections provide analysis on the supplemental appropriations as proposed in the transmitted ordinance. The analysis begins with the General Fund appropriation units, followed by appropriation units aligned to non-General Funds, and lastly the Capital Improvement Program funds. Each item within an appropriation unit includes a description of the proposed change. If relevant, subheadings will show how much of the proposed appropriation is revenue-backed and whether the appropriation is one-time or ongoing.

The description of changes within each appropriation unit will be grouped by the following decision types:

1. New Policy: Appropriation request that would require new policy direction from Council;
2. Reappropriation: Appropriation request of funds that were already approved for a previous budget but that have not been spent, have lapsed, and would require Council approval for use in 2026-2027; and
3. Technical: Appropriation requests that make technical accounting changes necessary to carry out policy direction approved during the 2026-2027 Adopted Biennial Budget or correct any other technical errors.

GENERAL FUND²

\$48.7 million

Summary

The total supplemental appropriation to the General Fund would be \$48.7 million. This includes \$124.2 million in additions to General Fund agencies, a net increase in revenue of \$15.8 million, and \$75.4 million in General Fund reductions. The largest portion of the additions and all of the offsetting reductions are tied to the administrative changes from the Executive Office reorganization. The proposed General Fund increases, offset by revenue increases and General Fund reductions, results in a net increase to the General Fund of \$32.9 million.

General Fund Update

Based on the updated General Fund Financial Plan, dated April 7, 2026, (Attachment 5 to this staff report), the agency estimates an *Ending Fund Balance* of \$147.4 million.

² The County's General Fund supports the traditional functions of a county government, much of which are required by State law. A significant portion of General Fund expenditures are supported by revenue from other governments or from other County funds. Approximately three-quarters of current total net General Fund appropriations are accounted for by public safety and criminal justice services.

The plan also estimates *Risk Reserves*³ at \$55.9 million, a \$54 million increase from the projections in the 2026-2027 Adopted Biennial Budget.

As mentioned above, the plan provides a projected *Ending Undesignated Fund Balance*⁴ of \$79.4 million for the current biennial budget, which meets the 8% upper target of the reserve policy. The County's Comprehensive Financial Management Policies suggest a 6% to 8% target. The *Rainy Day Reserve Fund*, at \$28.6 million, can only be used in the event of an emergency declared by the Council.

When asked what led to the \$54 million increase in Risk Reserves between the financial plan for the 2026-2027 Adopted Biennial Budget and the latest General Fund financial plan, Executive staff provided that the risk reserve is used for two purposes: to set aside General Fund balance for specific known risks, and to manage timing differences between revenues and spending across the budget period. In this case, Executive staff conveyed that the primary reason for the increased risk reserve is that the ending 2025 fund balance ended up being higher than estimated when the 2026-2027 Biennial Budget was adopted. This extra fund balance was placed in the risk reserve to accommodate reappropriations and increases now known to be included in the proposed 1st Omnibus, and to provide some additional smoothing of revenues and expenditures across the 2026-2027 and 2028-2029 biennia.

Chief Budget Officer Aaron Rubardt provided an overall update on the health of the General Fund at the April 8, 2026, BFM meeting.⁵ While the General Fund is estimated to end the 2026-2027 Biennial Budget period with a fund balance meeting the 8% undesignated fund balance target, Mr. Rubardt noted that there is a projected \$75 million deficit by the end of the 2028-2029 biennium. This described deficit is the amount necessary to meet the 8% undesignated fund balance target, which the General Fund financial plan estimates at \$76.7 million by the end of 2029.⁶ During the BFM briefing, Executive staff also noted the potential need for up to \$60 million more to be allocated for increased public defense expenditures by the end of 2029.

At a high level, this General Fund deficit is largely driven by the structural deficit that exists between the growth in expenditures and revenues. However, there are two factors Executive staff expressed that are also contributing to decreased revenues and increased expenditures. First, the end of the expanded sales tax base in 2029 because of the implementation of Senate Bill 6346, or the "Millionaire's Tax," results in roughly

³ The Risk Reserve, as noted in the General Fund financial plan, sets aside fund balance to mitigate known and unknown risks.

⁴ For comparative context, Ending Fund Balance reflects Beginning Fund Balance and revenues less expenditures and other fund transactions, and is not the same as Ending Undesignated Fund Balance, which additionally accounts for reserves.

⁵ [King County - File #: 2026-B0051](#)

⁶ The shortfall to achieve the 6% undesignated fund balance has also been used to describe the deficit at the end of a biennium. For example, the \$150 million to \$175 million General Fund deficit that was discussed in early 2025 was the amount needed to meet the 6% undesignated fund balance. Executive staff indicated that their use of the 8% shortfall is based on their desire to keep the reserve at the highest allowed amount at this time.

\$14 million less in sales tax revenues.⁷ Second, forecasted capital investments are expected to increase debt service expenditures by \$27 million, or 31%, in 2028-2029 compared to the current budget. As a result of these factors and the forecasted deficit, Executive staff expressed that they have begun work to analyze base budgets and that reductions may be proposed in the 2nd Omnibus, which is expected in October 2026.

Office of the Executive **\$69,344,754, 118.9 FTEs**

NEW POLICY

Executive Office Reorganization [\$69,344,754 and 118.9 FTEs, ongoing]. The proposed ordinance would consolidate the budget and FTE authority from six appropriation units in the 2026-2027 Adopted Biennial Budget and also move the budget and authority for six FTEs to two other appropriation units as part of Executive Office reorganization. The tables below describe the changes in greater detail.

Table 2. Summary of Transfers to the Executive Office

Appropriation Unit	Appropriation	FTEs	TLTs
Internal Auditor	\$500,000	-	-
Office of Performance, Strategy, and Budget	\$37,458,545	72.3	1.0
Office of Equity and Racial and Social Justice	\$12,894,268	19.0	-
Executive Climate Office	\$13,761,292	14.0	2.0
Office of Economic Opportunity and Creative Economy	\$2,519,698	3.0	-
Office of Labor Relations	\$8,309,588	16.6	-
Totals of transfer to Executive Office	\$75,443,391	124.9	3.0

The proposed ordinance would make an accompanying disappropriation for the budget and FTE authority from the six original appropriation units by repealing those six sections of the 2026-2027 Adopted Biennial Budget.⁸

Table 3. Summary of Transfers from the Executive Office

Appropriation Unit	Appropriation	FTEs	TLTs
To Department of Natural Resources and Parks Director's Office	(\$4,678,608)	(4.0)	-
To Local Services Administration	(\$1,420,030)	(2.0)	-
Totals for transfers from Executive Office	(\$6,098,638)	(6.0)	
Net Totals of all changes to Executive Office	\$69,344,754	118.9	3.0

⁷ [Senate Bill 6346](#) and [March 2026 Office of Economic and Financial Analysis Forecast](#)

⁸ Sections 17-20, 27, and 28 of Ordinance 20023 [King County - File #: 2025-0288](#)

In response to Council staff questions regarding how many positions would remain the same and simply move to the Executive Office and how many would change (in ways that included cutting a position to create a new one with the FTE authority, substantially altering the titles or duties for a filled position, or moving a position to a substantially different team), Executive staff provided that almost all the positions in the Executive Office are new, with new expectations to advance the policies and priorities of the new executive. They additionally provided that several teams that would be transferred into the Executive Office, including budget & grants, labor relations, finance & administration, civil rights, ADA compliance, and language access, would continue to perform those core functions as part of the Executive Office.

Proposed Ordinance 2026-0073 is the companion legislation that would make changes to the King County Code to complete this reorganization of the Executive Office.⁹ That proposed ordinance is expected to be heard at the Committee of the Whole. The 1st Omnibus materials and the fiscal note for Proposed Ordinance 2026-0073 indicate that, as part of the reorganization, the Executive Office would no longer collect any Climate Cost Share revenue. In the 2026-2027 Adopted Biennial Budget, \$13.8 million was planned to fund the Office of Climate from a central rate allocated to agencies with direct operational emissions (DNRP, Metro, Roads, and a few divisions of DES) with the rate based on each department's percentage of the County's total operational emissions. The 4 FTEs and the body of work being transferred to DNRP to continue implementation of the Strategic Climate Action Plan would be funded by \$4.7 million of Climate Cost Share revenues that would only be collected from DNRP Divisions (Parks, Solid Waste, Water and Land, and Wastewater).

The short-term impact to the Office of the Executive from the end of the Climate Cost Share would be absorbing a roughly \$9 million revenue shortfall. The Executive has proposed to manage this shortfall through underspend based on anticipated savings from vacant positions not yet hired and non-labor savings as all contracts, memberships, and other costs are evaluated. According to the fiscal note, these anticipated underexpenditures would have a net impact to the General fund of about zero for the 2026-2027 biennium. However, in the long term, the fiscal note indicates that the ongoing biennial cost of the reorganization would be an additional \$3.5 million to the General Fund. This cost increase is largely due to the employees in the Executive Office shifting from other funding sources, like the Climate Cost Share, to the General Fund overhead cost allocation.¹⁰

King County Sheriff's Office **\$1,541,180, 1.0 FTE**

NEW POLICY

City of Covington Patrol Deputy [\$462,180, 1.0 FTE, revenue-backed, ongoing].
The proposed ordinance would appropriate \$462,180 of funding, \$419,362 of which is

⁹ [King County - File #: 2026-0073](#)

¹⁰ About 28% of the funding for an employee on the General Fund overhead cost allocation comes from the General Fund. The remainder comes from other County funds.

revenue-backed, to support an additional patrol deputy for the City of Covington. Covington contracts with KCSO for law enforcement services. The services provided under the contract are fully revenue-backed, however there are initial costs that cover the acquisition of County assets such as a vehicle, uniforms, and supplies, which are borne by KCSO.

TECHNICAL

Coalition Labor Agreement Adjustment [\$1,079,000, partially revenue-backed, ongoing]. The proposed ordinance would appropriate \$1,079,000, of which \$647,400 is revenue-backed, for bargained range increases in the Coalition Labor Agreement (CLA) that were not included in the adopted budget. These increases cover the small table commitments for several units including the Communications Center, the Civil Process Unit, Payroll, and Records.

Prosecuting Attorney **\$112,000**

TECHNICAL

Coalition Labor Agreement Adjustment [\$122,000, ongoing]. The proposed ordinance would appropriate \$112,000, for bargained range increases in the CLA that were not included in the adopted budget.

Superior Court **\$237,765**

REAPPROPRIATION

Trial Court Improvement Funds [\$237,765, revenue-backed]. The proposed ordinance would reappropriate approximately \$238,000 of unspent State of Washington Trial Court Improvement Act (TCI) Fund moneys from the 2025 Annual Budget. Superior Court receives approximately \$285,000 of TCI moneys from the state annually.¹¹ The bench makes recommendations for various projects and other eligible court improvements. Examples of projects supported with TCI moneys include replacing courtroom audio and video systems and electronic reader boards, security training, judicial training, and community outreach and education events.

District Court **\$6,972,642, 21.5 FTEs**

NEW POLICY

Photo Enforcement [\$6,333,846, 21.5 FTEs, revenue-backed, ongoing]. The proposed ordinance would appropriate approximately \$6.3 million, all of which is revenue-backed, and 21.5 FTEs for the District Court to accommodate the increasing volume of traffic photo enforcement work for contract city and school district partners.

Changes in state law have resulted in a significant increase in traffic enforcement camera implementation for District Court contract cities and school districts. All citations

¹¹ RCW 3.58.060.

are processed by the District Court, along with mitigation and contested hearings generated by those citations. The Court experienced a 54% increase in filings from 2024 to 2025 and is on pace for another 11% annual increase for 2026.¹² With additional cities implementing programs in 2026, the Court expects this growth trend to continue through 2027 and is adjusting staffing to match the workload.¹³

REAPPROPRIATION

Court Security [\$195,900]. The proposed ordinance would reappropriate the balance of funds from the 2025 Annual Budget for security improvements across all eight District Court locations. These reappropriated funds would support the final billing of projects that Facilities Management Division (FMD) was able to complete by the end of 2025, as well as support outstanding projects that would address egress, access, and communication issues, as well as shelter-in-place measures.

Trial Court Improvement Funds [\$221,486, revenue-backed]. The proposed ordinance would reappropriate a portion of District Court's Trial Court Improvement Account funding received from the State in prior years. Moneys distributed by this account are appropriated by legislative authorities and must be used to fund improvements to court staffing, programs, facilities, and services. The projects for these funds include organizational and cultural transformation efforts, which will continue through 2027.

TECHNICAL

Interpreter Funding [\$221,410, revenue-backed]. The proposed ordinance would appropriate funding from the Administrative Office of the Courts for interpreters. This is revenue-backed by funding for the State 2025-2026 fiscal year. Executive staff indicate that the District Court is requesting that funding be moved from revenue to expenditure authority for 2026.

External Support

\$2,413,915

NEW POLICY

Flood Response [\$1,500,000]. The proposed ordinance would appropriate \$1.5 million of General Fund moneys to support flood response efforts. The proposal would support future spending and would support two different efforts. \$400,000 would be provided to the Salvation Army to connect residents to short-term housing assistance, provide support for housing searches and debris removal, as well as funding for furniture, appliances, food, and vehicles. \$1.1 million would be allocated to King County's Housing Repair Program to help residents return to safe and habitable homes as quickly as possible.

¹² According to budget materials, the total filings increased from 175,240 in 2024 to 277,669 in 2025.

¹³ According to District Court staff, Auburn, Bellevue, Kenmore, and the school districts in Issaquah, Renton, and Bellevue have active photo enforcement programs. The cities of Pacific and Redmond are expected to implement their programs in 2026, and the Seattle School District is also expected to launch its program in May 2026.

TECHNICAL

Reappropriation Adjustments [\$913,915]. The proposed ordinance would reappropriate \$913,915 for projects in the External Support appropriation unit. The External Support appropriation unit provides one-time fiscal support to external partners for programs or projects that do not clearly align with the mission of any County departments. Examples of projects include community facility capital investments and operational support for community organizations and food banks. During the 2026-2027 Biennial Budget process, several projects were assumed to spend down their appropriation by the end of 2025 and would not need reappropriation in 2026-2027. Several more projects were assumed to need reappropriation.

This adjustment reflects projects that need a reappropriation that did not spend down by the end of 2025, projects that unexpectedly did spend down and therefore can be disappropriated, and projects that need adjustments based on updated spending. 32 projects in total would be adjusted. Five projects would receive a reappropriation because they didn't spend down by the end of 2025. Eight projects were completed and would be disappropriated. The remaining 19 projects would have an updated appropriation based on an updated spending plan.

GF Transfer to Department of Local Services (DLS)

\$5,748,886

NEW POLICY

Regional Planning and Comprehensive Plan Transfer [\$1,420,030, ongoing]. The proposed ordinance would appropriate approximately \$1.4 million in General Fund revenue to support the two positions being transferred from the Executive Office to the Department of Local Services as part of the Executive Office reorganization. This transfer is only the revenue to support the two positions. The actual positions are described in greater detail in the Local Services Administration appropriation unit.

REAPPROPRIATION

Participatory Budgeting Operating Grants [\$4,088,856]. The proposed ordinance would reappropriate approximately \$4.1 million in General Fund revenue to DLS for Participatory Budgeting grants that are in process but were not fully spent in 2025. This is the transfer for revenues and the associated decision package with more details can be found in the Local Services Administration appropriation unit.

White Center Beautification [\$100,000]. The proposed ordinance would reappropriate \$100,000 of General Fund support for the White Center Beautification project from the 2025 Annual Adopted Budget. This is the transfer for the revenues and the associated decision package with more details can be found in the Local Services Administration appropriation unit.

TECHNICAL

Minimum Wage Program [\$140,000]. The proposed ordinance would appropriate \$140,000 for a General Fund transfer to support the ongoing components of the Minimum Wage Program. This is the transfer for the revenues that would support the technical adjustment for funding that was inadvertently not included in the adopted biennial budget. More details on the associated decision package can be found in the Local Services Administration appropriation unit.

GF Transfer to Department of Community and Human Services (DCHS) \$9,000,000

NEW POLICY

Protecting Immigrant and Refugee Communities [\$2,000,000]. The proposed ordinance would appropriate \$2 million in General Fund revenue to support immigrants and refugees impacted by federal enforcement policies. This is the transfer to DCHS and more details on the associated decision package can be found in the Community Services Operating appropriation unit.

Rental Assistance [\$2,000,000]. The proposed ordinance would appropriate \$2 million in General Fund revenue for the transfer to the Housing and Community Development (HCD) appropriation unit. More details on how the revenue would be allocated can be found in the HCD portion of the staff report.

REAPPROPRIATION

Jail Diversion Funding [\$5,000,000]. The proposed ordinance would reappropriate \$5 million for the General Fund transfers from prior budgets supporting the Capitol Hill Health through Housing site. This reappropriation is discussed in greater detail in the accompanying decision package in Housing and Community Development.

GF Transfer to Department of Natural Resources and Parks (DNRP) \$250,000

REAPPROPRIATION

Salmon Predation [\$250,000]. The proposed ordinance would reappropriate \$250,000 for the General Fund transfer to DNRP. The transfer would support a contract with the Washington Department of Fish and Wildlife for testing a strategy to reduce predator fishes in Lake Washington and achieve larger salmon returns. This reappropriation is discussed in greater detail in the accompanying decision package in the Water and Land Resources appropriation unit.

GF CIP Transfer to Department of Executive Services (DES) \$4,827,000

NEW POLICY

KCCF Fire Sprinkler Repairs [\$1,057,000]. The proposed ordinance would appropriate \$1 million in General Fund revenue to support remediation and repair of fire suppression deficiencies in the King County Correctional Facility (KCCF). There is an

accompanying decision package in the Building Repair and Replacement Subfund, where this request is described in greater detail.

KCCH Fire Sprinkler Replacement [\$219,000]. The proposed ordinance would appropriate \$219,000 in General Fund revenue to support repairs to fire sprinklers in the King County Courthouse, which are required to remain compliant with City of Seattle fire code. There is an accompanying decision package in the Building Repair and Replacement Subfund, where this request is described in greater detail.

Sewer Pump Replacement [\$379,000]. The proposed ordinance would appropriate \$379,000 in General Fund revenue to support replacement of an ill-designed and frequently failing sewage lift station pump system at the Maleng Regional Justice Center (MRJC) with a new system. There is an accompanying decision package in the Major Maintenance Reserve Subfund, where this request is described in greater detail.

REAPPROPRIATION

Capital Project Reappropriation [\$3,172,000]. The proposed ordinance would reappropriate roughly \$3.2 million in General Fund Revenue to match the expected spending levels for previously approved capital projects. According to Executive staff, the reappropriation is necessary because while projects receive non-lapsing appropriation in the capital fund, their revenue source is provided by an operating transfer that lapses at the end of each budget period, and needs to be re-appropriated if the project continues into the next budget period. This reappropriation request simply reflects FMD's projected 2026-2027 spending estimates for all previously approved General Fund backed capital projects. It does not reflect any changes in scope or budget for those projects. These projects include about \$1.5 million to complete the installation of jump barriers at all balconies and stairways in all residential wings of KCCF; \$775,000 to eliminate suicide risks by replacing bunkbeds on the second and third floors of the west wing of the KCCF; \$250,000 for ADA-related projects at KCCF and MRJC; and the remainder to various smaller projects.

Jail Health Services (JHS)

\$13,074,598, 1.0 FTE

NEW POLICY

Municipal Jails Substance Use Disorder Assessor [\$409,534, 1.0 FTE, revenue-backed, ongoing]. The proposed ordinance would add approximately \$410,000 and 1.0 FTE to JHS by transferring a currently-filled position from DCHS for a Substance Use Disorder (SUD) Assessor to conduct substance use assessments in regional municipal jails. The position would be fully revenue-backed by the Mental Illness and Drug Dependency Behavioral Health Sales Tax (MIDD). The transferred position would join an existing team of SUD assessors in JHS and, according to budget materials, would improve service delivery. However, after the transfer, there will no longer be any SUD assessors in the Behavioral Health and Recovery Division (BHRD).

Opioid Treatment Expansion [\$7,476,187, revenue-backed, ongoing]. The proposed ordinance would appropriate roughly \$7.5 million to expand access to medications for opioid use disorder (MOUD) for residents of the King County jails. This expansion would ensure County compliance with a settlement agreement with the U.S. Department of Justice related to the Americans with Disabilities Act, which classifies substance use disorders as disabilities.

As described during the 2026-2027 Biennial Budget process, the settlement provisions related to MOUD require JHS to offer all Food and Drug Administration approved MOUD medications to all jail residents with opioid use disorder (OUD). This will require JHS to significantly expand offerings of methadone treatment, including offering methadone induction. Additional required changes to JHS policies are expected to necessitate additional staff training, increase workloads, and result in additional patients being offered the more expensive injectable form of buprenorphine.

This proposal would support a one-time special-duty project manager to update policies and procedures, and would support the ongoing medical supplies and contract opioid treatment provider needed for the service expansion. Funding for space improvements needed to incorporate the services of the contract treatment provided into current jail health operations would also be included.

The proposal is fully revenue-backed, however the ongoing expenses are backed by one-time funding sources. Roughly \$2.48 million would be supported by opioid settlement funds and \$5 million would be supported by a one-time use of MIDD reserves specifically set aside for this purpose during the 2026-2027 Biennial Budget. According to Executive staff, MIDD is not currently planned to be an ongoing funding source for this service expansion and future budget planning would include identifying an ongoing funding source. Executive staff also noted that an update in the 2nd Omnibus may be needed as the current proposal does not include staffing costs for JHS or DAJD staff, since planning related to these is ongoing.

Medicaid Reentry Demonstration Initiative Planning [\$4,807,000, partially revenue-backed]. The proposed ordinance would appropriate approximately \$4.8 million, of which \$3.3 million is revenue-backed, for the Medicaid Reentry Demonstration Initiative, also known as the "Medicaid Waiver." In 2023, Washington State Health Care Authority (HCA) was granted approval of a five-year Medicaid demonstration waiver that includes a Reentry Demonstration Initiative that would provide Medicaid coverage of prerelease services for Medicaid-eligible jail residents for up to 90 days before their release. Covered services include case management and medications, including a 30-day supply of medications and medical supplies at release.

As described during the 2026-2027 Biennial Budget process, JHS submitted an intent to participate in the Medicaid Reentry Demonstration Initiative in May 2025. On October 1, 2025, JHS submitted a capacity building application that included a proposal for use of State planning funds up to \$5 million.

The proposal in the 1st Omnibus would add staffing, consulting, and equipment to prepare for the Reentry Demonstration Initiative. The staffing, which makes up most of the proposed expenditures, would be 10 TLT positions that include a project manager, pharmacy coordinator, two registration coordinators, warm hand-off coordinator, billing expert, training coordinator, administrative support, systems analyst, and community liaison.

The proposal is backed by \$3.3 million of one-time funding from the HCA. Although the project ultimately aims to secure Medicaid funding for the services delivered in the jail, it is currently not clear whether the Medicaid reimbursement would sufficiently offset the staffing and administrative costs required to implement the Reentry Initiative. According to Executive staff, cost recovery is expected to be a consideration in the decision to proceed with the implementation of the Initiative that would follow after this initial planning.

There is a similar decision package in the Department of Adult and Juvenile Detention for DAJD to implement the initiative in juvenile detention.

TECHNICAL

Coalition Labor Agreement Adjustment [\$381,877, ongoing]. The proposed ordinance would appropriate \$381,877 for grade increases and premium pay negotiated as part of the CLA that were not included in the adopted budget.

Medical Examiner **\$209,777**

NEW POLICY

Washington State Patrol Coverdell Grant [\$209,777, revenue-backed]. The proposed ordinance would appropriate approximately \$210,000, all of which would be revenue-backed, to extend the Fatal Overdose Surveillance Network Project in the Medical Examiner's Office. This project is funded by a Washington State Patrol grant that has been extended through September 2026. The funding would support an Information Coordinator position, two interns, and the supplies for their toxicology testing equipment.

Department of Adult and Juvenile Detention **\$2,313,000**

NEW POLICY

Reentry Initiative Planning [\$1,455,000, revenue-backed]. The proposed ordinance would appropriate approximately \$1.5 million for DAJD to engage in planning to prepare the Patricia H. Clark Children and Family Justice Center for the Washington Medicaid Reentry Demonstration Initiative. These capacity building efforts, funded entirely by the Washington State Health Care Authority, would support one TLT, coverage for the cost of existing staff to be part of the planning for the initiative, IT enhancements, and training. The TLT position would be for a project manager to oversee the planning and

initial implementation of the initiative. Those efforts would include project coordination, workflow developments, ensuring operational, clinical and administrative requirements are met, and collaboration with internal and external partners. The funding would also cover the time that the nurse manager, nurse supervisors, administrators, administrative specialists are expected to dedicate to help plan the initiative. This is the decision package is similar to the Medicaid Reentry Demonstration Initiative Planning in Jail Health Services.

TECHNICAL

Juvenile Detention Guild Labor Agreement Adjustment [\$858,000]. The proposed ordinance would appropriate \$858,000 for elements of the Juvenile Detention Guild labor agreement that were not included in the adopted budget.

Department of Public Defense (DPD)

\$8,127,730, 25.0 FTEs

NEW POLICY

Seattle Municipal Court Contract [\$4,895,020 and 11.0 FTEs, revenue-backed, ongoing]. The proposed ordinance would appropriate approximately \$4.9 million, all of which would be revenue-backed by the City of Seattle, and 11 FTEs to increase the existing service levels for the Seattle Municipal Court contract. The increased service levels have been agreed upon by both the City of Seattle and the DPD. The proposed changes include the addition of 1 Attorney Supervisor, 2 Attorneys, 2 Investigators, 2 Mitigation Specialists, 2 Paralegals, and 2 Legal Assistants as well as their associated operating costs.

Professional Staff Positions [\$2,716,000 and 13.0 FTEs, revenue-backed, ongoing]. The proposed ordinance would appropriate \$2.7 million and up to 13 FTEs for additional professional staff positions. According to Executive staff, the proposal amount was based on 5 Investigators, 4 Paralegals, and 4 Legal Assistants but noted that DPD cannot determine in advance the precise mix of positions needed since those decisions are made in consultation with managing attorneys.

These positions would be fully revenue-backed by additional Public Defense Improvement Funds (PDIF) from the State Office of Public Defense. PDIF funds are awarded to counties annually as required by state law.¹⁴ The amount varies slightly each year because the allocation is based on prior year population estimates and Superior Court filings. While DPD anticipates annual distributions on an ongoing basis, this allocation could be viewed as one-time support for the new positions. According to Executive staff, the revenue would not be tied to salary amounts for these ongoing positions in the future.

¹⁴ RCW 10.101.050

TECHNICAL

Expert Services Error Correction [\$0 and 1.0 FTE, ongoing]. The proposed ordinance would increase the FTE authority to correct for one FTE, a Program Manager position for the Expert Service program, that was unintentionally left out of the 2026-2027 Biennial Budget. The cost of the position would be offset by a reduction in the non-labor portion of the Expert Services program budget.

Salary Adjustment Error Correction [\$516,710]. The proposed ordinance would appropriate \$516,710 to correct the budgeted salaries for 17 Attorney and Attorney Supervisor positions added in the 2026-2027 Biennial Budget. The salaries added in the budget were incorrectly based on the non-represented salary scale when the positions are represented positions.

NON-GENERAL FUNDS

\$136.1 million

Summary

The total supplemental appropriation proposed for the non-General Fund appropriation units is \$136.1 million, of which approximately \$53.3 million is revenue-backed. The remaining \$82.8 million would come from fund balance of the various non-General Funds.

Roads

\$1,971,339

TECHNICAL

Coalition Labor Agreement [\$1,971,339, ongoing]. The proposed ordinance would appropriate approximately \$2 million for represented employees in the Roads Division. Adjustments to benefits, the reclassification and re-range of 290 positions, and a ratification bonus for all represented employees were negotiated in the Coalition Labor Agreement in 2025.¹⁵ This decision package would increase the appropriation for wages in 2026 and 2027.

Developmental Disabilities

\$1,526,587

TECHNICAL

Transfer Best Starts for Kids (BSK) Innovation Program Funding [\$1,526,587, revenue-backed]. The proposed ordinance would transfer approximately \$1.5 million of ongoing BSK Innovation moneys from the BSK Fund into the Developmental Disabilities and Early Childhood Supports Division (DDECS) Fund. Currently, DDECS has budget authority for staff, but does not have budget authority for contracted services. Executive staff state that this change would align the work and allow for efficient distribution of funding.

¹⁵ Ordinance 19989 [King County - File #: 2025-0332](#)

Behavioral Health

-\$409,534, -1.0 FTE

NEW POLICY

Transfer Municipal Jails Substance Use Disorder Assessor [-\$409,534, -1.0 FTE].

The proposed ordinance would transfer approximately \$410,000 and 1.0 FTE from DCHS to Jail Health Services. The FTE would be responsible for conducting substance use disorder assessments in regional municipal jails. A corresponding decision package with more information about this transfer can be found in the Jail Health Services section of this staff report.

Mental Illness and Drug Dependency

\$5,000,000

NEW POLICY

Expand Jail Opioid Treatment [\$5,000,000]. The proposed ordinance would appropriate \$5 million in one-time expenditures for opioid use disorder medications for residents of King County jails. These moneys were set aside in a reserve in the 2026-2027 Biennial Budget to fulfill the County's obligations under a U.S. Department of Justice Americans with Disabilities Act settlement agreement. Executive staff noted that planning to fulfill these obligations is ongoing and an additional update may be needed in the 2nd Omnibus, as the current proposal does not include staffing costs for Jail Health Services or Department of Adult and Juvenile Detention. A corresponding decision package with more information about this transfer can be found in the Jail Health Services section of this staff report.

Veterans, Seniors, and Human Services Levy (VSHSL)

\$45,601,654

REAPPROPRIATION

VSHSL Reappropriation [\$45,601,654]. The proposed ordinance would reappropriate approximately \$45.6 million from the 2025 Annual Budget. Approximately \$23.6 million would be for capital and operations expenses for a veterans housing project. This appropriation would be a carryforward of an appropriation for a building acquisition that fell through in 2025. Additionally, approximately \$22 million would be appropriated for affordable housing and home repair, consistent with the VSHSL Implementation Plan. Moneys would be transferred to the Housing and Community Development Fund to be distributed to community partners.

Water and Land Resources

\$600,000

REAPPROPRIATION

King County Environmental Lab Building Survey Reappropriation [\$350,000]. The proposed ordinance would reappropriate \$350,000 for a safety and stability assessment of the Lake Washington Ship Canal facility for the King County Environmental Lab (KCEL). KCEL engaged a contractor to complete the work in 2025, but there were not contracts in place with sufficient balance and appropriate experience in the nature of the

work so, if approved, the agency would complete an RFP process. Executive staff estimate that this work will be completed by the third quarter of 2027.

Salmon Predation Reappropriation [\$250,000]. The proposed ordinance would reappropriate \$250,000 of General Fund revenue for continued testing of gill netting as a strategy for reducing the abundance of predator fishes in Lake Washington. This appropriation was made in an expenditure restriction in the 2025 1st Omnibus.¹⁶ The Water and Land Resources Division has contracted with the Washington Department of Fish and Wildlife and contractor, Hickey Bros. Research, LLC, to complete this work. The strategy is intended to achieve larger returns of salmon in future years.

Surface Water Management Local Drainage Services **\$1,228,319**

REAPPROPRIATION

Closed Circuit Television (CCTV) Truck Procurement [\$557,268]. The proposed ordinance would reappropriate approximately \$557,000 to procure a CCTV truck to inspect underground stormwater assets. The procurement process began in 2025 and the truck will be delivered in 2026.

Multiple Consultant Contract Reappropriation [\$202,745]. The proposed ordinance would reappropriate approximately \$203,000 for two projects that were intended to be completed in 2025 but were delayed and anticipate completion in 2026. Approximately \$123,000 is requested for reappropriation to complete an Asset Maintenance and Enhanced Maintenance Plan and \$80,000 is requested for the Burns and Bell Stream Flow Study.

Skyway Consultant Contract Reappropriation [\$468,306]. The proposed ordinance would reappropriate approximately \$468,000 for a consultant contract that began in 2025 and will continue into 2026. The consultant work includes a Stormwater Management Action Plan for Skyway and a countywide update to the Surface Water Design Manual update, which are required by the State's National Pollutant Discharge Elimination System, as well as development of a drainage and water quality plan in Skyway.

Local Hazardous Waste **\$1,083,651**

NEW POLICY

Budget Allocation to Solid Waste [\$350,000]. The proposed ordinance would appropriate an additional \$350,000 for a one-time budget adjustment in disposal costs. In 2025, actual disposal costs exceeded the budget, which were covered by salary savings and overhead expenses, and higher cost levels are anticipated in 2026. A corresponding decision package is discussed in the Solid Waste section of this staff report.

¹⁶ Ordinance 19956 [King County - File #: 2025-0159](#)

This is a one-time adjustment for 2026, as the five-year contract will end at the end of the year. Budget materials state that the contract will be reviewed for renewal and reassessed to determine any impact to the 2027 budget.

Budget Allocation to Public Health [\$733,651, partially ongoing]. The proposed ordinance would appropriate approximately \$583,000 ongoing and approximately \$150,000 one-time for overhead costs for Hazardous Waste Management. According to Executive staff, there was a miscommunication during the budget process that resulted in an underbudgeted overhead appropriation in 2025 and 2026-2027. The one-time appropriation in the decision package would address the overspend in 2025 and the ongoing appropriation would align the overhead budget with projected costs. A corresponding decision package is discussed in the Environmental Health Services section of this staff report.

Youth and Amateur Sports Fund \$7,265,448

REAPPROPRIATION

Youth and Amateur Sports Program Grants Reappropriation [\$5,949,772]. The proposed ordinance would reappropriate approximately \$5.9 million in awarded, but unspent Youth and Amateur Sports Grants Program grants. According to Executive staff, a majority of the reappropriation represents grants awarded in 2024 and 2025. They have a one to three year implementation period once contracted and are distributed on a reimbursement basis, leading to the delay in payments.

Get Active Stay Active Grants Reappropriation [\$1,315,676]. The proposed ordinance would reappropriate approximately \$1.3 million in awarded, but unspent Get Active, Stay Active Council grants. According to Executive staff, a majority of the reappropriation represents grants awarded in 2023, 2024, and 2025, which have a one to three year implementation period once contracted. They grants are distributed on a reimbursement basis, leading to a delay in payments. There are also 21 older grants representing approximately \$262,000, which have stalled in contracting, primarily due to grantee non-responsiveness. The Executive's Office will coordinate with Council on the next steps for these grants and fund balances if Parks is unable to secure grantee response and progress in the coming months.

Local Services Administration \$5,750,767, 2.0 FTEs

NEW POLICY

Transfer Regional Planning and Comprehensive Plan Staff [\$1,420,030, 2.0 FTEs, revenue-backed, ongoing]. The proposed ordinance would appropriate approximately \$1.4M and allocate 2.0 FTEs from the Executive Office and GIS budgets to the Department of Local Services. The staff will support regional planning and the Comprehensive Plan work, similar to the work that the positions were responsible for in the Executive Office. Executive staff note that since not all positions and responsibilities

were transferred, the work program for each position will not be exactly the same. A corresponding decision package is discussed in the GF Transfer to DLS section of this staff report.

REAPPROPRIATION

Participatory Budgeting Grants Reappropriation [\$4,088,856]. The proposed ordinance would reappropriate approximately \$4 million in General Fund revenue for Participatory Budgeting Operating Grants that were not fully spent due to extended timelines of contracts, unsuccessful RFPs, or ongoing contract negotiations. The grants are distributed on a reimbursable basis. Roughly \$2 million has been distributed to date and the rest of the reappropriated grants are expected to be spent by the end of the biennium. A corresponding decision package is discussed in the GF Transfer to DLS section of this staff report.

White Center Beautification Reappropriation [\$100,000]. The proposed ordinance would reappropriate \$100,000 in General Fund revenue to complete the White Center Beautification project. The project is currently in the contracting process and will be billed on a reimbursable basis. The reappropriation would support murals, graffiti removal, and power washing. A corresponding decision package is discussed in the GF Transfer to DLS section of this staff report.

Contracted Services [\$141,881]. The proposed ordinance would reappropriate approximately \$142,000 for two projects that were under contract in 2025 but not projected to be completed until 2026. The projects included a Rural Economic Strategy Update, in support of Work Plan Action 7 in the King County Comprehensive Plan, and a SharePoint project to improve usability and functionality.

TECHNICAL

Minimum Wage General Fund Revenue Adjustment [\$0]. The proposed ordinance would add \$140,000 in General Fund revenue which was inadvertently removed during the 2026-2027 Biennial Budget process. The revenue will be used for notifying businesses in unincorporated King County about changes to minimum wage, for which no additional appropriation authority is being requested. A corresponding decision package is discussed in the GF Transfer to DLS section of this staff report.

Community Services Operating

\$2,000,000

NEW POLICY

Services for Immigrant and Refugee Communities [\$2,000,000]. The proposed ordinance would appropriate \$2 million in one-time General Fund revenue for immigrant and refugee communities. The moneys would support rental assistance, food access, legal assistance, and other basic needs. According to Executive staff, the moneys would be released to providers that have existing County contracts to distribute the funds as quickly as possible. A corresponding decision package is discussed in the GF Transfer to DCHS section of this staff report.

TECHNICAL

Net Zero Changes [\$0]. The proposed ordinance would implement net zero changes to establish four new cost centers. Moneys and authority for 33.0 FTEs would be moved in order to align the Parks and Recreation budget with operational needs.

Disappropriate Targeted Equity Grants [-\$2,802,112]. The proposed ordinance would disappropriate approximately \$2.8 million from the Parks and Recreation operating budget and moved to the Parks Capital Fund. This change was made in the capital fund during the 2026-2027 Biennial Budget but was erroneously not reflected in the operations fund. Additionally, in the 2025 Parks Levy, the Targeted Equity Grant Program was renamed to the Healthy Communities and Parks Grants.¹⁷

REAPPROPRIATION

Targeted Equity Grants Reappropriation [\$2,206,708]. The proposed ordinance would reappropriate approximately \$2.2 million in awarded, but unspent Targeted Equity Grants Program grants. According to Executive staff, a majority of the reappropriation represents grants awarded in 2024 and 2025. They are distributed on a reimbursement basis, leading to the delay in payments. Approximately \$175,000 is from the Tier 1 2024-2025 moneys and approximately \$2 million is from Tier 2 2022-2025 moneys.¹⁸

Services and Standards Carryforward [\$815,000]. The proposed ordinance would reappropriate \$815,000 for fleet vehicles and park benches that were purchased in 2025 but are expected to be received in 2026.

**Department of Natural Resources and Parks
(DNRP) Administration****\$4,678,608, 4.0 FTEs****NEW POLICY**

Transfer Climate Programs [\$4,678,608, 4.0 FTEs, revenue-backed, ongoing]. The proposed ordinance would appropriate approximately \$4.7 million and allocate 4.0 FTEs from the Executive Office to the Natural Resources and Parks Directors Office. Climate programs that will be transferred include climate preparedness, climate equity, and building decarbonation. According to Executive staff, the core duties of the positions from the Executive Offices rehired into the DNRP Director's Office did not change and the positions would have an ongoing role in Strategic Climate Action Plan implementation.

The appropriation includes \$2.2 million for expenses related to FTEs and \$2.5 million for non-employee-related expenses, which were already authorized by Council the 2026-

¹⁷ Ordinance 19914 [King County - File #: 2025-0070](#)

¹⁸ Ordinance 19166 [King County - File #: 2020-0069](#) defined the tiered structure of awards. Tier 1 offers awards up to \$15,000 and Tier 2 offers awards between \$15,000 and \$250,000.

2027 Biennial Budget. Executive staff noted that, of the non-employee expenses, the professional, consultant, and other contracted services correspond to the external costs of implementing SCAP action items. The appropriation also includes membership and dues assessed by the Puget Sound Clean Air Agency and King County's contribution to the King County Cities Climate Collaboration and Urban Sustainability Director's Network.

Harborview Construction and Infrastructure **\$511,219**

TECHNICAL

Correct Salaries and Benefits [\$511,219, revenue-backed, ongoing]. The proposed ordinance would appropriate approximately \$511,000 to correct an error related to salaries and benefits for nine new positions in the 2026-2027 Biennial Budget.

Public Health (DPH) **\$5,226,132, 1.5 TLTs**

NEW POLICY

CDC Genomic Surveillance Grant [\$398,090, 1.5 TLTs, revenue-backed]. The proposed ordinance would appropriate approximately \$398,000 in one-time grant funding from the CDC for an emerging diseases program. The grant would fund an epidemiologist and project/program manager through September 2026 to continue a collaborative partnership between the Washington State Department of Health, University of Washington, and Public Health – Seattle & King County.

Opioid Settlement Funds for Jail Health [\$2,476,187, revenue-backed]. The proposed ordinance would appropriate approximately \$2.5 million in one-time expenditures for opioid use disorder medications for residents of King County jails. The appropriation is funded by opioid settlement funds. A corresponding decision package with more information about this transfer can be found in the Jail Health Services section of this staff report.

Deferred Action for Childhood Arrivals (DACA) Health Insurance Support [\$600,000, revenue-backed]. The proposed ordinance would appropriate \$600,000 funded by VSHSL for health insurance premium assistance for DACA recipients, who became ineligible for premium tax credits in October 2025. The 2024-2029 VSHSL Implementation Plan includes HL 17 to provide financial and outreach support to populations newly eligible to obtain health insurance coverage, but it is unfunded in the Implementation Plan unless uncommitted VSHSL proceeds become available. The work will be administered by the Community Health Access Program within DPH.

Community Navigator Program Enhancements [\$219,899, revenue-backed]. The proposed ordinance would appropriate approximately \$220,000 in one-time revenue funded by the Washington Department of Health to enhance the Community Navigator Program. The Community Navigator Program provides culturally responsive health outreach and outbreak response for immigrant and refugee communities. The

expanded program, funded through June 2026, will expand multilingual outreach and digital literacy training.

Extension of PH Infrastructure Grant [\$1,168,222, revenue-backed]. The proposed ordinance would appropriate approximately \$1.2 million in one-time grant funding from the CDC to continue efforts related to infrastructure, workforce, and data systems. This work includes policy co-creation, an internship program, Public Health Camp, equitable contracting processes, data system modernization, and communications.

TECHNICAL

Coalition Labor Agreement [\$806,000]. The proposed ordinance would appropriate \$806,000 for represented employees in Public Health. Grade increases were negotiated in the Coalition Labor Agreement in 2025.¹⁹ This decision package would increase the appropriation for wages in 2026 and 2027.

Prevention Division Grant Adjustment [-\$960,000]. The proposed ordinance would disappropriate \$960,000 from the Prevention Division's federal and state grant revenues and expenditures due to reductions in two grants. The reductions in the Ryan White grant would decrease pass-through funding to community-based organizations that support clients in achieving viral suppression and preventing HIV transmission. The reductions in the Tuberculosis Elimination grant would impact funding for case management, contact investigation, directly observed therapy, and screening and treatment services.

Extend Mass Fatality Response Planning and Emergency Preparedness Coordination [\$517,734, revenue-backed]. The proposed ordinance would appropriate approximately \$518,000 in one-time funding from the Centers for Disease Control and Prevention (CDC) for mass fatality response planning and emergency preparedness coordination. The moneys would support coordination, updating plans, and developing trainings ahead of the FIFA World Cup.

Environmental Health Services

\$1,027,548

TECHNICAL

Hazardous Waste Management Program Correction [\$1,027,548, partially revenue-backed, ongoing]. The proposed ordinance would appropriate approximately \$1 million to correct a miscommunication during the budget process that resulted in an underbudgeted overhead appropriation in 2025 and 2026-2027. A corresponding decision package is discussed in the Local Hazardous Waste section of this staff report.

¹⁹ Ordinance 19989 [King County - File #: 2025-0332](#)

Sheriff Grants

\$16,937,689

NEW POLICY

Security FIFA World Cup Grants [\$16,937,689, revenue-backed]. The proposed ordinance would appropriate approximately \$17 million in one-time funding for anticipated grants related to the FIFA World Cup. One of the grants already has an agreement between the State and the County and the other is being processed and anticipated to have an agreement within the next month. According to budget materials, approximately 45% would be allocated to overtime and 54% would be allocated to electronic data processing equipment, such as servers, software, or hardware. Executive staff noted that expenses must be dedicated to FIFA World Cup 2026 activities and must have a counterterrorism nexus.

Executive Administration Grants

\$7,000,000

NEW POLICY

Office of Emergency Management (OEM) World Cup Grants [\$7,000,000, revenue-backed]. The proposed ordinance would appropriate \$7 million for expenditure related to the FIFA World Cup 2026. The revenue will be provided through various grants, shown in Table 4, that OEM will be applying for on a reimbursement basis.

**Table 4
OEM Grants Related to the FIFA World Cup.**

Description	Proposed Expenses
Urban Area Security Initiative	\$3,000,000
State Homeland Security Program	\$3,000,000
Emergency Management Performance	\$500,000
FIFA World Cup	\$500,000
TOTAL	\$7,000,000

According to Executive staff, these grant moneys will flow from the Department of Homeland Security and Federal Emergency Management Agency to the State, then to the Local Organizing Committee (LOC), and then to local entities, like King County. The LOC will wait until an entity submits reimbursement requests, and then the LOC will process the request for payment.

Executive staff noted that approximately 60% of the grants would go towards overtime and surge staffing; 40% of the grants would go towards training and equipment.

Housing and Community Development

\$7,000,000

NEW POLICY

Rental Assistance [\$2,000,000]. The proposed ordinance would appropriate \$2 million in General Fund revenue for supplemental rental assistance provided by the United Way of King County. In the 2026-2027 Biennial Budget, Council directed the Executive to allocate up to \$3 million, if available, of general fund underspend for rental assistance. The moneys will be distributed on a quarterly basis based on actual expenditures. A corresponding decision package is discussed in the GF Transfer to DCHS section of this staff report.

REAPPROPRIATION

Jail Diversion Fund Reappropriation [\$5,000,000, revenue-backed]. The proposed ordinance would reappropriate \$5 million from Adult and Juvenile Detention to support the Ranier Beach Family Empowerment Center. The revenue was part of a \$16 million payment from the City of Seattle to King County per the current Jail Services agreement for community-based health and housing programs. The Ranier Beach Family Empowerment Center is a 60-unit multifamily rental project and community service center, which would provide critical support for young, low-income individuals and families, including young adults who are being diverted from the criminal justice system.

Solid Waste

\$350,000

NEW POLICY

Hazardous Waste Management Program Disposal Cost Adjustment [\$350,000, revenue-backed]. The proposed ordinance would appropriate \$350,000 for a one-time budget adjustment in disposal costs. In 2025, actual disposal costs exceeded the budget, which were covered by salary savings and overhead expenses, and higher cost levels are anticipated in 2026.

Executive staff noted that the disposal costs are higher than expected largely due to increased fuel costs, labor costs, and general inflation. The revenue for this decision package is primarily from disposal fees. According to Executive staff, the requested adjustments were approved by the Management Coordination Committee in February. A corresponding decision package is discussed in the Local Hazardous Waste section of this staff report.

Wastewater Treatment (WTD)

\$7,463,471

REAPPROPRIATION

WaterWorks Grant Program Carry Forward [\$6,058,474]. The proposed ordinance would reappropriate approximately \$6 million to the current biennium for the WaterWorks Grant Program. The grants were awarded in 2025 and grantees have three to four years to complete the projects from the time that the funds are awarded. Grants awarded in 2025 are anticipated to be spent by 2029.

Vehicle and Equipment Carry Forward [\$520,637]. The proposed ordinance would reappropriate approximately \$521,000 to the current biennium for vehicles and equipment approved in 2025, but not yet ordered due to staffing vacancies and timing delays.

West Point Access Carry Forward [\$884,360, revenue-backed]. The proposed ordinance would reappropriate approximately \$884,000 to cover costs of repair to the City of Seattle's road and Seattle Public Utilities' storm drainage assets. The project was authorized in the 2025 1st Omnibus and approximately \$116,000 have been spent to date. The carry forward is requested to continue the repair while WTD works with the PAO to negotiate with the City of Seattle for reimbursement costs.

Facilities Management Division (FMD) \$563,000, 3.0 TLTs

NEW POLICY

Adult Correctional Facility Grab Bar Installation [\$35,000]. The proposed ordinance would appropriate \$35,000 to install grab bars at two adult correctional facilities. According to Executive staff, the grab bars are part of Phase 1 of the County's planned compliance plan related to a U.S. Department of Justice Americans with Disabilities Act settlement agreement. Executive staff estimate that 30 grab bars will be needed across both facilities.

Staffing to Support Expanded Occupancy [\$528,000, 3.0 TLTs, ongoing]. The proposed ordinance would appropriate \$528,000 and 3.0 TLTs to support additional space occupied by employees related to returning to the office. The TLT positions include a security officer, a custodian, and a customer experience administrator. Executive staff noted that the proposed positions are TLTs to allow time to assess the on-going requirements for staffing the County's occupied space.

KCIT Services \$2,874,000

REAPPROPRIATION

Bond Proceeds Reappropriation [\$2,874,000, revenue-backed]. The proposed ordinance would reappropriate approximately \$2.9 million of remaining bond proceeds to the KCIT Shared Device Telephony Solution capital project, which is expected to be complete in the second quarter of 2026.

Fleet Equipment Management \$10,603,371

REAPPROPRIATION

Fleet Equipment Purchase Reappropriation [\$10,603,371]. The proposed ordinance would reappropriate approximately \$10.6 million for fleet vehicles and equipment. Orders were made throughout the year and have long lead times for delivery. Fleet expects delivery and payment of the remaining purchase orders in 2026-2027.

Summary

The total supplemental proposal for the Capital Improvement Program is \$208.4 million, primarily for projects in the Transit Revenue Fleet Capital (\$164.0 million), County Hospital Capital (\$25.1 million), and Building Repair and Replacement (\$11.6 million) funds.

Any projects that were included in the Capital Improvement Program and are proposed for an accelerated start date, are disappropriating unused moneys, or are under \$100,000 are labeled as "technical" unless the change also includes an increase to the anticipated amount, in which case it would be labeled as "new policy."

Conservation Futures Subfund**\$0****NEW POLICY**

Appropriate and Disappropriate Moneys based on Conservation Futures Advisory Committee Recommendations [\$0]. The proposed ordinance would appropriate \$1.8 million to projects and disappropriate \$1.8 million from other projects in the Conservation Futures Subfund, for a net \$0 appropriation, as shown in Table 5. These changes would match the Conservation Futures Advisory Committee recommendation provided in the Annual Project Progress Report through Fall 2025, transmitted to the Council in February 2026.²⁰

The table below shows the projects and amounts to be appropriated or disappropriated.

**Table 5.
Conservation Futures Projects and Proposed Appropriation Amounts**

Project Name	Proposed Appropriation
Algona-Wetland Preserve	\$25,000
Covington - Jenkins Creek Open Space	\$25,000
Normandy Park - Hall Property Acquisition on Miller Creek	\$36,331
Viva Farms Land to Grow	\$200,000
Shoreline - Rotary Park Acquisition	\$125,000
Vashon Marine Shorelines - Vashon Land Trust	\$25,000
Vashon Marine Shorelines - Vason Land Trust SSC	\$18,750
Soos Creek Botanical Garden	\$200,000

²⁰ [King County - File #: 2026-RPT0010](#)

Project Name	Proposed Appropriation
Jenkins Creek Open Space - SSC	\$51,000
Duwamish River Shoreline Acquisition	\$500,000
Dakota Homestead – Acquisition Award	\$100,000
Dakota Homestead – SSC	\$22,500
Wakulima Farm = SSC	\$310,000
Deutsch Urban Farm	\$138,857
Pinnacle Peak Park	\$25,000
Seattle - Kubota Garden Additions	-\$200,000
Seattle - South Park Plaza	-\$354,853
Kent - McSoreley Creek Wetland	-\$20,399
Seattle - Broadview-Bitter Lake Open Space	-\$250,000
Urban Homestead Foundation Dakota Homestead	-\$693,750
Seattle - Taylor Creek Headwaters	-\$34,206
Sammamish - Landa Property	-\$108,386
Seattle - Thorton Confluence Natural Area Expansion	-\$111,306
Shoreline - Hillwood Park West Acquisition	-\$539
King County - Snoqualmie Corridor Enhancement	-\$28,999
TOTAL	\$0

The Advisory Committee's rationale for the proposed disappropriations is summarized below. The following projects would be closed:

- Seattle - Kubota Garden Additions – Seattle has made partial progress on the acquisition goals and there are no additional willing landowners.
- Seattle - South Park Plaza – Seattle has made partial progress on the acquisition goals and has decided not to acquire the final parcel.
- Kent - McSoreley Creek Wetland – This would disappropriate the oldest award; the project has received a newer award to continue progress.
- Seattle - Broadview-Bitter Lake Open Space – Seattle will secure a lease instead of purchasing it so the city returned the funding and the project can be closed.
- Urban Homestead Foundation Dakota Homestead – The nonprofit is not moving forward with the project and is transferring the project lead to another organization, Forterra NW. A new award is being established for Forterra NW.
- Seattle - Taylor Creek Headwaters – Acquisition has been completed.
- Sammamish - Landa Property - Acquisition has been completed.

- Seattle - Thorton Confluence Natural Area Expansion - Acquisition has been completed.
- Shoreline - Hillwood Park West Acquisition – Acquisition has been completed.
- King County - Snoqualmie Corridor Enhancement – Acquisition has been completed.

Parks, Recreation, and Open Space **-\$11,300,000**

NEW POLICY

Emergent Need Contingency [-\$1,000,000]. The proposed ordinance would disappropriate \$1 million from the Emergent Need Contingency Fund. This disappropriation would move Real Estate Excise Tax (REET) 2 backed moneys to a Roads project to support flood recovery projects.

Projects that have insufficient appropriations due to unforeseen circumstances, such as project delays or accelerations, can leverage the Emergent Need Contingency Fund without Council approval. The Emergent Need Contingency Fund would have a balance of \$1.5 million after this disappropriation. Executive staff noted that Parks has not used this budget in the past and there are no specific budget requests to use the moneys at this time. Corresponding decision packages are discussed in the REET 2 and County Road Major Maintenance sections of this staff report.

Marymoor Park Expansion Acquisition [-\$4,400,000]. The proposed ordinance would disappropriate \$4.4 million from the Marymoor Acquisition. This disappropriation would move REET 1 backed moneys to a Roads project to support flood recovery projects.

According to Executive staff, the project was originally appropriated in the 2023-2024 2nd Omnibus for the acquisition of Bellevue Ballfields. Executive staff noted that they have not been able to come to an agreement with the City of Bellevue and the acquisition is unlikely to move forward in the near-term. Corresponding decision packages are discussed in the REET 1 and County Road Major Maintenance sections of this staff report.

Marymoor Park Parking and Infrastructure Improvements [-\$5,900,000]. The proposed ordinance would disappropriate \$5.9 million from the Marymoor Improvements Project. This disappropriation would move REET 2 backed moneys to a Roads project to support flood recovery projects.

According to Executive staff, this project was originally appropriated in the 2023-2024 2nd Omnibus for parking improvements and has only spent 1% of its budget on preliminary planning work. The 2025 Parks Levy included \$16 million for improvements at Marymoor, which are in addition to this project. Executive staff noted that if the need for additional revenue arises in the future, the Executive Office will work with Parks to

identify alternative funding. Corresponding decision packages are discussed in the REET 2 and County Road Major Maintenance sections of this staff report.

General Technology Capital

-\$2,147,600

TECHNICAL

KCSO Computer Aided Dispatch (CAD) System Replacement [-\$2,147,600]. The proposed ordinance would disappropriate approximately \$2.1 million from the KCSO CAD System Replacement project. A CAD system is a software application that helps emergency response agencies and public safety organizations manage and dispatch resources. The disappropriation would reflect a removal of costs related to operations and maintenance, as well as contingency costs for project labor. Executive staff noted that any operations and maintenance expenses will be requested when needed in a future operating budget ordinance.

Major Maintenance Reserve Subfund

\$5,250,844

NEW POLICY

King County Courthouse Fire Alarm Replacement [\$4,200,000]. The proposed ordinance would appropriate \$4.2 million to the Fire Alarm Replacement project in the King County Courthouse. There have been failures of some of the fire alarm equipment and this project will replace all devices, switches, and control panels. The new system will include a new control panel and new initiation and notification devices on all floors, allowing for easy location monitoring of all events, direct communications with the fire department, and ongoing maintenance by FMD technicians.

The 2025 Adopted Annual Budget included approximately \$7.5 million for this project. According to Executive staff, additional budget authority is requested due to costs associated with additional system specifications since the project was originally scoped, material and labor costs due to inflationary pressure, and overtime costs.

Sewer Pump Replacement [\$384,406]. The proposed ordinance would appropriate approximately \$384,000 to replace a failing sewage lift station pump system for the Maleng Regional Justice Center. The upgraded system will integrate with the Building Management System, enabling automated alerts in the event of failure and significantly improving response time, reliability, and operational safety. A corresponding decision package can be found in the GF CIP Transfer to DES section of this staff report.

Chinook Elevator Repairs [\$438,433]. The proposed ordinance would appropriate approximately \$438,000 to repair the elevator drives for five main lobby elevators and the freight elevator at the Chinook Building. The current elevator drives have reached the end of their useful life and are now considered obsolete due to the aging equipment. This project will restore the drives to manufacturer specifications, extend their operational life, and significantly improve system reliability.

TECHNICAL

Major Maintenance Reserve (MMRF) Central Rate Budget [-\$154,198]. The proposed ordinance would disappropriate approximately \$154,000 for unused administrative budget.

Completed Projects Over Budget [\$382,203]. The proposed ordinance would appropriate approximately \$382,000 for projects that are completed and are over budget, needing additional appropriation authority to close out the projects. Each project and the amount proposed for additional appropriation is shown in Table 6.

**Table 6.
Major Maintenance Reserve Subfund Over Budget Projects**

Project Name	Proposed Appropriation
Courthouse Plumbing Fixtures	\$6,576
MMRF Budget Preparation Cost	\$107
King County Courthouse Window Security	\$78,840
Archives Building Fire Protection Sprinkler System	\$83,081
Administration Building Fire Alarm Systems	\$1,271
Black River Office Building HVAC Improvements	\$90
Maleng Regional Justice Center Lift Station Repair	\$38,134
Yesler Building Fire Alarm System Replacement	\$7,022
KCSO Precinct 3 Fire Alarm	\$13,000
King County Courthouse Interior Water Damage Repair	\$154,082
TOTAL	\$382,203

Parks Capital **\$6,000,000**

NEW POLICY

Pinnacle Peak Acquisition [\$105,268]. The proposed ordinance would appropriate approximately \$105,000 for the acquisition project at Pinnacle Peak. According to Executive staff, the project supports the environmental sustainability goal and objective of protecting and restoring water quality, biodiversity, open space, and ecosystems in the Enumclaw vicinity. The appropriation reflects the Conservation Futures Advisory Committee recommendation provided in the Annual Project Progress Report through Fall 2025, transmitted to the Council in February 2026.²¹

²¹ [King County - File #: 2026-RPT0010](#)

Parks Capital and Open Space Grant [\$961,044]. The proposed ordinance would appropriate approximately \$961,000 to the City Capital Open Space Grant. According to Executive staff, this would fix a prior year misalignment between the budget and the grant agreement.

Rattlesnake Mountain Scenic Area Additions [\$105,268]. The proposed ordinance would appropriate approximately \$105,000 for additions to the Rattlesnake Mountain Scenic Area. The project seeks to protect the undeveloped forestland adjacent to the scenic area and Tollgate Farm. The appropriation reflects the Conservation Futures Advisory Committee recommendation provided in the Annual Project Progress Report through Fall 2025, transmitted to the Council in February 2026.²²

Demolition Program [\$4,000,000]. The proposed ordinance would appropriate \$4 million to support Parks' demolition work on properties acquired as part of the Conservation Futures Advisory Committee process. According to Executive staff, the request is to authorize spending \$3 million in Conservation Futures moneys and \$1 million in Parks Levy moneys for qualifying demolition projects.

TECHNICAL

Parks Capital Project Disappropriations [-\$1,171,580]. Multiple projects, as shown in Table 7, are proposed to be disappropriated from, as the projects have been completed and can be closed.

**Table 7.
Parks Capital Proposed Disappropriations from Completed Projects**

Project Name	Proposed Appropriation
Capital Planning and Administration	-\$961,044
Parks Boise creek Acquisition Restoration	-\$187,882
Green to Cedar Rivers Trail Acquisition	-\$12,834
Snoqualmie Corridor Enhancement	-\$9,820
TOTAL	-\$1,171,580

Executive staff noted that the disappropriation related to Capital Planning and Administration is intended to move appropriation authority to the Parks and Capital Open Space grant project.

Site Activation [\$2,000,000]. The proposed ordinance would appropriate \$2 million to several site activation trail projects that are ahead of schedule. This program is funded by the Stewardship of Acquired Lands in the 2026-2031 Parks Levy.

²² [King County - File #: 2026-RPT0010](#)

NEW POLICY

Accelerate purchase of 115 40-foot hybrid bus coaches [\$164,037,431 total, \$131,229,945 revenue backed, one-time]. In early 2020, King County adopted the goal that Metro's revenue bus fleet should be 100% zero-emission by 2035.²³ However, in 2025, in response to increasing costs, technology limitations,²⁴ and a shortage of domestic bus manufacturers,²⁵ Metro proposed delaying the zero-emission transition of its bus fleet from 2035 to the mid-2040s or beyond.

To implement this delay, Metro proposed changing its approach to fleet purchases. To achieve the original 2035 zero-emission goal, Metro had set a goal of purchasing only zero-emission coaches after 2023.²⁶ However, as part of the delay in transitioning to zero-emission, Metro proposed that it would both delay the retirement dates of some of its existing diesel-electric hybrid fleet and resume purchasing new diesel-electric hybrid buses at least through the mid-2030s, with appropriation authority for 115 new 40-foot hybrid buses planned to be sought as part of the 2028-2029 biennial budget so that those buses could be in service by Fall 2028.

Metro states that it has recently learned that its vendor requires 18 months from order to delivery for new hybrid buses. As a result, to have the planned 115 new 40-foot hybrid bus coaches in service by Fall 2028, Metro has indicated that it must receive full appropriation authority by July 2026 to be able to place an order.

The proposal would move forward from the 2028-2029 Biennium to the 2026-2027 Biennium \$164 million in the Transit Revenue Fleet capital fund for the purchase of 115 40-foot hybrid bus coaches. The proposal would be backed by \$131 million in anticipated grant funding, also proposed to be moved forward from 2028-2029, which is the share of federal formula funding for the bus purchase.²⁷

Given the magnitude of the changes to Metro's fleet, bases, and operations proposed due to the delay in transitioning to a zero-emission fleet, Metro committed that it would prepare a Zero-Emission Implementation Plan in 2026, which will provide more information about next steps and budget needs, as well as more clarity about a new target date to achieve a 100% zero-emission revenue bus fleet.

²³ KCC 18.22.010.A, KCC 28.94.085.A.1 (Ordinance 19052)

²⁴ Metro's 2025 report, Maximizing Climate Benefits through Transit, reports on these issues, noting that zero-emission technology can currently meet only half of Metro service needs (2025-RPT0105, [link](#))

²⁵ The King County Auditor reported on these challenges in its 2024 report, Zero Emissions: Metro Transit Working to Mitigate Risks to County's Ambitious 2035 Goal ([link](#))

²⁶ The Federal Transit Administration sets the lifespan of a bus at 12 years. If Metro purchased only zero-emission buses beginning in 2023, all buses in the fleet would be zero-emission by 2035.

²⁷ Federal Transit Administration, Grants for Buses and Bus Facilities Formula Program – 5339(a) ([link](#))

Real Estate Excise Tax (REET), Number 1

\$0

NEW POLICY

REET 1 Transfer to Parks [-\$4,400,000] and REET 1 Transfer to Roads Capital [\$4,400,000]. The proposed ordinance would transfer \$4.4 million from Parks Capital Program to Roads to support the flood recovery efforts stemming from the December 2025 flood event.

To date, the estimate for storm damage recovery is \$12 million, inclusive of operating costs. The proposed ordinance would appropriate \$11.3 million in REET 1 and 2 backed moneys, which Executive staff note would provide sufficient capital funding for the storm damage recovery projects.

A list of the Roads Storm Recovery Projects can be found in the staff report for Ordinance 20051,²⁸ which temporarily expanded the allowable use of REET 2 revenues to include county roadway projects resulting from an emergency. The Baring Bridge and Edgewick Road projects are already underway under the authority of the Quick Response Program. The proposed appropriation would backfill the costs for those projects in the Quick Response Program, plus provide budget authority for the other flood-related repair projects. According to Executive staff, this would allow the Quick Response Program to function as planned for the 2026-2027 Biennium.

Corresponding decision packages are discussed in the REET 2, Parks, Recreation, and Open Space, and County Road Major Maintenance sections of this staff report.

Real Estate Excise Tax, Number 2

\$0

NEW POLICY

REET 2 Transfer to Parks [-\$6,900,000] and REET 2 Transfer to Roads Capital [\$6,900,000]. The proposed ordinance would transfer \$6.9 million from Parks Capital Program to Roads to support the flood recovery efforts stemming from the December 2025 flood event. As discussed in the previous section, this transfer is part of an \$11.3 million proposal. Corresponding decision packages are discussed in the REET 1, Parks, Recreation, and Open Space, and County Road Major Maintenance sections of this staff report.

County Hospital Capital

\$25,063,241

TECHNICAL

Pioneer Square Clinic [\$22,758,930]. The proposed ordinance would appropriate approximately \$22.8 million for the Harborview Pioneer Square Clinic. The moneys were appropriated in the County Hospital Levy fund in the 2026-2027 Biennial Budget, so this appropriation would allocate it to the capital project. The project schedule has

²⁸ Ordinance 20051 [King County - File #:2026-0039](#)

shifted since the 2026-2027 Biennial Budget process and Executive staff note that the project will be substantially completed in December 2028, with full acceptance slated for January 2029.

Administrative and Planning Project [\$2,304,311]. The proposed ordinance would appropriate approximately \$2.3 million to a new planning project within the County Hospital Capital fund for administrative work. According to Executive staff, a similar planning project was created within the Harborview Bond Capital fund, so this project would mirror that organization.

For background, project managers charge their time directly to projects, but for overhead administrative positions that work on multiple projects, the existing processes to allocate time would inflate project costs for the unique scope of Harborview. Executive staff have estimated that generally, 75% of the administrative work will be for the Harborview Bond Capital project and 25% of the administrative work will be for the County Hospital Capital fund. This planning project would appropriate the costs for the administrative work for the County Hospital Capital fund.

The authority for a majority of the FTEs was provided during the 2026-2027 Biennial Budget process in the formation of the Harborview Construction and Infrastructure Division. The remaining FTEs are authorized through other divisions, including FMD, FBOD, and the Executive's Office. No additional FTEs are being requested.

Executive staff noted that there is no additional revenue being used for this project and that it will be absorbed from multiple existing allocations.

ITS Capital **\$868,245**

NEW POLICY

KCIT Ray Baum Act Compliance [\$868,245]. The proposed ordinance would appropriate approximately \$868,000 to the project to bring the County into compliance with the Ray Baum Act. The project will allow granular location information to be provided to the Public Safety Answer Point when an emergency call is made from a device on a King County network. The additional funding is being requested to address funding gaps caused by long hardware lead times, inadequate site documentation, and agency engagement, which extended survey and design timelines, according to Executive staff. The project is scheduled to be completed in the second quarter of 2026.

County Road Major Maintenance **\$9,028,500**

NEW POLICY

Countywide Quick Response Program [\$11,300,000]. The proposed ordinance would appropriate \$11.3 million of REET 1 and REET 2 moneys for the Countywide Quick Response Program for Roads to respond to emergency repairs associated with

storm damage. Corresponding decision packages are discussed in the REET 1, REET 2, and Parks, Recreation, and Open Space sections of this staff report.

SE 432nd St Culvert Replacement [\$450,000]. The proposed ordinance would appropriate \$450,000 to increase funding for a culvert replacement project. The project exceeded its budget due to changes in labor hours, inflation, and unplanned overtime. Additionally, it was not awarded anticipated grant funding.

TECHNICAL

County Road Major Maintenance Project Disappropriations [-\$2,721,000]. Various projects, as shown in Table 8, are proposed to be disappropriated from, as the projects either have been completed and can be closed, are on hold, or did not receive the grants that were anticipated.

**Table 8.
County Road Proposed Disappropriations**

Project Name	Proposed Appropriation
NE 165 th St at 176 th Ave NE Culvert Replacement	-\$721,500
25414 SE 424 th St Near 254 th Ave S Culvert Replacement	-\$600,000
Countywide Bridge Load Upgrade Safety	-\$211,000
NE 100 th St on Ames Creek Culvert Replacement	-\$800,000
SE Ravensdale Way on Rock Creek Culvert Replacement	-\$389,000
TOTAL	-\$2,721,500

Executive staff noted that the last three disappropriations in the table include moneys intended to be transferred to the SE 432nd St Culvert Replacement project.

Building Repair and Replacement Subfund **\$11,567,480**

NEW POLICY

Telecommute Consolidation [\$300,000]. The proposed ordinance would appropriate \$300,000 for continued consolidation of office space in the King County Administration and Yesler building. According to Executive staff, there were cost overruns related to increased expenses due to inflation and pandemic supply chain issues. Additionally, the original project scope was intended to move agencies into space "as-is" however this was not feasible in all situations to meet agency needs.

Tier 2 Space Consolidation [\$1,700,000]. The proposed ordinance would appropriate \$1.7 million for the cost overruns in the Space Consolidation project. Executive staff noted that the cost overruns were due to inflationary increases, pandemic supply chain issues, and unanticipated scope.

The Tier 2 Space Consolidation scope included cubical and space reconfigurations, furniture installation, and technology updates for Public Health, Executive Office, and DNRP, as well as conference room technology updates in all conference rooms in the Chinook Building and King Street Center.

Executive staff also noted this project included a new Customer Counter at King Street Center, which co-locates customer-facing services in one central location and improves customer service delivery processes.

Council staff analysis is ongoing.

Dexter Horton Camera & Access Control Upgrade [\$2,599,757]. The proposed ordinance would appropriate approximately \$2.6 million for a project to install a new CCure 9000 access control system and upgrade the video surveillance infrastructure to enhance security throughout the Dexter Horton facility. Additionally, the project will install a new Building Automation System for HVAC controls and can be expanded to lighting and other controls in the future.

KCCF Fire Sprinkler Repairs [\$1,186,662]. The proposed ordinance would appropriate approximately \$1.2 million for the King County Correctional Facility fire suppression system. According to budget materials, the system has been inspected by the City of Seattle, Fire Marshalls Office and has been Yellow Tagged as deficient and out of compliance. This project would address the outstanding disrepair items and bring the system back into compliance. A corresponding decision package is discussed in the GF CIP Transfer to DES section of this staff report.

KCCH Fire Sprinkler Replacement [\$344,061]. The proposed ordinance would appropriate approximately \$344,000 for the King County Courthouse fire suppression system. As with the previous project, according to budget materials, the system has been inspected by the City of Seattle, Fire Marshalls Office and has been Yellow Tagged as deficient and out of compliance. This project would address the outstanding disrepair items and bring the system back into compliance. A corresponding decision package is discussed in the GF CIP Transfer to DES section of this staff report.

2026 Return to Office (RTO) [\$5,437,000]. The proposed ordinance would appropriate approximately \$5.4 million to support the RTO initiative by Summer 2026. According to budget materials, the County is facing a gap between available workspace capacity and the operational needs created by the RTO initiative.

This project would deliver approximately 425 additional work-points by optimizing and reconfiguring existing space, systems, and furniture, while also revising space on Levels 8 and 13 of the Chinook Building to support the County Executive's Office and collaboration needs. Executive staff noted that FMD is working with every Executive department to ensure that each can meet the RTO requirement.

Council staff analysis is ongoing.

EXPENDITURE RESTRICTION AND PROVISO CHANGES

Expenditure Restriction and Proviso Changes. Across the General Fund, Non-General Funds, and Capital Improvement portions of the budget, the proposed ordinance would make changes to 55 existing expenditure restrictions and provisos from the 2026-2027 Biennial Budget. These changes are all described in greater detail in a separate table, provided as Attachment 6 to this staff report. While the vast majority of these changes move the due dates for briefings and reports to allow more time for Executive staff to produce the deliverables, there are several more substantive changes. These more substantive changes include proposals to:

- Consolidate most of the existing expenditure restrictions and provisos into the Office of the Executive for the offices that would be absorbed by the Office in the reorg proposed in Ordinance 2026-0073;
- Repeal an expenditure restriction for the former Office of Equity and Racial and Social Justice to provide trainings and support to County agencies. Executive staff have indicated that this function would be fulfilled by the Department of Human Resources;
- Repeal three provisos attached to the former Office of Climate related to a business plan and employee restrictions until the Council acknowledged the business plan. Executive staff indicated that the provisos apply to an office that no longer exists;
- Propose new language around the data that the Prosecuting Attorney would provide on juvenile legal system outcomes;
- Combine two provisos from Behavioral Health and one from Crisis Care Centers to provide one comprehensive overview of the behavioral health landscape; and
- Provide an exception for the Permitting Division Director to three provisos that restricted the appropriation authority for vacancies in Planning and Permitting.

TIMING

The BFM Chair has approved the following consideration calendar for the 1st Omnibus:

2026-2027 1st Omnibus Schedule

Date	Activity
Apr 2 nd (Thurs)	Executive transmitted
Apr 22nd (Wed) 9:30am	BFM – Committee briefing
May 8 th (Fri) COB	Updated SR distributed
May 13th (Wed) 9:30am	BFM – Committee briefing Answer outstanding questions at BFM.

Date	Activity
May 15th (Fri) COB	<i>Striking amendment requests due to BFM Chair</i>
May 28 th (Thurs) COB	BFM Chair's striking amendment direction due to staff <i>& district councilmanic grant allocations due to Gene Paul, Olivia Brey, and April Sanders</i>
June 5 th (Fri) COB	Striking amendment finalized and distributed
June 8 th (Mon) COB	Line amendment direction due to staff
June 10th (Wed) 9:30am	BFM – Committee action on striker and line amendments
June 18 th (Thurs) COB	Line amendment direction due to staff for Full Council
June 23rd (Tues) 1:30pm	Full Council – Possible action

INVITED

- Aaron Rubardt, Chief Budget Officer, King County Executive's Office

ATTACHMENTS

1. Proposed Ordinance 2026-0071 and the following attachment:
 - A. Capital Improvement Program dated 3-25-2026
2. Transmittal Letter
3. All Financial Plans
4. 1st Omnibus Operating Crosswalk
5. General Fund Financial Plan, dated April 7, 2026
6. Proposed Changes in 1st Omnibus to 2026-2027 Biennial Budget Provisos & Expenditure Restrictions



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0071.1

Sponsors Dembowski

1 AN ORDINANCE making a net supplemental
2 appropriation of \$48,730,000 to various general fund
3 agencies, a net supplemental appropriation of \$136,073,000
4 to various non-general fund agencies and a net
5 supplemental appropriation of \$208,368,141 from various
6 capital fund budgets; amending the 2026-2027 Biennial
7 Budget Ordinance, Ordinance 20023, Sections 16, 21, 21,
8 33, 33, 34, 34, 35, 43, 43, 46, 47, 50, 51, 51, 52, 53, 54, 55,
9 59, 60, 60, 64, 64, 70, 70, 71, 79, 80, 82, 83, 87, 90, 90, 91,
10 94, 94, 96, 96, 98, 98, 101, 102, 102, 103, 104, 105, 107,
11 109, 109, 110, 110, 111, 111, 115, 115, 116, 116, 122, 124,
12 126, 132, and 132, as amended, and Attachment A, as
13 amended, adding a new section to Ordinance 20023, as
14 amended, and repealing Ordinance 20023, Sections 17, 18,
15 19, 20, 27, and 28, as amended.

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Ordinance 20023, Section 16, as amended, is hereby amended as
18 follows:

19 OFFICE OF THE EXECUTIVE - From the general fund there is hereby
20 appropriated to:

21 Office of the executive \$69,345,000

22 The maximum number of additional FTEs for office of the executive shall be: 118.9

23 ER1 EXPENDITURE RESTRICTION:

24 Of this appropriation, \$400,000 shall be expended or encumbered solely to
25 support equity and racial and social justice activities that include, but are not limited to,
26 enabling the office of the executive to provide support to the immigrant and refugee
27 commission and low-income immigrant and refugee communities in King County.

28 ER2 EXPENDITURE RESTRICTION:

29 Of this appropriation, if grant funding is not awarded to complete battery energy
30 storage system siting analysis, \$250,000 of this appropriation shall only be used to
31 complete the battery energy storage siting analysis required by Proviso P10 of this
32 section.

33 ER3 EXPENDITURE RESTRICTION:

34 Of this appropriation, \$500,000 shall be expended or encumbered solely to
35 support an executive branch internal audit function and shall be included in the general
36 fund overhead model or an internal service fund rate.

37 P1 PROVIDED THAT:

38 Of this appropriation, \$750,000 shall not be expended or encumbered until the
39 executive transmits a permitting division permit funding and staffing model report and a
40 motion that should approve the report, and a motion approving the report is passed by the
41 council. The motion should reference the subject matter, the proviso's ordinance,
42 ordinance section, and proviso number in both the title and body of the motion.

43 The report shall include, but not be limited to:

44 A. A description of the existing funding model for permitting functions of the
45 permitting division of the department of local services, including:

46 1. A breakdown of the costs and revenue sources of the permitting functions, by
47 line of business that includes costs for overhead, staffing, permitting software, and other
48 administrative costs; and

49 2. A description of the financial position of the planning and permitting
50 appropriation unit, including a history of the ending fund balances, cost recovery, fee
51 increases, and efforts to increase efficiency;

52 B. A description of the current staffing model for the permitting functions, by
53 lines of business, including how the staff is organized, the approach to staffing permits
54 such as by project permit or complexity, how the division determines staffing levels for
55 this function, use of on-call consultants by discipline, how the division determines what
56 project permit applications are sent to on-call consultants, and how the division uses the
57 managed accounts team;

58 C. A description of the permit review process from preapplication and intake
59 through monitoring, including:

60 1. An inventory of the types and volumes of each project permit type the
61 permitting division reviews; a breakdown of the project types that are issued over the
62 counter or subject to field inspection, those that require review only by one discipline,
63 and those that require review by multiple disciplines in the division; and a description of
64 the permit application types that are submitted in person, rather through the online
65 application portal; and

66 2. A description of the number and discipline of the staff involved, for each land

67 use decision type in K.C.C. 20.20.020, at each part of the review process, including
68 preapplication conferences, application intake, application screening, application review
69 and approval, permit issuance, inspection, close out, and performance monitoring;

70 D. A comparative analysis of staffing and funding methods, including, to the
71 extent possible, information required by subsections A., B., and C. of this proviso, for
72 permitting functions, using at least three other jurisdictions. Jurisdictions shall be
73 identified and selected for comparison in collaboration and consultation with
74 councilmember offices representing unincorporated areas, and shall have similar permit
75 volumes to King County, and may also share some operational, land use, or demographic
76 similarities to King County. At least one jurisdiction shall use a funding method other
77 than full cost recovery from permit fees. The comparative analysis shall include any
78 information gathered from the other jurisdictions on whether they expedite review of
79 affordable housing projects or lower or waive permit fees to further market rate and
80 affordable housing development;

81 E. An analysis of whether the permitting division funding and staffing models
82 should be modified, based on the information collected in subsections A., B., C., and D.
83 of this proviso; and

84 F.1. Recommendations, if any, for changes to permit fees, the code, cost
85 allocations, organizational structure as a result of the analysis completed in subsection E.
86 of this proviso. The recommendations should meet certain goals which include, but are
87 not limited to: getting to positive fund balance within two biennia, complying with permit
88 review requirements in K.C.C. chapter 20.20 and chapter 36.70B RCW, and maintain
89 permit fees to encourage property owners to obtain permits. If the comparative analysis

90 required in subsection D. of this proviso includes information on ways to expedite
91 affordable housing permit review or fee waivers or reductions for housing development,
92 then the report shall also provide recommendations on ways to lower fees, through
93 waivers or reductions, for housing development in King County.

94 2. If recommendations are not proposed, then a plan to get to a positive ending
95 undesignated fund balance within two biennia shall be included.

96 The executive should electronically file the report, a motion required by this
97 proviso, a proposed ordinance to implement permit fees for 2027, and any proposed
98 ordinance or proposed ordinances required to implement the recommendations in the
99 proviso, by October 1, 2026, with the clerk of the council, who shall retain an electronic
100 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
101 the lead staff for the local services and land use committee or its successor.

102 P2 PROVIDED FURTHER THAT:

103 Moneys restricted by section 60, Expenditure Restriction ER1 and section 90,
104 Expenditure Restriction ER1, of this ordinance shall not be expended or encumbered
105 until the executive transmits a legal services study for the civil division in the prosecuting
106 attorney's office and a motion that should approve the study, and a motion approving the
107 study is passed by the council. The motion should reference the subject matter, the
108 proviso's ordinance, ordinance section, and proviso number in both the title and body of
109 the motion.

110 The study shall include, but not be limited to, analyzing: the legal needs of client
111 departments against current civil division capacity, how legal services are provided in
112 other jurisdictions of similar size and scope, and when general counsels for individual

113 departments provide more value or are necessary for the legal needs of client
114 departments.

115 The executive should electronically file the study and a motion required by this
116 proviso by October 1, 2026, with the clerk of the council, who shall retain an electronic
117 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
118 the lead staff for the budget and fiscal management committee or its successor.

119 P3 PROVIDED FURTHER THAT:

120 Of this appropriation, \$500,000 shall not be expended or encumbered until the
121 executive transmits a report analyzing the department of community and human services
122 inflation rate adjustment policy for human services contracts dated September 1, 2024,
123 which is anticipated to increase human services contract costs in 2026 and 2027, and a
124 motion that should acknowledge receipt of the report, and a motion acknowledging
125 receipt of the report is passed by the council. The motion should reference the subject
126 matter, the proviso's ordinance, ordinance section, and proviso number in both the title
127 and body of the motion. The report shall include, but not be limited to:

128 A. A description of how the policy was determined to be feasible to apply to each
129 local human service revenue source including the veterans, seniors, and human services
130 levy, Best Starts for Kids levy, the crisis care center levy, and any other local revenue
131 source originating from a voter-approved levy or councilmanic tax;

132 B. An analysis of the financial compatibility of the inflation rate adjustment
133 policy for each revenue source identified in subsection A. of this proviso, and an analysis
134 of the long-term effects of this policy on each fund over each biennium from 2028
135 through 2033;

136 C. An exploration of how this policy could result in expenditures outpacing tax
137 revenues and whether an inflation rate adjustment policy creates a structural gap for the
138 funds for each revenue source identified in subsection A. of this proviso; and

139 D. Proposed mitigation strategies to address a possible structural gap, which may
140 include, but not be limited to, policies to:

141 1. Forgo program expansion to maintain inflation rate adjustment for existing
142 programs;

143 2. Institute a cap on inflation rate adjustments for locally funded programs and
144 services;

145 3. Establish a process through which possible cuts to programs and services are
146 made, including a description of the role of each fund's advisory committee in this
147 process; and

148 4. Prohibit or otherwise deem this policy incompatible with requirements of
149 each fund source.

150 The report should include different sections for each revenue source to clearly
151 explain the impacts on each individual revenue source. The report on the department of
152 community and human services inflation rate adjustment policy for human services
153 contracts should reference the subject matter, the proviso's ordinance, ordinance section,
154 and proviso number in both the title and body of the motion.

155 The executive should electronically file the report and a motion required by this
156 proviso by December 31, 2026, with the clerk of the council, who shall retain an
157 electronic copy and provide an electronic copy to all councilmembers, the council chief

158 of staff, and the lead staff for the budget and fiscal management committee or its
159 successor.

160 P4 PROVIDED FURTHER THAT:

161 Of this appropriation, \$100,000 shall not be expended or encumbered until the
162 executive transmit a county surveillance technology report.

163 The report shall include, but not be limited to:

164 A. A list of all surveillance technology currently in use by all county agencies
165 and departments;

166 B. A list of all the types of surveillance data currently collected, received, or
167 shared by all county agencies and departments, including but not limited to, demographic
168 data, protected classes as defined in K.C.C. chapter 3.12D, language proficiency, housing
169 status, financial status, citizenship, immigration status, or national origin;

170 C. A list of all third-party vendors providing surveillance services on behalf of
171 the county and a brief description of county agreements with those third-party vendors,
172 including the ownership, storage, and use of any data collected; and

173 D. A brief description of the intended purpose and operational use of any
174 surveillance technology currently being utilized by county agencies and departments and
175 by third-party vendors on behalf of the county, and any surveillance data collected,
176 received, or shared by county agencies and departments and by third-party vendors on
177 behalf of the county.

178 For the purpose of the report, "surveillance technology" means any electronic
179 surveillance device, hardware, or software that is capable of collecting, capturing,
180 recording, retaining, processing, intercepting, analyzing, monitoring, or sharing audio,

181 visual, digital, location, thermal, biometric, behavioral, or similar information or
182 communications specifically associated with, or capable of being associated with, any
183 specific individual or group; or any system, device, or vehicle that is equipped with an
184 electronic surveillance device, hardware, or software. "surveillance technology" includes,
185 but is not limited to: international mobile subscriber identity (IMSI) catchers and other
186 cell site simulators; automatic license plate readers; electronic toll readers; closed-circuit
187 television cameras; biometric surveillance technology, including facial, voice, iris, and
188 gait-recognition software and databases; mobile DNA capture technology; gunshot
189 detection and location hardware and services; x-ray vans; video and audio monitoring
190 technology, recording technology, or monitor and recording technology, such as
191 surveillance cameras, wide-angle cameras, and wearable body cameras; surveillance
192 enabled or capable lightbulbs or light fixtures; tools, including software and hardware,
193 used to gain unauthorized access to a computer, computer service, or computer network;
194 social media monitoring software; through-the-wall radar or similar imaging technology,
195 passive scanners of radio networks, long-range Bluetooth and other wireless-scanning
196 devices, radio-frequency I.D. (RFID) scanners, and software designed to integrate or
197 analyze data from surveillance technology, including surveillance target tracking and
198 predictive policing software.

199 The executive should electronically file the report required by this proviso no later
200 than July 1, 2026 with the clerk of the council, who shall retain an electronic copy and
201 provide an electronic copy to all councilmembers, the council chief of staff and the lead
202 staff for the law and justice committee or its successor.

203 P5 PROVIDED FURTHER THAT:

204 Of this appropriation, \$100,000 shall not be expended or encumbered until the
205 executive transmits a report on root causes of recent evictions throughout King County
206 and a motion that should acknowledge receipt of the report, and a motion acknowledging
207 receipt of the report is passed by the council. The motion should reference the subject
208 matter, the proviso's ordinance, ordinance section, and proviso number in both the title
209 and body of the motion.

210 The report shall include, but not be limited to:

211 A. An analysis of the root causes leading to evictions in King County, focusing
212 on 2023 through 2025, if data is available;

213 B. A trend analysis of the rental market and evictions in King County, indicating
214 if root causes have changed over time or if there are emerging issues; and

215 C. Recommendations for King County to implement new or expand existing
216 programs to address the factors causing evictions and support successful tenancies.

217 The report shall be prepared in collaboration with relevant stakeholders,
218 including, but not limited to, tenant advocates, civil legal aid, housing providers, and
219 landlord groups.

220 The executive should electronically file the report and a motion required by this
221 proviso by December 31, 2026, with the clerk of the council, who shall retain an
222 electronic copy and provide an electronic copy to all councilmembers, the council chief
223 of staff, and the lead staff for the health, housing, and human services committee or its
224 successor.

225 P6 PROVIDED FURTHER THAT:

226 Of this appropriation, \$50,000 shall not be expended or encumbered until the
227 executive transmits a proposal for implementation on the property tax exemption for
228 accessory dwelling units rented to low-income households as authorized in RCW
229 84.36.400(2).

230 The proposal for implementation shall be conducted in consultation with the
231 assessor's office and the cities of King County and shall include, but not be limited to:

232 A. An estimation of the number of accessory dwelling units in King County
233 which may be eligible for exemption;

234 B. An analysis of the value of the property tax exemption for several hypothetical
235 accessory dwelling units of differing sizes and assessed values;

236 C. An estimation of how many units of housing could be created, or existing
237 accessory dwelling units enrolled, if King County were to implement the property tax
238 exemption authorized in RCW 84.36.400(2);

239 D. A description of the administrative resources and an estimation of the
240 associated costs to implement the property tax exemption program authorized in RCW
241 84.36.400(2), including options that allow cities to pay implementation costs for the
242 program to proceed within their jurisdiction if King County is unable to fund the
243 program; and

244 E. Estimated impact to the county's revenue collection under the various
245 scenarios considered.

246 The executive should electronically file the proposal by June 30, 2026, with the
247 clerk of the council, who shall retain an electronic copy and provide an electronic copy to

248 all councilmembers, the council chief of staff, and the lead staff for the budget and fiscal
249 management committee or its successor.

250 P7 PROVIDED FURTHER THAT:

251 Of this appropriation, \$250,000 shall not be expended or encumbered until the
252 executive transmits a victim support service improvement plan and a motion that should
253 acknowledge receipt of the plan, and a motion acknowledging receipt of the plan is
254 passed by the council. The motion should reference the subject matter, the proviso's
255 ordinance, ordinance section, and proviso number in both the title and body of the
256 motion.

257 A. The plan shall include, but not be limited to:

258 1. An inventory of services provided and funded by King County agencies that
259 are available to survivors of violence and victims of crime and their families, as well as
260 an inventory of such services provided by contracted services providers;

261 2. Evaluation of best practices, current gaps in the system, and the most
262 prevalent needs of survivors, victims, and their families; and

263 3. A plan to expand and improve services for victims of crime and survivors of
264 violence and their families, including the people themselves or family members of people
265 who have been harmed in interactions with law enforcement.

266 B. The plan should be developed in collaboration with community service
267 providers, those who have or may use such services, and collaboration across criminal
268 legal system agencies.

269 The executive should electronically file the plan and a motion required by this
270 proviso by June 30, 2026, with the clerk of the council, who shall retain an electronic

271 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
272 the lead staff for the law and justice committee or its successor.

273 P8 PROVIDED FURTHER THAT:

274 Of this appropriation, \$100,000 shall not be expended or encumbered until the
275 executive transmits a plan to establish a Harborview Medical Center long-range planning
276 committee as described at Section 6.2 of the hospital services agreement and a motion
277 that should acknowledge receipt of the plan, and a motion acknowledging receipt of the
278 plan is passed by the council. The motion should reference the subject matter, the
279 proviso's ordinance, ordinance section, and proviso number in both the title and body of
280 the motion.

281 The plan shall include, but not be limited to:

282 A. The names of appointed committee members representing the county
283 executive, the county council, the Harborview Medical Center board of trustees and UW
284 Medicine;

285 B. A description of how the committee will facilitate long-range planning and
286 coordination in pursuit of opportunities to respond to the evolving healthcare industry,
287 improve population health, and have Harborview Medical Center become the provider of
288 choice for county and state residents;

289 C. A description of shared goals, clear criteria for when the committee has
290 completed its charge, and clear criteria for when a subsequent committee should be
291 constituted, established by the committee;

292 D. A description of committee processes which will ensure the governance
293 structures, accountabilities, and collective bargaining commitments of each committee
294 member's respective organization will be respected; and

295 E. The frequency in which the committee shall meet in order to facilitate strong
296 coordination and the identification and monitoring of the goals established among
297 committee members. The committee should recommend the length of time that the
298 committee shall meet.

299 The executive should electronically file the plan and a motion required by this
300 proviso by June 1, 2026, with the clerk of the council, who shall retain an electronic copy
301 and provide an electronic copy to all councilmembers, the council chief of staff, and the
302 lead staff for the health, housing, and human services committee or its successor.

303 P9 PROVIDED FURTHER THAT:

304 Of this appropriation, \$100,000 shall not be expended or encumbered until the
305 executive transmits a report on the efforts King County is making to maintain Medicaid
306 retention rates and a motion that acknowledges receipt of the report, and a motion
307 acknowledging receipt of the report is passed by the council. The motion should
308 reference the subject matter, the proviso's ordinance, ordinance section, and proviso
309 number in both the title and body of the motion.

310 The report should include, but not be limited to:

311 A. The number of FTEs countywide whose job duties are related to Medicaid
312 enrollment, including staff who work in communications, outreach, or case management;

313 B. An estimate of the number of people served by the county's current efforts in
314 Medicaid enrollment;

315 C. An analysis of any potential federal changes to Medicaid eligibility
316 requirements, including how many people could potentially be disenrolled based on those
317 changes; and

318 D. Any plans the county has to mitigate disenrollment via proactive
319 communication, outreach, or other methods.

320 The executive should electronically file the plan and a motion required by this
321 proviso by April 30, 2026, with the clerk of the council, who shall retain a copy and
322 provide a copy to all councilmembers, the council chief of staff, and the lead staff for the
323 health, housing, and human services committee or its successor.

324 P10 PROVIDED FURTHER THAT:

325 Of this appropriation, \$25,000 shall not be expended or encumbered until the
326 executive transmits a battery energy storage system siting analysis report, and a motion
327 acknowledging receipt of the report, and motion acknowledging receipt of the report is
328 passed by the council. The motion should reference the subject matter, the proviso's
329 ordinance, ordinance section, and proviso number in both the title and body of the
330 motion.

331 The report shall include, but not be limited to, a battery energy storage system
332 siting analysis done in collaboration with utilities and King County cities and consistent
333 with GHG Action 41 in the adopted 2025 Strategic Climate Action Plan. The analysis
334 shall seek to identify areas most suitable for battery energy storage systems facility siting,
335 focusing on proximity to electrical substations, equity impacts, resource lands
336 considerations, fire and safety best practices, and minimal land-use conflicts. The report

337 shall also provide recommendations for updated countywide battery energy storage
338 system targets.

339 The executive should electronically file the report and motion required by this
340 proviso by March 31, 2027, with the clerk of the council, who shall retain an electronic
341 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
342 the lead staff for the transportation, economy, and environment committee or its
343 successor.

344 P11 PROVIDED FURTHER THAT:

345 Of this appropriation, \$50,000 shall not be expended or encumbered until the
346 executive transmits a Harbor Island Studio assessment report and a motion that
347 acknowledges receipt of the report, and a motion acknowledging receipt of the report is
348 passed by the council. The motion should reference the subject matter, the proviso's
349 ordinance, ordinance section, and proviso number in both the title and body of the
350 motion.

351 The report should include, but not be limited to:

352 A. Analysis of how Harbor Island Studio serves the local film industry and
353 industry needs;

354 B. Data on the number of productions at the Harbor Island Studio in 2024, 2025,
355 and January through March 2026, including the number of productions led by women or
356 Black, Indigenous, and People of Color ("BIPOC") individuals and the number of studio
357 use days and number of unique crew members employed for all productions and for
358 productions led by women or BIPOC individuals;

359 C. Information on the rates and fees charged each production for use of the
360 Harbor Island Studio in 2024, 2025, and January through March 2026 and total revenues
361 generated each month; and

362 D. An estimate of the true and fair market value of a lease of comparable studio
363 facilities.

364 The executive should electronically file the plan and a motion required by this
365 proviso by May 1, 2026, with the clerk of the council, who shall retain a copy and
366 provide a copy to all councilmembers, the council chief of staff, and the lead staff for the
367 budget and fiscal management committee or its successor.

368 P12 PROVIDED FURTHER THAT:

369 Of this appropriation, \$100,000 shall not be expended or encumbered until the
370 executive transmits a report that includes an internal audit risk assessment on the
371 department of community and human services, the parks and recreation division, and
372 public health - Seattle & King County that identifies high risk programs to audit, and a
373 plan for conducting those audits where deemed necessary, and a motion that should
374 acknowledge receipt of the internal audit risk assessment, and a motion acknowledging
375 receipt of the internal risk assessment is passed by the council. The motion should
376 reference the subject matter, the proviso's ordinance, ordinance section, and proviso
377 number in both the title and body of the motion.

378 The internal audit risk assessment and audit plan will inform the development of
379 an internal audit program with the expectation that such a program would test or audit
380 specific programs or contracts every three years across the county. The audit plan will
381 describe how the program will be coordinated with the county auditor.

404 Of this appropriation, \$1,350,000 shall be expended or encumbered solely to
405 continue support for two sheriff's deputies patrolling around the 3rd Avenue entrance of
406 the King County Courthouse between the 6:00 a.m. and 6:00 p.m. hours on business
407 days. The patrols should include the presence of marked sheriff's office vehicles
408 stationed at the King County Courthouse.

409 ER2 EXPENDITURE RESTRICTION:

410 Of this appropriation, \$144,000 shall be expended or encumbered solely to
411 support at least two suicide prevention voluntary safe firearm and ammunition return
412 events per year throughout the 2026-2027 biennium. The events shall be held in
413 collaboration with public health - Seattle and King County.

414 P1 PROVIDED THAT:

415 Of this appropriation, \$100,000 shall not be expended or encumbered until the
416 executive transmits a report describing the sheriff's position regarding the potential of
417 having the hearing examiner's office hear civil asset forfeiture adjudications as
418 recommended by the King County auditor's report on civil asset forfeiture published
419 March 11, 2025. The report shall be developed in collaboration with the hearing
420 examiner's office.

421 The report shall include, but not be limited to:

422 A. The sheriff's position regarding the potential of having the hearing examiner's
423 office hear civil asset forfeiture adjudications, and the rationale for the sheriff's position;

424 B. The hearing examiner's position regarding the potential for hearing civil asset
425 forfeiture adjudications, and the rationale for the hearing examiner's position;

426 C. A description of any resource needs the hearing examiner's office would
427 require to assume the additional workload associated with civil asset forfeiture
428 adjudications, if any; and

429 D. A plan to complete the transfer of this work to the King County hearing
430 examiner's office.

431 The executive should electronically file the report by (~~June 1~~) October 31, 2026,
432 with the clerk of the council, who shall retain an electronic copy and provide an
433 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
434 law and justice committee or its successor.

435 P2 PROVIDED FURTHER THAT:

436 Of this appropriation, \$500,000 shall not be expended or encumbered until the
437 executive transmits report containing a policy requiring the collection of demographic
438 data, including the perceived race of persons who are stopped by sheriff's deputies and a
439 plan to begin collecting, sharing, and using such data consistent with K.C.C. chapter 2.15.

440 The policy and implementation plan shall be developed in collaboration with the
441 office of law enforcement oversight and the oversight committee identified in the
442 interlocal agreement for the provision of law enforcement services between contracted
443 agencies and the county, should integrate relevant best practices and lessons learned from
444 other jurisdictions, and shall include, but not be limited to:

445 A. A description of the manner and method in which sheriff's deputies will
446 document demographic data, including perceived race, for persons stopped by sheriff's
447 deputies;

448 B. A description of the anticipated timeline to replace the sheriff's computer
449 aided dispatch system and how the new system will ensure the sheriff's office has the
450 capability to capture demographic data, including perceived race;

451 C. A description of how the sheriff's office intends to share, analyze, and use the
452 collected demographic data to improve services and operations;

453 D. A description of the guidance and training sheriff's deputies will receive to
454 ensure demographic data is collected and logged consistently;

455 E. A description of the policy guidance sheriff's office personnel will receive to
456 ensure the data collected, shared, and used by sheriff's office personnel will be consistent
457 with K.C.C. Chapter 2.15, specifically K.C.C. 2.15.010.G., and K.C.C. 2.14.030; and

458 F. A timeline for implementation of demographic data collection, including
459 perceived race.

460 The executive should electronically file the report and a motion required by this
461 proviso by September 30, 2026, with the clerk of the council, who shall retain an
462 electronic copy and provide an electronic copy to all councilmembers, the council chief
463 of staff, and the lead staff for the law and justice committee or its successor.

464 P3 PROVIDED FURTHER THAT:

465 Of this appropriation, \$100,000 shall not be expended or encumbered until the
466 executive transmits a report on the therapeutic response unit in the King County sheriff's
467 office and a motion that acknowledges receipt of the report, and a motion acknowledging
468 receipt of the report is passed by the council. The motion should reference the subject
469 matter, the proviso's ordinance, ordinance section, and proviso number in both the title
470 and body of the motion.

471 The report should include, but not be limited to:

472 A. A list of other jurisdictions located in King County that maintain therapeutic
473 response programs and a comparison between the services provided in those jurisdictions
474 and those provided by the county;

475 B. An analysis of how individual jurisdictions' therapeutic response programs
476 interact with the county's program; and

477 C. An analysis of any existing or potential gaps in provision of services
478 countywide based on information obtained in subsections A. and B. of this proviso.

479 The executive should electronically file the report and a motion required by this
480 proviso by March 30, 2027, with the clerk of the council, who shall retain a copy and
481 provide a copy to all councilmembers, the council chief of staff, and the lead staff for the
482 law and justice committee or its successor.

483 SECTION 5. Ordinance 20023, Section 33 as amended, is hereby amended as
484 follows:

485 PROSECUTING ATTORNEY - From the general fund there is hereby
486 appropriated from:

487 Prosecuting attorney (\$50,000)

488 SECTION 6. The council directs that section 5 of this ordinance takes effect
489 before section 7 of this ordinance.

490 SECTION 7. Ordinance 20023, Section 33, as amended, is hereby amended as
491 follows:

492 PROSECUTING ATTORNEY - From the general fund there is hereby
493 appropriated to:

494 Prosecuting attorney \$162,000

495 ER1 EXPEDITURE RESTRICTION:

496 Of this appropriation, \$278,000 shall be expended or encumbered solely to
497 support 1.0 FTE attorney position primarily focused on work related to addressing
498 juvenile violence, including seeking extreme risk protection orders in all appropriate
499 juvenile cases involving a firearm.

500 P1 PROVIDED THAT:

501 Of this appropriation, \$50,000 shall not be expended or encumbered until the
502 prosecuting attorney transmits a letter confirming that the prosecuting attorney's office
503 ~~((provided juvenile recidivism data to the office of performance, strategy, and budget to
504 benefit a juvenile legal system outcomes study related to future legal system involvement
505 for youth referred by law enforcement to the prosecuting attorney's office.~~

506 ~~The data provided by the prosecuting attorney to the office of performance,
507 strategy, and budget should include, but not be limited to, recidivism data for youth
508 subjected to traditional prosecution between January 1, 2019, through December 31,
509 2025. The data shared by the prosecuting attorney should correspond to best practices for
510 evaluating recidivism data as laid out by the Washington state Center for Court Research
511 and the Washington state Institute for Public Policy.)) is willing to renew data sharing
512 agreements regarding juveniles with the office of the executive, as allowed under state
513 law, that will allow office of the executive analysis of the prosecuting attorney's office-
514 held data. The letter should include a description of current research underway by
515 external partners that includes the use of data shared by the prosecuting attorney's office,~~

516 as allowed under state law, related to future legal system involvement for youth referred
517 by law enforcement to the prosecuting attorney's office.

518 The letter required by this proviso shall be signed by the executive, or designee, to
519 confirm that the executive has(~~received the necessary juvenile recidivism data from the~~
520 ~~prosecuting attorney's office~~)) reviewed the letter and agrees appropriate sharing
521 agreements will be pursued to allow the prosecuting attorney's office to share data to
522 inform executive office decision-making and to conduct executive office-led analysis,
523 when appropriate.

524 The prosecuting attorney should electronically file the letter by March 31, 2026,
525 with the clerk of the council, who shall retain an electronic copy and provide an
526 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
527 law and justice committee or its successor.

528 SECTION 8. Ordinance 20023, Section 34 as amended, is hereby amended as
529 follows:

530 SUPERIOR COURT - From the general fund there is hereby disappropriated
531 from:

532 Superior court (\$50,000)

533 SECTION 9. The council directs that section 8 of this ordinance takes effect
534 before section 10 of this ordinance.

535 SECTION 10. Ordinance 20023, Section 34, as amended, is hereby amended as
536 follows:

537 SUPERIOR COURT - From the general fund there is hereby appropriated to:

538 Superior court \$288,000

539 P1 PROVIDED THAT:

540 Of this appropriation, \$50,000 shall not be expended or encumbered until the
541 executive transmits a report from the protocol committee with assistance from the
542 technical committee regarding the judicial resources needed to support the court's family
543 law caseload.

544 The chair of the protocol committee shall convene the protocol committee in
545 accordance with K.C.C. 2A.320.510 to review the judicial resources needed to support
546 the court's family law caseload. The report shall describe in detail the methodology
547 applied, the rationale for the methodology, including any changes to the methodology,
548 and any conclusion reached with regard to the number of judges or commissioners
549 needed in the superior court.

550 The executive should electronically file the report by (~~March 31~~) July 31, 2026,
551 with the clerk of the council, who shall retain an electronic copy and provide an
552 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
553 budget and fiscal management committee or its successor.

554 SECTION 11. Ordinance 20023, Section 35, as amended, is hereby amended as
555 follows:

556 DISTRICT COURT - From the general fund there is hereby appropriated to:

557 District court \$6,973,000

558 The maximum number of additional FTEs for district court shall be: 21.5

559 SECTION 12. Ordinance 20023, Section 43, as amended, is hereby amended as
560 follows:

Ordinance

584	Council District 4	\$100,000
585	Council District 6	\$250,000
586	Council District 8	\$125,000
587	Covington Storehouse	\$100,000
588	DESC	\$100,000
589	Des Moines Food Pantry	\$20,000
590	Family Works	\$75,000
591	Federal Way Senior Center	\$21,000
592	Georgetown Community Center	\$10,000
593	Highline Area Food Bank	\$35,200
594	Kent Food Bank	\$35,200
595	King of Kings	\$54,000
596	Lifelong	\$15,000
597	Maple Valley Food Bank	\$75,000
598	Multi-Service Center Redondo Food Bank	\$21,000
599	Multi-Service Center William J. Wood Veterans House	\$21,000
600	Newcastle YMCA	\$50,000
601	Northshore Senior Center	\$150,000
602	Pacific Islander Community Association of WA (PICA-WA)	\$20,000
603	Plateau Ministries Outreach – Building generator	\$25,000
604	Praisealujah	\$35,200
605	Tukwila Food Pantry	\$35,200
606	YMCA	\$100,000

607 TOTAL \$2,250,000

608 ER2 EXPENDITURE RESTRICTION:

609 Of this appropriation, \$2,750,000 shall be expended or encumbered solely to
610 support grants for capital improvements for food banks, meal pantries, and other food-
611 supply related organizations, contingent on the executive determining that each project
612 serves a fundamental governmental purpose, a county purpose for which the county is
613 receiving consideration, or support of the poor or infirm. Grants shall be awarded via a
614 request for proposal process in the following categories:

615 A. \$2,000,000 for projects with costs between \$51,000 and \$500,000; and

616 B. \$750,000 for projects with costs of up to \$50,000.

617 Organizations that have been previously allocated a grant from King County shall
618 remain eligible for the grants described in this expenditure restriction.

619 ER3 EXPENDITURE RESTRICTION:

620 Of this appropriation, \$14,800,000 shall be expended or encumbered solely to
621 support the following projects, contingent on the executive determining that each project
622 serves a fundamental governmental purpose, a county purpose for which the county is
623 receiving consideration, or support of the poor or infirm:

624 African Community Housing Development \$1,000,000

625 Bellevue Family YMCA Housing Predevelopment \$500,000

626 Comunidad \$500,000

627 Council District 6 Community Facilities Bond Projects \$500,000

628 Council District 7 Community Facilities Bond Projects \$1,000,000

629 Council District 9 Community Facilities Bond Projects \$1,000,000

630	Healthpoint Tukwila Commons	\$750,000
631	Hunger Intervention Project	\$1,750,000
632	Kirkland Women’s Club	\$100,000
633	North Helpline Bitter Lake	\$650,000
634	MLK Labor Hall	\$750,000
635	NPRSA Woodinville Youth Community & Aquatic Center	\$300,000
636	Open Doors Multicultural Village Family Resource Center	\$1,000,000
637	Phinney Neighborhood Association	\$500,000
638	Snoqualmie Valley Food Bank	\$500,000
639	Snoqualmie Valley Hospital	\$1,000,000
640	Tubman Center	\$500,000
641	Youth Achievement Center	\$500,000
642	Uplift Northwest	\$500,000
643	United Indians of All Tribes	\$1,500,000

644 Council districts 6, 7, and 9 shall collaborate with the office of (~~performance,~~
645 ~~strategy, and budget~~) the executive to identify additional capital projects with minimum
646 costs of \$100,000.

647 ER4 EXPENDITURE RESTRICTION:

648 Of this appropriation, \$350,000 shall be expended or encumbered solely for a
649 Kent school district outdoor education program, contingent on the executive determining
650 that the program serves a fundamental county governmental purpose, a county purpose
651 for which the county is receiving consideration, or support of the poor or infirm and the

652 county entering into an agreement with the Kent school district to include, but not be
653 limited to, terms related to duration, deliverables, purpose, and dollar amount.

654 ER5 EXPENDITURE RESTRICTION:

655 Of this appropriation, \$300,000 shall be expended or encumbered solely to
656 support the Charles Mitchell and George Washington Bush Study on Reparative Action
657 for Washington State's Descendants of Victims of United States Chattel Slavery
658 conducted by the Washington state Department of Commerce.

659 ER6 EXPENDITURE RESTRICTION:

660 Of this appropriation, \$50,000 shall be expended or encumbered solely to support
661 and develop a Doctor Quintard Taylor historical grant or fellowship in collaboration with
662 Blackpast.org.

663 ER7 EXPENDITURE RESTRICTION:

664 Of this appropriation, \$25,000 shall be expended or encumbered solely support
665 operation of an interim care nursery for drug-exposed and medically fragile newborns by
666 Pediatric Interim Care Center.

667 ER8 EXPENDITURE RESTRICTION:

668 Of this appropriation, \$400,000 shall be expended or encumbered solely to
669 support preapprenticeship training programs with Auburn School District's Career and
670 Technical Education as part of the county's priority hire program.

671 ER9 EXPENDITURE RESTRICTION:

672 Of this appropriation, \$400,000 shall be expended or encumbered solely to
673 support preapprenticeship training programs with Federal Way Public School's Pre
674 Apprenticeship Program as part of the county's priority hire program.

675 ER10 EXPENDITURE RESTRICTION:

676 Of this appropriation, \$1,000,000 shall be expended or encumbered solely to
677 contract with the King County Sexual Assault Resource Center to support provision of
678 services, education, and outreach.

679 ER11 EXPENDITURE RESTRICTION:

680 Of this appropriation, \$250,000 shall be expended or encumbered solely to
681 contract with Tabor 100.

682 P1 PROVIDED THAT:

683 Of this appropriation, \$50,000 shall not be expended or encumbered until the
684 executive transmits a plan to create or expand opportunities for career mentorship to
685 encourage young people to seek King County jobs in collaboration with external agencies
686 who mentor young people, including, but not limited to Project M.I.S.T.E.R.

687 The plan shall include, but not be limited to:

688 A. For each county department, identification of any and all job classifications or
689 job types suitable for such career mentorship;

690 B. Identification of resources needed to create new or expand existing career
691 mentorship programs and opportunities;

692 C. Recommendations on how to implement new or expanded career mentorship
693 programs and opportunities; and

694 D. A timeline for implementing the recommendations.

695 The executive should electronically file the plan by (~~June 30~~) September 30,
696 2026, with the clerk of the council, who shall retain an electronic copy and provide an

697 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
698 government accountability and oversight committee or its successor.

699 SECTION 15. Ordinance 20023, Section 46, as amended, is hereby amended as
700 follows:

701 GENERAL FUND TRANSFER TO DEPARTMENT OF LOCAL SERVICES -

702 From the general fund there is hereby appropriated to:

703 General fund transfer to department of local services \$5,749,000

704 SECTION 16. Ordinance 20023, Section 47, as amended, is hereby amended as
705 follows:

706 GENERAL FUND TRANSFER TO DEPARTMENT OF COMMUNITY AND

707 HUMAN SERVICES - From the general fund there is hereby appropriated to:

708 General fund transfer to department of community and
709 human services \$9,000,000

710 SECTION 17. Ordinance 20023, Section 50, as amended, is hereby amended as
711 follows:

712 GENERAL FUND TRANSFER TO DEPARTMENT OF NATURAL

713 RESOURCES AND PARKS - From the general fund there is hereby appropriated to:

714 General fund transfer to department of natural resources and parks \$250,000

715 SECTION 18. Ordinance 20023, Section 51 as amended, is hereby amended as
716 follows:

717 JAIL HEALTH SERVICES - From the general fund there is hereby

718 disappropriated from:

719 Jail health services (\$250,000)

743 D. A description of the steps taken to implement the plan to reduce psychiatric
744 clinic wait times and a timeline for completing any additional steps needed for
745 implementation including measuring performance and continuous improvement.

746 The executive should electronically file the report and a motion required by this
747 proviso by ((~~May 1~~)) December 1, 2026, with the clerk of the council, who shall retain an
748 electronic copy and provide an electronic copy to all councilmembers, the council chief
749 of staff, and the lead staff for the law and justice committee or its successor.

750 P2 PROVIDED PROVIDED THAT:

751 Of this appropriation, \$100,000 shall not be expended or encumbered until the
752 executive transmits a plan to address the health needs of vulnerable jail residents as they
753 transition from prerelease to post-release services and a motion that should acknowledge
754 receipt of the plan, and a motion acknowledging receipt of the plan is passed by the
755 council. The motion should reference the subject matter, the proviso's ordinance,
756 ordinance section, and proviso number in both the title and body of the motion.

757 The plan shall include, but not be limited to:

758 A. Consideration of how transitional and post-release services could be expanded
759 to serve all jail residents who are receiving medication for a substance use disorder, are
760 likely to experience homelessness, have a disability, have a physical or mental illness,
761 have experienced domestic violence, may need violence interruption interventions, or are
762 in other vulnerable populations;

763 B. Strategies to expand access to behavioral health medications when jail
764 residents are released from King County Correctional Facility, including but not limited
765 to, improving communication about the option of receiving medications at release;

766 C. A process that allows people who are released after pharmacy or release
767 planning service business hours to obtain a supply of, or a prescription for, behavioral
768 health medication;

769 D. Evaluation of policy updates regarding behavioral health medications at
770 release to provide a sufficient supply or prescription that takes into account appointment
771 wait times in the community;

772 E. An outline of a program to pilot contracting with one or more third-party
773 entities for reentry targeted case management to provide a warm handoff and support for
774 continuing substance use disorder treatment after release and discussion of how such a
775 program could support subsections A. through D. of this proviso;

776 F. Consideration of a partnership with public health - Seattle & King County
777 public health centers in addition to or in place of a third-party contractor to provide
778 medication supply or prescriptions for jail residents at the time of release and to ensure
779 continuity in implementing patient care plans post release; and

780 G. Discussion of the timeframe and resources needed to implement an expansion
781 of transitional and post-release services that incorporates subsections A. through F. of this
782 proviso.

783 The executive should electronically file the plan and a motion required by this
784 proviso by May 1, 2026, with the clerk of the council, who shall retain an electronic copy
785 and provide an electronic copy to all councilmembers, the council chief of staff, and the
786 lead staff for the health, housing, and human services committee or its successor.

787 SECTION 21. Ordinance 20023, Section 52, as amended, is hereby amended as
788 follows:

835 The reports shall include, but not be limited to:

836 A. A summary of the activities initiated consequent to any recommendations

837 from the King County auditor's office in the reporting period;

838 B. A summary of the services provider capacity and fiscal partnership program

839 activities supporting technical assistance and capacity building; and

840 C. A summary of activities initiated consequent to the requirements defined by

841 Ordinance 19978, including the financial management and best practices training

842 requirements as described in Ordinance 19978, Section 1.A.2.d.

843 The reports due March 31, 2026 and March 31, 2027, shall include and fulfill the

844 requirements of the annual March 31 letter called for by Ordinance 19978, Section 5.A.

845 Moneys shall be unencumbered in \$50,000 increments upon acknowledgement of

846 receipt of each (~~quarterly~~) semiannual report filed by the executive to the clerk of the

847 council.

848 The executive should electronically file the first semiannual report and a motion

849 required by this proviso by March 31, 2026, with the clerk of the council, who shall

850 retain an electronic copy and provide an electronic copy to all councilmembers, the

851 council chief of staff, and the lead staff for the committee of the whole or its successor.

852 The executive should electronically file the next two semiannual reports required

853 by this proviso by the first working day after the end of each half-year, with the clerk of

854 the council council, who shall retain an electronic copy and provide an electronic copy to

855 all councilmembers, the council chief of staff and the lead staff for committee of the

856 whole or its successor.

857 The executive should electronically file the final semiannual report required by
858 this proviso by September 30, 2027, with the clerk of the council, who shall retain an
859 electronic copy and provide an electronic copy to all councilmembers, the council chief
860 of staff, and the lead staff for the committee of the whole or its successor.

861 P2 PROVIDED FURTHER THAT:

862 Of this appropriation, \$1,200,000 shall not be expended or encumbered until the
863 executive transmits quarterly expenditure restriction compliance reports. Each quarterly
864 report should reference the subject matter, the proviso's ordinance, ordinance section, and
865 proviso number. Upon transmittal of each quarterly report, \$150,000 is released for
866 expenditure or encumbrance.

867 A. The first quarterly report shall include, but not be limited to:

868 1. A summary of all funding, whether capital or operating, within the
869 department of community and human services that council has allocated through a budget
870 ordinance expenditure restriction between the adopted 2025 budget and the 2026-2027
871 biennial budget to be adopted in proposed ordinance 2025-0288, delineated by
872 appropriation unit and funding source;

873 2. A summary of all expenditure restrictions within the timeframe laid out in
874 subsection A. of this proviso that have been satisfied, with the restricted funding being
875 fully expended for the identified purpose, delineated by appropriation unit and funding
876 source;

877 3. A crosswalk of all expenditure restrictions, delineated by appropriation unit
878 and funding source, within the timeframe laid out in subsection A. of this proviso that
879 have not yet been satisfied, a status update on each outstanding expenditure restriction, a

880 narrative providing a rationale for the expenditure restriction not yet being satisfied, and
881 the timeline in which the department of community and human services intends to satisfy
882 the requirements of such expenditure restrictions; and

883 4. An update on any activities the department of community and human services
884 has conducted on such expenditure restrictions since the previous monthly report.

885 B. All remaining quarterly reports shall include, but not be limited to:

886 1. A summary of all expenditure restrictions within the timeframe laid out in
887 subsection A.1. of this proviso that have been satisfied since the prior quarter's report,
888 with the restricted funding being fully expended for the identified purpose, delineated by
889 appropriation unit and funding source;

890 2. A crosswalk of all expenditure restrictions, delineated by appropriation unit
891 and funding source, within the timeframe laid out in subsection A.1. of this proviso that
892 have not yet been satisfied, a status update on each outstanding expenditure restriction, a
893 narrative providing a rationale for the expenditure restriction not yet being satisfied, and
894 the timeline in which the department of community and human services intends to satisfy
895 the requirements of such expenditure restrictions; and

896 3. An update on any activities the department of community and human services
897 has conducted on such expenditure restrictions since the previous quarterly report.

898 The executive should electronically file each quarterly report by the last day of
899 each quarter, with the clerk of the council, who shall retain an electronic copy and
900 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
901 staff for the budget and fiscal management committee or its successor.

902 SECTION 29. Ordinance 20023, Section 64, as amended, is hereby amended as
903 follows:

904 BEHAVIORAL HEALTH AND RECOVERY DIVISION - BEHAVIORAL
905 HEALTH - From the behavioral health fund there is hereby disappropriated from:

906 Behavioral health and recovery division – behavioral health (\$300,000)

907 SECTION 30. The council directs that section 29 of this ordinance takes effect
908 before section 31 of this ordinance.

909 SECTION 31. Ordinance 20023, Section 64, as amended, is hereby amended as
910 follows:

911 BEHAVIORAL HEALTH AND RECOVERY DIVISION - BEHAVIORAL
912 HEALTH - From the behavioral health fund there is hereby disppropriated from:

913 Behavioral health and recovery division - behavioral health (\$110,000)

914 The maximum number of additional FTEs for behavioral health and recovery division -
915 behavioral health shall be: (1.0)

916 ER1 EXPENDITURE RESTRICTION:

917 Of this appropriation, \$250,000 shall be expended or encumbered solely to
918 support the production of the report described in Proviso P1 of this section.

919 ER2 EXPENDITURE RESTRICTION:

920 Of this appropriation, \$120,000 shall be expended or encumbered solely to
921 support CharMD Behavioral Health in providing mental health services for low-income
922 immigrant populations, including African immigrants and people of color in the city of
923 Shoreline.

924 P1 PROVIDED THAT:

925 Of this appropriation, (~~(\$250,000)~~) \$300,000 shall not be expended or
926 encumbered until the executive transmits to council a behavioral health strategic plan
927 report, and a motion that should acknowledge receipt of the report, and a motion
928 acknowledging receipt of the report is passed by the council. The motion should
929 reference the subject matter, the proviso's ordinance, ordinance section, and proviso
930 number in both the title and body of the motion.

931 The report shall assess behavioral health system needs and gaps in King County,
932 and analyze current behavioral health revenue types and treatment services, define King
933 County's role in providing behavioral health services, and propose a vision and priorities
934 for the future of King County's behavioral health system. The behavioral health and
935 recovery division should engage behavioral health providers, community members with
936 lived experience, subject matter experts, and system partners (e.g. courts, jails, hospitals,
937 and first responders) in the course of developing the report. The vision and priorities for
938 the future of the behavioral health system should be reflective of this engagement process
939 and should address regional needs, further coordinate the continuum of care, reassess
940 system capacity, and modernize access to care.

941 The strategic (~~(roadmap)~~) plan report should include, but not be limited to:

942 A. An overview of the financial structure of the public behavioral health system
943 in King County including federal, state, and local funding, and philanthropic dollars that
944 King County receives directly;

945 B. An overview of the state, local and managed care organizational structure that
946 the King County behavioral health and recovery division operates within, and the

947 operational models that the behavioral health and recovery division employs in
948 performing its responsibilities;

949 C. A list of the behavioral health projects, programs, and services that the county
950 provides directly or contracts for, including a description of each project, program, or
951 service, year-to-date and projected biennial costs, and what revenue supports each
952 project, program, or service, including in which appropriation unit the moneys are
953 accounted. The list shall also identify programs that are at risk due to outyear budget
954 projections or known funding shortfalls, or experience capacity limitations that prevent
955 the program or service from meeting demand.

956 D. An overview of behavioral health system current and projected service gaps,
957 and (~~financial needs~~) projected challenges to maintain care access for people who
958 enrolled in Medicaid and may lose eligibility due to federal changes to Medicaid
959 anticipated to occur in the 2026-2027 biennium;

960 E. An overview of the potential impact of House Resolution 1 of the 119th
961 Congress (2025-2026) on Medicaid funding for community behavioral health care in
962 King County, including Medicaid received by crisis care centers, including but not
963 limited to:

964 1. Information about Medicaid assumed in the crisis care center implementation
965 plan's financial plan;

966 2. Information about actual Medicaid revenue received by crisis care centers to
967 date;

968 3. An assessment of anticipated effects of House Resolution 1 of the 119
969 Congress (2025-2026) on Medicaid crisis care centers are projected to receive in the
970 future; and

971 4. Any recommended changes to the reserve plan for crisis care centers.

972 F. A ((recommendation and)) recommended strategy for how to leverage and
973 optimize existing funding sources to achieve improved outcomes for individuals with
974 behavioral health conditions;

975 G. A list of any long-term revenue alternatives for which the county is eligible,
976 including an estimate of total potential revenue for each alternative, that could assist the
977 county in maintaining both the county's own behavioral health services and any projects,
978 programs, or services for which the county contracts; and

979 H. Recommended priorities for King County to consider for future financial
980 investments, including but not limited to youth mental health, substance use disorder
981 treatment, and workforce sustainability efforts.

982 The executive should provide a progress briefing to the budget and financial
983 management committee, or its successor, by September 30, 2026. The executive should
984 electronically file the report and a motion required by this proviso by January 31, 2027,
985 with the clerk of the council, who shall retain an electronic copy and provide an
986 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
987 budget and financial management committee or its successor.

988 ~~((P2 PROVIDED FURTHER THAT:~~

989 ~~Of this appropriation, \$50,000 shall not be expended or encumbered until the~~
990 ~~executive transmits a behavioral health services report to council.~~

991 The report shall include, but not be limited to:

992 A. ~~A list of the behavioral health projects, programs, and services that the county~~
993 ~~provides directly or contracts for, including a description of each project, program, or~~
994 ~~service, year to date and projected biennial costs, and what revenue supports each~~
995 ~~project, program, or service, including in which appropriation unit the moneys are~~
996 ~~accounted;~~

997 B. ~~A financial plan that provides detailed information on which projects,~~
998 ~~programs, and services the county provides directly or contracts for that can and cannot~~
999 ~~be maintained under current outyear budget projections, and any capacity limitations to~~
1000 ~~meet estimated demand, as well as current or anticipated funding shortfalls; and~~

1001 C. ~~A list of any long term revenue alternatives for which the county is eligible,~~
1002 ~~including an estimate of total potential revenue for each alternative, that could assist the~~
1003 ~~county in maintaining both the county's own behavioral health services and any projects,~~
1004 ~~programs, or services for which the county contracts.~~

1005 The executive shall electronically file the report required by this proviso to
1006 accompany the transmittal of the mental illness and drug dependency implementation
1007 plan expected midyear in 2026 with the clerk of the council, who shall retain an
1008 electronic copy and provide an electronic copy to all councilmembers, the council chief
1009 of staff, and the lead staff for the health, housing, and human services committee or its
1010 successor.))

1011 SECTION 32. Ordinance 20023, Section 70, as amended, is hereby amended as
1012 follows:

1034 Of this appropriation, \$1,938,000 shall be expended or encumbered solely to
1035 support MIDD initiative SI-01 Community-Driven Behavioral Health Grants for Cultural
1036 and Ethnic Communities.

1037 ER5 EXPENDITURE RESTRICTION:

1038 Of this appropriation, (~~(\$4,204,487)~~) \$4,006,487 shall be expended or
1039 encumbered solely to support MIDD Initiative PRI-09 Sexual Assault Behavioral Health
1040 Services and PRI-10 Domestic Violence Behavioral Health Services and System
1041 Coordination.

1042 ER6 EXPENDITURE RESTRICTION:

1043 Of this appropriation, \$197,408,000 shall be expended or encumbered consistent
1044 with processes and practices established in Ordinance 18406 and Motions 15093 and
1045 15058.

1046 ER7 EXPENDITURE RESTRICTION:

1047 Of this appropriation, \$250,000 shall be expended or encumbered solely to
1048 support Valley Cities behavioral health care, counseling, and substance use disorder
1049 treatment programs.

1050 ER8 EXPENDITURE RESTRICTION:

1051 Of this appropriation, \$200,000 shall be expended or encumbered solely to
1052 support the Recovery Navigator Program administered by King County.

1053 P1 PROVIDED THAT:

1054 Of this appropriation, \$500,000 shall not be expended or encumbered until the
1055 executive transmits the next mental illness and drug dependency sales tax implementation
1056 plan ("implementation plan") and the council adopts the implementation plan by

1057 ordinance. The implementation plan shall include, among other things, an analysis
1058 regarding the department of community and human services inflation rate adjustment
1059 policy for human services contracts dated September 1, 2024 ("inflation rate adjustment
1060 policy"), which is anticipated to increase mental illness and drug dependency sales
1061 tax funded contracts in 2026 by 3.57 percent, and 3.64 percent in 2027. The analysis
1062 shall include, but not be limited to:

1063 A. A description of how the inflation rate adjustment policy was determined to be
1064 applicable to the mental illness and drug dependency fund given the incompatibility with
1065 the requirements of the fund source due to the volatile nature of sales tax revenue;

1066 B. An analysis regarding the effect of the inflation rate adjustment policy on the
1067 mental illness and drug dependency fund, which is projecting an average future growth
1068 rate for mental illness and drug dependency of 2.7 percent per year according to 2025
1069 data from King County's office of economic and financial analysis;

1070 C. An exploration of how the inflation rate adjustment policy could result in
1071 expenditures outpacing sales tax revenues and whether inflation rate adjustment policy
1072 creates a structural gap for the mental illness and drug dependency fund; and

1073 D. Proposed mitigation strategies to address a possible structural gap due to the
1074 inflation rate adjustment policy which may include, but not be limited to, policies to:

1075 1. Forgo program expansion to maintain inflation rate adjustment for existing
1076 programs;

1077 2. Institute a cap on the inflation rate adjustment policy for mental illness and
1078 drug dependency sales tax funded programs and services;

1079 3. Establish a process through which possible cuts to programs and services are
1080 made, including a description of the role of the mental illness and drug dependency
1081 advisory committee in this process; and

1082 4. Prohibit or otherwise deem the inflation rate adjustment policy as
1083 incompatible with requirements of the mental illness and drug dependency fund as
1084 allowed by section 3.0 of the inflation rate adjustment policy.

1085 The mental illness and drug dependency sales tax implementation plan should
1086 reference the subject matter, the proviso's ordinance, ordinance section, and proviso
1087 number in both the title and body of the ordinance.

1088 The executive should electronically file the mental illness and drug dependency
1089 sales tax implementation plan and an ordinance required by this proviso by July 1, 2026,
1090 with the clerk of the council, who shall retain an electronic copy and provide an
1091 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
1092 committee of the whole or its successor.

1093 P2 PROVIDED FURTHER THAT:

1094 Of the \$250,000 of this appropriation restricted by Expenditure Restriction ER7
1095 of this section, \$10,000 should not be expended or encumbered until Valley Cities
1096 electronically transmits to the department of community and human services a written
1097 narrative describing their efforts and lessons learned in responding to reductions in
1098 federal Medicaid funding.

1099 SECTION 35. Ordinance 20023, Section 71, as amended, is hereby amended as
1100 follows:

1147 upon the first position vacancy occurring during the biennium except the Permitting
1148 Division Director.

1149 P4 PROVIDED FURTHER THAT:

1150 Of this appropriation, 1.0 FTE and the associated remaining biennial
1151 appropriation authority associated with the 1.0 FTE shall not be expended or encumbered
1152 upon the first position vacancy occurring during the biennium except the Permitting
1153 Division Director.

1154 SECTION 41. Ordinance 20023, Section 90, as amended, is hereby amended as
1155 follows:

1156 LOCAL SERVICES ADMINISTRATION - From the department of local
1157 services director's office fund there is hereby disappropriated from:

1158 Local services administration (\$400,000)

1159 SECTION 42. The council directs that section 41 of this ordinance takes effect
1160 before section 43 of this ordinance.

1161 SECTION 43. Ordinance 20023, Section 90, as amended, is hereby amended as
1162 follows:

1163 LOCAL SERVICES ADMINISTRATION - From the department of local
1164 services director's office fund there is hereby appropriated to:

1165 Local services administration \$6,151,000

1166 The maximum number of additional FTEs for local services administration shall be: 2.0

1167 ER1 EXPENDITURE RESTRICTION:

1168 Of this appropriation, \$370,000 shall be expended or encumbered solely to
1169 support a general counsel.

1170 ER2 EXPENDITURE RESTRICTION:

1171 Of this appropriation, \$500,000 shall be expended or encumbered solely to
1172 support Comprehensive Plan Work Plan Actions 7: Rural Economic Strategies, 11:
1173 Barriers to Affordable Housing, and 16: State Environmental Policy Act (SEPA)
1174 Exemption Levels.

1175 ER3 EXPENDITURE RESTRICTION:

1176 Of this appropriation, \$100,000 shall be expended or encumbered solely to
1177 support the assessment plan required under Section 90, Proviso P1, of this ordinance.
1178 The \$100,000 shall not be expended or encumbered until the executive transmits the
1179 assessment plan as required under Section 90, Proviso P1, of this ordinance.

1180 ER4 EXPENDITURE RESTRICTION:

1181 Of this appropriation, up to \$50,000 shall be expended or encumbered solely to
1182 support the department of local services:

1183 A. To collaborate with the parks and recreation division in the department of
1184 natural resources and parks and the Fairwood Community Group, a 501(c)3 organization,
1185 for the planning of the Fairwood 60th Celebration and community outreach; and

1186 B. For strengthening other unincorporated communities by supporting local
1187 community initiatives and activities.

1188 ER5 EXPENDITURE RESTRICTION:

1189 Of this appropriation, \$300,000 shall be expended or encumbered solely to
1190 establish a vacant commercial property activation pilot program called “Vacant to
1191 Vibrant” in the North Highline subarea for up to two years, beginning January 1, 2026.
1192 In establishing the vacant commercial property activation pilot program, the department

1193 of local services should partner with the office of ~~((economic opportunity and creative~~
1194 ~~economy))~~ the executive, any other necessary county agencies, and community
1195 organizations located in the North Highline subarea do the following:

1196 A. Identify small business owners, including Latino, black, indigenous,
1197 immigrant, refugee, and women-owned small businesses in the North Highline subarea,
1198 and artists from those populations, who work or reside in the North Highline subarea,
1199 interested in participating in the pilot program;

1200 B. Identify landlords located within the North Highline subarea who have vacant
1201 commercial storefronts or land and an interest in activating those properties for terms of
1202 less than one year;

1203 C. Identify the types of projects that should be eligible to operate in vacant
1204 commercial properties including, but not limited to, retail businesses, pop-up food
1205 establishments, art installations, performing arts, or artist residencies;

1206 D. Determine the criteria for matching small business owners and artists with
1207 landlords who have vacant commercial storefronts or land;

1208 E. Provide access to technical support to assist matched small business owners
1209 and artists in developing commercial space, marketing, business planning, and lease
1210 negotiations;

1211 F. Provide up to one-thousand five hundred dollars per month to participating
1212 landlords based on the type of project and based on a sufficient demonstration of public
1213 benefit;

1214 G. Provide reimbursement for liability insurance for each property for the
1215 duration of the project, as allowable;

1216 H. Create a public website that advertises, describes, and provides the locations
1217 of each project participating in the vacant commercial property activation pilot. The
1218 website shall also provide community feedback opportunities. The information provided
1219 and feedback opportunities must be in multiple languages, including, but not limited to,
1220 English and Spanish; and

1221 I. Solicit community feedback throughout the pilot period and monitor the usage
1222 and costs associated with the vacant commercial property activation pilot program.
1223 Feedback shall be solicited in multiple languages, including, but not limited to, English
1224 and Spanish. Feedback shall be solicited from participating small businesses, artists,
1225 landlords, and customers with the goal of understanding issues or ways to improve the
1226 program.

1227 P1 PROVIDED THAT:

1228 Of this appropriation, \$100,000 shall not be expended or encumbered until the
1229 executive transmits a land use, zoning, and environmental assessment plan, developed in
1230 collaboration with the city of Maple Valley, to market and sell the county-owned
1231 property known as summit place.

1232 The plan shall include, but not be limited to:

1233 A. An assessment of the existing land use designation and zoning of the site, and
1234 recommendations on what changes to the land use designation and zoning of this
1235 property by the city of Maple Valley could increase the marketability of summit place
1236 and property value, including rezoning of the property to allow more uses or more intense
1237 development;

1238 B. An economic development analysis to recommend the highest and best use of
1239 the property;

1240 C. An evaluation of what environmental review will be required to achieve the
1241 recommendations in subsections A. and B. of this proviso;

1242 D. An analysis of any other issues regarding the property that should be
1243 addressed to ensure a mutually beneficial outcome for the county and the city of Maple
1244 Valley;

1245 E. Recommended community engagement strategies to align the community's
1246 vision for the property's future development with the county's need to receive fair
1247 compensation in any potential sale; and

1248 F. The total estimated cost to support the work required in subsections A., B., C.,
1249 D., and E. of this proviso.

1250 The executive should electronically file the plan required by this proviso by
1251 ~~((May 1, 2026))~~ May 1, 2027, with the clerk of the council, who shall retain an electronic
1252 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
1253 the lead staff for the local services and land use committee or its successor. The executive
1254 shall provide a briefing on the progress of this proviso by May 1, 2026 to the local
1255 services and land use committee.

1256 P2 PROVIDED FURTHER THAT:

1257 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1258 executive transmits a report to the council on implementation of the vacant commercial
1259 property activation pilot program called "Vacant to Vibrant" in the North Highline
1260 subarea detailed in Expenditure Restriction ER5 of this section. The report shall contain

1261 the most current information available on pilot program feedback, usage and costs,
1262 including, but not limited to:

- 1263 A. The total number of small businesses, artists, and landlord participants;
- 1264 B. An estimated average hours of activation per site, per week;
- 1265 C. An estimate of the local economic impact of the pilot program, including, but
1266 not limited to:
 - 1267 1. Estimated revenue businesses received as a result of their individual property
1268 activations, and
 - 1269 2. How many, if any, participants signed or expect to sign long-term leases by
1270 the end of the pilot period;
 - 1271 D. An equity analysis, including but not limited to, a description of how the pilot
1272 program relates to or supports one or more of the determinants of equity identified in
1273 Ordinance 16948, a description of any gaps in access to the pilot program based on race,
1274 class, gender, ability, or language spoken and a description of any other impacts to the
1275 community in the North Highline subarea;
 - 1276 E. A summary of participant and public pilot program feedback received by the
1277 county;
 - 1278 F. A summary of any costs to the county relating to pilot program development,
1279 implementation, and administration; and
 - 1280 G. An analysis of emerging lessons learned from similar pilot programs in other
1281 select jurisdictions, and the recommendation of the executive as to whether the county's
1282 pilot program should either continue or expand, or both, beyond the pilot period. If the
1283 recommendation of the executive is to continue, to expand, or to continue and expand

1284 beyond the pilot period, then the executive shall transmit proposed legislation to the
1285 council to effectuate the recommendation, including an implementation plan and, if
1286 needed, applicable supplemental appropriation request legislation.

1287 The executive shall electronically file the report required by this section by
1288 December 31, 2027, with the most current information outlined in subsections A. through
1289 G. of this proviso, with the clerk of the council, who shall retain the original and provide
1290 an electronic copy to all councilmembers, the council chief of staff, the policy staff
1291 director, and the lead for the transportation, economy, and environment committee or its
1292 successor.

1293 P3 PROVIDED FURTHER THAT:

1294 Of this appropriation, \$250,000 shall not be expended or encumbered until the
1295 executive transmits a reimagining community needs plan and a motion that should
1296 approve the plan, and a motion to approve the plan is passed by the council. The motion
1297 should reference the subject matter, the proviso's ordinance, ordinance section, and
1298 proviso number in both the title and body of the motion.

1299 The plan shall include, but not be limited to:

1300 A. A description of the current code requirements for a community needs list in
1301 each subarea geography as described in K.C.C. 2.16.055 and the internal processes to
1302 develop, adopt, and implement each community needs list;

1303 B. An evaluation of whether the current code requirements and internal processes
1304 meet each community's needs related to potential services, programs, facilities, and
1305 capital improvements, including those that build on each community's strengths and
1306 assets;

1307 C. If the evaluation under section B. of this proviso results in the département's
1308 recommendation the community needs lists as currently codified at K.C.C. 2.16.055
1309 should continue:

1310 1. Whether the current two-year cycle for adoption of community needs lists is
1311 appropriate;

1312 2. Whether this effort should be combined with other planning or community
1313 engagement efforts, such as subarea planning;

1314 3. The level of community engagement needed to be responsive to community
1315 needs, and whether other community engagement completed by county agencies can be
1316 leveraged to complete each community needs list;

1317 4. How to improve implementation of community need lists by county agencies,
1318 through not only the county budget, but also through levy and rate proposals and
1319 implementation plans, or other funding mechanisms that county agencies use; and

1320 5. Whether additional resources are needed in the department of local services
1321 or other agencies to support community needs lists;

1322 D. An evaluation of one or more alternative approaches to the community needs
1323 list that would be more responsive to the communities needs identified in K.C.C.
1324 2.16.055 and a description of the alternatives; and

1325 E. If the department recommends an alternative approach evaluated under
1326 subsection D. of this proviso:

1327 1. The code and internal process changes needed to implement the alternative
1328 approach;

1329 2. Funding and staffing needs to implement the alternative approach;

1330 3. How community engagement will be incorporated and the minimum level of
1331 community engagement necessary for the alternative approach; and

1332 4. How county agencies will be responsive to community-identified needs and
1333 how community engagement will be completed that exceeds a "county consults" level of
1334 engagement.

1335 The executive should electronically file the plan, motion required by this proviso,
1336 and, if necessary, a proposed ordinance that implements the recommendations in the plan,
1337 by December 31, 2026, with the clerk of the council, who shall retain an electronic copy
1338 and provide an electronic copy to all councilmembers, the council chief of staff, and the
1339 lead staff for the local services and land use committee or its successor.

1340 P4 PROVIDED FURTHER THAT:

1341 Of this appropriation, \$25,000 shall not be expended or encumbered until the
1342 executive transmits two emergency support funding letters.

1343 The letters shall include, but not be limited to:

1344 A. Providing information on how emergency support funding was expended by
1345 the department of local services in support of emergency response and the total moneys
1346 expended, including the type of event, how the moneys were spent, and the collaboration
1347 with other agencies on the emergency support completed for the event; and

1348 B. Recommendations on funding needs for the next biennium.

1349 The executive should electronically file the first letter by October 1, 2026, for
1350 emergency events that occurred between January 1, 2026, and September 1, 2026, and
1351 the second letter by September 1, 2027, for emergency events that occurred between
1352 September 2, 2026, and August 1, 2027, with the clerk of the council, who shall retain an

1353 electronic copy and provide an electronic copy to all councilmembers, the council chief
1354 of staff, and the lead staff for the local services and land use committee or its successor.

1355 SECTION 44. Ordinance 20023, Section 91, as amended, is hereby amended as
1356 follows:

1357 COMMUNITY SERVICES OPERATING - From the community services
1358 operating fund there is hereby appropriated to:

1359 Community services operating \$2,000,000

1360 SECTION 45. Ordinance 20023, Section 94, as amended, is hereby amended as
1361 follows:

1362 PARKS AND RECREATION - From the parks and recreation fund there is
1363 hereby disappropriated from:

1364 Parks and recreation (\$300,000)

1365 SECTION 46. The council directs that section 45 of this ordinance takes effect
1366 before section 47 of this ordinance.

1367 SECTION 47. Ordinance 20023, Section 94, as amended, is hereby amended as
1368 follows:

1369 PARKS AND RECREATION - From the parks and recreation fund there is
1370 hereby appropriated to:

1371 Parks and recreation \$520,000

1372 ER1 EXPENDITURE RESTRICTION:

1373 Of this appropriation, 0.5 FTE shall be expended or encumbered solely to support
1374 work on the Interurban Trail North connection at the border of King and Snohomish

1375 counties, including, but not limited to, coordination with partners and planning, design,
1376 and construction of one or more capital projects.

1377 ER2 EXPENDITURE RESTRICTION:

1378 Of this appropriation, 0.5 FTE shall be expended or encumbered solely to support
1379 work on the Interurban Trail South, including, but not limited to, coordination with
1380 partners and planning, design, and construction of one or more capital projects.

1381 ER3 EXPENDITURE RESTRICTION:

1382 Of this appropriation, 0.25 FTE shall be expended or encumbered solely for work
1383 relating to athletic field access for youth, including, but not limited to, pursuing athletic
1384 field partnerships with cities, school districts, and other entities. The work should focus
1385 on opportunity areas where needs are greatest, such as south King County.

1386 ER4 EXPENDITURE RESTRICTION:

1387 Of this appropriation, 0.25 FTE shall be expended or encumbered solely to
1388 collaborate with relevant school districts, property owners, and cities to develop a
1389 strategy to meet the goal of every King County resident within the urban growth
1390 boundary living within a quarter mile of open space, a park, or a health-oriented athletic
1391 facility open to the public.

1392 P1 PROVIDED THAT:

1393 Of this appropriation, \$100,000 shall not be expended or encumbered until the
1394 executive transmits an Interurban Trail South workplan and provides a briefing on the
1395 plan to the transportation, economy, and environment committee or its successor.

1396 The workplan shall include, but not be limited to, the following items:

1397 A. Amenities for the Interurban Trail south of Lake Washington, including items

1398 such as:

1399 1. Shade and watering stations;

1400 2. Repair stations including a tool library, bicycle air pumps, and bike stands;

1401 3. Directional signage to nearby businesses and other points of interest;

1402 4. Break areas for families, including diaper changing tables, play areas, and

1403 picnic tables;

1404 5. Food trucks, pop-up providers, or permanent areas for food and beverage

1405 businesses; and

1406 6. Opportunities for public art;

1407 B. Proposed locations for the amenities; and

1408 C. A proposed timeline for placement of the amenities, that includes all amenities

1409 being in place by the end of 2027.

1410 The executive should electronically file the workplan required by this proviso by

1411 June 30, 2026, with the clerk of the council, who shall retain an electronic copy and

1412 provide an electronic copy to all councilmembers, the council chief of staff, and the lead

1413 staff for the transportation, economy, and environment committee or its successor. The

1414 executive shall provide a briefing on the workplan to the transportation, economy, and

1415 environment committee. The briefing title should be "Interurban South Trail Amenities

1416 Briefing in response to the 2026-2027 Biennial Budget Ordinance, Ordinance XXXXXX,

1417 Proviso P1, to the parks and recreation appropriation unit," and the briefing shall include,

1418 but not be limited to, discussion of the workplan. The executive should provide the

1419 briefing required by this proviso by (~~July 31~~) December 31, 2026.

1420 P2 PROVIDED FURTHER THAT:

1421 Of this appropriation, \$100,000 shall not be expended or encumbered until the
1422 executive transmits a report on the parks and recreation division's plan to collaborate with
1423 relevant school districts, property owners, and cities ("community partners") to develop a
1424 strategy to acquire properties to meet the goal of every King County resident within the
1425 urban growth boundary living within a quarter mile of open space, a park, or a health-
1426 oriented athletic facility open to the public. The report shall include, but not be limited
1427 to, a timeline, budget, and list of potential community partners for this work.

1428 The executive should electronically file the report by (~~September 30, 2026~~)
1429 March 31, 2027, with the clerk of the council, who shall retain an electronic copy and
1430 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1431 staff for the transportation, economy, and environment committee or its successor.

1432 P3 PROVIDED FURTHER THAT:

1433 Of this appropriation, \$100,000 shall not be expended or encumbered until the
1434 executive transmits an athletic fields access report, which shall include, but not be limited
1435 to, progress made in expanding youth access to playfields, particularly the work done in
1436 accordance with Expenditure Restriction ER3 of this section.

1437 The executive should electronically file the report by December 31, 2026, with
1438 the clerk of the council, who shall retain an electronic copy and provide an electronic
1439 copy to all councilmembers, the council chief of staff, and the lead staff for the
1440 transportation, economy, and environment committee or its successor.

1441 P4 PROVIDED FURTHER THAT:

1442 Of this appropriation, \$100,000 shall not be expended or encumbered until the
1443 executive transmits a parks levy advisory committee recommendations report and an
1444 ordinance that would adopt the proposed recommendations of the report.

1445 The report shall include the parks and recreation division's proposed approach for
1446 advisory committee processes for the competitive grant programs established in the 2026-
1447 2031 Parks levy authorized by Ordinance 19922, including, but not limited to:

- 1448 A. The nomination process for advisory committee members;
- 1449 B. Any proposed subcommittees, including the subject matter of each
1450 subcommittee, the number of members, and entities or organizations represented;
- 1451 C. The project selection process, including criteria used for ranking and selecting
1452 projects;
- 1453 D. The conflict of interest policy for the 2020-2025 Parks Levy;
- 1454 E. Discussion of concerns raised by any party about the conflict of interest policy
1455 for the 2020-2025 Parks Levy;
- 1456 F. Recommendations for any changes proposed to the conflict of interest policy
1457 for the 2026-2031 Parks Levy, developed in collaboration with the King County board of
1458 ethics; and
- 1459 G. The final approval process for individual grant awards.

1460 The executive should electronically file the report and the ordinance required by
1461 this proviso by ~~((March 31))~~ June 30, 2026, with the clerk of the council, who shall retain
1462 an electronic copy and provide an electronic copy to all councilmembers, the council
1463 chief of staff, and the lead staff for the transportation, economy, and environment
1464 committee or its successor.

1465 P5 PROVIDED FURTHER THAT:

1466 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1467 executive transmits a plan on how to create a public path on a portion of tax parcel
1468 #2185000895 owned by the road services division of King County, located in the South
1469 Park neighborhood of unincorporated King County ("the property"). The plan should
1470 include options to create and maintain public space on the property, including, but not
1471 limited to, a public path to use the property to connect the South Park Plaza to the
1472 Duwamish Waterway.

1473 The executive should electronically file the plan required by this proviso no later
1474 than July 1, 2026, with the clerk of the council, who shall retain an electronic copy and
1475 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1476 staff for the budget and fiscal management committee or its successor.

1477 SECTION 48. Ordinance 20023, Section 96, as amended, is hereby amended as
1478 follows:

1479 CRISIS CARE CENTERS - From the crisis care centers fund there is hereby
1480 disappropriated from:

1481 Crisis care centers (\$500,000)

1482 SECTION 49. The council directs that section 48 of this ordinance takes effect
1483 before section 50 of this ordinance.

1484 SECTION 50. Ordinance 20023, Section 96, as amended, is hereby amended as
1485 follows:

1486 CRISIS CARE CENTERS - From the crisis care centers fund there is hereby
1487 appropriated to:

1488 Crisis care centers \$500,000

1489 ER1 EXPENDITURE RESTRICTION:

1490 Of this appropriation, up to \$2,000,000 shall be expended or encumbered solely to
1491 support and implement a non-police security plan, good neighbor policies, and measures
1492 outlined in the specific requirements described in city of Seattle Mayor Bruce Harrell's
1493 letter of support dated August 13, 2025, which is attachment E to 2025-RPT0087, the
1494 Broadway Facility Notification Letter. The moneys expended or encumbered to support
1495 and implement the measures outlined in Mayor Harrell's letter of support shall be
1496 authorized by King County and administered in conjunction with the city of Seattle with
1497 concurrence from the six-person community advisory group appointed by the city of
1498 Seattle described in item 4 in the letter of support. If the city has not appointed the six-
1499 person community advisory group by February 4, 2026, the King County executive may
1500 appoint individuals to the group in coordination with the King County council and
1501 confirmed by council motion. Where applicable, the implementation of the specific
1502 requirements outlined in the letter of support should be completed before the crisis care
1503 center at the Broadway Facility opens. The executive should utilize responsible
1504 contracting criteria described in Ordinance 19925 to invest in security, mobile crisis
1505 responders, and community ambassadors for the area immediately surrounding the
1506 Broadway Facility in advance of the opening of the central crisis response zone crisis
1507 care center at the Broadway Facility.

1508 The executive shall also coordinate with the selected operator to explore the
1509 utilization of the undeveloped property on the south portion of the site, identified as
1510 parcel number 1978201290, to facilitate outdoor access for patients.

1511 ER2 EXPENDITURE RESTRICTION:

1512 Of this appropriation, \$10,000,000 shall be expended or encumbered solely to
1513 support mobile crisis response with consideration of prioritizing service in areas
1514 immediately surrounding future crisis care center facilities, including the Broadway
1515 Facility.

1516 ER3 EXPENDITURE RESTRICTION:

1517 Of this appropriation, \$1,000,000 shall be expended or encumbered solely to
1518 support post-crisis stabilization services.

1519 ER4 EXPENDITURE RESTRICTION:

1520 Of this appropriation, \$2,500,000 shall be expended or encumbered solely for a
1521 one-time enhancement to organizations providing mobile crisis response for workforce
1522 stabilization and support.

1523 ~~((P1 PROVIDED THAT:~~

1524 ~~Of this appropriation, \$500,000 shall not be expended or encumbered until the~~
1525 ~~executive transmits a report on the effects of House Resolution 1 of the 119 Congress~~
1526 ~~(2025-2026), on Medicaid funding received by crisis care centers, and a motion that~~
1527 ~~should acknowledge receipt of report, and a motion acknowledging receipt of the report~~
1528 ~~is passed by the council. The motion should reference the subject matter, the proviso's~~
1529 ~~ordinance, ordinance section, and proviso number in both the title and body of the~~
1530 ~~motion.~~

1531 ~~The report shall include, but not be limited to:~~

1532 ~~A. Information about Medicaid assumed in the crisis care center implementation~~
1533 ~~plan's financial plan;~~

1534 ~~B. Information about actual Medicaid revenue received by crisis care centers to~~
1535 ~~date;~~

1536 ~~C. A detailed assessment of anticipated effects of House Resolution 1 of the 119~~
1537 ~~Congress (2025-2026) on Medicaid crisis care centers are projected to receive in the~~
1538 ~~future; and~~

1539 ~~D. Any recommended changes to the Medicaid reserve plan for crisis care~~
1540 ~~centers.~~

1541 ~~The executive should electronically file the report and a motion required by this~~
1542 ~~proviso by September 1, 2026, with the clerk of the council, who shall retain an~~
1543 ~~electronic copy and provide an electronic copy to all councilmembers, the council chief~~
1544 ~~of staff, and the lead staff for the health, housing, and human services committee or its~~
1545 ~~successor.))~~

1546 SECTION 51. Ordinance 20023, Section 98, as amended, is hereby amended as
1547 follows:

1548 BEST STARTS FOR KIDS - From the best starts for kids fund there is hereby
1549 disappropriated from:

1550 Best Starts for Kids (\$150,000)

1551 SECTION 52. The council directs that section 51 of this ordinance takes effect
1552 before section 53 of this ordinance.

1553 SECTION 53. Ordinance 20023, Section 98, as amended, is hereby amended as
1554 follows:

1555 BEST STARTS FOR KIDS - From the best starts for kids fund there is hereby
1556 appropriated to:

1557 Best Starts for Kids \$150,000

1558 P1 PROVIDED THAT:

1559 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1560 executive transmits a Best Starts for Kids assessment report and a motion that should
1561 acknowledge receipt of the report, and a motion acknowledging receipt of the report is
1562 passed by the council. The motion should reference the subject matter, the proviso's
1563 ordinance, ordinance section, and proviso number in both the title and body of the
1564 motion.

1565 The report shall provide an assessment of 2022-2027 Best Starts for Kids levy-funded
1566 goals, strategies, and programs. The report shall include, but not be limited to:

1567 A. An assessment of levy strategy and program investments and outcomes,
1568 including a summary of investments by geographic area, identification and justification
1569 of any unspent or reallocated levy proceeds, and an analysis of levy proceeds used to
1570 support technical assistance and capacity building; and

1571 B. Recommendations for a prospective levy renewal proposal to be transmitted to
1572 the council that address the following:

1573 1. Whether to maintain or modify existing levy investment allocations;

1574 2. Whether a renewed levy, or an increased or expanded levy, should
1575 incorporate:

1576 a. Revised or new levy goals or strategies including dedicated new funding to
1577 support immigrant and refugee students and dedicated new funding to support homeless
1578 youth and families through investments such as shelter and outreach services and
1579 McKinney-Vento Homeless Assistance Act trainings;

1580 3. How a renewed levy would align and coordinate with regional initiatives such
1581 as: the veterans, seniors, and human services levy; the mental illness and drug
1582 dependency fund; the crisis care centers levy; the Puget Sound Taxpayer Accountability
1583 Account; and other federal, state, and local funding streams and programs to integrate,
1584 align, and avoid duplication of efforts;

1585 4. How a renewed levy would benefit the entire region while targeting resources
1586 to those most in need; and

1587 5. Whether a renewed levy should modify one or more of the role, the structure,
1588 or the representation of the children and youth advisory board.

1589 The executive should electronically file the report and a motion required by this
1590 proviso by ~~((August 31))~~, November 15, 2026, with the clerk of the council, who shall
1591 retain an electronic copy and provide an electronic copy to all councilmembers, the
1592 council chief of staff, and the lead staff for the health, housing, and human services
1593 committee or its successor.

1594 P2 PROVIDED FURTHER THAT:

1595 Of this appropriation, \$100,000 shall not be expended or encumbered until the
1596 executive transmits a King County postsecondary student tuition assistance program
1597 feasibility report collaboratively developed by the department of community and human
1598 services and the office of ~~((performance, strategy, and budget))~~ the executive.

1599 The report shall include analysis on the need, feasibility, and implementation
1600 logistics for establishing a King County postsecondary student tuition assistance
1601 program. The report shall include, but not be limited to:

1602 A. A needs assessment for a King County postsecondary student tuition
1603 assistance program, including a labor needs analysis conducted in consultation with area
1604 labor organizations and the county's office of (~~labor relations~~) the executive;

1605 B. An analysis of best practices and lessons learned from similar established
1606 programs in other jurisdictions, including best practices utilized to promote equity and
1607 social justice as part of program design;

1608 C. An analysis of the one-time and ongoing monetary and staffing resources
1609 needed to develop and implement a program that would expand tuition assistance,
1610 covering any remaining tuition balance after other eligible public funding, grants, or
1611 scholarships have been applied, to graduates of publicly-funded high schools in King
1612 County to attend a community college located in King County to pursue a degree,
1613 certificate, or apprenticeship program for up to two years or for up to ninety credits of
1614 coursework, whichever occurs first;

1615 D. An estimated timeline for developing and implementing the program; and

1616 E. A recommendation regarding options for a dedicated revenue source,
1617 including inclusion of a King County postsecondary student tuition assistance program in
1618 a Best Starts for Kids levy renewal proposal in 2027;

1619 The executive shall either incorporate the report into an assessment report of the
1620 current Best Starts for Kids levy period for transmittal to the council in 2026, or transmit
1621 it as a standalone report to the council by (~~August 31~~) November 15, 2026, in the form
1622 of an electronic copy with the clerk of the council, who shall retain an electronic copy
1623 and provide an electronic copy to all councilmembers, the council chief of staff, and the
1624 lead staff for the health, housing, and human services committee or its successor.

1648 ER2 EXPENDITURE RESTRICTION:

1649 Of this appropriation, \$396,000 shall be expended or encumbered solely to
1650 provide specialized care to patients at the Harborview Abuse and Trauma Center.

1651 ER3 EXPENDITURE RESTRICTION:

1652 Of this appropriation, \$97,923,000 shall be expended or encumbered solely to
1653 support Harborview Medical Center operations and shall not be used for capital expenses.
1654 Operations includes, but is not limited to labor, supplies, overhead, and clinical services.

1655 ER4 EXPENDITURE RESTRICTION:

1656 Of this appropriation, \$34,000,000 shall be expended or encumbered to support
1657 Harborview Medical Center for major maintenance, or repair and replacement, capital
1658 projects.

1659 ER5 EXPENDITURE RESTRICTION:

1660 Of the \$34,000,000 of this appropriation restricted by Expenditure Restriction
1661 ER4 for operations, \$1,700,000 shall be restricted as a contingency to be released if the
1662 clerk of the council receives a Harborview Medical Center for major maintenance, or
1663 repair and replacement, capital projects exception notification and no councilmember
1664 objects in accordance with this Expenditure Restriction ER5. The clerk of the council
1665 shall list the Harborview Medical Center for major maintenance, or repair and
1666 replacement, capital projects exception notification under other business on the next two
1667 council agenda. Councilmembers may object to the proposed use of this Harborview
1668 Medical Center for major maintenance, or repair and replacement, capital projects
1669 exception expenditure restriction to another capital project in the same fund at either of
1670 those two council meetings. If an objection is not made at either council meeting, the

1671 transfer may proceed. If an objection to the transfer is made at a council meeting, the
1672 transfer may not proceed. The clerk of the council shall notify the director of the office
1673 of performance, strategy and budget or its successor of the council's action.

1674 ER6 EXPENDITURE RESTRICTION:

1675 Of this appropriation, \$42,000,000 shall be expended or encumbered solely to
1676 support the Harborview Medical Center 2020 Proposition 1 capital program, including
1677 projects approved in Ordinance 19962.

1678 ER7 EXPENDITURE RESTRICTION:

1679 Of the \$42,000,000 of this appropriation restricted by Expenditure Restriction
1680 ER6 of this section for operations, \$2,100,000 shall be restricted as a contingency to be
1681 released if the clerk of the council receives a Harborview Medical Center 2020
1682 Proposition 1 capital program exception notification and no councilmember objects in
1683 accordance with this Expenditure Restriction ER7. The clerk of the council shall list the
1684 Harborview Medical Center 2020 Proposition 1 capital program exception notification
1685 under other business on the next two council agenda. Councilmembers may object to the
1686 proposed use of this Harborview Medical Center 2020 Proposition 1 capital program
1687 exception expenditure restriction to another capital project in the same fund at either of
1688 those two council meetings. If an objection is not made at either council meeting, the
1689 transfer may proceed. If an objection to the transfer is made at a council meeting, the
1690 transfer may not proceed. The clerk of the council shall notify the director of the office
1691 of performance, strategy and budget or its successor of the council's action.

1692 ER8 EXPENDITURE RESTRICTION:

1693 Of this appropriation, \$45,000,000 shall be expended or encumbered solely to
1694 support the design of a new building for parking, which may also include medical office
1695 space on the Harborview Medical Center campus.

1696 ER9 EXPENDITURE RESTRICTION:

1697 Of this appropriation, \$23,000,000 shall be expended or encumbered solely to
1698 support tenant improvements of the future location of the Pioneer Square Public Health
1699 Clinic at 315 2nd Avenue, that was approved to be purchased through Ordinance 19962.

1700 ER10 EXPENDITURE RESTRICTION:

1701 Of this appropriation, \$500,000 shall be expended or encumbered solely to
1702 support 1.0 FTE in the office of the executive and for consulting services related to
1703 monitoring of the hospital services agreement and the expenditure of the tax levy
1704 proceeds authorized by RCW 36.62.090.

1705 ER11 EXPENDITURE RESTRICTION:

1706 Of this appropriation, and in accordance with Section 4.4 of the Hospital Services
1707 Agreement, \$500,000 shall only be expended or encumbered for use by the Harborview
1708 Medical Center board of trustees to hire, pay, or contract for staff resources to assist the
1709 board in fulfilling its supervision and oversight duties.

1710 P1 PROVIDED THAT:

1711 Of the moneys restricted by Expenditure Restriction ER3 of this section,
1712 \$48,000,000 shall not be expended or encumbered in 2026 to support Harborview
1713 operations until the Harborview board of trustees transmits a letter to the county
1714 executive and council, and the executive transmits a motion to council acknowledging
1715 receipt of the letter, and the motion is passed by the council. The letter shall include, but

1716 not be limited to, the amount and components of operational expenditures of county
1717 hospital tax revenue by category of operating expenditure, including but not limited to
1718 labor, supplies, overhead, and clinical services.

1719 The letter shall describe how Harborview intends to achieve the labor standards
1720 goals included in the Hospital Services Agreement Section 3.1.2. The letter shall include
1721 documentation from the University of Washington, as operator of the hospital, regarding
1722 the proposed expenditures of county hospital tax revenue to be spent on operating
1723 spending plan referenced in the letter. Such documentation shall include, but not be
1724 limited to, a detailed breakdown of how the operating support identified in Expenditure
1725 Restriction ER3 is proposed to be spent in 2026 on:

- 1726 A. Staffing, including a breakdown of FTE classifications and their roles;
1727 B. Programs or services, including the names of each program or service, and
1728 demographics about individuals served; and
1729 C. A narrative description of the impact of county hospital tax revenue on:
1730 1. The mission population served by Harborview Medical Center;
1731 2. The staff and employees of Harborview Medical Center; and
1732 3. The clinical services provided by Harborview Medical Center.

1733 The motion should reference the subject matter, the proviso's ordinance,
1734 ordinance section, and proviso number in both the title and body of the motion. The
1735 executive should electronically file the letter and a motion required by this proviso by
1736 June 1, 2026, with the clerk of the council, who shall retain an electronic copy and
1737 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1738 staff for the committee of the whole or its successor.

1739 P2 PROVIDED FURTHER THAT:

1740 Of the moneys restricted by Expenditure Restriction ER3 of this section,
1741 \$49,923,000 shall not be expended or encumbered in 2027 to support Harborview
1742 Medical Center operations until the Harborview Medical Center board of trustees
1743 transmits a letter to the county executive and council, and the executive transmits a
1744 motion to council acknowledging receipt of the letter, and the motion is passed by the
1745 council. The letter shall include, but not be limited to, the amount and components of
1746 operational expenditures of county hospital tax revenue by category of operating
1747 expenditure, including, but not limited to, labor, supplies, overhead, and clinical services.

1748 The letter shall describe how Harborview intends to achieve the labor standards
1749 goals included in the Hospital Services Agreement Section 3.1.2. The letter shall include
1750 attachments with documentation from the University of Washington, as operator of the
1751 hospital, regarding the proposed expenditure of county hospital tax revenue to be spent
1752 on operating spending plan referenced in the letter. Such documentation shall include, but
1753 not be limited to, a detailed breakdown of how the operating support identified in
1754 Expenditure Restriction ER3 is proposed to be spent in 2027 on:

- 1755 A. Staffing, including a breakdown of FTE classifications and their roles;
- 1756 B. Programs or services, including the names of each program or service, and
1757 demographics about individuals served; and
- 1758 C. A narrative description of the impact of county hospital tax revenue on:
 - 1759 1. The mission population served by Harborview Medical Center;
 - 1760 2. The staff and employees of Harborview Medical Center; and
 - 1761 3. The clinical services provided by Harborview Medical Center.

1762 The motion should reference the subject matter, the proviso's ordinance,
1763 ordinance section, and proviso number in both the title and body of the motion. The
1764 executive should electronically file the letter and a motion required by this proviso by
1765 June 1, 2027, with the clerk of the council, who shall retain an electronic copy and
1766 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1767 staff for the committee of the whole or its successor.

1768 P3 PROVIDED FURTHER THAT:

1769 Of this appropriation, \$10,000,000 shall not be expended or encumbered until the
1770 Harborview board of trustees transmits a letter to the county executive and council, and
1771 the executive transmits a motion to council acknowledging receipt of the letter, and the
1772 motion is passed by the council. The letter shall include, but not be limited to, a
1773 description of the proposed use of county hospital levy proceeds for 2028-2029 to
1774 support operations and capital projects. The letter shall contain:

1775 A. Information on programs and services proposed to be supported by county
1776 hospital levy proceeds in 2028-2029, including identification of staff positions by
1777 classification and associated staff costs, as well as other operational costs, including but
1778 not limited to supplies, overhead, and clinical services;

1779 B. Estimated county hospital levy proceeds to be spent on each capital project in
1780 2028-2029 and the amount each such project will receive from other sources and
1781 identification of the sources;

1782 C. A narrative description of the impact of these programs and projects on:

- 1783 1. The mission population served by Harborview Medical Center;
- 1784 2. The staff and employees of Harborview Medical Center; and

1785 3. The clinical services provided by Harborview Medical Center; and

1786 D. The proposed rate for the biennium.

1787 The motion should reference the subject matter, the proviso's ordinance,
1788 ordinance section, and proviso number in both the title and body of the motion. The
1789 executive should electronically file the letter and a motion required by this proviso by
1790 June 1, 2027, with the clerk of the council, who shall retain an electronic copy and
1791 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1792 staff for the committee of the whole or its successor.

1793 P4 PROVIDED FURTHER THAT:

1794 Of this appropriation, \$31,000,000 shall not be expended or encumbered until the
1795 executive transmits a report from the Harborview board of trustees detailing actual fiscal
1796 year to date reductions in federal Medicaid funding received by Harborview Medical
1797 Center and the impact that Medicaid funding reductions and eligibility changes are
1798 having on Harborview Medical Center's operations, and a motion acknowledging receipt
1799 of the report is passed by the council. The motion should reference the subject matter,
1800 the proviso's ordinance, ordinance section, and proviso number in both the title and body
1801 of the motion. References to fiscal years in this proviso shall be based on Harborview
1802 Medical Center's fiscal years with fiscal year 2025 being the fiscal year ending on June
1803 30, 2025.

1804 The report shall include, but not be limited to:

1805 A. Fiscal year 2025 revenues from federal and state Medicaid payments received
1806 by Harborview Medical Center and fiscal year 2025 net revenue from non-Medicaid
1807 sources as described in subsections A. and B. of this proviso;

1808 B. Fiscal year-to-date actual revenue in the form of federal and state Medicaid
1809 payments received by Harborview Medical Center, including, but not limited to, inpatient
1810 and outpatient direct payment programs, base payments for services, supplemental
1811 payments, and managed care payments, as well as the budgeted amounts of each revenue;

1812 C. Fiscal year-to-date net revenue received by Harborview Medical Center from
1813 all non-Medicaid sources and net budgeted amounts of each;

1814 C. Days' worth of cash on hand;

1815 D. Total charity care provided at Harborview for the prior three years, which are
1816 2023, 2024, and 2025, and for 2026 up to the date of the report;

1817 E. Analysis of the impact of reduced Medicaid funding on the operations of
1818 Harborview Medical Center, including:

- 1819 1. The impact on the mission population served by Harborview Medical Center;
1820 2. The impact on staff and employees of Harborview Medical Center; and
1821 3. The impact on ability to provide clinical services provided by Harborview
1822 Medical Center at the same levels as before Medicaid reductions;

1823 F. A proposed spending plan for the use of county hospital tax Medicaid reserve
1824 funds with at least three options for ensuring continued access to health care for current,
1825 in 2025, Medicaid eligible or enrolled members;

1826 G. Documentation of the review and approval of the report called for by this
1827 proviso in the form of a letter from the Harborview board of trustees; and

1828 H. A recommended timeline and contents of a quarterly spending report on
1829 Harborview Medical Center's expenditure of the county hospital tax Medicaid reserve be
1830 provided to the King County executive and council.

1831 The board of trustees shall electronically transmit the report to the King County
1832 executive no later than May 1, 2026, and the executive should electronically file the
1833 report and a motion required by this proviso by June 1, 2026, with the clerk of the
1834 council, who shall retain an electronic copy and provide an electronic copy to all
1835 councilmembers, the council chief of staff, and the lead staff for the budget and fiscal
1836 management committee or its successor.

1837 P5 PROVIDED FURTHER THAT:

1838 Of this appropriation, \$500,000 shall not be expended or encumbered until the
1839 executive transmits a plan for the provision of respite beds as envisioned in the
1840 Harborview bond program ordinance work group report, and a motion that should
1841 approve the plan, and a motion approving the plan is passed by the council. The motion
1842 should reference the subject matter, the proviso's ordinance, ordinance section, and
1843 proviso number in both the title and body of the motion.

1844 The plan shall include, but not be limited to, the following:

1845 A. A proposal regarding the feasibility and utility of expediting the expansion of
1846 respite bed capacity in connection with Harborview Medical Center;

1847 B. A cost estimate for various development scenarios to increase respite bed
1848 capacity including the renovation or adaptive reuse of Harborview Hall, construction or
1849 renovation of other space on the Harborview Medical Center campus for use as a respite
1850 facility, or a proposal for leasing, acquiring, or constructing a respite facility in the
1851 neighborhood of Harborview Medical Center within a one mile radius; and

1852 C. A financial proposal for the scenarios identified in subsection B. of this
1853 proviso using any combination of federal, state, local, or philanthropic dollars to increase
1854 respite bed capacity for Harborview Medical Center.

1855 The executive should electronically file the plan and a motion required by this
1856 proviso by (~~August 1~~) November 1, 2026, with the clerk of the council, who shall retain
1857 an electronic copy and provide an electronic copy to all councilmembers, the council
1858 chief of staff, and the lead staff for the health, housing, and human services committee or
1859 its successor.

1860 SECTION 58. Ordinance 20023, Section 103, as amended, is hereby amended as
1861 follows:

1862 HARBORVIEW CONSTRUCTION AND INFRASTRUCTURE - From the
1863 harborview construction and infrastructure fund there is hereby appropriated to:

1864 Harborview construction and infrastructure \$512,000

1865 SECTION 59. Ordinance 20023, Section 104, as amended, is hereby amended as
1866 follows:

1867 PUBLIC HEALTH - From the public health fund there is hereby appropriated to:

1868 Public health \$5,227,000

1869 SECTION 60. Ordinance 20023, Section 105, as amended, is hereby amended as
1870 follows:

1871 ENVIRONMENTAL HEALTH - From the environmental health fund there is
1872 hereby appropriated to:

1873 Environmental health \$1,028,000

1897	Valley Cities	\$142,000
1898	YMCA of Greater Seattle	\$800,000
1899	YouthCare	\$60,000
1900	TOTAL	\$2,600,000

1901 ER2 EXPENDITURE RESTRICTION:

1902 Of this appropriation, \$1,500,000 in lodging tax interest earnings shall be
1903 expended solely to contract for youth homeless services with the following:

1904	Highline Foundation	\$144,000
1905	The Garage	\$300,000
1906	Vision House	\$96,000
1907	YMCA Social Impact Center	\$360,000
1908	Youthcare	\$600,000
1909	TOTAL	\$1,500,000

1910 ER3 EXPENDITURE RESTRICTION:

1911 Of this appropriation, \$300,000 shall be expended or encumbered solely to
1912 support the Low Income Housing Institute for Miracle Village and Riverton Park Village
1913 tiny house villages.

1914 ER4 EXPENDITURE RESTRICTION:

1915 Of this appropriation, \$650,000 shall be expended or encumbered solely to
1916 support the Low Income Housing Institute for Church by the Side of the Road for tiny
1917 house villages.

1918 ER5 EXPENDITURE RESTRICTION:

1919 Of this appropriation, \$3,000,000 shall be expended or encumbered solely to
1920 contract with the United Way of King County for rental assistance, with at least
1921 \$1,000,000 allocated to rental assistance in south King County cities. Awards shall not
1922 exceed \$15,000 per recipient of rental assistance.

1923 P1 PROVIDED THAT:

1924 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1925 executive transmits a plan to implement the credit enhancement program updates
1926 recommended in the regional workforce housing initiative implementation plan, dated
1927 June 2025, through a pilot project utilizing credit enhancement for the construction of
1928 workforce housing in collaboration with community-based nonprofit organizations that
1929 develop workforce housing, including, but not limited to, Watershed Community
1930 Development.

1931 The plan shall include, but not be limited to:

1932 A. An analysis of minimum standards for developers and projects used by
1933 national housing finance agencies and state credit enhancement programs across the
1934 country;

1935 B. Recommendations for minimum standards to implement a pilot under King
1936 County's existing authority;

1937 C. A plan to facilitate a credit enhancement pilot project, in consultation with
1938 Watershed Community Development;

1939 D. A plan for the appropriate staff within executive departments to expedite
1940 compliance review as authorized by the legislation; and

1941 E. An analysis of the potential to leverage revenues from the program's
1942 authorized application and monitoring fees from this project to support development of
1943 permanent standards and administration for future projects.

1944 The executive should electronically file the plan required by this proviso by
1945 ~~((June 30))~~ September 30, 2026, with the clerk of the council, who shall retain an
1946 electronic copy and provide an electronic copy to all councilmembers, the council chief
1947 of staff, and the lead staff for the health, housing, and human services committee or its
1948 successor.

1949 P2 PROVIDED FURTHER THAT:

1950 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1951 executive transmits a plan to create a revolving loan fund for the construction of
1952 permanently affordable homeownership, following recommendations from the regional
1953 workforce housing initiative implementation plan, dated June 2025.

1954 The plan shall include, but not be limited to:

1955 A. An analysis of financing options that utilize the issuance of excess debt
1956 capacity to develop a revolving loan fund for the development of permanently affordable
1957 homeownership opportunities, building on the analysis that was completed in the regional
1958 workforce housing initiative implementation plan and consider bonding scenarios at \$20
1959 million, \$50 million, \$100 million, and \$125 million;

1960 B. Program guidelines and assumptions;

1961 C. Recommendations on which income levels an individual or household would
1962 need to be qualified to purchase such units, with a preference for serving individuals and
1963 households with the lowest possible income levels that are financially feasible;

1964 D. A risk assessment analyzing the level of risk this model could present to the
1965 county;

1966 E. A timeline for implementation; and

1967 F. A proposed budget for program operations.

1968 The executive should electronically file the plan required by this proviso
1969 by (~~December 1, 2026~~) June 30, 2027, with the clerk of the council, who shall retain an
1970 electronic copy and provide an electronic copy to all councilmembers, the council chief
1971 of staff, and the lead staff for the health, housing, and human services committee or its
1972 successor. A progress report should be provided to the budget and fiscal management
1973 committee by December 1, 2026.

1974 P3 PROVIDED FURTHER THAT:

1975 Of this appropriation, \$300,000 shall not be expended or encumbered until the
1976 executive transmits a report to the council describing the next steps required for the
1977 Aurora Oaks Enhanced Shelter to maintain operations as a shelter.

1978 The report shall include, but not be limited to:

1979 A. A description of the options that the county could consider to address the
1980 maturity of the loan by Catholic Housing Services and maintain operations of the Aurora
1981 Oaks Enhanced Shelter as a shelter;

1982 B. Identification of potential funding sources for the county to obtain the property
1983 located at 16357 Aurora Avenue North, Shoreline, Property Tax Parcel number 329370-
1984 0010; and

1985 C. Identification of the timeline and next steps that the department of community
1986 and human services intends to take to ensure continued operations of Aurora Oaks
1987 Enhanced Shelter as a shelter in North King County.

1988 The executive shall electronically file the report required by this proviso by
1989 March 30, 2026, with the clerk of the council, who shall retain an electronic copy and
1990 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1991 staff for the budget and fiscal management committee or its successor.

1992 P4 PROVIDED FURTHER THAT:

1993 Of this appropriation, \$250,000 shall not be expended or encumbered until the
1994 executive transmits a report to update the recommendations and action plans in the
1995 Regional Affordable Housing Task Force Final Report and Recommendations.

1996 The report shall include, but not be limited to:

1997 A. Recommendations and an update to the action plan to address the regional
1998 affordable housing crisis in King County, with consideration of the 2025 King County
1999 Housing Needs Assessment; and

2000 B. An update to the Regional Affordable Housing Dashboard to monitor progress
2001 on the updated action plan.

2002 The report shall be prepared in collaboration with relevant stakeholders,
2003 including, but not limited to, the Affordable Housing Committee, regional housing
2004 coalitions, housing authorities, nonprofit and for-profit housing developers, tenants or
2005 tenant advocates, landlords or landlord advocates, and affordable housing advocacy
2006 groups.

2007 The executive should electronically file the report by September 30, 2027, with
2008 the clerk of the council, who shall retain an electronic copy and provide an electronic
2009 copy to all councilmembers, the council chief of staff, and the lead staff for the health,
2010 housing, and human services committee or its successor.

2011 P5 PROVIDED FURTHER THAT:

2012 Of this appropriation, \$50,000 shall not be expended or encumbered until the
2013 executive transmits a plan to create affordable housing for domestic violence survivors,
2014 seniors, and individual women, in collaboration with Urban Black.

2015 The plan shall include, but not be limited to:

2016 A. An analysis of capital investments available to create affordable housing for
2017 domestic violence survivors, seniors, and individual women; and

2018 B. A plan to facilitate acquisition of property or capital investments for
2019 affordable housing.

2020 The executive should electronically file the plan by December 31, 2026, with the
2021 clerk of the council, who shall retain an electronic copy and provide an electronic copy to
2022 all councilmembers, the council chief of staff, and the lead staff for the health, housing,
2023 and human services or its successor.

2024 SECTION 65. Ordinance 20023, Section 110, as amended, is hereby amended as
2025 follows:

2026 SOLID WASTE - From the solid waste operating fund there is hereby
2027 disappropriated from:

2028 Solid waste (\$75,000)

2051 ordinance, ordinance section, and proviso number in both the title and body of the
2052 motion.

2053 The facility closure notification plan shall include, but not be limited to:

2054 A. Current procedures, practices, and timelines for notifying haulers, the general
2055 public, and the council when a solid waste division facility will be closed;

2056 B. Planned procedure, practice, and timeline improvements for notifying haulers,
2057 the general public, and the council when a solid waste division facility will be closed; and

2058 C. Any barriers to implementing the planned procedure, practice, and timeline
2059 improvements required in subsection B. of this proviso.

2060 The executive should electronically file the facility closure notification plan and a
2061 motion required by this proviso by June 30, 2026, with the clerk of the council, who shall
2062 retain an electronic copy and provide an electronic copy to all councilmembers, the
2063 council chief of staff, and the lead staff for the transportation, economy, and environment
2064 committee or its successor.

2065 P2 PROVIDED FURTHER THAT:

2066 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2067 executive transmits a sustainable Class 8 fleet feasibility report and a motion that should
2068 acknowledge receipt of the sustainable Class 8 fleet feasibility report, and a motion
2069 acknowledging receipt of the sustainable Class 8 fleet feasibility report is passed by the
2070 council. The motion should reference the subject matter, the proviso's ordinance,
2071 ordinance section, and proviso number in both the title and body of the motion.

2072 The sustainable Class 8 fleet feasibility report shall include, but not be limited to:

2073 A. Information on the number of Class 8 vehicles currently in the solid waste
2074 division fleet and the number projected to be needed in each biennium over the next ten
2075 years;

2076 B. Description of the results of the pilot use of a PACCAR battery electric Class
2077 8 tractor;

2078 C. An assessment of the feasibility, benefits, costs, and risks of converting the
2079 fleet to battery electric or similar or other sustainable technology;

2080 D. A proposed timeline for phasing out existing Class 8 fleet vehicles and
2081 replacing them with battery electric Class 8 vehicles or Class 8 vehicles using other
2082 sustainable technology;

2083 E. Analysis of the estimated costs to replace the existing Class 8 fleet vehicles
2084 based on the proposed timeline; and

2085 F. Analysis of the environmental benefits associated with the replacement of the
2086 existing Class 8 fleet vehicles with battery electric Class 8 fleet vehicles or Class 8 fleet
2087 vehicles using other sustainable technology.

2088 The executive should electronically file the sustainable Class 8 fleet feasibility
2089 report and a motion required by this proviso by September 30, 2026, with the clerk of the
2090 council, who shall retain an electronic copy and provide an electronic copy to all
2091 councilmembers, the council chief of staff, and the lead staff for the transportation,
2092 economy, and environment committee or its successor.

2093 P3 PROVIDED FURTHER THAT:

2094 Of this appropriation, \$1,000,000 shall not be expended or encumbered until the
2095 executive transmits a Harbor Island surplussing analysis and a motion that acknowledges

2096 receipt of the Harbor Island surplussing analysis, and a motion acknowledging receipt of
2097 the Harbor Island surplussing analysis is passed by the council. The motion should
2098 reference the subject matter, the proviso's ordinance, ordinance section, and proviso
2099 number in both the title and body of the motion.

2100 The Harbor Island surplussing analysis shall include, but not be limited to:

2101 A. An analysis of the costs and benefits of retaining and surplussing the solid
2102 waste division property located on Harbor Island. The analysis shall identify the intended
2103 solid waste purpose if the property is to be retained, any legal or regulatory
2104 considerations that currently prevent, restrict, or impede the property from being used as
2105 a solid waste facility or for the identified solid waste purpose, such as but not limited to
2106 permitting, zoning, or cost;

2107 B. A copy of the department of natural resources and parks's 2026 report
2108 submitted to the facilities management division in compliance with K.C.C. 4.56.070;

2109 C. A letter or other written narrative signed by the facilities management division
2110 manager reporting the division's judgment whether the department of natural resources
2111 and parks and the solid waste division have justified retention of the solid waste
2112 division's properties on Harbor Island or whether the facilities management division has
2113 determined that another county department has a need for the property that is related to
2114 the provision of essential government services consistent with K.C.C. 4.56.070.C.1.; and

2115 D. A property appraisal for the site.

2116 The executive shall electronically file the Harbor Island surplussing analysis and
2117 motion required by this proviso by June 1, 2026, with the clerk of the council, who shall
2118 retain an electronic copy and provide an electronic copy to all councilmembers, the

2119 council chief of staff, and the lead staff for the budget and fiscal management committee
2120 or its successor.

2121 P4 PROVIDED FURTHER THAT:

2122 Of this appropriation, \$75,000 shall not be expended or encumbered until the
2123 executive provides a briefing of scenarios outlined as part of the solid waste
2124 comprehensive plan update and transmits ~~((interim and))~~ a final waste to energy
2125 implementation report~~((s))~~ and a motion that should acknowledge receipt of ~~((each))~~ the
2126 report, and a motion that acknowledges receipt of ~~((each))~~ the report is passed by the
2127 council. The motion~~((s))~~ should reference the subject matter, the proviso's ordinance,
2128 ordinance section, and proviso number in both the title and body of the motion.

2129 The ~~((interim report shall include, but not be limited to, a plan for))~~ briefing
2130 should cover the scenarios outlined in the solid waste comprehensive plan update
2131 including implementing a waste to energy facility located as an alternative to the current
2132 Cedar Hills Landfill, and shall include a waste to energy facility as an alternative
2133 evaluated in the environmental impact statement for the update to the Comprehensive
2134 Solid Waste Management Plan. The ~~((report))~~ briefing shall identify the steps necessary
2135 to implement a waste to energy facility as the future long term disposal option for King
2136 County, which county agencies, or external partners, will complete each step, and a
2137 preliminary timeline and estimated costs for each step. The final report shall provide an
2138 update on each of the items required in the interim report.

2139 The executive should ~~((electronically file the interim report and motion))~~ provide
2140 the briefing required by this proviso no later than September 1, 2026, and electronically
2141 file the final report and motion required by this proviso no later than June 1, 2027, with

2142 the clerk of the council, who shall retain an electronic copy and provide an electronic
2143 copy to all councilmembers, the council chief of staff, and the lead staff for the
2144 transportation, economy, and environment committee or its successor.

2145 SECTION 68. Ordinance 20023, Section 111, as amended, is hereby amended as
2146 follows:

2147 AIRPORT - From the airport fund there is hereby disappropriated from:

2148 Airport (\$500,000)

2149 SECTION 69. The council directs that section 68 of this ordinance takes effect
2150 before section 70 of this ordinance.

2151 SECTION 70. Ordinance 20023, Section 111, as amended, is hereby amended as
2152 follows:

2153 AIRPORT - From the airport fund there is hereby appropriated to:

2154 Airport \$500,000

2155 P1 PROVIDED THAT:

2156 Of this appropriation, \$1,000,000 shall not be expended or encumbered until the
2157 executive transmits a report that includes a suite of policies to protect, preserve, and
2158 advance the expansion of light general aviation capacity at King County International
2159 Airport and a motion that should approve the report, and a motion approving the report is
2160 passed by the council. The motion should reference the subject matter, the proviso's
2161 ordinance, ordinance section, and proviso number in both the title and body of the
2162 motion.

2163 The report shall include, but not be limited to:

2164 A. Development of an economically progressive rental rate and lease-term
2165 schedule, to be reviewed and approved by the King County council for airport tenants,
2166 that reduces the rates for light general aviation utilizing tiedowns and hangars compared
2167 to business-focused general aviation operators and large company tenants and airport
2168 users;

2169 B. Policies to protect existing tie-down and hangar capacity for light general
2170 aviation and to explore expansion opportunities for hangar space and tiedown areas for
2171 light general aviation, with a goal of maintaining equal or greater numbers of light
2172 general aviation aircraft on the field;

2173 C. Proactive efforts and policy changes to protect existing light general aviation
2174 support services and to seek the return of additional light general aviation support
2175 services, including efforts to encourage multiple service providers to increase capacity.
2176 Those support services include, but are not limited to, mechanics, flight instruction
2177 schools, and supply stores, and should include the consideration of allowing external
2178 providers to operate on the field;

2179 D. Expanded access for short-term tiedowns at low or no cost with easy ingress
2180 and egress options to and from the field for visiting light general aviation operators;

2181 E. Integration with Raisbeck Aviation High School and other educational
2182 institutions to advance and promote access to light general aviation for students, aspiring
2183 pilots, mechanics, and other interested in aviation careers;

2184 F. Other policies and programs to advance and protect light general aviation,
2185 operators, and support services at the airport;

2186 G. Development of a simple reporting tool that would provide quarterly updates
2187 on metrics related to light general aviation; and

2188 H. Work with partners, including the Airport Roundtable and Friends of Boeing
2189 Field, to develop and advance these and additional supporting policies and programs.

2190 The executive should electronically file the report and a motion required by this
2191 proviso by October 1, 2027, with the clerk of the council, who shall retain an electronic
2192 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
2193 the lead staff for the government accountability and oversight committee or its successor.

2194 P2 PROVIDED FURTHER THAT:

2195 Of this appropriation, \$250,000 shall not be expended or encumbered until the
2196 executive transmits a report on actions taken to ensure the continuity of public purposes
2197 that have historically existed at King County International Airport, including educational
2198 opportunities, employment pathways, and public access to the facilities, and a motion that
2199 should acknowledge receipt of the report, and a motion acknowledging receipt of the
2200 report is passed by the council. The motion should reference the subject matter, the
2201 proviso's ordinance, ordinance section, and proviso number in both the title and body of
2202 the motion.

2203 The report shall include, but not be limited to:

2204 A. A description of the public purposes that have historically existed at the
2205 airport, including educational opportunities, career development pathways, and public
2206 access to the airport facilities. The description should include, but not be limited to:

2207 1. A description of the partnerships with educational institutions and nonprofit
2208 organizations, like the Museum of Flight and the Raisbeck Aviation High School, and

2209 how those partnerships have contributed to both educational opportunities for the
2210 community and aviation and aerospace career development pathways;

2211 2. A description of the aviation and aerospace careers that have been historically
2212 developed by tenants, programs, or activities at the King County International Airport;
2213 and

2214 3. A description of public access to the facilities at King County International
2215 Airport; and

2216 B. Recommended measures to preserve and enhance the existing levels of the
2217 public use of the airport and to maintain the facility as a public asset while commercial
2218 traffic at the airport increases.

2219 The executive should electronically file the report and a motion required by this
2220 proviso by (~~September 1, 2026~~) April 30, 2027, with the clerk of the council, who shall
2221 retain an electronic copy and provide an electronic copy to all councilmembers, the
2222 council chief of staff, and the lead staff for the government accountability and oversight
2223 committee or its successor.

2224 P3 PROVIDED FURTHER THAT:

2225 Of this appropriation, \$250,000 shall not be expended or encumbered until the
2226 executive transmits a report detailing the results of a comparative market analysis of the
2227 rates and fees at the King County International Airport and a motion that should
2228 acknowledge receipt of the report, and a motion acknowledging receipt of the report is
2229 passed by the council. The motion should reference the subject matter, the proviso's
2230 ordinance, ordinance section, and proviso number in both the title and body of the
2231 motion.

2232 The report shall include, but not be limited to:

2233 A. The results of a comparative market analysis that provides a matrix of tenant
2234 lease rates per square foot, landing fees, fuel flowage fees, and parking fees at King
2235 County International Airport and at least ten comparable airports in the western region of
2236 the United States. Comparable airports should include those that have similar lengths of
2237 runways, hours of operation, an air traffic control tower, an instrument landing system
2238 approach, security and aircraft rescue and firefighting services;

2239 B. An appendix that includes the major lease terms for existing tenants at the
2240 airport; and

2241 C. An appendix that lists monthly occupancy and vacancy rates by tenant
2242 category at the airport over the last five years.

2243 The executive should electronically file the report and a motion required by this
2244 proviso by ((~~June 30~~)) December 31, 2026, with the clerk of the council, who shall retain
2245 an electronic copy and provide an electronic copy to all councilmembers, the council
2246 chief of staff, and the lead staff for the government accountability and oversight
2247 committee or its successor.

2248 SECTION 71. Ordinance 20023, Section 115, as amended, is hereby amended as
2249 follows:

2250 WASTEWATER TREATMENT - From the water quality operating fund there is
2251 hereby disappropriated from:

2252 Wastewater treatment (\$500,000)

2253 SECTION 72. The council directs that section 71 of this ordinance takes effect
2254 before section 73 of this ordinance.

2277 3. For each policy question, how the policy analysis will inform the RWSP
2278 Update;
2279 4. Timelines for the analysis for each policy question;
2280 5. A problem statement corresponding to each policy question; and
2281 6. In instances where the analysis of a policy question is anticipated to occur in
2282 more than one section of the Regional Wastewater Services Plan Update, the plan
2283 required by this proviso shall identify how the complete analysis for the policy question
2284 will be addressed.

2285 B. The plan shall also include policy analysis for at least two policy questions
2286 from the RWSP scope document as adopted by the regional water quality committee
2287 resolution 2025-01. The analysis of these policy questions is intended to serve as a proof
2288 of concept for the level of analysis of the remaining policy questions.

2289 C. The plan may also propose modifications to the list of policy questions
2290 identified in the Regional Water Services Plan scope document, and, if modifications are
2291 proposed, the topics in subsections A. and B. of this proviso shall be discussed in relation
2292 to the alternate proposal.

2293 The executive should electronically file the plan and motion required by this
2294 proviso by March 1, 2026, with the clerk of the council, who shall retain an electronic
2295 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
2296 the lead staff for the transportation, economy, and environment committee or its
2297 successor, and the lead staff for the regional water quality committee or its successor.

2298 P2 PROVIDED FURTHER THAT:

2299 Of this appropriation, \$1,000,000 shall not be expended or encumbered until the
2300 executive transmits quarterly letters of notification, through the third quarter of 2027,
2301 identifying those capital projects where the cost estimate at completion has increased by
2302 the percentages set forth in this proviso over the cost estimate at completion reported at
2303 the time of the most recent appropriation for the project. The appropriation shall not be
2304 expended or encumbered until all seven quarterly letters of notification for the biennium
2305 required by this proviso have been transmitted. For purposes of this proviso, capital
2306 projects exclude those capital projects that are ongoing programs without fixed
2307 substantial completion dates.

2308 The letters of notification shall include, but not be limited to:

2309 A. For projects where the most recent appropriation identified a cost estimate at
2310 completion of \$50,000,000 or more, an identification of all projects where the new cost
2311 estimate at completion has increased by more than fifteen percent from the previous
2312 estimate;

2313 B. For projects where the most recent appropriation identified a cost estimate at
2314 completion between \$25,000,000 and \$49,999,999, an identification of all projects where
2315 the new cost estimate at completion has increased by more than twenty percent from the
2316 previous estimate; and

2317 C. For all projects identified in subsections A. and B. of this proviso, the letter
2318 shall include an explanation of why the increases are projected. If there are no projects
2319 that meet these criteria in subsections A. and B. of this proviso, the letter shall state that.

2320 The executive should file a letter of notification quarterly, no later than forty-five
2321 days after the end of each quarter. Each letter of notifications shall be electronically filed

2322 with the clerk of the council, who shall retain an electronic copy and provide an
2323 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
2324 budget and fiscal management committee or its successor and the lead staff for the
2325 regional water quality committee or its successor. At least once in each year of the
2326 biennium, staff from the wastewater treatment division shall provide a briefing
2327 summarizing the information contained in the letters of notifications filed then to date to
2328 the budget and fiscal management committee and the regional water quality committee or
2329 their successor.

2330 P3 PROVIDED FURTHER THAT:

2331 Of this appropriation, \$500,000 shall not be expended or encumbered until the
2332 executive transmits an implementation plan for expanding the eligibility requirements for
2333 wastewater treatment division's payment plan program and a motion that should
2334 acknowledge receipt of the plan, and a motion acknowledging receipt of the plan is
2335 passed by council. The motion should reference the subject matter, the proviso's
2336 ordinance, ordinance section, and proviso number in both the title and body of the
2337 motion.

2338 The plan shall include, but not be limited to, the following:

2339 A. The estimated number of households and people that are eligible under the
2340 current payment plan program;

2341 B. The number of households and people assisted annually with payment plans in
2342 the years 2023, 2024 and 2025; and

2343 C.1. All of the following:

- 2344 a. the estimated number of households and people that would be assisted
2345 annually with payment plans under the proposed definitions of low-income, assuming the
2346 current rate of participation by eligible homeowners;
- 2347 b. a public outreach strategy to increase awareness of the current and expanded
2348 opportunities for payment plans;
- 2349 c. the estimated number of households that would be eligible for payment plan
2350 assistance based on the proposed definitions of low-income and assuming current
2351 outreach levels;
- 2352 d. the estimated number of households and people that would be assisted
2353 annually with the proposed definitions of low-income and assuming a new and enhanced
2354 outreach strategy to promote awareness about the program;
- 2355 e. the estimated total delayed revenue and the capacity charge impact of the
2356 proposed definitions of low-income and assuming a new and enhanced outreach strategy;
- 2357 f. proposed guidelines for the length of payment plans and grace periods which
2358 provide the maximum flexibility to capacity charge customers;
- 2359 g. an analysis of administrative costs and staffing requirements to implement an
2360 expanded program with the proposed definitions of low-income and that allows for the
2361 maximum flexibility; and
- 2362 h. an analysis of the option to allow customers to set up their own payment
2363 plans.
- 2364 2. The items in subsection C.1. of this proviso shall be considered using two
2365 scenarios:

2366 a. a definition of low income as those residents as those with an income at or
2367 below fifty percent of the area median income, as determined by the United States
2368 Department of Housing and Urban Development; and

2369 b. a definition of low income as those residents with an income at or below
2370 eighty percent of the area median income, as determined by the United States Department
2371 of Housing and Urban Development.

2372 The executive should electronically file the implementation plan and a motion
2373 required by this proviso by ~~((April 3))~~ October 1, 2026, with the clerk of the council, who
2374 shall retain an electronic copy and provide an electronic copy to all councilmembers, the
2375 council chief of staff, and the lead staff for the budget and fiscal management committee
2376 or its successor and the lead staff for the regional water quality committee or its
2377 successor.

2378 P4 PROVIDED FURTHER THAT:

2379 Of this appropriation, \$1,000,000 shall not be expended or encumbered until the
2380 executive includes in the annual report in support of the executive's recommended sewer
2381 rate, as required by K.C.C. 28.86.160, an analysis of a range of policy choices resulting in
2382 at least two rate options for 2027 in addition to the executive's recommended rate for
2383 2027. At least one of the rates included in the report should be based on identified policy
2384 options that should result in a proposed sewer rate that is at least two percent lower than
2385 the executive's proposed rate. All identified policy choices and the corresponding rate
2386 options shall describe the tradeoffs and associated risks and benefits of each policy
2387 choice and identify any adjustments that would be needed in the six-year capital
2388 improvement plan or proposed operating budget.

2412 Of this appropriation, \$1,068,096 shall be expended or encumbered solely to
2413 support a pilot of a downtown Seattle shuttle service during the summer months of 2027.

2414 ER3 EXPENDITURE RESTRICTION:

2415 Of this appropriation, \$1,000,000 shall be expended or encumbered solely to
2416 continue to operate the Juanita Metro Flex pilot, using the same boundaries and service
2417 profile provided as of October 1, 2025, or with adjustments to the boundaries(~~(, which in~~
2418 ~~no event shall exclude the Kenmore Park and Ride, or service profile if engagement~~
2419 ~~between the Metro transit department and local jurisdictional partners results in~~
2420 ~~adjustments that could improve the performance of the Juanita Metro Flex pilot, as~~
2421 ~~defined in the King County Metro Service Guidelines, as adopted by Ordinance 19367))~~
2422 or service profile if engagement between the Metro transit department and local
2423 jurisdictional partners results in adjustments that could improve the performance of the
2424 Juanita Metro Flex pilot, as defined in the King County Metro Service Guidelines via
2425 Ordinance 19367. Any changes to the Juanita Metro Flex pilot shall not result in the
2426 removal of Metro Flex service from the Kenmore Park & Ride.

2427 ER4 EXPENDITURE RESTRICTION:

2428 Of this appropriation, \$700,000 shall be expended or encumbered solely to staff,
2429 operate, maintain, and provide security for, the existing portable public restrooms at the
2430 Aurora Village transit center and the Burien transit center, consistent with the operations
2431 and service profile as of October 1, 2025.

2432 ER5 EXPENDITURE RESTRICTION:

2433 Of this appropriation, \$300,000 and 1.0 FTE shall be expended or encumbered
2434 solely for the purpose of supporting a full-time employee for a regional issues coordinator

2435 position at the Metro transit department. The regional issues coordinator position shall be
2436 responsible for coordinating the work of the Metro transit department on regional issues,
2437 including, but not limited, to: implementing the recommendations of the regional fare
2438 forum; planning for and implementing transit service during the 2026 FIFA World Cup
2439 events; coordinating with Sound Transit, the Seattle department of transportation, Sound
2440 Cities Association, and other municipal partners; and implementing the recommendations
2441 of the transit safety task force, including, but not limited to, advancing regional
2442 coordination through formal frameworks to align transit with outreach providers, housing
2443 and behavioral health services, and public safety partners, expanding nonenforcement
2444 outreach and diversion strategies to connect frequent riders in crisis to essential services
2445 including through prebooking diversion programs and expanded behavioral health
2446 response deployments, enhancing system safety and coordination by extending successful
2447 safety pilots and by improving data sharing and cross-system exclusion policies,
2448 embedding staff and rider feedback into ongoing safety planning, assessments, and rider
2449 education initiatives, and ensure interjurisdictional coordination related to transit safety
2450 task force recommendations.

2451 ER6 EXPENDITURE RESTRICTION:

2452 Of this appropriation, \$500,000 shall be expended or encumbered solely to procure
2453 consultant support to coordinate the implementation of the recommendations developed by
2454 the King County regional transit safety task force, including, but not limited to, convening
2455 and staffing a multijurisdictional implementation review group, assisting in the development
2456 and execution of deliverables, tracking milestones, developing reporting mechanisms, and
2457 engaging partner transit agencies and jurisdictions.

2458 ER7 EXPENDITURE RESTRICTION:

2459 Of this appropriation, up to \$2,400,000 to be expended or encumbered solely to
2460 contract with an entity to provide pre-booking diversion services, also referred to as law
2461 enforcement assisted diversion, to referrals received from the Metro transit police and the
2462 Metro transit department's behavioral health teams.

2463 ER8 EXPENDITURE RESTRICTION:

2464 Of this appropriation, \$50,000 shall be expended or encumbered solely for the
2465 human services agencies fare payment program established by K.C.C. 4A.700.210 to
2466 support making available \$25,000 of cash, or face, value of transit fare payment media
2467 for purchase at the sale price of ten percent of the cash, or face, value by North Helpline
2468 to assist low income residents in that agency's service area who need transit service for
2469 grocery needs resulting from the unexpected closure of the Fred Meyer store at 13000
2470 Lake City Way NE in Seattle; and making \$12,500 in total cash, or face, value transit fare
2471 payment media for purchase at the sale price of ten percent of the cash, or face, value by
2472 Kent Food Bank and Emergency Services and making \$12,500 in total cash, or face,
2473 value transit fare payment media for purchase at the sale price of ten percent of the cash,
2474 or face, value by Neighbor to Neighbor, both to assist low income residents in those
2475 agencies' service areas who need transit service for grocery needs resulting from the
2476 unexpected closure of the Fred Meyer store at 10201 SE 240th Street in Kent.

2477 ER9 EXPENDITURE RESTRICTION:

2478 Of this appropriation, \$400,000 shall be expended or encumbered solely for
2479 regional crisis response agency ("RCR") services at Metro transit department stops within
2480 the RCR service area, such as providing support to people experiencing a behavioral

2481 health crisis, coordinating with law enforcement to determine the best type of response to
2482 a person in crisis, or transporting a person experiencing a behavioral health crisis to a
2483 crisis care center.

2484 ER10 EXPENDITURE RESTRICTION:

2485 Of this appropriation, \$50,000 shall be expended or encumbered solely to prepare
2486 a sea-to-ski transit options report, which shall be an operational planning peer review and
2487 feasibility study exploring alternatives to driving alone to Snoqualmie pass in the winter.

2488 P1 PROVIDED THAT:

2489 Moneys restricted by Expenditure Restriction ER1 of this section shall not be
2490 expended or encumbered until the county has received a commitment for reimbursement
2491 from partners external to the county to provide no less than five hundred thousand dollars
2492 toward the downtown Seattle shuttle service.

2493 P2 PROVIDED FURTHER THAT:

2494 Moneys restricted by Expenditure Restriction ER2 of this section shall not be
2495 expended or encumbered until the county has received a commitment for reimbursement
2496 from partners external to the county to provide no less than \$640,000 towards the
2497 downtown Seattle shuttle service. The Metro transit department is encouraged to engage
2498 with potential funding partners, including, but not limited, to the Port of Seattle, the city
2499 of Seattle, and local businesses and organizations, to seek the reimbursement
2500 commitment to offer the downtown Seattle shuttle during the summer months of 2027.

2501 P3 PROVIDED FURTHER THAT:

2502 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2503 executive transmits a future of RapidRide report and a motion that should acknowledge

2504 receipt of the report, and a motion acknowledging receipt of the report is passed by the
2505 council. The motion should reference the subject matter, the proviso's ordinance,
2506 ordinance section, and proviso number in both the title and body of the motion.

2507 A. Between 2010 and 2014, the Metro transit department opened six RapidRide
2508 bus rapid transit lines (routes A, B, C, D, E, and F), which included relatively modest
2509 capital investments for bus stations and speed and reliability improvements, averaging
2510 between eight and eighteen million dollars per route. The Metro Connects long-range
2511 plan, as adopted by Ordinance 18449 and updated by Ordinance 19367, called for a
2512 higher level of capital investments for future RapidRide lines. The RapidRide lines that
2513 have opened or are planned to open between 2023 and 2032, which are routes G, H, I, J,
2514 K, and R, have included more extensive capital investments, averaging between eighty
2515 and one hundred eighty million dollars per route. This higher level of capital investment
2516 has required more time, more outside funding, more interjurisdictional coordination and
2517 permitting, more environmental review, and more property acquisition than the first six
2518 RapidRide lines. As the executive prepares to transmit an update to the Metro Connects
2519 long-range plan in 2028, as required by Ordinance 19367, it is appropriate to include in
2520 the planning for that update an analysis of the future of RapidRide and how RapidRide
2521 and other very frequent bus service can most effectively be incorporated into the transit
2522 networks proposed for the future using a service-led planning approach that focuses on
2523 planning capital improvements to support service goals, with the aim of making travel
2524 faster, more coordinated, and more convenient for passengers.

2525 B. The future of RapidRide report required by this proviso shall include, but not
2526 be limited to:

- 2527 1. An update on the implementation of Metro Connects, as adopted by
2528 Ordinance 19367, including progress toward the interim network for transit service
2529 identified in the Metro Connects plan;
- 2530 2. An update on the planned opening dates, total capital cost estimates, and
2531 planned capital investments for the RapidRide K and R lines, including a description for
2532 each line's planned reductions in the project scope and the corresponding reduction in
2533 project budget, comparing the adopted 2025 capital improvement program set forth in
2534 Attachment A to Ordinance 19861 and specifically in fund 3641, project numbers
2535 1134292 for the K line and 1132326 for the R line, to the executive's proposed capital
2536 improvement program set forth in Attachment A to this ordinance;
- 2537 3. An analysis of potential changes to the transit priority model currently used
2538 by the Metro transit department to identify opportunities to use a service-led planning
2539 approach that would prioritize capital investments in RapidRide or other very frequent
2540 service based on their ability to enhance speed, coordination, and convenience for a broad
2541 range of passengers, and to evaluate how targeted infrastructure improvements
2542 implemented systemwide could support fast, frequent, and reliable service without
2543 requiring full-scale corridor redevelopment, and to quantify the potential time and budget
2544 savings that could be achieved by implementing a more flexible, service-driven
2545 investment strategy; and
- 2546 4. A proposal for the development of RapidRide and other very frequent service
2547 between 2033 and 2050, based on the prioritized tiers of candidate RapidRide lines
2548 identified in the RapidRide prioritization plan accepted by Motion 16659, and within the

2549 context of how a flexible, service-led approach to transit network planning could inform
2550 the 2028 update to the Metro Connects long-range plan.

2551 The executive should provide a progress briefing to the transit, economy, and
2552 environment committee or its successor by November 12, 2026. The executive should
2553 electronically file the report and a motion required by this proviso by (~~November 12,~~
2554 ~~2026~~) July 31, 2027, with the clerk of the council, who shall retain an electronic copy
2555 and provide an electronic copy to all councilmembers, the council chief of staff, and the
2556 lead staff for the transit, economy, and environment committee or its successor.

2557 P4 PROVIDED FURTHER THAT:

2558 Of this appropriation, \$50,000 shall not be expended or encumbered until the
2559 executive transmits an Access paratransit service update report. The report shall include,
2560 but not be limited, to:

2561 A. The contractor's compliance with contract terms, as defined in the existing
2562 Access paratransit service contract with MV Transportation, Inc. ("the contract");

2563 B. Performance metrics and trends for 2026, including, but not limited to the
2564 following, as defined in the contract:

- 2565 1. On-time performance;
- 2566 2. Pickup window, including early pickups, late pickups, and excessively late
2567 pickups;
- 2568 3. Missed trips;
- 2569 4. Drop-off window, including early drop-offs and late drop-offs;
- 2570 5. Onboard time and excessively long trips; and
- 2571 6. Will call;

2572 C. Areas of deficiency or improvement during 2026; and

2573 D. Potential service improvements or innovations, including information about
2574 the costs to implement these improvements or innovations.

2575 The executive should electronically file the report and a motion required by this
2576 proviso by March 31, 2027, with the clerk of the council, who shall retain an electronic
2577 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
2578 the lead staff for the transit, economy, and environment committee, or its successor.

2579 P5 PROVIDED FURTHER THAT:

2580 Of this appropriation, \$50,000 shall not be expended or encumbered until the
2581 executive transmits a future of water taxi report.

2582 The future of water taxi report shall include, but not be limited to:

2583 A. An estimate of the total annual operating cost to continue to provide the
2584 current Friday evening and Saturday service, which is currently funded through a time-
2585 limited grant from the Washington state Legislature, set to end during this biennium, and
2586 to add sporting event service to the Vashon Island water taxi route similar to that
2587 currently provided on the West Seattle water taxi, for example, for Mariners, Sounders,
2588 and Seahawks games, including an estimate of any increase to the county ferry district
2589 property tax authorized by RCW 36.54.130 ("ferry district property tax") that might be
2590 needed to support these services and an identification of other sources of funding that
2591 could be sought to support these services;

2592 B. An estimate of the capital cost to procure and reinstall a single ticket vending
2593 machine at the West Seattle water taxi pier and an estimate of the annual operating and
2594 maintenance costs to operate the ticket vending machine, including an estimate of any

2595 increase to the ferry district property tax that might be needed to pay for the reinstallation
2596 and ongoing annual operating and maintenance costs, and identification of other sources
2597 of funding that could be sought to support procurement, installation, operations, and
2598 maintenance of the ticket vending machine; and

2599 C. An analysis of the potential for an expansion water taxi route that would
2600 operate between Vashon Island, Des Moines, and Pier 50 in Seattle, including, but not
2601 limited, to shoreside preliminary design, route planning, equipment specification,
2602 preliminary capital and operating budgets, timeline for next steps, an estimate of any
2603 increase to the ferry district property tax that would be needed to support the expansion
2604 route, other sources of funding that could be sought to support this expansion route, and
2605 other details necessary to prepare for implementation of the expansion route by the
2606 council.

2607 The executive should electronically file the report required by this proviso by
2608 ~~((August 20, 2026))~~ January 31, 2027, with the clerk of the council, who shall retain an
2609 electronic copy and provide an electronic copy to all councilmembers, the council chief
2610 of staff, and the lead staff for the transit, economy, and environment committee or its
2611 successor.

2612 P6 PROVIDED FURTHER THAT:

2613 Of this appropriation, \$250,000 shall not be expended or encumbered until the
2614 executive transmits a valley cities connections report and a motion that should
2615 acknowledge receipt of the report, and a motion acknowledging receipt of the report is
2616 passed by the council. The motion should reference the subject matter, the proviso's

2617 ordinance, ordinance section, and proviso number in both the title and body of the
2618 motion.

2619 The valley cities connections report shall include, but not be limited to, the
2620 following:

2621 A. A summary of the existing transit service provided in the cities in the
2622 Snoqualmie valley, including Carnation, North Bend, Snoqualmie, Preston, Fall City, and
2623 Duvall, including, but not limited, to:

2624 1. The types of services offered, including the origin, destination, span, and
2625 frequency of each existing transit route or service;

2626 2. An estimate of average weekday boarding for each existing transit route or
2627 service;

2628 3. The provider for each existing transit route or service; and

2629 4. The annual number of service hours and cost for each existing transit route or
2630 service; and

2631 B. A recommendation for transit service between Carnation and one of the Link
2632 light rail stations in Redmond, including, but not limited, to:

2633 1. The proposed route, stop locations, span, and frequency of the recommended
2634 transit service, and information on how the recommended transit service would facilitate
2635 connections between Carnation and other cities in the Snoqualmie Valley, as well as to
2636 Link light rail;

2637 2. The annual number of service hours and cost that would be needed to
2638 implement the recommended transit service;

2639 3. The type of transit service that is recommended and whether the service is
2640 proposed to be operated by the Metro transit department or by a contractor;

2641 4. The engagement the Metro transit department has undertaken with local
2642 jurisdictions and Snoqualmie Valley Transit;

2643 5. The next steps that would be required to implement the recommended transit
2644 service; and

2645 6. A timeline to implement the recommended service.

2646 The executive should electronically file the report and a motion required by this
2647 proviso by January 28, 2027, with the clerk of the council, who shall retain an electronic
2648 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
2649 the lead staff for the transit, economy, and environment committee or its successor.

2650 P7 PROVIDED FURTHER THAT:

2651 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2652 executive transmits a ~~((preliminary and a final transit))~~ funding needs report and
2653 motion~~((s))~~ that should acknowledge receipt of the ~~((preliminary and final))~~ report~~((s))~~,
2654 and motions acknowledging receipt of the ~~((preliminary and final))~~ report~~((s))~~ are passed
2655 by the council. Each motion should reference the subject matter, the proviso's ordinance,
2656 ordinance section, and proviso number in both the title and body of the motion. The
2657 \$100,000 shall not be released until~~((both motions are))~~ the motion is passed by the
2658 council.

2659 The ~~((preliminary and final))~~ transit funding needs report~~((s))~~ shall include, but
2660 not be limited to:

2661 A. An estimate of the Metro transit department's 2028-2029, 2030-2031, and
2662 2032-2033 biennium total reserve levels, defined as the sum of the individual reserves
2663 and designations in the reserves category of the public transportation fund, which are
2664 expected to be below the level required in the King County comprehensive fund
2665 management policies adopted through Motion 15250 and the fund management policies
2666 for the public transportation fund adopted through Ordinance 19863, including, but not
2667 limited to, information on:

- 2668 1. Potential impacts to the Metro transit department's operating budget,
2669 including, but not limited to, transit service, staffing, or operating procedures; and
2670 2. Potential impacts to the Metro transit department's infrastructure capital fund
2671 or revenue fleet fund, including, but not limited to, reducing, reprioritizing, modifying, or
2672 delaying planned capital investments or planned fleet purchases;

2673 B. A description of the Metro transit department's operational and capital funding
2674 needs, including, but not limited, to the funding needed to:

- 2675 1. Provide transit service in accordance with the King County Metro Service
2676 Guidelines adopted through Ordinance 19367;
2677 2. Strengthen the Metro transit department's operational capacity through efforts
2678 to recruit, train, and retain employees;
2679 3. Implement the Metro Connects long-range plan adopted through Ordinance
2680 19367;
2681 4. Reduce greenhouse gas emissions through transit use and by continuing the
2682 transition to a zero-emission revenue bus fleet; and

2683 5. Implement the recommendations of the King County regional transit safety
2684 task force in coordination with regional partners to ensure the safety and security of
2685 Metro transit department employees and passengers; and

2686 C. A description of the possible funding sources that could be used to address the
2687 funding needs identified in subsection B. of this proviso, with annual estimates of the
2688 amount of revenue that could be generated, from King County, from the King County
2689 transportation district either through councilmanic or voter-approved funding sources,
2690 from debt financing, and from other sources.

2691 The executive should give a briefing to the transit, economy, and environment
2692 committee or its successor by May 31, 2026. The executive should electronically file the
2693 ~~((preliminary report and motion required by this proviso by April 16, 2026, and the~~
2694 ~~final))~~ report and motion required by this proviso by September 3, 2026, with the clerk of
2695 the council, who shall retain an electronic copy and provide an electronic copy to all
2696 councilmembers, the council chief of staff, and the lead staff for the transit, economy, and
2697 environment committee or its successor.

2698 P8 PROVIDED FURTHER THAT:

2699 Moneys restricted by Expenditure Restriction ER7 of this section shall not be
2700 expended or encumbered until the executive transmits a letter identifying the contracting
2701 method, including but not limited to invitation to bid, request for proposals and direct
2702 negotiations, the executive will employ to receive pre-booking diversion services of
2703 referrals received from the Metro transit police and the Metro transit department's
2704 behavioral health teams. The executive should electronically file the letter with the clerk
2705 of the council, who shall retain an electronic copy and provide an electronic copy to all

2706 councilmembers, the council chief of staff, and the lead staff for the law and justice
2707 committee or its successor.

2708 P9 PROVIDED FURTHER THAT:

2709 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2710 executive transmits a bus route security report and a motion that should acknowledge
2711 receipt of the report, and a motion acknowledging receipt of the report is passed by the
2712 council. The motion should reference the subject matter, the proviso's ordinance,
2713 ordinance section, and proviso number in both the title and body of the motion.

2714 The bus route security report shall include, but not be limited to:

2715 A. A description of how the Metro transit department is deploying contracted
2716 transit security officers, including fare enforcement officers, on-board bus coaches on
2717 routes experiencing higher levels of security incidents, including, but not limited to, the
2718 RapidRide A and E lines, with information including, but not limited, to the following:

2719 1. How routes are selected for onboard deployment of transit security officers,
2720 including fare enforcement officers;

2721 2. Sample schedules for transit security officer deployment on board bus
2722 coaches, including the average percentage of daily runs in a route for which transit
2723 security officers, including fare enforcement officers; and

2724 3. What standards or best practices the Metro transit department uses to deploy
2725 transit security officers, including fare enforcement officers, on board bus coaches to
2726 improve employee and passenger safety, deter crime, and promote a sense of security, as
2727 opposed to a sense of excessive security presence that could make passengers feel
2728 profiled or insecure;

2729 B. A description of other strategies the Metro transit department is employing on
2730 board bus coaches to increase the safety and security of passengers and operators; and

2731 C. How incident trends on individual routes are monitored over time, and how
2732 the Metro transit department is using data about security incidents, best practices from
2733 other transit agencies, and innovative approaches to adjust safety and security measures
2734 in response to incident trends.

2735 The executive should electronically file the report and a motion required by this
2736 proviso by (~~March 26~~) September 30, 2026, with the clerk of the council, who shall
2737 retain an electronic copy and provide an electronic copy to all councilmembers, the
2738 council chief of staff, and the lead staff for the transit, economy, and environment
2739 committee or its successor.

2740 P10 PROVIDED FURTHER THAT:

2741 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2742 executive transmits a cashless fare engagement report and a motion that should
2743 acknowledge receipt of the report, and a motion acknowledging receipt of the report is
2744 passed by the council. The motion should reference the subject matter, the proviso's
2745 ordinance, ordinance section, and proviso number in both the title and body of the
2746 motion.

2747 The cashless fare engagement report shall include, but not be limited to, the
2748 following:

2749 A. A summary of the engagement efforts the Metro transit department has taken
2750 to ensure that transit riders who may face barriers to a cashless transition are prepared for

2751 the proposed transition to a system in which cash fares are no longer accepted on board
2752 buses, including, but not limited, to:

2753 1. Outreach to seniors, particularly those living independently, to provide,
2754 promote, and educate on the use of the regional reduced fare permit ORCA card that
2755 offers reduced fares for seniors and people with disabilities;

2756 2. Outreach to low-income people to provide, promote, and educate on the use
2757 of the ORCA LIFT low-income fare card that offers reduced fares for people with
2758 incomes at or below two hundred percent of the federal poverty level;

2759 3. Multilingual outreach to multilingual communities, including coordination
2760 with community-based organizations to provide, promote, and educate on income- and
2761 age-appropriate ORCA fare cards; and

2762 4. Coordination with human services agencies that purchase fare payment media
2763 from the Metro transit department under the program authorized at K.C.C. 4A.700.210 on
2764 alternative fare media for that program; and

2765 B. An update on the proposed timeline to a system in which cash fares are no
2766 longer accepted on board buses, including the specific achievements the Metro transit
2767 department plans to complete prior to presenting a formal proposal to the King County
2768 council, which could include an open payment system using mobile phone wallets to pay
2769 fares rather than requiring an ORCA fare card, developing virtual ORCA cards that can
2770 be installed on mobile phones, expanding the ORCA retail network to provide more
2771 locations where transit riders without access to the internet can add value to a fare card,
2772 and installing ticket vending machines where transit riders can purchase bus passes .

2773 The executive should electronically file the report and a motion required by this
2774 proviso by July 30, 2026, with the clerk of the council, who shall retain an electronic
2775 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
2776 the lead staff for the transit, economy, and environment committee, or its successor.

2777 P11 PROVIDED FURTHER THAT:

2778 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2779 executive transmits a waterfront and northwest Belltown post-construction transit report
2780 and a motion that should acknowledge receipt of the report, and a motion acknowledging
2781 receipt of the report is passed by the council. The motion should reference the subject
2782 matter, the proviso's ordinance, ordinance section, and proviso number in both the title
2783 and body of the motion.

2784 The waterfront and northwest Belltown post-construction transit report shall
2785 include, but not be limited to:

2786 A. A summary of the potential concepts for transit service along the waterfront
2787 and in northwest Belltown ("study area") that were identified in the waterfront and
2788 northwest Belltown transit study update report, which was completed in 2024 ("2024
2789 study"), and which the council acknowledged by Motion 16599; and

2790 B. A summary of options and recommendations from the Metro transit
2791 department for improving transit service in the study area following the completion of the
2792 construction projects in the study area, including, but not limited to, implementation of
2793 any of the potential concepts that were identified in the 2024 study, potential new route
2794 alignments, seasonal shuttle service, and other public transportation options that can

2795 address multiple goals, including travel by residents, employees, and visitors, as well as a
2796 summary of partnership opportunities for transit service improvements.

2797 The executive should electronically file the report and a motion required by this
2798 proviso by February 25, 2027, with the clerk of the council, who shall retain an electronic
2799 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
2800 the lead staff for the transit, economy, and environment committee or its successor.

2801 P12 PROVIDED FURTHER THAT:

2802 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2803 executive transmits a Fort Lawton transit service planning report and a motion that
2804 should acknowledge receipt of the report, and a motion acknowledging receipt of the
2805 report is passed by the council. The motion should reference the subject matter, the
2806 proviso's ordinance, ordinance section, and proviso number in both the title and body of
2807 the motion.

2808 A. The city of Seattle is working to redevelop the site of the former Fort Lawton
2809 in Magnolia, which is bordered by West Lawton Street to the north, 36th Avenue West to
2810 the east, West Government Way to the south, and Discovery Park to the west, with up to
2811 five hundred affordable housing units.

2812 B. The Fort Lawton transit service planning report required by this proviso shall
2813 include, but not be limited to:

2814 1. An analysis of how existing or planned future fixed-route transit service
2815 could serve the residential development planned for Fort Lawton, including information
2816 about how Fort Lawton will be incorporated into the 2028 update to the Metro Connects
2817 long-range plan that is required by Ordinance 19367; and

2818 2. An analysis of how flexible mobility services could be implemented to serve
2819 the residential development planned for Fort Lawton, including opportunities for flexible
2820 mobility services to connect residents to existing fixed-route transit services and to the
2821 planned, future Sound Transit Interbay station.

2822 The executive should electronically file the report and a motion required by this
2823 proviso by June 24, 2027, with the clerk of the council, who shall retain an electronic
2824 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
2825 the lead staff for the transit, economy, and environment committee or its successor.

2826 P13 PROVIDED FURTHER THAT:

2827 Of this appropriation, \$50,000 shall not be expended or encumbered until the
2828 executive transmits a sea-to-ski transit options report as required by Expenditure
2829 Restriction ER10 of this section and a motion that should acknowledge receipt of the
2830 report, and a motion acknowledging receipt of the report is passed by the council. The
2831 motion should reference the subject matter, the proviso's ordinance number, ordinance
2832 section and proviso number in both the title and body of the motion.

2833 The sea-to-ski transit options report shall include, but not be limited to:

2834 A. A review of up to five peer transit agencies that operate winter recreation
2835 transit services, including, but not limited to information on:

- 2836 1. Operational design issues, including routes, span, and frequency;
- 2837 2. Strategies for complying with Americans with Disabilities Act paratransit
2838 requirements;
- 2839 3. Strategies to address winter weather conditions; and
- 2840 4. Fleet, facility, and equipment needs;

2841 B. A description of the engagement the Metro transit department has conducted
2842 to inform the design of potential transit options to serve Snoqualmie pass, including, but
2843 not limited, to engagement with:

- 2844 1. Summit at Snoqualmie;
- 2845 2. Snoqualmie Pass Community Association;
- 2846 3. City of Seattle;
- 2847 4. Sound Cities Association; and
- 2848 5. Potential funding partners; and

2849 C. A feasibility analysis for transit service options to Snoqualmie pass in the
2850 winter, including, but not limited, to information on:

- 2851 1. Potential service design, including route, span, and frequency;
- 2852 2. Estimated capital cost for fleet, facilities, and equipment;
- 2853 3. Estimated annual operating cost; and
- 2854 4. Potential funding partners.

2855 The executive should electronically file the report and motion required by this
2856 proviso no later than November 19, 2026, with the clerk of the council, who shall retain
2857 an electronic copy and provide an electronic copy to all councilmembers, the council
2858 chief of staff and the lead staff for the transportation, economy, and environment
2859 committee or its successor.

2860 P14 PROVIDED FURTHER THAT:

2861 Of this appropriation, \$100,000 shall not be expended or encumbered until the
2862 executive transmits an East Link Connections transit gap service analysis report and a
2863 motion acknowledging receipt of the report, and a motion acknowledging receipt of the

2864 report is passed by the council. The motion should reference the subject matter, the
2865 proviso's ordinance number, ordinance section and proviso number in both the title and
2866 body of the motion.

2867 The East Link Connections transit gap service analysis report shall use the
2868 extensive analysis and community outreach information collected by the Metro transit
2869 department as part of its East Link Connections Mobility Project, as well as additional
2870 information as needed, to identify potential solutions to the transit service gaps in the
2871 Woodridge, Bel-Red, and Crossroads neighborhoods of Bellevue that were created by the
2872 East Link Connections Mobility Project approved by Ordinance 19899, specifically by
2873 the changes that were made to routes 226 and 240 and by the elimination of route 246, by
2874 including:

2875 A. A summary of potential changes to routes 226 or 240 that could restore
2876 services to Richards Road, such as infrastructure investments, routing changes, speed and
2877 reliability improvements, bus stop consolidation, and changed route terminus locations;
2878 and

2879 B. A description of flexible service pilots that could be implemented or expanded
2880 in the Woodridge, Bel-Red, and Crossroads neighborhoods in Bellevue to provide
2881 connections to frequent transit service.

2882 The executive should electronically file the report and motion required by this
2883 proviso no later than (~~February 19~~) April 22, 2026, with the clerk of the council, who
2884 shall retain an electronic copy and provide an electronic copy to all councilmembers, the
2885 council chief of staff and the lead staff for the transportation, economy, and environment
2886 committee or its successor.

2910 3740 COUNTY HOSPITAL CAPITAL (\$97,000,000)

2911 SECTION 81. The council directs that section 80 of this ordinance takes effect

2912 before section 82 of this ordinance.

2913 SECTION 82. Ordinance 20023, Section 132, as amended, is hereby amended to

2914 read as follows:

2915 From the several capital improvement project funds there are hereby appropriated

2916 and authorized to be disbursed the following amounts for the specific projects identified

2917 in Attachment A to this ordinance (Proposed Ordinance 2026-XXXX).

2918 Ordinance 20023, Section 132, as amended, is hereby amended to read as follows:

2919 Fund	Fund Name	2026-2027
2920 3151	CONSERVATION FUTURES	\$0
2921 3160	PARKS RECREATION AND OPEN SPACE	(\$11,300,000)
2922 3280	GENERAL FUND TECHNOLOGY CAPITAL	(\$2,147,600)
2923 3421	MAJOR MAINTENANCE RESERVE	\$5,250,844
2924 3581	PARKS CAPITAL	\$6,100,000
2925 3642	TRANSIT REVENUE FLEET CAPITAL	\$164,037,431
2926 3681	REAL ESTATE EXCISE TAX, NUMBER 1	\$0
2927 3682	REAL ESTATE EXCISE TAX, NUMBER 2	\$0
2928 3740	COUNTY HOSPITAL CAPITAL	\$122,063,241
2929 3781	DEPARTMENT OF INFORMATIONAL TECHNOLOGY CAPITAL	\$868,245
2930 3855	COUNTY ROAD MAJOR MAINTENANCE	\$9,028,500
2931 3951	BUILDING REPAIR AND REPLACEMENT	\$11,567,480
2932	TOTAL CAPITAL IMPROVEMENT PROGRAM	\$208,368,141

2933 ER1 EXPENDITURE RESTRICTION

2934 Of the appropriation to parks capital, \$5,000,000 shall be expended or
2935 encumbered solely for a new capital project to acquire parcel number 1923069026 for
2936 parks or open space purposes. The parks and recreation division shall work with the
2937 King County Flood Control District to identify other funding sources to supplement this
2938 appropriation and complete the acquisition.

2939 ER2 EXPENDITURE RESTRICTION:

2940 Of the appropriation to parks capital for the following capital projects, the
2941 following amounts shall not be expended or encumbered until the executive transmits the
2942 report and ordinance required by section 94, Proviso P4, of this ordinance, and an
2943 ordinance is approved by the council:

2944	Ballfield Access & Preservation Grant 1150283	\$3,889,891
2945	Healthy Communities & Parks Grant 1150282	\$9,900,000
2946	Pools Capital Grant 1137314	\$15,180,000

2947 ER3 EXPENDITURE RESTRICTION:

2948 Of the appropriation to parks capital, \$1,649,988 shall be expended or
2949 encumbered solely to contract with the following eligible entities for the King County
2950 council climate resilience grants. The minimum grant award shall be \$5,000:

2951	Black Farmers Collective	\$15,000
2952	Center of Success Abu Bakr Islamic Center – Outdoor education	\$30,000
2953	City of Lake Forest Park – Blue Heron Park Project	\$10,000
2954	City of Renton	\$10,000
2955	Council District 1 Organizations 2026	\$56,666

2956	Council District 1 Organizations 2027	\$91,666
2957	Council District 2 Organizations 2027	\$91,666
2958	Council District 3 Organizations 2026	\$91,666
2959	Council District 3 Organizations 2027	\$91,666
2960	Council District 4 Organizations 2026	\$91,666
2961	Council District 4 Organizations 2027	\$91,666
2962	Council District 5 Organizations 2027	\$91,666
2963	Council District 6 Organizations 2026	\$91,666
2964	Council District 6 Organizations 2027	\$91,666
2965	Council District 7 Organizations 2026	\$91,666
2966	Council District 7 Organizations 2027	\$91,666
2967	Council District 8 Organizations 2026	\$41,666
2968	Council District 8 Organizations 2027	\$91,666
2969	Council District 9 Organizations 2026	\$71,666
2970	Council District 9 Organizations 2027	\$91,666
2971	Duwamish River Cleanup Coalition	\$50,000
2972	Enumclaw Expo Center	\$10,000
2973	Environmental Rotary Club of Puget Sound	\$5,000
2974	Foster High School – Tukwila School District	\$16,666
2975	Gilliam Creek - Salmon bearing stream restoration (WRIA 9)	\$15,000
2976	Lake Forest Park Climate Hub	\$20,000
2977	Living Well Kent	\$15,000
2978	Terrebonne Farms	\$91,666

2979 TOTAL \$1,649,988

2980 Selection of organizations by council districts shall be by future amendment of
2981 this section.

2982 ER4 EXPENDITURE RESTRICTION:

2983 Of this appropriation for capital project 1130313, the civic campus planning
2984 project, \$500,000 shall be expended or encumbered solely for the purpose of retaining a
2985 consultant to assist the county in advancing the civic campus planning project by
2986 performing owner's representative functions, including, but not limited to, overseeing and
2987 advising throughout the design and construction phases of the project, including the
2988 preparation and management of requests for qualifications, requests for information, and
2989 requests for proposals. Councilmembers who have represented the council on the civic
2990 campus planning committee and the civic campus planning initiative government partners
2991 table or their designees shall be invited by the executive to participate in the selection
2992 process of the consultant.

2993 ER5 EXPENDITURE RESTRICTION:

2994 Of the appropriation for capital project 1150603, Grass to Synthetic Turf
2995 Conversion, \$1,000,000 shall be expended or encumbered solely for turf conversion at
2996 the Federal Way National Little League site.

2997 P1 PROVIDED THAT:

2998 Of this appropriation for general fund technology capital, for capital project
2999 1148394, King County sheriff's office computer aided dispatch system replacement,
3000 \$4,000,000 shall not be expended or encumbered until the executive transmits a letter

3001 confirming the selected computer aided dispatch replacement system has the capability to
3002 capture and log demographic data, including race.

3003 The executive should electronically file the letter required by this proviso before
3004 the final system solution is selected with the clerk of the council, who shall retain an
3005 electronic copy and provide an electronic copy to all councilmembers, the council chief
3006 of staff, and the lead staff for the law and justice committee or its successor.

3007 P2 PROVIDED FURTHER THAT:

3008 Of the appropriation to parks capital, \$100,000 shall not be expended or
3009 encumbered until the executive transmits a Soos Creek trail funding report to the
3010 transportation, economy, and environment committee or its successor. The report shall
3011 include, but not be limited to:

3012 A. Analysis of the items in subsection B. of this proviso for each of the following
3013 Soos Creek trail segments:

- 3014 1. North extension phase 5B, southeast one hundred seventy-eighth street to
3015 southeast one hundred seventy-third place;
- 3016 2. Connection to East Hill North Community Park;
- 3017 3. Connection to Lake Meridian Park; and
- 3018 4. South Extension;

3019 B.1. The estimated dollar amount needed to complete:

- 3020 a. design; and
- 3021 b. construction;
- 3022 2. Potential funding sources, including parks levy underspend from projects
3023 outside of opportunity areas; and

3024 3. An estimated timeline to complete:

3025 a. design; and

3026 b. construction.

3027 The executive should electronically file the report required by this proviso by

3028 ~~((June 30))~~ December 31, 2026, with the clerk of the council, who shall retain an

3029 electronic copy and provide an electronic copy to all councilmembers, the council chief

3030 of staff, and the lead staff for the transportation, economy, and environment committee or

3031 its successor.

3032 P3 PROVIDED FURTHER THAT:

3033 Of the appropriation for capital project 1134066, Regional Wastewater Services

3034 Plan (RWSP) Update, \$7,382,000 shall not be expended or encumbered until the council

3035 passes the motion required by section 115, Proviso P1, of this ordinance.

3036 P4 PROVIDED FURTHER THAT:

3037 Of this appropriation for capital project 1033498, no more than \$10,000,000 shall

3038 be expended or encumbered on the northeast recycling and transfer station project until

3039 the executive transmits a northeast recycling and transfer station cost analysis and a

3040 motion that should acknowledge receipt of the northeast recycling and transfer station

3041 cost analysis, and a motion acknowledging receipt of the northeast recycling and transfer

3042 station cost and operational analysis is passed by the council. The motion should

3043 reference the subject matter, the proviso's ordinance, ordinance section, and proviso

3044 number in both the title and body of the motion.

3045 The cost and operational analysis shall identify:

3046 A. The estimated costs and schedule associated with Alternative 1A;

3047 B. The estimated costs and schedule associated with Alternative 1B;

3048 C. The operational implications during site redevelopment of each option and a
3049 plan to continue collections if 1A is selected; and

3050 D. A comprehensive listing of the potential mitigation measures associated with
3051 Alternative 1A and Alternative 1B and estimated potential costs for each measure.

3052 The executive should electronically file the northeast recycling and transfer
3053 station cost analysis and a motion required by this proviso by October 1, 2026, with the
3054 clerk of the council, who shall retain an electronic copy and provide an electronic copy to
3055 all councilmembers, the council chief of staff, and the lead staff for the transportation,
3056 economy, and environment committee or its successor.

3057 P5 PROVIDED FURTHER THAT:

3058 Of this appropriation for Harborview Medical Center capital program 2020
3059 proposition 1, \$219,720,655 shall not be expended or encumbered for any use or purpose
3060 related to the building located at 1145 Broadway in Seattle, that is subject to a purchase
3061 and sale agreement between the county and Guntower Capital LLC ("the Broadway
3062 Facility"), until the executive transmits a letter to the council, and the council approves a
3063 motion acknowledging receipt of the letter, describing: (a) those agreements to occupy
3064 space, including, but not limited to, leases, use agreements, or licenses that the executive
3065 intends the county to enter into as the lessor of space at the Broadway Facility; or (b) the
3066 county's use of space. However, in either respect of (a) or (b) of this proviso, the use
3067 must be in support of the capital improvement construction projects financed with
3068 proceeds from the 2020 Proposition 1 general obligation bonds. The letter shall include,
3069 but not be limited to, a description of the proposed uses, expected lessees, agreement

3070 duration, and type, location, and amount of space for each potential agreement to occupy
3071 space. Proposed uses may include, but are not limited to, temporarily moving programs
3072 and services from the Harborview Medical Center during construction of the new bed
3073 tower or other the capital improvement construction projects financed with proceeds from
3074 the 2020 Proposition 1 general obligation bonds, providing medical center employee and
3075 parking for the public visiting the medical center displaced at the medical center during
3076 construction of the bed tower or other the capital improvement construction projects
3077 financed with proceeds from the 2020 Proposition 1 general obligation bonds. The letter
3078 should also detail the use of space that may be used by county staff in support of the
3079 planning, design, and construction of the bed tower or any other the capital projects
3080 supported with proceeds from the 2020 Proposition 1 general obligation bonds, including
3081 duration of use, and type, location, and amount of space.

3082 The executive shall electronically file the letter and motion required by this
3083 proviso with the clerk of the council, who shall retain an electronic copy and provide an
3084 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
3085 committee of the whole or its successor.

3086 P6 PROVIDED FURTHER THAT:

3087 Of this appropriation for Harborview Medical Center capital program 2020
3088 proposition 1, \$500,000 shall not be expended or encumbered until the executive
3089 transmits a letter providing information about the updated cost analysis for the new tower
3090 construction capital project #1141052.

3091 The letter shall include, but not be limited to:

3092 A. An executive summary of the revised cost estimate developed during the
3093 validation phase to define the scope of the project; and

3094 B. A copy of the revised cost estimate.

3095 The executive shall electronically file the letter required by this proviso with the
3096 clerk of the council, who shall retain an electronic copy and provide an electronic copy to
3097 all councilmembers, the council chief of staff, and the lead staff for the committee of the
3098 whole or its successor.

3099 P7 PROVIDED FURTHER THAT:

3100 Of this appropriation for county hospital capital, \$97,000,000 shall not be
3101 expended or encumbered until the executive transmits a plan for the selected parking
3102 garage project to address parking issues at Harborview Medical Center and a motion that
3103 should acknowledge receipt of the plan, and a motion acknowledging receipt of the plan
3104 is passed by the council. The motion should reference the subject matter, the proviso's
3105 ordinance, ordinance section, and proviso number in both the title and body of the
3106 motion.

3107 The plan shall include, but not be limited to:

3108 A. Description of the engagement process with University of Washington, the
3109 Harborview board of trustees, and the Harborview Medical Center administration to
3110 identify the plan;

3111 B. How parking revenue was factored into the analysis to determine which
3112 parking solution to select; and

3113 C. A timeline for the design and construction of the parking garage project.

3114 The executive should electronically file the plan and a motion required by this
3115 proviso by (~~March 30~~) June 30, 2026, with the clerk of the council, who shall retain an
3116 electronic copy and provide an electronic copy to all councilmembers, the council chief
3117 of staff, and the lead staff for the committee of the whole or its successor.

3118 SECTION 83. Attachment A to this ordinance hereby amends Attachment A to
3119 Ordinance 20023, as amended, by adding thereto and inserting therein the projects listed
3120 in Attachment A to this ordinance.

3121 NEW SECTION. SECTION 84. There is hereby added to Ordinance 20023 a
3122 new section to read as follows:

3123 GENERAL FUND TRANSFER TO DEPARTMENT OF EXECUTIVE
3124 SERVICES CAPITAL IMPROVEMENT PROGRAM - From the general fund there is
3125 hereby appropriated to:

3126 General fund transfer to department of executive services capital improvement
3127 program \$4,827,000

3128 SECTION 85. The following are hereby repealed:

- 3129 A. Ordinance 20023, Section 17, as amended;
- 3130 B. Ordinance 20023, Section 18, as amended;
- 3131 C. Ordinance 20023, Section 19, as amended;
- 3132 D. Ordinance 20023, Section 20, as amended;

- 3133 E. Ordinance 20023, Section 27, as amended; and
- 3134 F. Ordinance 20023, Section 28, as amended

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, _____.

Girmay Zahilay, County Executive

Attachments: A. C2026-2027 Capital Improvement Program 03-25-2026

Attachment A Capital Improvement Program dated 3/25/2026

Budget: 2026 1st Omnibus, Scenario: Executive Proposed, Agency: All, Fund: All, Cap Status: Approved, Is IT Proj? Both Yes and No

2026 1st Omnibus - Executive Proposed

3151 CONSERVATION FUTURES SUBFUND							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1116259	Seattle - Kubota Green Additions STANDALONE			(\$200,000)	\$0	\$0	(\$200,000)
1122040	Seattle - South Park Plaza STANDALONE			(\$354,853)	\$0	\$0	(\$354,853)
1132070	Kent - McSorley Creek Wetland STANDALONE			(\$20,399)	\$0	\$0	(\$20,399)
1132071	Seattle - Broadview-Bitter Lake Open Space STANDALONE			(\$250,000)	\$0	\$0	(\$250,000)
1132072	Non Profit - Urban Homestead Foundation Dakota Homestead 25 STANDALONE			(\$693,750)	\$0	\$0	(\$693,750)
1141596	Algona - Wetland Preserve (Match Waiver) STANDALONE			\$25,000	\$0	\$0	\$25,000
1143688	Seattle - Taylor Creek Headwaters STANDALONE			(\$34,206)	\$0	\$0	(\$34,206)
1145683	Covington - Jenkins Creek Open Space 25 STANDALONE			\$25,000	\$0	\$0	\$25,000
1145687	Normandy Park - Hall Property Acquisition on Miller Creek 25 STANDALONE			\$36,331	\$0	\$0	\$36,331
1145689	Sammamish - Landa Property 25 STANDALONE			(\$108,386)	\$0	\$0	(\$108,386)
1145694	Seattle - Thornton Confluence Natural Area Expansion 25 STANDALONE			(\$111,306)	\$0	\$0	(\$111,306)
1145700	Non Profit - Viva Farms Land To Grow, Underserved Farmers (Match Waiver) STANDALONE			\$200,000	\$0	\$0	\$200,000
1147369	Shoreline - Rotary Park Acquisition 1 25 STANDALONE			\$125,000	\$0	\$0	\$125,000
1147986	Shoreline - Hillwood Park West Acquisition 25 STANDALONE			(\$539)	\$0	\$0	(\$539)

Attachment A Capital Improvement Program dated 3/25/2026

Budget: 2026 1st Omnibus, Scenario: Executive Proposed, Agency: All, Fund: All, Cap Status: Approved, Is IT Proj? Both Yes and No

2026 1st Omnibus - Executive Proposed

Project Number	Project Name	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1148004	King County - Snoqualmie Corridor Enhancement 25 STANDALONE			(\$28,999)	\$0	\$0	(\$28,999)
1150370	Vashon Marine Shorelines- Vashon Land Trust STANDALONE			\$25,000	\$0	\$0	\$25,000
1150430	Vashon Marine Shorelines - Vashon Land Trust SSC STANDALONE			\$18,750	\$0	\$0	\$18,750
1151304	Soos Creek Botanical Garden STANDALONE			\$200,000	\$0	\$0	\$200,000
1151305	Jenkins Creek Open Space - SSC award STANDALONE			\$51,000	\$0	\$0	\$51,000
1151307	Duwamish River Shoreline Acq: Silver Bay award STANDALONE			\$500,000	\$0	\$0	\$500,000
1151308	Dakota Homestead - acquisition award STANDALONE			\$100,000	\$0	\$0	\$100,000
1151309	Dakota Homestead - SSC award STANDALONE			\$22,500	\$0	\$0	\$22,500
1151310	Wakulima Farm - SSC award STANDALONE			\$310,000	\$0	\$0	\$310,000
1151311	Deutsch Urban Farm STANDALONE			\$138,857	\$0	\$0	\$138,857
1151312	Pinnacle Peak Park STANDALONE			\$25,000	\$0	\$0	\$25,000
3151 - CONSERVATION FUTURES SUBFUND		Total		\$0	\$0	\$0	\$0

3160 PARKS RECREATION AND OPEN SPACE

Project Number	Project Name	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1142115	Emergent Need Contingency - Fund 3160 ADMIN			(\$1,000,000)	\$0	\$0	(\$1,000,000)
1143726	Marymoor Park Expansion Acquisition STANDALONE			(\$4,400,000)	\$0	\$0	(\$4,400,000)

Attachment A Capital Improvement Program dated 3/25/2026

Budget: 2026 1st Omnibus, Scenario: Executive Proposed, Agency: All, Fund: All, Cap Status: Approved, Is IT Proj? Both Yes and No

2026 1st Omnibus - Executive Proposed

1143733	Marymoor Park Parking & Infrastructure Improvements STANDALONE			(\$5,900,000)	\$0	\$0	(\$5,900,000)
3160 - PARKS RECREATION AND OPEN SPACE		Total		(\$11,300,000)	\$0	\$0	(\$11,300,000)

3280 GENERAL TECHNOLOGY CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1148394	KCSO Computer Aided Dispatch System Replacement STANDALONE	✓	✓	(\$2,147,600)	\$0	\$0	(\$2,147,600)
3280 - GENERAL TECHNOLOGY CAPITAL		Total		(\$2,147,600)	\$0	\$0	(\$2,147,600)

3421 MAJOR MAINTENANCE RESERVE SUBFUND

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1039665	Courthouse Plumbing Fixtures STANDALONE	✓		\$6,576	\$0	\$0	\$6,576
1039705	MMRF Central Rate Budget ADMIN	✓		(\$154,198)	\$0	\$0	(\$154,198)
1040332	MMRF Budget Preparation Cost ADMIN	✓		\$107	\$0	\$0	\$107
1117645	King County Courthouse Window Security	✓		\$78,840	\$0	\$0	\$78,840
1129770	Archives Building Fire Protection Sprinkler System	✓		\$83,081	\$0	\$0	\$83,081
1129786	Administration Building Fire Alarm Systems STANDALONE	✓		\$1,271	\$0	\$0	\$1,271
1129788	Black River Office Building HVAC Improvements STANDALONE	✓		\$90	\$0	\$0	\$90
1133654	MRJC Lift Station Repair STANDALONE	✓		\$38,134	\$0	\$0	\$38,134
1134434	Yesler Building Fire Alarm System Replacement	✓		\$7,022	\$0	\$0	\$7,022
1139466	KCSO Precinct 3 Fire Alarm STANDALONE	✓		\$13,000	\$0	\$0	\$13,000

Attachment A Capital Improvement Program dated 3/25/2026

Budget: 2026 1st Omnibus, Scenario: Executive Proposed, Agency: All, Fund: All, Cap Status: Approved, Is IT Proj? Both Yes and No

2026 1st Omnibus - Executive Proposed

1142170	King County Courthouse Westside Interior Water Damage Repair STANDALONE	✓		\$154,082	\$0	\$0	\$154,082
1143884	King County Courthouse Fire Alarm Replacement STANDALONE			\$4,200,000	\$0	\$0	\$4,200,000
1152061	DES FMD MMR SEWER PUMP REPLACEMENT STANDALONE			\$384,406	\$0	\$0	\$384,406
1152062	DES FMD MMR CHINOOK ELEVATOR REPAIRS STANDALONE			\$438,433	\$0	\$0	\$438,433
3421 - MAJOR MAINTENANCE RESERVE		Total		\$5,250,844	\$0	\$0	\$5,250,844

3581 PARKS CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1044919	Parks Pinnacle Peak Acquisition STANDALONE			\$105,268	\$0	\$0	\$105,268
1126266	Capital Planning and Administration ADMIN			(\$961,044)	\$0	\$0	(\$961,044)
1136781	Parks Boise Creek Acquisition Restoration STANDALONE			(\$187,882)	\$0	\$0	(\$187,882)
1137316	City Capital Open Space Grant PROGRAMMATIC			\$961,044	\$0	\$0	\$961,044
1141649	Green to Cedar Rivers Trail Acquisition STANDALONE			(\$12,834)	\$0	\$0	(\$12,834)
1147996	Rattlesnake Mountain Scenic Area Additions STANDALONE			\$105,268	\$0	\$0	\$105,268
1148011	Snoqualmie Corridor Enhancement STANDALONE			(\$9,820)	\$0	\$0	(\$9,820)
1150333	Site Activation PROGRAMMATIC			\$2,000,000	\$0	\$0	\$2,000,000
1150335	Demolition Program PROGRAMMATIC			\$4,000,000	\$0	\$0	\$4,000,000

Attachment A Capital Improvement Program dated 3/25/2026

Budget: 2026 1st Omnibus, Scenario: Executive Proposed, Agency: All, Fund: All, Cap Status: Approved, Is IT Proj? Both Yes and No

2026 1st Omnibus - Executive Proposed

3581 - PARKS CAPITAL	Total	\$6,000,000	\$0	\$0	\$6,000,000
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3642 TRANSIT REVENUE FLEET CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1139327	Hybrid Bus Budget PROGRAMMATIC			\$164,037,431	\$0	\$476,477,415	\$640,514,846
3642 - TRANSIT REVENUE FLEET CAPITAL		Total		\$164,037,431	\$0	\$476,477,415	\$640,514,846

3681 REAL ESTATE EXCISE TAX, NUMBER 1

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1130281	REET 1 Transfer to Roads Capital STANDALONE			\$4,400,000	\$0	\$0	\$4,400,000
1134866	REET 1 Transfer to Parks STANDALONE			(\$4,400,000)	\$0	\$0	(\$4,400,000)
3681 - REAL ESTATE EXCISE TAX, NUMBER 1		Total		\$0	\$0	\$0	\$0

3682 REAL ESTATE EXCISE TAX, NUMBER 2

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1134869	REET 2 Transfer to Parks STANDALONE			(\$6,900,000)	\$0	\$0	(\$6,900,000)
1152212	REET 2 Transfer to Roads Capital STANDALONE			\$6,900,000	\$0	\$0	\$6,900,000
3682 - REAL ESTATE EXCISE TAX, NUMBER 2		Total		\$0	\$0	\$0	\$0

3740 COUNTY HOSPITAL CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1149294	DES FMD PIONEER SQUARE CLINIC STANDALONE			\$22,758,930	\$0	\$0	\$22,758,930
1152197	DES HMC F3740 ADMINISTRATIVE & PLANNING PROJECT STANDALONE			\$2,304,311	\$0	\$0	\$2,304,311
3740 - COUNTY HOSPITAL CAPITAL		Total		\$25,063,241	\$0	\$0	\$25,063,241

3781 ITS CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1145279	KCIT Ray Baum Act Compliance			\$868,245	\$0	\$0	\$868,245

Attachment A Capital Improvement Program dated 3/25/2026

Budget: 2026 1st Omnibus, Scenario: Executive Proposed, Agency: All, Fund: All, Cap Status: Approved, Is IT Proj? Both Yes and No

2026 1st Omnibus - Executive Proposed

	STANDALONE		✓					
3781 - ITS CAPITAL		Total		\$868,245	\$0	\$0	\$868,245	
3855 COUNTY ROAD MAJOR MAINTENANCE								
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget	
1129584	Countywide Quick Response Program PROGRAMMATIC			\$11,300,000	\$0	\$0	\$11,300,000	
1136236	NE 165th Street at 176th Avenue NE Culvert Replacement STANDALONE			(\$721,500)	\$0	\$0	(\$721,500)	
1136419	SE 432nd Street Culvert Replacement STANDALONE			\$450,000	\$0	\$0	\$450,000	
1139286	Countywide Bridge Load Upgrade Safety PROGRAMMATIC			(\$211,000)	\$0	\$0	(\$211,000)	
1144165	25414 SE 424th Street Near 254th Avenue S Culvert Replacement STANDALONE			(\$600,000)	\$0	\$0	(\$600,000)	
1144167	NE 100th Street on Ames Creek Culvert Replacement STANDALONE			(\$800,000)	\$0	\$0	(\$800,000)	
1144168	SE Ravensdale Way on Rock Creek Culvert Replacement STANDALONE			(\$389,000)	\$0	\$0	(\$389,000)	
3855 - COUNTY ROAD MAJOR MAINTENANCE		Total		\$9,028,500	\$0	\$0	\$9,028,500	
3951 BUILDING REPAIR AND REPLACEMENT SUBFUND								
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget	
1139528	Telecommute Consolidation PROGRAMMATIC	✓		\$300,000	\$0	\$0	\$300,000	
1141200	Tier 2 Space Consolidation PROGRAMMATIC	✓		\$1,700,000	\$0	\$0	\$1,700,000	
1150087	DES FMD Dexter Horton Camera & Access Control Upgrade STANDALONE			\$2,599,757	\$0	\$0	\$2,599,757	
1152066	DES FMD KCCF FIRE SPRINKLER EPAIRS STANDALONE			\$1,186,662	\$0	\$0	\$1,186,662	

Attachment A Capital Improvement Program dated 3/25/2026

Budget: 2026 1st Omnibus, Scenario: Executive Proposed, Agency: All, Fund: All, Cap Status: Approved, Is IT Proj? Both Yes and No

2026 1st Omnibus - Executive Proposed

1152079	DES FMD KCCH FIRE SPRINKLER RE STANDALONE			\$344,061	\$0	\$0	\$344,061
1152282	DES FMD BRR 2026 RTO PARENT STANDALONE			\$5,437,000	\$0	\$0	\$5,437,000
3951 - BUILDING REPAIR AND REPLACEMENT		Total		\$11,567,480	\$0	\$0	\$11,567,480
Grand Total				\$208,368,141	\$0	\$476,477,415	\$684,845,556

 **King County | Office of the Executive****Executive Girmay Zahilay**

Chinook Building, CNK-EX-0800
401 Fifth Avenue, Suite 800
Seattle, WA 98104-2391

April 2, 2026

The Honorable Sarah Perry
Chair, King County Council
Room 1200
COURTHOUSE

Dear Councilmember Perry:

This letter transmits the proposed first omnibus supplemental budget Ordinance of the 2026-2027 biennium. The proposed legislation includes technical adjustments, reappropriations, updates to Proviso and expenditure restriction language, and changes to Ordinance 20023 to implement reorganization of the Executive Office. Details are provided in the narrative table included in this package.

The proposed budget supplemental totals approximately \$394 million, comprised of \$185 million in operating appropriations and \$209 million in capital appropriations. The proposal includes 47.5 full-time equivalent positions, which are all revenue backed. The proposed increase of General Fund expenditures is approximately \$49 million, of which \$16 million is revenue backed and \$33 million is supported by General Fund fund balance.

The proposed Ordinance includes expenditures in the following areas:

- \$101 million to reappropriate funds for projects that were approved in 2025 and need additional time to complete;
- \$4.9 million to fund labor agreements for represented employees.;
- \$2 million to provide rental assistance, legal resources, and food assistance to immigrant and refugee communities;
- \$12.5 million for communities impacted by the flood emergency in December, including \$11.7 million for emergency repairs for roads and bridges and \$1.5 million to expand flood recovery programs for residents;
- \$25 million to ensure the King County Sheriff's Office and Office of Emergency Management have the resources they need to keep our community safe during local World Cup games;
- \$9.1 million for critical life safety projects and building upgrades at the King County Courthouse, the Chinook Building, Maleng Regional Justice Center, the Dexter Horton building, and the King County Correctional Facility; and

The Honorable Sarah Perry

April 2, 2025

Page 2

- \$5.4 million to continue implementing the County's long-term hybrid workplace plans, supported by one-time savings across the enterprise.

I certify that funds are available.

Thank you for your consideration of this legislation. If your staff have questions, please contact Aaron Rubardt, Chief Budget Officer, at 206-263-9715.

Sincerely,



Executive Girmay Zahilay
King County

Enclosure

cc: King County Councilmembers
ATTN: Stephanie Cirkovich, Chief of Staff
Melani Hay, Clerk of the Council
Karan Gill, Deputy Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Hyeok Kim, Chief Operating Officer, Office of the Executive
Sierra Howlett Browne, Director of Government Relations, Office of the Executive
Garrett Holbrook, Council Relations Manager, Office of the Executive
Aaron Rubardt, Chief Budget Officer, Office of the Executive

**2026-2027 1st Omnibus Financial Plan
Veterans, Seniors, and Human Services Levy (VSHSL) / 000001143 and 000001144**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 73,891,555	\$ 62,043,018	\$ 95,238,702	\$ 95,238,702	\$ 95,238,702	\$ 48,621,298	\$ 19,277,762
Revenues							
Local	85,125,184	184,470,820	184,470,820	-	184,925,604	211,792,305	
Other	4,588,361	3,000,000	3,000,000	189,449	3,000,000	3,150,000	
Total Revenues	\$ 89,713,545	\$ 187,470,820	\$ 187,470,820	\$ 189,449	\$ 187,925,604	\$ 214,942,305	\$ -
Expenditures							
Salaries, Wages & Benefits	10,549,435	27,455,941	27,455,941	1,818,654	27,455,941	33,734,396	
Supplies	343,822	734,696	734,696	22,243	734,696	1,021,820	
Other Operating Charges	36,308,335	107,619,913	107,619,913	1,584,230	131,269,200	156,725,693	
Central Rates	2,087,281	4,035,511	4,035,511	307,831	4,035,511	4,574,166	
Interfund Transfers	19,077,525	49,095,292	49,095,292	22,684,711	71,047,660	48,229,766	
Total Expenditures	\$ 68,366,398	\$ 188,941,353	\$ 188,941,353	\$ 26,417,669	\$ 234,543,008	\$ 244,285,841	\$ -
Estimated Underexpenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 95,238,702	\$ 60,572,485	\$ 93,768,169	\$ 69,010,482	\$ 48,621,298	\$ 19,277,762	\$ 19,277,762
Reserves							
Reserve for Committed & Pending Programs	75,483,321	38,256,386	38,256,386	75,483,321	29,881,666	-	
Reserve for HCD Grant Backfill	5,269,854	-	-	-	-	-	
Rainy Day Reserve	11,238,300	18,673,800	18,673,800	19,276,680	17,333,760	20,078,280	20,078,280
Total Reserves	\$ 91,991,475	\$ 56,930,186	\$ 56,930,186	\$ 94,760,001	\$ 47,215,426	\$ 20,078,280	\$ 20,078,280
Reserve Shortfall	-	-	-	25,749,519	-	800,518	800,518
Ending Undesignated Fund Balance	\$ 3,247,227	\$ 3,642,300	\$ 36,837,984	\$ -	\$ 1,405,872	\$ -	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- Outyear projections columns: revenues and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance.
- 2026-2027 Budget-to-Date Actuals through Feb 2026.

Revenue Notes:

- 2026-2029 local revenues are based on the July 2025 OEFA forecast.
- Other revenue represents estimated interest earnings and is based on BFPA assumptions.
- 2030-2031 projected revenue is zero because the current levy expires at the end of 2029.

Expenditure Notes:

- 2026-2027 adopted expenditures are based on the VSHSL implementation plan and include \$450,000 added by the Council in the adopted budget.
- 2028-2029 projected expenditures are based on the BFPA assumptions and the implementation plan.
- 2030-2031 expenditures are projected at zero because the current levy goes through the end of 2029 and a levy renewal will have to be developed for voters' approval in 2029.

Reserve Notes:

- The rainy day reserve represents 60 days of budget expenditures excluding capital expenditures.
- The reserve for committed and pending projects is an estimated amount of anticipated delayed investments, which are not included in the current adopted budget. The financial plan assumes this reserve will be spent down in 2028-2029.
- The 2025 Reserve for HCD Grant Backfill was for a one-time transfer to HCD For emergency, transitional, and rapid rehousing that was incorporated in the 2026-2027 Adopted Budget.

Last Updated 03/12/26 by ASD FACS using data from PBCS and BFPA assumptions. Additional updates by the Executive Budget Team on 3/18/2026.

**2026-2027 1st Omnibus Financial Plan
Youth and Amateur Sports Fund / 000001290 & 000001292**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 13,829,056	\$ 8,653,722	\$ 8,653,722	\$ 14,057,835	\$ 14,057,835	\$ 13,802,079	\$ 14,698,837
Revenues							
Rental Car Sales Tax	4,454,628	10,063,969	10,063,969	-	10,035,067	10,071,723	10,240,201
Competitive and Play Equity Grant - General Fund	860,469	-	-	-	-	-	-
Interest Earning, Other Miscellaneous	588,335	200,000	200,000	51,204	200,000	200,000	200,000
Parks Levy Revenue (2026-2031)	-	3,300,000	3,300,000	-	3,300,000	3,300,000	3,300,000
Total Revenues	\$ 5,903,432	\$ 13,563,969	\$ 10,263,969	\$ 51,204	\$ 10,235,067	\$ 13,571,723	\$ 13,740,201
Expenditures							
Competitive Grants Programs	2,143,651	3,946,280	3,946,280	120,372	3,946,280	4,158,195	4,405,192
Council Directed Grants Programs	1,073,552	5,100,000	5,100,000	73,385	5,100,000	5,100,000	5,100,000
COVID 10 - Competitive and Play Equity Grants	795,860	-	-	-	-	-	-
Grant Programs - Carryforward	-	-	-	-	7,265,449	7,340,278	7,469,313
Bond Issuance, Debt Service	744,125	1,484,250	1,484,250	-	1,484,250	1,486,625	-
Grant Administration	917,466	1,955,908	1,955,908	184,155	1,955,908	2,059,180	2,171,611
Total Expenditures	\$ 5,674,653	\$ 12,486,438	\$ 12,486,438	\$ 377,912	\$ 19,751,887	\$ 20,144,278	\$ 19,146,116
Estimated Underexpenditures		4,070,826	4,070,826			7,469,313	7,638,527
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 14,057,835	\$ 13,802,079	\$ 10,502,079	\$ 13,731,127	\$ 4,541,015	\$ 14,698,837	\$ 16,931,449
Reserves							
Rainy Day Reserve (30 days)	472,888	520,268	520,268	15,746	822,995	839,345	797,755
Competitive Grants to Carry Forward	5,949,772	-	-	-	-	4,070,826	4,166,188
Council Directed Grants to Carry Forward	1,315,676	-	-	-	-	3,269,452	3,303,125
Total Reserves	\$ 7,738,337	\$ 520,268	\$ 520,268	\$ 15,746	\$ 822,995	\$ 8,179,623	\$ 8,267,068
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 6,319,498	\$ 13,281,811	\$ 9,981,811	\$ 13,715,380	\$ 3,718,020	\$ 6,519,214	\$ 8,664,381

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget and Current Budget tie to the biennial budget scenario in PBCS.
- 2026-2027 Estimated column incorporates requested supplemental changes in current Omnibus process.
- As of the 1st Omnibus development, the 2025 Actuals Ending Fund Balance column reflects the best estimate of the actual balances after 2025 is closed.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the King County Budget Team's Q1 2026 BFPA guidance and the agency's internal assumptions and methodology.
- 2025 beginning fund balance includes the 2018 Youth and Amateur Sports Facilities Grant Bond subfund (F1292). This is consistent with past practice in the financial plan.

Revenue Notes:

- Rental Car Sales Tax is based on the March 2026 forecast from the Office of Economic and Financial Analysis (OEFA).
- Competitive and Play Equity Grant - General Fund is a one-time reappropriation in 2025. The grant program was previously funded by CLFR federal grant.
- Ordinance 19922 dedicates \$10M in Parks Levy funding for this program over the life of the levy (2026-2031). This allocation is split evenly across the levy period. There is a 1% administration fee.

Expenditure Notes:

- Competitive Grant Programs includes the Youth Sports Facility Grants (capital grants); Sports and Activity Access Grants (program and activation grants); and Local Sports and Activities Grants (unincorporated area grants). For outyear projections, the Biennial Growth Assumptions from Labor Seattle CPI was used to calculate the expenditure inflation assumptions from PSB's BFPA guidance.
- Council Directed Grants Programs includes the Council-directed Get Active, Stay Active grant program.
- COVID 10 Competitive and Play Equity Grants refers to the grants specified in Expenditure Restrictions #1-3 and #5 in COVID 7 supplemental ordinance #19289 and corresponding supplemental adjustment in 2023.
- Grant Programs - Carryforward is calculated using the Underexpenditures from the previous biennium. The underspend represents awarded grants where the awardee has not yet submitted for reimbursement. These obligated funds are expected to carryforward and be spent down as grantees are ready.
- Bond issuance, Debt Service includes the cost of issuing the \$6.7 million bond in 2018, as well as the debt service payments to pay off the bond. The last payment is in 2029.
- Grant Administration: This includes the staffing, supplies, and software associated with managing the grant programs within this fund. For outyear projections, the Biennial Growth Assumptions from Blended Labor Growth Rate was used to calculate the expenditure inflation assumptions from the Budget Team's Q1 2026 BFPA guidance.

Reserve Notes:

- Rainy Day Reserve (30 days): The reserve represents one twenty-fourth (1/24) of total expenditures for the biennium.
- Grants to Carry Forward to represent estimated portion of grants that will still have a balance at the end of the biennium. These are obligated, but unspent, grants.

Last Updated 3/18/26 by Elka Peterson Horner using data from PBCS and BFPA assumptions.

**2026-2027 1st Omnibus Financial Plan
Local Services Administration / 000001350**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 1,818,422	\$ 1,485,153	\$ 3,558,189	\$ 3,558,189	\$ 3,558,189	\$ 2,677,801	\$ 1,653,769
Revenues							
BUILDING PLAN REVIEW - 34525	271,000	661,384	661,384	-	661,384	698,841	743,318
DLS DEPT OVERHEAD REVENUE - 44310	3,040,000	17,542,924	17,542,924	-	17,242,924	18,519,464	19,698,105
DLS UNINCORP AREA REVENUE - 44312	5,220,001	13,724,104	13,724,104	-	13,724,104	14,501,358	15,424,274
INVESTMENT INTEREST GROSS - 36111	174,848	70,000	70,000	16,788	70,000	75,001	80,207
CONTRIB CURRENT EXPENSE - 39780	4,668,292	6,727,081	6,727,081	-	12,475,967	6,545,966	6,962,574
Total Revenues	\$ 13,374,140	\$ 38,725,493	\$ 38,725,493	\$ 16,788	\$ 44,174,379	\$ 40,340,631	\$ 42,908,477
Expenditures							
SALARIES/WAGES - 51100	4,694,114	20,715,985	20,715,985	822,770	21,584,282	22,036,123	23,255,615
PERSONNEL BENEFITS - 51300	1,417,845	6,149,015	6,149,015	238,522	6,406,747	6,749,454	7,122,972
SUPPLIES - 52000	100,331	126,610	126,610	2,398	126,610	133,780	142,295
SERVICES-OTHER CHARGES - 53000	1,724,496	4,717,162	4,717,162	(45,822)	5,089,044	3,574,364	3,801,849
CONTRIBUTIONS OTHER - 54000	1,496,998	3,278,000	3,278,000	(7,002)	7,366,856	3,463,647	3,684,085
INTRAGOVERNMENTAL SERVICES - 55000	1,411,823	3,316,214	3,316,214	164,710	3,480,214	4,301,262	4,853,626
CAPITAL EXPENDITURES - 56000	77,895	-	-	-	-	-	-
INTRAGOVERNMENTAL CONTRIBUTIONS - 58000	700,460	751,014	751,014	442	751,014	841,874	949,987
CONTINGENCIES - 59800	-	250,000	250,000	-	250,000	264,159	280,971
APPLIED OVERHEAD - 82000	10,411	-	-	829	-	-	-
Total Expenditures	\$ 11,634,373	\$ 39,304,000	\$ 39,304,000	\$ 1,176,847	\$ 45,054,767	\$ 41,364,663	\$ 44,091,400
Estimated Underexpenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 3,558,189	\$ 906,646	\$ 2,979,682	\$ 2,398,131	\$ 2,677,801	\$ 1,653,769	\$ 470,845
Reserves							
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 3,558,189	\$ 906,646	\$ 2,979,682	\$ 2,398,131	\$ 2,677,801	\$ 1,653,769	\$ 470,845

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget and Current Budget columns tie to PBCS.
- 2026-2027 Estimated column incorporates requested supplemental changes in current Omnibus process and the impact of the regional planning transfer proposed in other legislation.
- As of the 1st Omnibus development, the 2025 Actuals Ending Fund Balance column reflects the best estimate of the actual balances after 2025 is closed.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the King County Budget Team's BFPA guidance.

Revenue Notes:

- One time revenues and expenditures are removed starting in 2028-2029 for reappropriations (\$4.46M), comprehensive plan items added in 26-27 Adopted (\$1.375M), and White Center revitalization (\$667K).
- DLS Division Overhead is decreased by a \$300K rebate to permitting in 2026-2027 Estimated, and added back in 2028-29 Projected.
- In 2028-29 a rebate of \$200K is applied in revenue accounts 44310 and 44312.

Expenditure Notes:

- One time revenues and expenditures are removed starting in 2028-2029 for reappropriations (\$4.46M), comprehensive plan items added in 26-27 Adopted (\$1.375M), and white center revitalization (\$667K).
- Central Rate impacts of the Finance and HR reorganization are assumed to increase central rates by \$400K starting in 2028-2029, if the increase exceeds this amount it will be adjusted in the rate model on a per FTE basis between the cost pools.

Reserve Notes:

This fund does not have reserves but balances through surcharges/rebates in its model to ensure a positive fund balance at the end of the six-year planning period.

Last Updated 3/19/26 by Jillian Scheibeck and Bonnie Fluckinger using data from PBCS and BFPA assumptions.

**2026-2027 1st Omnibus Financial Plan
Community Services Operating (CSO) / 000001421**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 1,188,109	\$ 21,021	\$ 119,796	\$ 119,796	\$ 119,796	\$ 22,850	\$ 157,285
Revenues							
State	3,952,561	-	-	-	-	-	-
General Fund	3,504,483	13,414,000	13,414,000	1,118,314	15,414,000	8,608,121	9,182,963
Interfund Transfers	748,676	1,521,711	1,521,711	1,168	1,521,711	1,626,002	1,734,585
Other	23,120	24,000	24,000	-	24,000	25,704	27,479
Total Revenues	\$ 8,228,840	\$ 14,959,711	\$ 14,959,711	\$ 1,119,482	\$ 16,959,711	\$ 10,259,827	\$ 10,945,027
Expenditures							
Salaries/Wages & Benefits	1,017,612	1,055,117	1,055,117	193,474	1,055,117	1,123,181	1,193,319
Supplies	4,196	58,000	58,000	56	58,000	61,975	66,114
Other Operating Charges	7,578,837	11,673,023	11,673,023	32,002	13,673,023	6,747,825	7,198,439
Central Rates	532,423	1,789,265	1,789,265	140,524	1,789,265	1,688,051	1,910,497
Interfund Transfers	164,086	481,252	481,252	428	481,252	504,360	570,823
Total Expenditures	\$ 9,297,154	\$ 15,056,657	\$ 15,056,657	\$ 366,484	\$ 17,056,657	\$ 10,125,392	\$ 10,939,192
Estimated Underexpenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 119,796	\$ (75,925)	\$ 22,850	\$ 872,794	\$ 22,850	\$ 157,285	\$ 163,120
Reserves							
Rainy Day Reserve							
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Shortfall	-	75,925	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 119,796	\$ -	\$ 22,850	\$ 872,794	\$ 22,850	\$ 157,285	\$ 163,120

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Budget-to-Date Actuals through Feb 2026.
- 2026-2027 Estimated column incorporates requested supplemental changes in 1st Omnibus process.
- For the outyear projections, expenditure inflation assumptions are consistent with figures from the 2026-2027 Adopted Budget.

Revenue Notes:

- State Grant revenue eliminated in 2026-2027 due to cuts in the State budget. This grant funding was used for asylee and refugee support services.
- Interfund transfers are based on calculations of shared common administrative costs.
- \$2M additional General Fund revenue reflected in the 2026-2027 estimated column is linked to decision package S1_001 in the 1st Omnibus for immigrant and refugee services.

Expenditure Notes:

- 2026-2027 Other Operating Charges reflect a reduction due to the end of a State Grant that funded asylee and refugee support services in 2025.
- 2026-2027 Central Rates include Tableau licenses (\$611K) that should have been allocated to DCHS Director's Office. CSO will reclass the expenditure to DCHS DO once the KCIT charge is received.
- \$2M additional Other Operating Charges expenditures reflected in the 2026-2027 estimated column is linked to decision package S1_001 in the 1st Omnibus for immigrant and refugee services.

Reserve Notes:

- This fund is not required to have a rainy-day reserve as revenues are from sources with existing reserves.

Last Updated 3/6/26 by ASD fiscal staff using data from PBCS and BFPA assumptions. Additional updates by the Executive Budget Team on 3/20/2026.

**2026-2027 1st Omnibus Financial Plan
Natural Resources Administration Fund / 000001600**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 2,085,104	\$ 2,942,877	\$ 2,942,877	\$ 2,942,877	\$ 2,942,877	\$ 2,518,706	\$ 2,618,706
Revenues							
DNRP OH Rates	11,026,003	21,953,374	21,953,374	-	26,552,982	28,586,991	31,040,629
CPMWG OH Rate	584,480	1,351,970	1,351,970	-	1,351,970	1,429,518	1,523,341
GF Transfers	223,169	-	-	-	-	-	-
Interest	181,538	100,000	100,000	9,730	172,000	100,000	100,000
Misc Revenues					79,000		
Total Revenues	\$ 12,015,190	\$ 23,405,344	\$ 23,405,344	\$ 9,730	\$ 28,155,952	\$ 30,116,509	\$ 32,663,970
Expenditures							
DNRP General Overhead	10,722,643	18,029,177	18,029,177	1,100,989	22,707,785	23,714,575	25,565,678
DNRP Shared Facilities Costs	-	4,451,481	4,451,481	325,638	4,451,481	4,872,417	5,474,951
CPMWG Costs	434,774	1,348,857	1,348,857	21,844	1,348,857	1,429,518	1,523,341
Total Expenditures	\$ 11,157,417	\$ 23,829,515	\$ 23,829,515	\$ 1,448,471	\$ 28,508,123	\$ 30,016,509	\$ 32,563,970
Estimated Undere expenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 2,942,877	\$ 2,518,706	\$ 2,518,706	\$ 1,504,136	\$ 2,590,706	\$ 2,618,706	\$ 2,718,706
Reserves							
Rainy Day Reserve	917,048	979,295	979,295	979,295	1,171,567	1,233,555	1,338,245
Total Reserves	\$ 917,048	\$ 979,295	\$ 979,295	\$ 979,295	\$ 1,171,567	\$ 1,233,555	\$ 1,338,245
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 2,025,830	\$ 1,539,411	\$ 1,539,411	\$ 524,841	\$ 1,419,139	\$ 1,385,151	\$ 1,380,461

Financial Plan Notes

- All financial plans have the following assumptions, unless otherwise noted in below rows:
- 2026-2027 Proposed Budget ties to PBCS.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance.
- Actuals are as of February 18th, 2026.

Revenue Notes:

- DNRP OH Rates are assessed to DNRP Divisions and allocated based on the size of operating budgets of each division, net of internal transfers, and debt service.
- CPMWG OH Rate covers expenses related to Capital Project Management Working Group programs and is allocated based on capital appropriations by CPMWG participating agencies from 2021 - 2025.

Expenditure Notes:

- General Overhead expenses include wages and benefits for DNRP Director's Office staff, services, and central rates.
- Shared facilities costs include the costs related to operating the 6th floor of King Street Center including personnel to manage the floor, supplies, and central rate charges from facilities management.
- CPMWG Costs cover developing training materials for project managers and programs to improve capital delivery across King County.

Reserve Notes:

- The Admin fund carries a 30-day operating reserve.

Last Updated March 11, 2026 by Elka Peterson Horner using data from PBCS and BFPA assumptions.

2026-2027 1st Omnibus Financial Plan
Parks, Recreation, and Open Space Fund / 000003160

Capital Improvement Program (CIP) Budget

	2025 Ending Balance (Year End ITD Balance)	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Revenue Backing from Fund Balance	19,284,718	-	19,284,718	-	-
Real Estate Excise Tax (REET) 1	16,470,736	(4,400,000)	12,070,736	-	-
Real Estate Excise Tax (REET) 2	6,304,838	(6,900,000)	(595,162)	-	-
Grants and Contributions	-	112,500	112,500	-	-
Misc Revenue	963,652	26,353	990,005	-	-
Total Capital Revenue	\$ 43,023,945	\$ (11,161,147)	\$ 31,862,798	\$ -	\$ -
Capital Appropriation					
Active Recreation Repair and Renovation	38,959,896	(5,787,500)	33,172,396	-	-
Administrative	4,019,873	(973,647)	3,046,226	-	-
Grant Programs	23,265	-	23,265	-	-
Open Space Acquisition and Land Conservation	20,911	(4,400,000)	(4,379,089)	-	-
Regional and Public Trails	-	-	-	-	-
Total Capital Appropriation	\$ 43,023,945	\$ (11,161,147)	\$ 31,862,798	\$ -	\$ -

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Biennial-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2029-2030 Projected
Beginning Fund Balance	\$ 17,840,601	\$ 19,257,156	\$ 19,284,718	\$ 19,284,718	\$ -	\$ -
Capital Funding Sources						
Real Estate Excise Tax (REET) 1	140,267	6,348,399	-	6,059,350	-	-
Real Estate Excise Tax (REET) 2	5,516,221	-	-	-	-	-
Parks Operating Transfer	3,000,000	-	-	3,000,000	-	-
Grants and Contributions	443,985	112,500	-	112,500	-	-
Misc Revenue	743,409	-	7,711	-	-	-
Total Capital Revenue	\$ 9,843,882	\$ 6,460,899	\$ 7,711	\$ 9,171,850	\$ -	\$ -
Capital Expenditures						
Active Recreation Repair and Renovation	5,869,132	22,463,796	357,000	24,289,360	-	-
Administrative	138,091	26,353	18,402	26,353	-	-
Open Space Acquisition and Land Conservation	2,314,907	3,227,905	-	4,140,903	-	-
Regional and Public Trails	77,633	-	-	-	-	-
Total Capital Expenditures	\$ 8,399,765	\$ 25,718,054	\$ 375,402	\$ 28,456,616	\$ -	\$ -
Other Fund Transactions						
	-	-	-	-	-	-
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 19,284,718	\$ -	\$ 18,917,000	\$ -	\$ -	\$ -
Reserves						
Dedicated to budgeted projects	19,284,718	-	-	-	-	-
Available for future projects	-	-	-	-	-	-
Total Reserves	\$ 19,284,718	\$ -	\$ -	\$ -	\$ -	\$ -
Projected Shortfall	-	-	-	-	-	-

Ending Undesignated Fund Balance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
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Financial Plan Notes

CIP Budget:

- All financial plans have the following assumptions, unless otherwise noted in below rows.
- 2025 Ending Balance (Biennium ITD Balance) column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for the 2026-2027 Final Adopted Budget.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending Balance (Year End ITD Balance) column and the 2026 -2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.

Appropriation Notes:

CIP Fund Financial Position:

- All financial plans have the following assumptions, unless otherwise noted in below rows.
- Budget to Date (BTD) Actuals (expenditures and revenue) reflect March 2026 EBS totals for budgetary accounts as of the most recent closed month.
- 2025 Actuals column reflect amounts in EBS.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's s pending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.
- Parks plans to sunset Fund 3160 and no additional project revenue and expenditures are anticipated in the fund beyond 2026 -2027.

Revenues Notes:

- The 2025 Parks Operating Transfer of \$3M Estimated At Budget Adoption is business revenue from the Parks Operating to support electric vehicle infrastructure capital projects.

Expenditure Notes:

Reserve Notes:

- Reserves dedicated to budgeted projects is for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.
- Reserves available for future projects are funds that are not dedicated to projects that are already appropriated.

Last Updated March 19, 2026 by Elka Peterson Horner (PSB) using data from PIC, and EBS.

**2026-2027 1st Omnibus Capital Financial Plan
Transit Revenue Fleet Capital Fund / 00003642**

Capital Improvement Program (CIP) Budget

	2025 Ending Balance (ITD Balance)	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Revenue Backing from Fund Balance and Reserves	228,498,273	116,602,591	345,100,863	37,189,389	134,372,638
Sales Tax	-	-	-	-	106,844,947
Marine Property Tax	-	5,129,987	5,129,987	9,125	-
Grants	-	145,977,516	145,977,516	49,351,606	136,711,504
Interest Income	-	-	-	-	-
Miscellaneous	-	-	-	5,987,064	3,583,711
Debt Proceeds	-	-	-	-	360,000,000
Total Capital Revenue	\$ 228,498,273	\$ 267,710,094	\$ 496,208,367	\$ 92,537,184	\$ 741,512,800
Capital Appropriation					
Hybrid Buses	2,898,552	164,037,431	166,935,983	-	476,477,415
Trolley Buses	-	-	-	-	-
Battery Electric Buses	133,333,882	-	133,333,882	-	223,602,932
Hydrogen Fuel Cell Buses	9,810,710	-	9,810,710	8,241,137	-
Vanpool, ADA, CAT, and Other Alt. Services Vehicles	23,552,032	78,737,583	102,289,616	71,671,706	40,594,515
Marine Vehicles	1,767,687	18,377,558	20,145,246	9,125	-
Other Revenue Fleet Sub-Portfolios	47,135,410	6,557,521	53,692,931	12,615,216	837,938
Emergent Needs Contingency/Project Oversight	10,000,000	-	10,000,000	-	-
Total Capital Appropriation	\$ 228,498,273	\$ 267,710,094	\$ 496,208,367	\$ 92,537,184	\$ 741,512,800

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Biennial-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 363,005,791	\$ 363,701,554	\$ 412,957,878	\$ 412,957,878	\$ 376,406,688	\$ 250,509,059
Capital Funding Sources						
Sales Tax	17,138,878	9,298,392	-	9,323,291	9,926,998	110,307,969
Marine Property Tax	-	2,100,862	-	2,100,862	3,429,125	-
Grants	56,264,726	104,556,749	(55,366,543)	104,556,749	180,581,551	136,711,504
Interest Income	15,997,624	21,300,575	1,316,333	21,300,575	16,098,316	9,597,172
Miscellaneous	2,677,267	19,180,021	8,700	19,180,021	24,034,300	19,038,476
Total Capital Revenue	\$ 92,078,495	\$ 156,436,599	\$ (54,041,510)	\$ 156,461,498	\$ 234,070,290	\$ 275,655,121
Capital Expenditures						
Hybrid Buses	790,718	-	96	10,000,000	154,211,540	476,477,415
Trolley Buses	-	-	-	-	-	-
Battery Electric Buses	38,617,838	56,706,315	4,292,271	56,706,315	49,278,461	250,948,219
Hydrogen Fuel Cell Buses	-	-	-	-	18,051,847	-
Vanpool, ADA, CAT, and Other Alt. Services Vehicles	1,218,649	85,295,385	9,163	85,295,385	98,718,719	40,594,515
Marine Vehicles	-	8,645,246	-	8,645,246	11,509,125	-
Other Revenue Fleet Sub-Portfolios	3,945,475	32,365,743	160,380	32,365,743	28,198,227	837,938
Total Capital Expenditures	\$ 44,572,679	\$ 183,012,689	\$ 4,461,910	\$ 193,012,689	\$ 359,967,919	\$ 768,858,087
Other Fund Transactions						
Debt Proceeds	-	-	-	-	-	360,000,000
Misc Balance Adjustment	2,446,271	-	-	-	-	-
Total Other Fund Transactions	\$ 2,446,271	\$ -	\$ -	\$ -	\$ -	\$ 360,000,000
Ending Fund Balance	\$ 412,957,878	\$ 337,125,464	\$ 354,454,458	\$ 376,406,688	\$ 250,509,059	\$ 117,306,093
Reserves						
Revenue Fleet Replacement Reserve (RFRR)	181,409,782	120,632,581	131,040,649	131,040,649	105,912,262	33,359,165
Fleet Capital Carryover Reserve	231,548,096	216,492,882	245,366,038	245,366,038	144,596,797	83,946,929
Total Reserves	\$ 412,957,878	\$ 337,125,464	\$ 376,406,688	\$ 376,406,688	\$ 250,509,059	\$ 117,306,093
Projected Shortfall	-	-	21,952,230	-	-	-
Ending Undesignated Fund Balance	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -

Financial Plan Notes

CIP Budget:

- All financial plans have the following assumptions, unless otherwise noted in below rows.
- 2025 Ending Balance (ITD Balance) column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and proposed supplementals.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending Balance (ITD Balance) column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.
- Debt proceeds includes anticipated short-term debt for to help mitigate peaks in fleet purchases, in accordance with the Fund Policies for Public Transportation.
- The 1st Omnibus request for hybrid bus purchases is pending Council approval.

Appropriation Notes:

- Outyear appropriations represent planned requests to support projected spending in Metro's 10-year capital plan.
- The 1st Omnibus request for hybrid bus purchases is pending Council approval.

CIP Fund Financial Position:

- All financial plans have the following assumptions, unless otherwise noted in below rows.
- As of the 1st Omnibus development, the 2025 Actuals Ending Fund Balance column reflects the best estimate of the actual balances after 2025 is closed.
- 2026-2027 Estimated at Budget Adoption column reflects the estimated revenues and expenditures for the fund when the 2026-2027 budget was adopted.
- 2026-2027 Biennial-to-Date Actuals column reflect amounts in EBS through January 2026.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenue Notes:

- Sales tax allocations replenish the Revenue Fleet Replacement Reserve and provide local match funding for grants. Estimates are based on the March 2026 revenue forecast from the Office of Economic and Financial Analysis (OEFA).
- 2026-2027 Biennial-to-Date revenues reflect 2025 grant accruals.
- The 1st Omnibus request for hybrid bus purchases is pending Council approval.

Expenditure Notes:

- Other Revenue Fleet Sub-Portfolios include capital projects that are not strictly fleet procurement. This includes the operator partitions, battery electric bus mid-life battery replacement, and trolley energy storage system (ESS) projects.
- The 1st Omnibus request for hybrid bus purchases is pending Council approval.

Reserve Notes:

**2026-2027 1st Omnibus Capital Financial Plan
County Hospital Capital / 3740 & 3741**

Capital Improvement Program (CIP) Budget

	2025 Ending Balance (ITD Balance)	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Revenue Backing from Fund Balance	45,650,000	-	-	-	-
Department of Commerce	4,775,660	-	4,775,660	-	-
Transfer from Operating (F1700 County Hospital Levy)	-	70,063,241	70,063,241	2,427,592	2,561,837
Debt Proceeds	-	62,000,000	62,000,000	-	-
Total Capital Revenue	\$ 50,425,660	\$ 132,063,241	\$ 136,838,901	\$ 2,427,592	\$ 2,561,837
Capital Appropriation					
Ninth and Alder	4,775,660	-	4,775,660	-	-
DES HMC Campus Parking	-	107,000,000	107,000,000	-	-
DES FMD HMC AUX LOOP CT-3 and 4	13,860,855	-	13,860,855	-	-
DES FMD HMC HVAC CONTROLS	21,954,516	-	21,954,516	-	-
DES FMD HMC NJB MAJOR HEATING VALVES	820,628	-	820,628	-	-
DES FMD HMC JNB HEATING TUBE BUNDLE	310,705	-	310,705	-	-
DES FMD HMC SUBBASEMENT STEAM VALVES	7,331,000	-	7,331,000	-	-
DES HMC F3740 ADMIN & PLANNING	-	2,304,311	2,304,311	2,427,592	2,561,837
DES FMD PIONEER SQUARE CLINIC	1,372,296	22,758,930	24,131,226	-	-
Total Capital Appropriation	\$ 50,425,660	\$ 132,063,241	\$ 182,488,901	\$ 2,427,592	\$ 2,561,837

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Biennial-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 7,328	\$ -	\$ 13,070,377	\$ -	\$ -	\$ -
Capital Funding Sources						
Department of Commerce	-	-	-	5,000,000	-	-
Transfer from Operating (F1700 County Hospital Levy)	19,300,000	68,997,000	-	87,862,040	22,278,778	3,981,837
Bond Proceeds	-	-	-	-	62,000,000	-
Total Capital Revenue	\$ 19,300,000	\$ 68,997,000	\$ -	\$ 92,862,040	\$ 84,278,778	\$ 3,981,837
Capital Expenditures						
Ninth and Alder	67,951	-	224,340	5,000,000	-	-
HMC Campus Parking	-	45,000,000	8,047	45,000,000	62,000,000	-
DES FMD HMC AUX LOOP CT-3 and 4	29,145	10,177,000	1,661	13,860,855	-	-
DES FMD HMC HVAC CONTROLS	5,484	7,680,000	1,744	7,674,516	4,982,000	1,420,000
DES FMD HMC NJB MAJOR HEATING VALVES	4,372	-	2,703	820,628	-	-
DES FMD HMC JNB HEATING TUBE BUNDLE	2,295	-	1,661	310,705	-	-
DES FMD HMC SUBBASEMENT STEAM VALVES	-	6,140,000	1,827	7,331,000	-	-
DES HMC F3740 ADMIN & PLANNING	-	-	-	2,310,000	2,427,592	2,561,837
DES FMD PIONEER SQUARE CLINIC	6,127,704	-	3,176	10,554,336	14,869,186	-
Total Capital Expenditures	\$ 6,236,951	\$ 68,997,000	\$ 245,159	\$ 92,862,040	\$ 84,278,778	\$ 3,981,837
Other Fund Transactions						
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 13,070,377	\$ -	\$ 12,825,217	\$ -	\$ -	\$ -
Reserves						
Dedicated to budgeted projects	13,070,377	-	12,825,217	-	-	-
Total Reserves	\$ 13,070,377	\$ -	\$ 12,825,217	\$ -	\$ -	\$ -
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

CIP Budget:

- All financial plans have the following assumptions, unless otherwise noted in below rows.
- 2025 Ending Balance (ITD Balance) column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and proposed supplementals.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending Balance (ITD Balance) column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.

Appropriation Notes:

CIP Fund Financial Position:

- All financial plans have the following assumptions, unless otherwise noted in below rows.
- As of the 1st Omnibus development, the 2025 Actuals Ending Fund Balance column reflects the best estimate of the actual balances after 2025 is closed.
- 2026-2027 Estimated at Budget Adoption column reflects the estimated revenues and expenditures for the fund when the 2026-2027 budget was adopted.
- 2026-2027 Biennial-to-Date Actuals column reflect amounts in EBS.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenues Notes:

- 2028-2029 and 2030-2031 projections for the Administrative & Planning project uses the BFPa Q1 2026 blended rate for labor as the majority of the costs will be related to salaries and benefits.
- The 1st Omnibus request for Duncan Building Tenant Improvements and the Planning & Administrative project are pending Council approval.

Expenditure Notes:

- 2026-2027 Biennial Actuals-to-Date reflect January 2026 expenditures from the PA075 Report in BI Publisher.
- The 1st Omnibus request for Duncan Building Tenant Improvements and the Planning & Administrative project are pending Council approval.

Reserve Notes:

- Reserves for this fund reflect appropriations dedicated to budgeted projects

Last Updated 3/19/2026 by Marina Sebright using data from PIC, BI Publisher, and BI Insights.

**2026-2027 1st Omnibus Financial Plan
Fleet Equipment Rental and Revolving Fund / 000005570**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 47,377,925	\$ 25,366,238	\$ 36,205,870	\$ 36,205,870	\$ 36,205,870	\$ 9,354,437	\$ 11,384,834
Revenues							
FEDERAL SHARED REVENUES - R3320	-	-	-	532,500	532,500	-	-
STATE GRANTS - R3340	-	-	-	25,937	-	-	-
CHARGE FOR SERVICES - R3410	1,896,610	5,003,704	5,003,704	439,977	5,003,704	5,287,085	5,623,573
MISCELLANEOUS REVENUE - R3600 STATUS QUO	34,379,828	79,436,549	79,436,549	6,651,140	79,436,549	103,500,000	110,087,088
MISCELLANEOUS REVENUE - R3600 LONG TERM	-	2,053,377	2,053,377	-	2,053,377	-	-
RENTAL ADDS AND UPGRADES	-	-	-	-	-	-	-
INTEREST EARNINGS - R3611	2,048,765	2,285,074	2,285,074	133,900	2,285,074	750,000	100,000
PROP INSURANCE RECOVERIES - R3720	54,086	80,000	80,000	13,015	80,000	84,531	89,911
GAINS (LOSSES) - R3730	1,572,792	1,582,714	1,582,714	130,702	1,582,714	1,672,350	1,778,784
TRANSFERS IN - R3901	372,341	100,000	100,000	-	100,000	105,663	112,388
Total Revenues	\$ 40,324,423	\$ 90,541,418	\$ 90,541,418	\$ 7,927,171	\$ 91,073,918	#####	#####
Expenditures							
SALARIES AND BENEFITS - 51000	11,119,571	25,182,060	25,182,060	1,883,911	25,182,060	26,529,085	27,997,220
SUPPLIES - 52000	10,548,736	22,906,810	22,906,810	1,298,108	22,906,810	24,204,120	25,744,552
SERVICES-OTHER CHARGES - 53000	3,255,762	7,239,504	7,239,504	527,350	7,239,504	7,649,508	8,136,348
INTRAGOVERNMENTAL SERVICES - 55000	2,869,503	6,817,878	6,817,878	420,575	6,817,878	7,642,727	8,624,200
CAPITAL EXPENDITURES - 56000	24,599,694	42,968,466	42,968,466	3,404,340	53,571,837	45,909,269	28,235,121
INTEREST AND OTHER DEBT SERVICE COSTS - 57200	-	15,150	15,150	-	15,150	16,232	17,359
INTRAGOVERNMENTAL CONTRIBUTIONS - 58000	357,011	1,487,872	1,487,872	2,523	1,487,872	1,667,880	1,882,067
CONTINGENCIES - 59800	-	2,704,240	2,704,240	-	2,704,240	2,857,393	3,039,247
CONTRA EXPENDITURES - 59900	-	-	-	(4,022)	-	-	-
APPLIED OVERHEAD - 82000	(1,253,799)	(1,140,000)	(1,140,000)	(115,974)	(2,000,000)	(2,106,983)	(2,223,585)
Total Expenditures	\$ 51,496,477	#####	#####	\$ 7,416,811	#####	#####	#####
Estimated Underexpenditures		(5,000,000)	(5,000,000)			(5,000,000)	
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 36,205,870	\$ 12,725,675	\$ 23,565,308	\$ 36,716,230	\$ 9,354,437	\$ 11,384,834	\$ 27,724,047
Reserves							
Expenditure Reserve	20,488,102	21,983,733	21,991,918	21,991,918	21,991,918	23,499,148	25,121,826
Total Reserves	\$ 20,488,102	\$ 21,983,733	\$ 21,991,918	\$ 21,991,918	\$ 21,991,918	\$ 23,499,148	\$ 25,121,826
Reserve Shortfall	-	9,258,058	-	-	12,637,481	12,114,314	-
Ending Undesignated Fund Balance	\$ 15,717,768	\$ -	\$ 1,573,390	\$ 14,724,312	\$ -	\$ -	\$ 2,602,221

Financial Plan Notes:

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget and Current Budget columns tie to PBCS.
- 2026-2027 Estimated column incorporates requested supplemental changes in current Omnibus process.
- As of the 1st Omnibus development, the 2025 Actuals Ending Fund Balance column reflects the best estimate of the actual balances after 2025 is closed.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance.

Revenue Notes:

- 2026-2027 is the first budget cycle in which Fleet is segregating the long-term rental revenue linked to fleet adds and upgrades from the status quo miscellaneous revenue. This adopted revenue budget is linked to adds and upgrades requested and approved by fleet customer agencies during previous budget cycle, and resulted in higher central rates for those agencies in 2026-2027.
- 2026-2027 Biennial-to-Date Actuals are through February 2026.
- Projected 2028-2029 Miscellaneous Revenue (Long-term rental) will increase to keep pace with program expenses to keep fund balance above zero. This does not include any adds or upgrades that may occur in 2026-2027.

Expenditure Notes:

- Estimated 2026-2027 Capital Expenditures (56000) includes \$10,603,371 reappropriation tied to open purchase orders that were pending receipt on 12/31/2025.
- Estimated 2026-2027 Applied Overhead (82000) is related to direct service labor charged to other funds.
- 2026-2027 Biennial-to-Date Actuals are through February 2026.
- Projected 2028-2029 Capital Expenditures (56000) is tied to assets that Fleet plans to replace in that biennium. This does not include any adds or upgrades that may occur and which are funded by the requesting agencies.

Reserve Notes:

The fund reserve is 10% of the cost to replace the fleet in a given cycle. Outyear projections are based current year costs adjusted for inflation.

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A12000	OFFICE OF THE EXECUTIVE (EN_A12000)	S1_015	Executive Office Reorganization	Transfer budget and FTE authority from the Internal Auditor, PSB, OERSJ, ECO, OEOCE, and OLR appropriation units to the Office of the Executive as part of the Executive Office reorganization. Aligns with S1_015 in the above appropriation units.	Administrative Changes	69,344,754	0	118.90	3.00
EN_A12000	OFFICE OF THE EXECUTIVE (EN_A12000)	S1_020	Add relevant expenditure restrictions and provisos from repealed appropriation units.	Add the relevant expenditure restrictions and provisos from repealed appropriation units to the office of the executive appropriation unit. This includes the Office of Performance, Strategy, and Budget's P1, P2, P3, P4, P5, P6, P7, P8, and P9 and a date change on P4 from April 1, 2026 to July 1, 2026; Office of Equity, Racial, and Social Justice's ER2; Executive Climate Office's ER1 and P4; Office of Economic Opportunity	Proviso/ER	0	0	0.00	0.00
EN_A13000	INTERNAL AUDITOR (EN_A13000)	S1_015	Executive Office Reorganization	Transfer budget authority from Internal Auditor to the Office of the Executive as part of the Executive Office reorganization. Aligns with S1_015 in the Office of the Executive (A12000).	Administrative Changes	(500,000)	0	0.00	0.00
EN_A14000	OFFICE OF PERFORMANCE STRATEGY AND BUDGET (EN_A14000)	S1_015	Executive Office Reorganization	Transfer budget and FTE authority from the Office of Performance, Strategy, and Budget to the Office of the Executive and Department of Local Services Directors Office as part of the Executive Office reorganization. Aligns with S1_015 in the Office of the Executive (A12000) and DLS Directors Office (A77000).	Administrative Changes	(37,458,545)	0	(72.30)	(1.00)
EN_A14100	OFFICE OF EQUITY AND RACIAL AND SOCIAL JUSTICE (EN_A14100)	S1_015	Executive Office Reorganization	Transfer budget and FTE authority from the Office of Equity and Racial and Social Justice to the Office of the Executive as part of the Executive Office reorganization. Aligns with S1_015 in the Office of the Executive (A12000).	Administrative Changes	(12,894,268)	0	(19.00)	0.00
EN_A14200	OFFICE OF CLIMATE (EN_A14200)	S1_015	Executive Office Reorganization	Transfer budget and FTE authority from the Executive Climate Office to the Office of the Executive and the Department of Natural Resources and Parks Directors Office as part of the Executive Office reorganization. Aligns with S1_015 in the Office of the Executive (A12000) and DNRP Directors Office (A38200).	Administrative Changes	(13,761,292)	(13,761,292)	(14.00)	(2.00)
EN_A19000	OFFICE OF ECONOMIC OPPORTUNITY AND CREATIVE ECONOMY (EN_A19000)	S1_015	Executive Office Reorganization	Transfer budget and FTE authority from the Office of Economic Opportunity and Creative Economy to the Office of the Executive as part of the Executive Office reorganization. Aligns with S1_015 in the Office of the Executive (A12000).	Administrative Changes	(2,519,698)	0	(3.00)	0.00
EN_A20000	SHERIFF (EN_A20000)	S1_001	Covington Patrol Deputy	Add revenue-backed patrol deputy as requested by the City of Covington.	Direct Service Changes	462,180	419,362	1.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S1_002	Coalition Labor Agreement Adjustment	Add appropriation authority for bargained range increases not included in the adopted budget.	Technical Adjustments	1,079,000	647,400	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S1_020	Proviso P1 Date Change Asset Forfeiture Hearings	Change the due date of report from June 1, 2026 to October 31, 2026 to allow time for collaboration with the Hearing Examiner.	Proviso/ER	0	0	0.00	0.00
EN_A42100	OFFICE OF LABOR RELATIONS (EN_A42100)	S1_015	Executive Office Reorganization	Transfer budget and FTE authority from the Office of Labor Relations to the Office of the Executive as part of the Executive Office reorganization. Aligns with S1_015 in the Office of the Executive (A12000).	Administrative Changes	(8,309,588)	0	(16.60)	0.00
EN_A50000	PROSECUTING ATTORNEY (EN_A50000)	S1_001	Coalition Labor Agreement Adjustment	Add appropriation authority for bargained range increases not included in the adopted budget.	Technical Adjustments	112,000	0	0.00	0.00
EN_A50000	PROSECUTING ATTORNEY (EN_A50000)	S1_021	Proviso P1 Juvenile Recidivism Data	Adjust language regarding data the PAO will provide.	Proviso/ER	0	0	0.00	0.00
EN_A51000	SUPERIOR COURT (EN_A51000)	S1_001	Trial Court Improvement	Re-appropriate unspent Trial Court Improvement funds. This is a State revenue backed request, from revenue received in prior years.	Reappropriation	237,765	0	0.00	0.00
EN_A51000	SUPERIOR COURT (EN_A51000)	S1_020	Proviso P1 Family Caseload	Change the due date of report from March 31, 2026 to July 31, 2026 to allow time for the new presiding judge to convene the Protocol Committee.	Proviso/ER	0	0	0.00	0.00

EN_A53000	DISTRICT COURT (EN_A53000)	S1_001	Photo Enforcement	Add District Court staff to accommodate the increasing volume of photo enforcement work for city contract partners. Changes in state law have resulted in a significant increase in traffic enforcement camera implementation by District Court contract cities. This request is supported by contract revenue. It is likely that there will be a similar revenue-backed request in the future as contract cities continue to install new traffic enforcement cameras and District Court adjusts its staffing to match the workload.	Direct Service Changes	6,333,846	6,333,846	21.50	0.00
EN_A53000	DISTRICT COURT (EN_A53000)	S1_002	Interpreter Funding	Add funding for interpreters backed by revenue from the State Administrative Office of the Courts.	Technical Adjustments	221,410	221,410	0.00	0.00
EN_A53000	DISTRICT COURT (EN_A53000)	S1_003	Trial Court Improvement Funds	Reappropriate unspent trial court improvement funds. This request is backed by revenue received from the State of Washington in previous years.	Technical Adjustments	221,486	0	0.00	0.00
EN_A53000	DISTRICT COURT (EN_A53000)	S1_004	Court Security	Reappropriate balance of funds added in the 2025 Annual Budget for District Court security improvements.	Reappropriation	195,900	0	0.00	0.00
EN_A65700	EXTERNAL SUPPORT (EN_A65700)	S1_001	Reappropriation Adjustments	Adjust reappropriation authority for projects reappropriated in DS_001 in the 2026-2027 budget. General Fund-backed project appropriation authority is reduced by \$573k. Bond-backed capital project appropriation authority and revenue are each increased by \$1.5 million.	Technical Adjustments	913,915	1,487,002	0.00	0.00
EN_A65700	EXTERNAL SUPPORT (EN_A65700)	S1_002	Flood Response	Add \$1.5 million to support flood response efforts. This decision package is backed by fund balance.	Direct Service Changes	1,500,000	0	0.00	0.00
EN_A65700	EXTERNAL SUPPORT (EN_A65700)	S1_020	Proviso P1 Career Mentorship	Change the due date of report from June 30, 2026 to September 30, 2026 to allow time for sufficient staffing, planning, and community engagement.	Proviso/ER	0	0	0.00	0.00
EN_A69200	GF TRANSFER TO DLS (EN_A69200)	S1_001	Minimum Wage Program	Provide General Fund support for the ongoing components in the minimum wage program, which are primarily advertising and mailing annually to notify businesses in unincorporated King County about changes to minimum wage. This is a technical adjustment, as this funding was previously approved as ongoing but not included in the 2026-2027 Adopted Budget. Associated with S1_005 in Local Services Administration (A77000).	Technical Adjustments	140,000	0	0.00	0.00
EN_A69200	GF TRANSFER TO DLS (EN_A69200)	S1_002	Participatory Budgeting Operating Grants	Reappropriate General Fund support for Participatory Budgeting operating grants that are in process but were not fully spent in 2025. Associated with S1_001 in Local Services Administration (A77000).	Reappropriation	4,088,856	0	0.00	0.00
EN_A69200	GF TRANSFER TO DLS (EN_A69200)	S1_003	White Center Beautification	Reappropriate General Fund support for the White Center Beautification project that was included in the 2025 Adopted Budget. Planning work was completed in 2025, but spending did not start and is in the contracting process. This funding will be used for murals, graffiti removal, and power washing. Associated with S1_002 in Local Services Administration (A77000).	Reappropriation	100,000	0	0.00	0.00
EN_A69200	GF TRANSFER TO DLS (EN_A69200)	S1_008	Regional Planning and Comprehensive Plan Transfer	Provide General Fund support for the positions being transferred from the Executive Office and GIS budgets to support Regional Planning and the Comprehensive Plan function in the Department of Local Services as part of the Executive Office Reorganization. Associated with S1_015 in Local Services Administration (A77000).	Administrative Changes	1,420,030	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S1_001	Jail Diversion Funding	Reappropriate jail diversion funding received in prior bienniums that is supporting the Capitol Hill Health Through Housing site. Associated with S1_001 in Housing and Community Development (A35000).	Reappropriation	5,000,000	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S1_002	Protecting Immigrant and Refugee Communities	Provide General Fund funding to support immigrants and refugees that are being impacted by federal enforcement policies including things like rental assistance, food access, legal assistance, and other basic needs. Associated with S1_001 in Community Services Operating (S1_001).	Direct Service Changes	2,000,000	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S1_003	Rental Assistance	Provide General Fund funding for supplemental rental assistance services provided by the United Way of King County. Associated with S1_002 in Housing and Community Development (A35000).	Direct Service Changes	2,000,000	0	0.00	0.00
EN_A69700	GF TRANSFER TO DNRP (EN_A69700)	S1_001	Salmon Predation	Reappropriate General Fund support for a contract with the Washington Department of Fish and Wildlife (WDFW) and its contractor, Hickey Bros. Research, LLC, for continued testing of gill netting as a strategy for reducing the abundance of predator fishes in Lake Washington, with the intent of achieving larger returns of salmon in future years. Associated with S1_005 in Water and Land Resources (A74100).	Reappropriation	250,000	0	0.00	0.00

EN_A69900	GF CIP TRANSFER TO DES (EN_A69900)	S1_001	Capital Project Reappropriation	Adjust appropriation to match expected spending levels on previously approved General Fund-backed capital projects.	Reappropriation	3,172,000	0	0.00	0.00
EN_A69900	GF CIP TRANSFER TO DES (EN_A69900)	S1_002	KCCF Fire Sprinkler Repairs (Project 1152066)	Provide General Fund funding for capital project 1152066 in the Building Repair and Replacement Subfund (3951), which is for remediation and repair of multiple fire suppression deficiencies and related components in detention which could impact the systems full efficacy.	Direct Service Changes	1,057,000	0	0.00	0.00
EN_A69900	GF CIP TRANSFER TO DES (EN_A69900)	S1_003	KCCH Fire Sprinkler Replacement (Project 1152079)	Provide General Fund funding for capital project 1152079 in the Building Repair and Replacement Subfund (3951) for repairs required by Seattle Fire Department to the King County Courthouse to remain compliant with current code.	Direct Service Changes	219,000	0	0.00	0.00
EN_A69900	GF CIP TRANSFER TO DES (EN_A69900)	S1_004	Sewer Pump Replacement (Project 1152061)	Provide General Fund funding for project 1152061 proposed in the Major Maintenance Reserve Subfund (3421). This project will replace an ill-designed and frequently failing sewage lift station pump system with a new, dependable system.	Direct Service Changes	379,000	0	0.00	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S1_001	Coalition Labor Agreement Adjustment	Add appropriation authority for bargained range increases not included in the adopted budget.	Technical Adjustments	381,877	0	0.00	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S1_002	Medicaid Reentry Demonstration Initiative Planning	Add staffing, consulting, and equipment to prepare for the state-led Medicaid Reentry Demonstration Initiative. This state-funded program aims to apply a federal waiver to bill Medicaid for specific services offered in the jail.	Administrative Changes	4,807,000	3,303,000	0.00	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S1_003	Municipal Jails Substance Use Disorder Assessor	Transfer a position from DCHS to conduct substance use assessments in regional municipal jails. Associated with S1_001 in the Behavioral Health fund.	Direct Service Changes	409,534	409,534	1.00	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S1_004	Opioid Treatment Expansion	Expand access to medications for opioid use disorder for residents of the King County jails to comply with the Americans with Disabilities Act which classifies substance use disorders as disabilities. Associated with S1_001 in MIDD and S1_004 in Public Health.	Direct Service Changes	7,476,187	7,476,187	0.00	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S1_020	Proviso P1 Psychiatric Clinical Wait Times	Change the date of report from May 1, 2026 to December 1, 2026 to allow Jail Health Services time to review and utilize information about psychiatric wait times from the King County Auditor report which is due over the summer.	Proviso/ER	0	0	0.00	0.00
EN_A87000	MEDICAL EXAMINER (EN_A87000)	S1_001	Washington State Patrol Coverdell Grant	Extend the grant program awarded by the Washington State Patrol to support the Medical Examiner's Fatal Overdose Surveillance Network project. This grant was last appropriated in 2025 and has since been extended through September 2026.	Direct Service Changes	209,777	211,257	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S1_001	Reentry Initiative Planning	Engage in planning activity to prepare the Patricia H. Clark Children and Family Justice Center for the the Washington Reentry Initiative by building required processes, protocols, IT infrastructure, and staff training. Leverage revenue from the Washington State Healthcare Authority to fully fund this planning work.	Administrative Changes	1,455,000	1,455,000	0.00	1.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S1_002	Juvenile Detention Guild Labor Agreement Adjustment	Add appropriation authority for elements of Juvenile Detention Guild labor agreement not included in the adopted budget.	Technical Adjustments	858,000	0	0.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S1_001	Seattle Municipal Court (SMC) Contract	Add revenue and appropriation for the 2026 SMC contract. This increase to existing service levels has been agreed upon by the City of Seattle and the Department of Public Defense. The SMC contract is full-cost recovery so costs will be covered by revenue from the City of Seattle.	Direct Service Changes	4,895,020	4,895,020	11.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S1_002	Professional Staff Positions	Add professional staff positions backed by additional Public Defense Improvement Funds (PDFIF) award from the State Office of Public Defense.	Direct Service Changes	2,716,000	2,716,000	13.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S1_005	Expert Services Error Correction	Add a Program Manager position for the Expert Services program. The cost of this position is offset by a reduction in the non-labor portion of the Expert Services budget. This is an error correction as this FTE was unintentionally left out of the 2026-2027 Executive Proposed budget.	Technical Adjustments	0	0	1.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S1_006	Salary Adjustment Error Correction	Adjust budgeted salaries to correct levels for positions added in the 2026-2027 Adopted Budget. The salaries added in the 2026-2027 budget were for non-represented positions resulting in incorrect salary amounts.	Technical Adjustments	516,710	0	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S1_001	Coalition Labor Agreement Adjustment	Add appropriation authority for bargained range increases not included in the adopted budget.	Technical Adjustments	1,971,339	0	0.00	0.00
EN_A92000	DEVELOPMENTAL DISABILITIES (EN_A92000)	S1_001	Best Start for Kids (BSK) Innovation Program	Transfer budget authority for the BSK Innovation Program to the Developmental Disability and Early Childhood Supports (DDECS) Fund. Although DDECS manages this program, the contract budget has been held by BSK.	Technical Adjustments	1,526,587	1,526,587	0.00	0.00

EN_A93500	COMMUNITY AND HUMAN SERVICES ADMINISTRATION (EN_A93500)	S1_020	Proviso P1 Contract Management and Compliance Monitoring	Change the language to acknowledge that this proviso response will satisfy the requirements of Ordinance 19978, Section 5.A.	Proviso/ER	0	0	0.00	0.00
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S1_001	Municipal Jails Substance Use Disorder Assessor	Transfer a position from DCHS to Jail Health Services (JHS) to conduct substance use assessments in regional municipal jails. The funding associated with this position is also being transferred to JHS. Associated with S1_003 in Jail Health Services (A82000).	Administrative Changes	(409,534)	(409,534)	(1.00)	0.00
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S1_020	Proviso P1 and P2 Change	Combine Proviso 1 and Proviso 2 in Behavioral Health with Proviso 1 in Crisis Care Centers into a single proviso report within the Behavioral Health appropriation unit. A progress briefing will be provided by September 30, 2026 and the due date for the proposed combined proviso report is January 31, 2027.	Proviso/ER	0	0	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S1_001	Jail Opioid Treatment Expansion	Expand access to medications for opioid use disorder for residents of the King County jails to comply with the Americans with Disabilities Act, which classifies substance use disorders as disabilities. Increases Initiative CD-07: Multipronged Opioid Strategies using the MOUD Reserve. Associated with S1_004 in Jail Health Services.	Direct Service Changes	5,000,000	0	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S1_021	ER5 MIDD Initiative Correct Amount	Adjust the restriction amount from \$4,204,487 to \$4,006,487. Council staff confirmed the error in the expenditure restriction amount - the amount in the 2026-2027 biennial budget ordinance does not take into account a council reduction.	Proviso/ER	0	0	0.00	0.00
EN_A11900	VETERANS SENIORS AND HUMAN SERVICES LEVY (EN_A11900)	S1_001	VSHSL Reappropriation	Reappropriate budget for committed projects and programs budgeted in 2025 with expenditures now expected in 2026. Includes \$23M for a pending Veterans housing purchase and an additional \$22M for affordable housing and home repair programs.	Reappropriation	45,601,654	0	0.00	0.00
EN_A74100	WATER AND LAND RESOURCES (EN_A74100)	S1_001	King County Environmental Lab Building Survey	Reappropriate budget for an assessment that could not be completed in 2025 because no work order contracts were available. The King County Environmental Lab (KCEL) has engaged Jacobs through a WTD work order to scope a safety and stability assessment for its Lake Washington Ship Canal facility.	Reappropriation	350,000	0	0.00	0.00
EN_A74100	WATER AND LAND RESOURCES (EN_A74100)	S1_005	Salmon Predation	Reappropriate budget for a contract with the Washington Department of Fish and Wildlife (WDFW) and its contractor, Hickey Bros. Research, LLC, for continued testing of gill netting as a strategy for reducing the abundance of predator fishes in Lake Washington, with the intent of achieving larger returns of salmon in future years. This decision package corresponds with the following general fund decision package: EN_A69700, S1_001.	Reappropriation	250,000	250,000	0.00	0.00
EN_A84500	SURFACE WATER MANAGEMENT LOCAL DRAINAGE SERVICES (EN_A84500)	S1_002	Closed Circuit Television Truck	Procure a Closed Circuit Television (CCTV) truck for the Stormwater CCTV program. The procurement process began in 2025 but the truck will be delivered in 2026. The truck and associated equipment will be used to inspect subsurface stormwater assets.	Reappropriation	557,268	0	0.00	0.00
EN_A84500	SURFACE WATER MANAGEMENT LOCAL DRAINAGE SERVICES (EN_A84500)	S1_003	Asset Maintenance and Enhanced Maintenance Plan, and Burns & Bell Stream Flow Study	Reappropriate consultant contract work that was due to be complete in 2025 to 2026-2027 budget.	Reappropriation	202,745	0	0.00	0.00
EN_A84500	SURFACE WATER MANAGEMENT LOCAL DRAINAGE SERVICES (EN_A84500)	S1_004	Stormwater Management Action Plan & Surface Water Design Manual Update	Reappropriate budget for consultant contract from 2025 to 2026-2027 to complete the work. The contract, developing a drainage and water quality plan within the Skyway community, began in 2025 and will continue into 2026, as the original budget request stated.	Reappropriation	468,306	0	0.00	0.00
EN_A86000	LOCAL HAZARDOUS WASTE (EN_A86000)	S1_001	Budget Allocation to Solid Waste	Increase the budget allocation to the Solid Waste Division for disposal costs for the Hazardous Waste Management Program. Disposal costs exceeded the 2025 budget, and similar cost levels are anticipated for 2026. A one-time budget adjustment is necessary to align funding with actual costs based on updated forecasts and recent trends. This decision package corresponds with Solid Waste decision package: EN_A72000, S1_001.	Administrative Changes	350,000	0	0.00	0.00

EN_A86000	LOCAL HAZARDOUS WASTE (EN_A86000)	S1_002	Budget Allocation to Public Health	Increase the budget allocation to Public Health for overhead costs for the Hazardous Waste Management Program. A realignment of the 2026-2027 budget is necessary to reimburse the Environmental Health Services Division for 2025 overhead costs and to adjust the forecast for 2026-2027 overhead expenses. This decision package corresponds with Public Health decision package: EN A85000, S1 002.	Administrative Changes	733,651	0	0.00	0.00
EN_A35500	YOUTH AND AMATEUR SPORTS FUND(EN_A35500)	S1_001	Youth and Amateur Sports Carryforward	Reappropriate awarded but unspent Youth and Amateur Sports Grants program grants.	Reappropriation	5,949,772	0	0.00	0.00
EN_A35500	YOUTH AND AMATEUR SPORTS FUND(EN_A35500)	S1_002	Get Active Stay Active Carryforward	Reappropriate awarded but unspent Get Active Stay Active Council grants.	Reappropriation	1,315,676	0	0.00	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S1_020	Provisos P2, P3, and P4 Adjustment	Add language to provisos P2, P3, and P4 noting exception for the permitting division director.	Proviso/ER	0	0	0.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S1_001	Participatory Budgeting Operating Grants-Reappropriation	Reappropriate Participatory Budgeting Operating Grants that are in process but not fully spent. This requires reappropriation of the general fund revenue, which is billed on a reimbursable basis.	Reappropriation	4,088,856	4,088,856	0.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S1_002	White Center Beautification-Reappropriation	Continue the work on the general fund backed White Center Beautification project. Planning work was completed in 2025, but spending did not start and is in the contracting process. This funding will be used for murals, graffiti removal, and power washing. This requires reappropriation of the general fund transfer, which is billed on a reimbursable basis.	Reappropriation	100,000	100,000	0.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S1_003	Contracted Services Reappropriation	Reappropriate contracted funds to continue services for the Rural Economic Strategies and SharePoint structure projects. These projects were under contract in 2025 but are not projected to be complete until 2026.	Reappropriation	141,881	0	0.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S1_005	Minimum Wage General Fund Revenue Adjustment	Add general fund backing for the ongoing components in the minimum wage program, which are primarily advertising and mailing annually to notify businesses in the UKC about changes to minimum wage. The revenue was inadvertently removed during the 2026-2027 proforma process.	Technical Adjustments	0	140,000	0.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S1_015	Regional Planning and Comprehensive Plan Transfer	Transfer two FTEs from the Executive Office and GIS budgets to support Regional Planning and the Comprehensive Plan function that have been transferred to the Department of Local Services as part of the Executive Office Reorg. This request is for general fund transfer to DLS DO.	Administrative Changes	1,420,030	1,420,030	2.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S1_020	Proviso P1 Date Change Maple Valley	Change the due date of report from May 1, 2026 to May 1, 2027 to allow sufficient time to collaborate with Maple Valley. A progress briefing will be provided to Council on May 1, 2026.	Proviso/ER	0	0	0.00	0.00
EN_A88800	COMMUNITY SERVICES OPERATING (EN_A88800)	S1_001	Services for Immigrant and Refugee Communities	Add funding for services to protect and provide support for immigrant and refugee communities. Services include rental assistance, food access, legal assistance, and other basic needs. Expenditures backed by General Fund revenue.	Direct Service Changes	2,000,000	2,000,000	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S1_001	Net Zero Changes	Implement net zero changes establishing four new cost centers in order to better align Parks budget with operational needs. In addition to moving budget, it also transfers position authority to the new cost centers.	Technical Adjustments	0	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S1_002	Targeted Equity Grants Disappropriation	Disappropriate Targeted Equity Grants from Parks 2026-2027 operating budget as this program moved to Parks Capital Fund 3581 effective 2026 and is called the Healthy Communities & Parks Grant.	Technical Adjustments	(2,802,112)	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S1_003	Targeted Equity Grants Reappropriation	Reappropriate awarded but unspent Targeted Equity Grant dollars.	Reappropriation	2,206,708	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S1_005	Services and Standards Carryforward	Reappropriate unspent Services and Standards (SaS) budget for encumbered 2025 expenses. This is specifically related to fleet vehicles and park benches that were purchased in 2025 but are expected to be received in 2026.	Reappropriation	815,000	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S1_020	Proviso P4 Date Change Levy Grant Report	Change the due date of report from March 31, 2026 to June 30, 2026 to allow time for sufficient planning and engagement with prior advisory committee members.	Proviso/ER	0	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S1_022	Proviso P1 Date Change Interurban Trail South Workplan	Change the due dates of the report and briefing from June 30, 2026 and from July 31, 2026, respectively, to December 31, 2026 to allow time for sufficient planning and community engagement.	Proviso/ER	0	0	0.00	0.00

EN_A64000	PARKS AND RECREATION (EN_A64000)	S1_023	Proviso P2 Date Change Urban Growth Boundary Park Access Report	Change the due date of report from September 30, 2026 to March 31, 2027 to allow sufficient time to finalize internal Parks GIS Tool which will support identification of gaps in service to guide the development of planning and engagement of potential community partners.	Proviso/ER	0	0	0.00	0.00
EN_A14600	CRISIS CARE CENTERS (EN_A14600)	S1_020	Combine Behavioral Health Proviso P1 and P2 with Crisis Care Center Proviso P1 into a Single Report	Combine Proviso 1 and Proviso 2 in Behavioral Health with Proviso 1 in Crisis Care Centers into a single proviso report within the Behavioral Health appropriation unit. A progress briefing will be provided by September 30, 2026 and the due date for the proposed combined proviso report is January 31, 2027.	Proviso/ER	0	0	0.00	0.00
EN_A93700	BEST STARTS FOR KIDS LEVY (EN_A93700)	S1_020	Proviso P1 Date Change BSK Assessment Report	Change the due date of report from August 31, 2026 to November 15, 2026 to allow time for hiring staff and community engagement.	Proviso/ER	0	0	0.00	0.00
EN_A93700	BEST STARTS FOR KIDS LEVY (EN_A93700)	S1_021	Proviso P2 Date Change Tuition Assistance Program.	Change the due date of report from August 31, 2026 to November 15, 2026 to allow time for DCHS to complete the Puget Sound Taxpayer Accountability Account (PSTAA) annual reporting and proviso report (Section 99, P1) and free up capacity for this feasibility/needs assessment report.	Proviso/ER	0	0	0.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S1_015	Climate Programs Transfer	Transfer budget authority for programs and staff dedicated to implementing the Strategic Climate Action Plan from the Executive Office to the Natural Resources and Parks Directors Office. Programs include climate preparedness, climate equity, and building decarbonization. Aligns with S1_015 in the Executive Climate Office (A14200).	Administrative Changes	4,678,608	4,678,608	4.00	0.00
EN_A17000	COUNTY HOSPITAL LEVY (EN_A17000)	S1_020	Proviso P5 Date Change Respite Beds	Change the due date of P5 from August 1, 2026 to November 1, 2026. This is a request form UW Medicine.	Proviso/ER	0	0	0.00	0.00
EN_A17500	HARBORVIEW CONSTR AND INFRASTRUCTURE (EN_A17500)	S1_001	Technical Correction for Salaries and Benefits	Correct a data entry error related to salaries and benefits for nine new positions in the 2026-2027 budget.	Technical Adjustments	511,219	511,209	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_001	Coalition Labor Agreement Adjustment	Add appropriation authority for bargained range increases not included in the adopted budget.	Technical Adjustments	806,000	0	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_003	Centers for Disease Control and Prevention Genomics Surveillance Grant	Extend emerging diseases program funded by a CDC Genomics Surveillance grant passed through the Washington Department of Health (DOH). The grant lasts through September 2026 and covers a half-time temporary position, an epidemiologist, and existing staff.	Direct Service Changes	398,090	614,000	0.00	1.50
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_004	Opioid Settlement Funds Support to Jail Health	Provide opioid settlement funds to Jail Health to support medication for opioid use disorder. Associated with S1_004 in Jail Health.	Direct Service Changes	2,476,187	0	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_006	Prevention Division Grant Revenue and Expenditure Adjustments	Update federal and state grants including a tuberculosis grant and the Ryan White grant in the HIV program to reflect changes since the 2026-2027 budget was proposed.	Technical Adjustments	(960,000)	(822,303)	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_007	Deferred Action for Childhood Arrivals Health Insurance Support	Provide health insurance premium assistance funded by the Veterans, Seniors & Human Services Levy (VSHSL). Covers premium subsidies, outreach and enrollment support activities, and administrative costs consistent with the VSHSL adopted budget.	Direct Service Changes	600,000	600,000	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_008	Refugee and Immigrant Health Program	Enhance the Community Navigator Program funded by the Washington DOH to increase capacity for culturally responsive health outreach and outbreak response for immigrant and refugee communities from January 2026 to June 2026.	Direct Service Changes	219,899	219,899	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_009	Preparedness Cities Readiness (CRI) and Public Health Emergency Preparedness (PHEP) Extension	Extend mass fatality response planning and emergency preparedness coordination. Relies on CDC funding passed through DOH until June 2026.	Technical Adjustments	517,734	523,301	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S1_010	Public Health Infrastructure Grant Extension	Extend efforts related to infrastructure, workforce, and data systems funded by the CDC through November 2026. Continues work focusing on policy co-creation, an internship program, Public Health Camp, equitable contracting, data system modernization, and communications.	Direct Service Changes	1,168,222	1,969,067	0.00	0.00
EN_A85000	ENVIRONMENTAL HEALTH SERVICES (EN_A85000)	S1_002	Hazardous Waste Management Program Budget Correction	Increase the budget for non-labor expenses to match the budget in the Hazardous Waste Management Program. Corrects the 2026-2027 budget and funds a shortfall from 2025. Associated with S1_002 in the Local Hazardous Waste fund.	Technical Adjustments	1,027,548	733,651	0.00	0.00
EN_A20300	SHERIFF GRANTS (EN_A20300)	S1_001	FIFA World Cup Security Grants	Add funding for anticipated grants related to FIFA World Cup security, including anti-drone technology, training, and overtime budget.	Direct Service Changes	16,937,689	16,937,689	0.00	0.00

EN_A40300	EXECUTIVE ADMINISTRATION GRANTS (EN_A40300)	S1_001	OEM World Cup Grants	Add appropriation for FIFA World Cup expenditures for the Office of Emergency Management. This will be revenue backed by various grants OEM is expected to apply for from DHS/FEMA that are passed through the State and Local Organizing Committee.	Direct Service Changes	7,000,000	7,000,000	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S1_001	Jail Diversion Carryforward	Reappropriates unspent Jail Diversion funds supporting HTH Capitol Hill site.	Reappropriation	5,000,000	5,000,000	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S1_002	Rental Assistance	Funds supplemental rental assistance services provided by the United Way of King County.	Direct Service Changes	2,000,000	2,000,000	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S1_020	Proviso P1 Date Change Credit Enhancement Program	Change due date of report from June 30, 2026 to September 30, 2026 to allow time for sufficient planning, coordination, and engagement.	Proviso/ER	0	0	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S1_022	Proviso P2 Date Change Revolving Loan Fund	Change due date of report from December 1, 2026 to June 30, 2027 to avoid multiple year-end reports with similar deadlines. A progress report will be provided to the Budget and Financial Management Committee by December 1, 2026.	Proviso/ER	0	0	0.00	0.00
EN_A72000	SOLID WASTE (EN_A72000)	S1_001	Hazardous Waste Management Program Disposal Cost Adjustment	Increase the budget allocation to Solid Waste for the Hazardous Waste Management Program. This one-time budget increase accounts for under-budgeted disposal costs in 2026. This decision package corresponds with DNRP decision package S1_001 in A86000.	Direct Service Changes	350,000	350,000	0.00	0.00
EN_A72000	SOLID WASTE (EN_A72000)	S1_021	Proviso P4 Date Change Waste to Energy	Convert interim report and motion due September 1, 2026 to a briefing of scenarios outlined as part of the solid waste comprehensive plan update, which will include a section on waste to energy.	Proviso/ER	0	0	0.00	0.00
EN_A71000	AIRPORT (EN_A71000)	S1_020	Proviso P3 Date Change KCIA Market Analysis	Change due date of report from June 30, 2026 to December 31, 2026 to allow sufficient time for vendor procurement, market analysis, and report development.	Proviso/ER	0	0	0.00	0.00
EN_A71000	AIRPORT (EN_A71000)	S1_021	Proviso P2 Date Change Public Purpose Continuity Report	Change due date of report from September 1, 2026 to April 30, 2027 to allow sufficient time to complete the report given the competing demands of the FIFA World Cup, Airport FAA Master Plan, Part 150 study, and other provisos.	Proviso/ER	0	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S1_001	WaterWorks Grant Program	Carry forward the unspent grant funds in 2025 into the 2026-2027 budget year.	Reappropriation	6,058,474	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S1_002	Carry forward various vehicles and equipment	Carry forward various vehicles and equipment approved in 2025.	Reappropriation	520,637	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S1_004	Carry forward West Point Access Road Repair	Carry forward appropriation to cover costs of repair to City of Seattle Park's road (\$100K) and SPU storm drainage assets beneath (\$900K). The Seattle Park's road is the sole access route in and out of West Point Treatment Plant, for which King County has an easement.	Reappropriation	884,360	1,000,000	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S1_020	Proviso P3 Date Change Capacity Charge Payment	Change due date of report from April 3, 2026 to October 1, 2026 to allow time to focus on the rate setting process in the first half of 2026.	Proviso/ER	0	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S1_020	Proviso P14 Date Change East Link Transit Services Gap	Change due date of report from February 19, 2026 to April 22, 2026 to allow time for sufficient planning and analysis.	Proviso/ER	0	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S1_021	Proviso P9 Date Change Bus Route Security	Change due date of report from March 26, 2026 to September 30, 2026 to allow sufficient time to develop the report.	Proviso/ER	0	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S1_022	Proviso P5 Date Change Future of Water Taxi	Change due date of report from August 20, 2026 to January 31, 2027 to allow time for sufficient capital planning.	Proviso/ER	0	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S1_023	Proviso P7 Funding Needs Preliminary Report	Remove the preliminary report requirement due in April 2026, allowing Metro to focus on the final report due on September 2026. A progress briefing will be provided to Council in May 2026.	Proviso/ER	0	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S1_024	Proviso P3 Date Change Future of RapidRide	Change due date of report from November 12, 2026 to July 31, 2027 to allow Metro Transit to incorporate data on RapidRide K&R line preliminary design. A progress briefing will be provided to Council on November 12, 2026.	Proviso/ER	0	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S1_029	ER3 Juanita Metro Flex Extension	Adjust the language to provide Metro additional flexibility to effectively address needs at Kenmore Park & Ride.	Proviso/ER	0	0	0.00	0.00
EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S1_002	Grab Bar Installation	Install grab bars across the two adult correctional facilities.	Direct Service Changes	35,000	0	0.00	0.00

EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S1_003	Staffing to Support Expanded Occupancy	Add three term-limited positions in the Facilities Management Division to support expanded square footage as additional space is occupied by employees. The positions are a security officer, a custodian, and customer experience administrator to support additional workload.	Direct Service Changes	528,000	0	0.00	3.00
EN_A43200	KCIT SERVICES (EN_A43200)	S1_001	Bond Proceeds Transfer Reappropriation	Reappropriate funds to allow the transfer of the remaining bond proceeds to the KCIT Shared Device Telephony Solution capital project (Project 1148211). The project is expected to be complete in Q2 2026.	Reappropriation	2,874,000	2,874,000	0.00	0.00
EN_A75000	FLEET MANAGEMENT EQUIPMENT (EN_A75000)	S1_001	Fleet Equipment Purchase Reappropriation	Reappropriate funding for open 2025 purchase orders pending delivery on 12/31/2025.	Reappropriation	10,603,371	0	0.00	0.00
Total						184,802,721	69,118,786	47.50	5.50

2026-2027 General Fund (10) Financial Plan (in millions)

Summary includes subfunds as reported in ACFR

	2025 Estimated	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Biennial- to-Date Actuals	2026-2027 Projected	2028-2029 Projected	2030-2031 Projected
1 BEGINNING FUND BALANCE	294.8	112.2	188.9	188.9	188.9	147.4	51.7
3 REVENUES*							
4 Property Tax*	425.6	888.4	893.8	22.2	893.8	933.0	973.0
5 Sales Tax*	200.1	637.1	636.5	0.0	636.5	650.7	668.7
6 Federal Revenue	9.8	16.3	16.3	(0.1)	16.3	16.0	16.0
7 State Revenue	25.0	50.1	50.1	0.5	50.1	50.4	50.4
8 Fines, Fees, Transfers	106.8	231.2	227.7	10.2	227.7	195.3	197.8
9 Charges for Services	387.1	818.7	818.7	58.1	818.7	869.4	927.6
10 Other Taxes	5.6	5.8	5.8	0.5	5.8	5.9	6.1
11 Interest	50.3	45.7	60.0	(9.7)	60.0	60.7	61.1
13 General Fund Revenues	1,210.3	2,693.4	2,708.9	81.7	2,708.9	2,781.5	2,900.6
15 EXPENDITURES							
16 Justice and Safety	931.5	2,017.3	2,017.3	207.2	2,017.3	2,159.7	2,334.5
17 Administration/General Government	233.0	473.4	473.4	44.8	473.4	461.2	498.6
18 Public Health	23.9	44.2	44.2	5.5	44.2	44.0	47.6
19 Debt Service	31.9	84.8	84.8	0.0	87.6	115.1	101.0
20 Elections	32.8	61.7	61.7	5.7	61.7	66.3	71.7
21 Human Services	40.2	44.0	44.0	1.5	44.0	25.0	27.0
22 Physical Environment	18.0	34.0	34.0	1.5	34.0	33.3	36.0
23 Supplementals/Carryover/Reappropriations	0.0	0.0	0.0	0.0	42.9	19.5	21.0
25 Underexpenditures*	0.0	(54.7)	(54.7)	0.0	(54.7)	(57.6)	(61.8)
27 General Fund Expenditures	1,311.2	2,704.7	2,704.7	266.3	2,750.4	2,866.8	3,075.6
29 Other Fund Transactions *	5.0	5.2	0.0	0.0	0.0	10.5	10.5
31 Ending Fund Balance	188.9	95.6	193.1	4.3	147.4	51.7	(133.8)
33 DESIGNATIONS AND SUBFUNDS*							
34 Designations	3.3	2.9	2.9	2.9	2.9	2.5	2.3
35 Subfund Balances	0.0	0.0	0.0	0.0	0.0	0.0	0.0
36 EXPENDITURE RESERVES							
37 Carryover and Reappropriation	21.0	10.5	0.0	0.0	0.0	10.5	10.5
38 Credit Rating Reserve*	4.9	6.1	6.1	6.1	6.1	7.3	8.5
39 Executive Contingency	0.1	0.1	0.1	0.1	0.1	0.1	0.1
40 South Park Bridge Post Annexation Operations	0.0	0.0	0.0	0.0	0.0	2.0	4.0
41 Trial Court Improvement Account Reserve	2.5	2.0	3.1	3.1	3.1	3.6	4.2
42 Risk Reserve*	88.0	1.8	55.9	55.9	55.9	21.0	25.2
44 Reserves	119.7	23.4	68.0	68.0	68.0	47.0	54.7
46 Ending Undesignated Fund Balance*	69.2	72.3	125.1	(63.7)	79.4	4.7	(188.5)
48 6% Undesignated Fund Balance Minimum	51.9	58.8	59.5	59.5	59.5	61.0	63.8
50 Over/(Under) 6% Minimum	17.3	13.5	65.6	(123.2)	19.8	(56.4)	(252.3)
52 Over/(Under) 8.0%	0.0	(6.1)	45.7	(143.1)	0.0	(76.7)	(273.6)
54 Rainy Day Reserve	27.0	28.6	28.6	28.6	28.6	30.4	32.2

2026-2027 General Fund Financial Plan Footnotes

- 2025 Estimates reflect current best estimates of revenues and expenditures through 12/31/2025.
- 2026-2027 Adopted Budget is consistent with the budget system of record (PBCS).
- Revenue estimates for 2025 - 2031 are based on forecasts adopted by the Forecast Council or interim forecasts published by the Office of Economic and Financial Analysis (OEFA), whichever have been most recently updated, and revenue estimates provided by General Fund appropriation units. The percentages below are the expected percent change over the prior budget cycle.

	2026-2027	2028-2029	2030-2031
Property Tax	As Adopted	5.0%	4.3%
Sales Tax (including sales tax dedicated to criminal justice)	As Adopted	2.1%	2.8%
All Other	As Adopted	2.6%	5.1%
Blended Revenue Growth Rate	As Adopted	3.3%	4.3%

- Property Tax forecasts for 2025 - 2031 are based on the March 2026 OEFA forecast adopted by the Forecast Council and assume the current property tax structure and a collection rate of 100%.
- Sales Tax forecasts for 2025 - 2031 are based on the March 2026 forecast provided by OEFA.
- Expenditure estimates for 2028-2029 and 2030-2031 are based on the following assumptions. The percentages indicate the expected percentage change over the previous budget cycle.

	2026-2027	2028-2029	2030-2031
CPI (Seattle July to June CPI-U)	As Adopted	6.9%	6.7%
Blended Labor	As Adopted	6.5%	6.3%
Operating GF Transfers	As Adopted	6.9%	6.7%
Blended Operating Growth Rate	As Adopted	4.3%	8.1%

- CIP General Fund Transfer adopted budget and outyear assumptions (in millions)

	2026-2027	2028-2029	2030-2031
Building Repair and Replacement	-	2.0	2.1
GF-backed IT Projects	-	2.0	2.1
Expenditure of Designated Fund Balance	-	-	-
Total	-	4.0	4.3

- The debt service schedule for 2025 - 2031 is based on the following table (in millions):

Debt Service Elements	2026-2027	2028-2029	2030-2031
Existing Debt Issues	58.9	53.3	39.2
New Debt Issuance	27.7	60.8	60.8
Debt contingency for new issues and variable rate	1.0	1.0	1.0
Total Debt Service	87.6	115.1	101.0

Based on current projections, projected debt service expense will not exceed the County's policy that debt service should be less than 6% of General Fund expenditures.

- The 2026-2027 Adopted Budget includes vacancy assumptions in the majority of General Fund operating budgets. This is budgeted directly in appropriation units. An additional underexpenditure assumption of \$54.2 million is included in the biennial budget, reflecting an assumed \$43.7 million in actual underexpenditures and a reappropriation of \$10.5 million into 2028-2029.

- Designations and subfund balances include the following for each of the years (in millions):

	2026-2027	2028-2029	2030-2031
Loans	0.0	0.0	0.0
Assigned for Capital Projects	0.0	0.0	0.0
Crime Victim Compensation Program	0.7	0.7	0.7
Drug Enforcement Program	1.4	1.4	1.4
Anti-Profitteering Program	0.1	0.1	0.1
Dispute Resolution	0.0	0.0	0.0
Wheelchair Access	0.6	0.2	0.0

2026-2027 General Fund Financial Plan Footnotes

Total*	2.9	2.5	2.2
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*Totals may not match financial plan exactly due to rounding

- The Credit Rating Reserve dedicates fees collected from other county funds to increase fund balance and maintain the county's bond rating. Other funds that have issued debt and benefit from the county's bond rating through lower interest contribute to this reserve based on the amount of outstanding principal on LTGO debt. 35% of the Credit Enhancement Fee is placed in this reserve. The goal for this reserve is to reach 1% of total outstanding GO debt backed by the full faith and credit of the General Fund.
- The Risk Reserve sets aside fund balance to mitigate known and unknown risks.
- County policy requires undesignated fund balance of 6%-8% of certain revenues. Per county policy, the county will strive to maintain reserves in times of economic prosperity to offset times of declining revenue.

No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
1	Performance, Strategy, and Budget Office of the Executive	Permitting Division Permit Funding and Staffing Model Report	P1 restricts \$750,000 until the executive transmits a permitting division permit funding and staffing model report.	Local Services and Land use	October 1, 2026	Accompanying motion approving the report	Move proviso to Office of the Executive as P1.
2	Performance, Strategy, and Budget Office of the Executive	PAO Civil Division Legal Services Study	P2 restricts funding in various appropriation units receiving a new general counsel position until the executive transmits a legal services study for the civil division in the prosecuting attorney's office.	Budget and Fiscal Management	October 1, 2026	Accompanying motion approving the study	Move proviso to Office of the Executive as P2.
3	Performance, Strategy, and Budget Office of the Executive	DCHS Inflation Rate Adjustment Policy	P3 restricts \$500,000 until the executive transmits a report analyzing the department of community and human services inflation rate adjustment policy for human services contracts.	Budget and Fiscal Management	December 31, 2026	Accompanying motion acknowledging receipt of the report	Move proviso to Office of the Executive as P3.
4	Performance, Strategy, and Budget Office of the Executive	County Surveillance Technology Report	P4 restricts \$100,000 until the executive transmits a county surveillance technology report.	Law and Justice	April 1, 2026 <u>July 1, 2026</u>	Report only	Move proviso to Office of the Executive as P4 and change the due date from April 1, 2026, to July 1, 2026.
5	Performance, Strategy, and Budget Office of the Executive	Eviction Root Causes	P5 restricts \$100,000 until the executive transmits a report on root causes of recent evictions throughout King County	Health, Housing, and Human Services	December 31, 2026	Accompanying motion acknowledging receipt of the report	Move proviso to Office of the Executive as P5.
6	Performance, Strategy, and Budget Office of the Executive	ADU Property Tax Exemption	P6 restricts \$50,000 until the executive transmits a proposal for implementation on the property tax exemption for accessory dwelling units rented to low-income households as authorized in RCW 84.36.400(2). The proposal for implementation shall be conducted in consultation with the	Budget and Fiscal Management	June 30, 2026	Report only	Move proviso to Office of the Executive as P6.

Proposed Changes in 1st Omnibus to 2026-2027 Biennial Budget Provisos & Expenditure Restrictions

No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
			assessor's office and the cities of King County.				
7	Performance, Strategy, and Budget Office of the Executive	Victim Support Improvement Plan	P7 restricts \$250,000 shall not be expended or encumbered until the executive transmits a victim support service improvement plan.	Law and Justice	June 30, 2026	Accompanying motion acknowledging receipt of the report	Move proviso to Office of the Executive as P7.
8	Performance, Strategy, and Budget Office of the Executive	HMC Long Range Planning Committee	P8 restricts \$100,000 until the executive transmits a plan to establish a Harborview Medical Center long-range planning committee as described at Section 6.2 of the hospital services agreement.	Health, Housing, and Human Services	June 1, 2026	Accompanying motion acknowledging receipt of the report	Move proviso to Office of the Executive as P8.
9	Performance, Strategy, and Budget Office of the Executive	Medicaid Retention Report	P9 restricts \$100,000 until the executive transmits a report on the efforts King County is making to maintain Medicaid retention rates.	Health, Housing, and Human Services	April 30, 2026	Accompanying motion acknowledging receipt of the report	Move proviso to Office of the Executive as P9.
10	Office of Equity and Racial and Social Justice	Training for County agencies	ER 1 restricts 1 FTE and \$400,000 solely to support a position to provide proactive trainings, programming, and support to County agencies	None	None	None	Would be repealed by 1 st Omnibus. Executive staff indicate DHR would be responsible for trainings.
11	Office of Equity and Racial and Social Justice Office of the Executive	Support for Immigrant and Refugees	ER 2 restricts \$400,000 solely to support activities that support the Immigrant and Refugee Commission and low-income immigrant and refugee communities in the County.	None	None	None	Move to Office of the Executive as ER 1.
12	Office of Climate Office of the Executive	Battery Energy Storage Siting support	ER 1 restricts \$250,000, if grand funding is not awarded, to complete the battery energy storage siting analysis required by the Proviso P4 of this section.	None	None	None	Move to Office of the Executive as ER 2 and update reference from P4 to P10.
13	Office of Climate	Business Plan	P1 restricts \$150,000 until the executive transmits a business plan for the office of climate.	Transportation, Economy, and Environment	July 1, 2026	Accompanying motion acknowledging receipt of the report	Would be repealed by 1 st Omnibus. Justification in budget materials is that the provisos were centered on describing the functions and

Proposed Changes in 1st Omnibus to 2026-2027 Biennial Budget Provisos & Expenditure Restrictions

No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
							services of an office that no longer exists.
14	Office of Climate	FTE Restriction 1	P2 restricts 1.0 FTE and the associated remaining biennial appropriation authority associated with the 1.0 FTE upon the first position vacancy occurring during the biennium until the council passes the motion required in Proviso P1 of this section.	None	None	None	Would be repealed by 1 st Omnibus. Justification in budget materials is that the provisos were centered on describing the functions and services of an office that no longer exists.
15	Office of Climate	FTE Restriction 2	P3 restricts 1.0 FTE and the associated remaining biennial appropriation authority associated with the 1.0 FTE upon the first position vacancy occurring during the biennium until the council passes the motion required in Proviso P1 of this section.	None	None	None	Would be repealed by 1 st Omnibus. Justification in budget materials is that the provisos were centered on describing the functions and services of an office that no longer exists.
16	Office of Climate <u>Office of the Executive</u>	BESS Report	P4 restricts \$25,000 until the executive transmits a battery energy storage system siting analysis report.	Transportation, Economy, and Environment	December 31, 2026 <u>March 31, 2027</u>	Accompanying motion acknowledging receipt of the report	Move to Office of the Executive as P10 and update due date to March 31, 2027.
17	Office of Economic Opportunity and Creative Economy <u>Office of the Executive</u>	Harbor Island Studio Assessment Report	P1 restricts \$50,000 until the executive transmits a Harbor Island Studio assessment report.	Budget and Fiscal Management	May 1, 2026	Accompanying motion acknowledging receipt of the report	Move to Office of the Executive as P11.
18	Sheriff	Civil Asset Forfeiture Adjudications Report	P1 restricts \$100,000 until the executive transmits a report describing the sheriff's position regarding the potential of having the hearing examiner's office hear civil asset forfeiture adjudications as recommended by the King County auditor's report on civil asset forfeiture published March 11, 2025.	Law and Justice	June 1, 2026 <u>October 31, 2026</u>	Report only	Change the due date from June 1, 2026, to October 31, 2026, to allow time for collaboration with the Hearing Examiner.

Proposed Changes in 1st Omnibus to 2026-2027 Biennial Budget Provisos & Expenditure Restrictions

No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
			The report shall be developed in collaboration with the hearing examiner's office.				
19	Internal Audit <u>Office of the Executive</u>	Internal Audit Function Expenditure Restriction	ER 1 restricts \$500,000 to support an Executive Branch internal audit function and that the function shall be on the General Fund overhead or internal service rate.	None	None	None	Move to the Office of the Executive as ER3.
20	Internal Audit <u>Office of the Executive</u>	Internal Audit Risk Assessment Report	P1 restricts \$100,000 until the executive transmits a report that includes an internal audit risk assessment on the department of community and human services, the parks and recreation division, and public health - Seattle & King County that identifies high risk programs to audit, and a plan for conducting those audits where deemed necessary.	Committee of the Whole	December 31, 2026	Accompanying motion acknowledging receipt of the report	Move to the Office of the Executive as P12.
22	Prosecuting Attorney	Juvenile Recidivism Data Letter	P1 restricts \$50,000 until the prosecuting attorney transmits a letter confirming that the prosecuting attorney's office provided juvenile recidivism data to the office of performance, strategy, and budget to benefit a juvenile legal system outcomes study related to future legal system involvement for youth referred by law enforcement to the prosecuting attorney's office.	Law and Justice	March 31, 2026	Letter only	Proposes a change to the language regarding data the PAO will provide.
23	Superior Court	Family Law Caseload Report	P1 restricts \$50,000 until the executive transmits a report from the protocol committee with assistance from the protocol committee regarding the judicial resources needed to support the court's family law caseload.	Budget and Fiscal Management	March 31, 2026 <u>July 31, 2026</u>	Report only	Change the due date from March 31, 2026, to July 31, 2026, to allow time for new presiding judge to convene the protocol committee. This

Proposed Changes in 1st Omnibus to 2026-2027 Biennial Budget Provisos & Expenditure Restrictions

No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
			The chair of the protocol committee shall convene a meeting to discuss.				is a request from Superior Court.
24	External Support	External Projects Expenditure Restriction	ER3 restricts \$14,800,000 for external community projects.	None	None	None	Technical change to direct Council Districts 6,7, and 9 to collaborate with the Executive Office instead of PSB.
25	External Support	Career Mentorship Plan	P1 restricts \$50,000 until the executive transmits a plan to create or expand opportunities for career mentorship to encourage young people to seek King County jobs in collaboration with external agencies who mentor young people, including, but not limited to Project M.I.S.T.E.R.	Government Accountability and Oversight	June 30, 2026 <u>September 30, 2026</u>	Plan only	Change the due date from June 30, 2026, to September 30, 2026, to allow time for sufficient staffing, planning, and community engagement
26	Jail Health Services	Psychiatric Clinic Wait Times Report	P1 restricts \$250,000 until the executive transmits a report on implementation of a plan to reduce psychiatric clinic wait times for patients in the general population at the King County Correctional Facility.	Law and Justice	May 1, 2026 <u>December 1, 2026</u>	Accompanying motion acknowledging receipt of the report	Change the due date from May 1, 2026, to December 1, 2026, to allow JHS time to review and utilize information about psychiatric wait times from the King County Auditor report due over the summer.
27	Community and Human Services Administration	Ordinance 19978 Compliance Semiannual Reports	P1 restricts \$200,000 until the executive transmits semiannual reports describing the status of activities required by Ordinance 19978, satisfying the requirements of Ordinance 19978, related to contract management and compliance monitoring protocols.	Committee of the Whole	March 31, 2026 and then at the end of each half year thereafter, with the final being September 30, 2027	Accompanying motion acknowledging receipt of the reports	Change the language to acknowledge that the proviso response will satisfy the requirements of Ordinance 19978, Section 5.A

Proposed Changes in 1st Omnibus to 2026-2027 Biennial Budget Provisos & Expenditure Restrictions

No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
28	Behavioral Health	BH Strategic Plan, Services, and Report	P1 restricts \$250,000 until the executive transmits to council <u>an overview of the behavioral health landscape including a behavioral health strategic plan report, including information on a behavioral health services, and effects of Resolution 1 of the 119 Congress (2025-2026), on Medicaid funding received by crisis care centers.</u>	Budget and Fiscal Management	<u>Progress report on September 30, 2026,</u> and final report on January 31, 2027	Accompanying motion acknowledging receipt of the report	Combine P1 and P2 from Behavioral Health with P1 in Crisis Care Centers into one proviso in Behavioral Health. The combined report would provide a comprehensive overview of the behavioral health landscape and would be due on January 31, 2027. A progress briefing to BFM is required by September 30, 2026.
28	Behavioral Health	BH Services Report	P2 restricts \$50,000 until the executive transmits a behavioral health services report to council.	Health, Housing, and Human Services	To accompany the MIDD Implementation Plan	Report only	Relevant content would be combined into P1 and P2 would be repealed.
29	Mental Illness and Drug Dependency	MIDD Initiative Expenditure Restriction	ER5 restricts ((\$4,204,487)) <u>\$4,006,487</u> for MIDD Initiative PRI-09 Sexual Assault Behavioral Health Services and PRI-10 Domestic Violence Behavioral Health Services and System Coordination.	Committee of the Whole	July 1, 2026	Accompanying ordinance adopting the plan	Makes a technical correction for the amount restricted in ER5.
30	Planning and Permitting	Vacant Position 1	P2 restricts 1.0 FTE and the associated remaining biennial appropriation authority associated with the 1.0 FTE upon the first position vacancy occurring during the biennium <u>except the Permitting Division Director.</u>	None	None	None	Adds an exception for the vacancy of the Permitting Division Director.
31	Planning and Permitting	Vacant Position 2	P3 restricts 1.0 FTE and the associated remaining biennial appropriation authority associated with the 1.0 FTE upon the second position vacancy occurring during	None	None	None	Adds an exception for the vacancy of the Permitting Division Director.

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No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
			the biennium <u>except the Permitting Division Director.</u>				
32	Planning and Permitting	Vacant Position 3	P4 restricts 1.0 FTE and the associated remaining biennial appropriation authority associated with the 1.0 FTE upon the third position vacancy occurring during the biennium <u>except the Permitting Division Director.</u>	None	None	None	Adds an exception for the vacancy of the Permitting Division Director.
33	Local Services Administration	Vacant Commercial Property Activation Pilot Program Expenditure Restriction	ER 5 restricts \$300,000 to establish a vacant commercial property activation pilot program called "Vacant to Vibrant" in the North Highline subarea for two years.	None	None	None	Makes a technical correction to have Local Services partner with the Office of the Executive instead of the Office of Economic Opportunity and Creative Economy.
34	Local Services Administration	Summit Plan Sale Plan	P1 restricts \$100,000 until the executive transmits a land use, zoning, and environmental assessment plan, developed in collaboration with the city of Maple Valley, to market and sell the county-owned property known as summit place.	Local Services and Land Use	<u>Progress briefing on May 1, 2026</u> and plan due May 1, <u>2027</u>	<u>Progress Report and Plan</u>	Change the due date from May 1, 2026, to May 1, 2027, to allow sufficient time to collaborate with Maple Valley. Add a progress briefing to Council by May 1, 2026.
35	Parks and Recreation	Interurban Trail South Workplan and Briefing	P1 restricts \$100,000 until the executive transmits an Interurban Trail South workplan and briefing.	Transportation, Economy, and Environment	June 30, 2026 for the workplan and July 31, 2026 <u>December 31, 2026</u> for the briefing	Accompanying briefing to TrEE	Change the due date for the briefing from July 31, 2026, to December 31, 2026, to allow time for sufficient planning and community engagement. Note: the budget materials indicate that there was intent to move the workplan due date also to December 31,

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No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
							2026, but that was not in the transmitted ordinance.
36	Parks and Recreation	¼ mile from the UGA Parks Report	P2 restricts \$100,000 until the executive transmits a report on the parks and recreation division's plan to collaborate with relevant school districts, property owners, and cities to develop a strategy to acquire properties to meet the goal of every King County resident within the urban growth boundary living within a quarter mile of open space, a park, or a health-oriented athletic facility open to the public.	Transportation, Economy, and Environment	September 30, 2026 <u>March 31, 2027</u>	Report only	Change the due date from September 30, 2026, to March 31, 2027, to allow time for sufficient time to finalize the internal Parks GIS Tool which will support identification of gaps in service to guide the development of planning and engagement of potential community partners.
37	Parks and Recreation	Parks Levy Advisory Committee Report and Ordinance	P4 restricts \$100,000 shall not be expended or encumbered until the executive transmits a parks levy advisory committee recommendations report and an ordinance that would adopt the proposed recommendations of the report.	Transportation, Economy, and Environment	March 31, 2026 <u>June 30, 2026</u>	Accompanying ordinance adopting the recommendations of the report	Change the due date from March 31, 2026, to June 30, 2026, to allow time for sufficient planning and engagement with prior advisory committee members.
38	Crisis Care Centers	HR 1 Effects on Medicaid Funding Report	P1 restricts \$500,000 until the executive transmits a report on the effects of House Resolution 1 of the 119 Congress (2025-2026), on Medicaid funding received by crisis care centers.	Health, Housing, and Human Services	September 1, 2026	Accompanying motion acknowledging receipt of the report	Relevant content would be combined with P1 and P2 in the Behavioral Health appropriation unit. This proviso would be repealed.
39	Best Starts for Kids	BSK Assessment Report	P1 restricts \$50,000 until the executive transmits a Best Starts for Kids assessment report.	Health, Housing, and Human Services	August 31, 2026 <u>November 15, 2026</u>	Accompanying motion acknowledging receipt of the report	Change the due date from August 31, 2026, to November 15, 2026, to allow time for hiring staff and community engagement.

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No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
40	Best Starts for Kids	Tuition Assistance Program Feasibility Report	P2 restricts \$100,000 until the executive transmits a King County postsecondary student tuition assistance program feasibility report collaboratively developed by the department of community and human services and the office of performance, strategy, and budget.	Health, Housing, and Human Services	August 31, 2026 <u>November 15, 2026</u>	Report only	Change the due date from August 31, 2026, to November 15, 2026, to allow time for DCHS to complete the Puget Sound Taxpayer Accountability Account (PSTAA) annual reporting and proviso report (Section 99, P1) and free up capacity for this feasibility/needs assessment report. Also makes technical changes to adjust references to the Office of the Executive instead of PSB and OLR.
41	County Hospital Levy	Respite Bed Plan	P5 restricts \$500,000 until the executive transmits a plan for the provision of respite beds as envisioned in the Harborview bond program ordinance work group report.	Health, Housing, and Human Services	August 1, 2026 <u>November 1, 2026</u>	Accompanying motion approving the report	Change the due date from August 1, 2026, to November 1, 2026. This is a request from UW Medicine.
42	Housing and Community Development	Credit Enhancement Program Updates Plan	P1 restricts \$50,000 until the executive transmits a plan to implement the credit enhancement program updates recommended in the regional workforce housing initiative implementation plan, dated June 2025, through a pilot project utilizing credit enhancement for the construction of workforce housing in collaboration with community-based nonprofit organizations that develop workforce housing, including, but not limited to, Watershed Community Development.	Health, Housing and Human Services	June 30, 2026 <u>September 30, 2026</u>	Plan only	Change the due date from June 30, 2026, to September 30, 2026, to allow sufficient time for planning, coordination, and engagement.

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No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1st Omnibus
43	Housing and Community Development	Revolving Loan Fund Plan	P2 restricts \$50,000 until the executive transmits a plan to create a revolving loan fund for the construction of permanently affordable homeownership, following recommendations from the regional workforce housing initiative implementation plan, dated June 2025.	Health, Housing, and Human Services	<u>Progress report December 1, 2026 and final report June 30, 2027</u>	<u>Progress Report and Plan</u>	Add a progress report to BFM committee by December 1, 2026. Change the due date of the final report from December 1, 2026, to June 30, 2027, to avoid multiple year-end reports with similar deadlines.
44	Solid Waste	Interim and Final Waste to Energy Implementation Report	P4 restricts \$75,000 until the executive transmits interim and final waste to energy implementation reports and a motion that should acknowledge receipt of each report.	Transportation, Economy, and Environment	<u>Interim report and motion Briefing due September 1, 2026 and final report and motion June 1, 2027</u>	Accompanying motion acknowledging each report	Convert interim report and motion due September 30, 2026, to a briefing of scenarios outlined as part of the solid waste comprehensive plan update, which will include a section on waste to energy.
45	Airport	Historical Purposes Report	P2 restricts \$250,000 until the executive transmits a report on actions taken to ensure the continuity of public purposes that have historically existed at King County International Airport, including educational opportunities, employment pathways, and public access to the facilities.	Government Accountability and Oversight	<u>September 1, 2026 April 30, 2027</u>	Accompanying motion acknowledging receipt of the report	Change the due date from September 1, 2026, to April 30, 2027, to allow sufficient time to complete the report given the competing demands of the FIFA World Cup, Airport FAA Master Plan, Part 150 study, and other provisos
46	Airport	Rates and Fees Comparative Market Analysis Report	P3 restricts \$250,000 until the executive transmits a report detailing the results of a comparative market analysis of the rates and fees at the King County International Airport.	Government Accountability and Oversight	<u>June 30, 2026 December 31, 2026</u>	Accompanying motion acknowledging receipt of the report	Change the due date from June 30, 2026, to December 31, 2026, to allow sufficient time for vendor procurement, market analysis, and report development.

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No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
47	Wastewater Treatment	Payment Plan Eligibility Requirements Implementation Plan	P3 restricts \$500,000 until the executive transmits an implementation plan for expanding the eligibility requirements for wastewater treatment division's payment plan program.	Regional Water Quality	April 3, 2026 <u>October 1, 2026</u>	Accompanying motion acknowledging receipt of the plan	Change the due date from April 3, 2026, to October 1, 2026, to allow time to focus on the rate setting process in the first half of 2026.
48	Transit	Juanita Metro Flex Pilot Expenditure Restriction	ER3 restricts \$1,000,000 to continue to operate the Juanita Metro Flex pilot.	None	None	None	Adjusts the language defining the service area to provide Metro additional flexibility to effectively address needs at Kenmore Park & Ride.
49	Transit	Future of RapidRide Report	P3 restricts \$100,000 until the executive transmits a future of RapidRide report.	Transportation, Economy, and Environment	<u>Briefing due November 12, 2026 and report due July 31, 2027</u>	<u>Briefing and accompanying motion</u> acknowledging receipt of the report	Add a briefing to Council on November 12, 2026. Change the report due date from November 12, 2026, to July 31, 2027, to allow Metro Transit to incorporate data on RapidRide K&R line preliminary design.
50	Transit	Future of Water Taxi Report	P5 restricts \$50,000 until the executive transmits a future of water taxi report.	Transportation, Economy, and Environment	August 20, 2026 <u>January 31, 2027</u>	Report only	Change the due date from August 20, 2026, to January 31, 2027, to allow for sufficient capital planning.
51	Transit	Funding Needs Reports	P7 restricts \$100,000 until the executive <u>provides a briefing</u> and transmits a preliminary and a final transit funding needs report.	Transportation, Economy, and Environment	Preliminary report Briefing due April 16, 2026 <u>May 31, 2026</u> and final report due September 3, 2026	<u>Briefing and accompanying motion</u> acknowledging receipt of the report	Add a briefing to Council by May 31, 2026, and change the preliminary report due in April 2026 to a briefing in May 2026, which will allow Metro to focus on final report due in September 2026.
52	Transit	Bus Route Security Report	P9 restricts \$100,000 until the executive transmits a bus route security report.	Transportation, Economy, and Environment	March 26, 2026 <u>September 30, 2026</u>	Accompanying motion	Change the due date from March 26, 2026, to September 30, 2026, to

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No.	Appropriation Unit in 26-27 Budget	Title	Summary	Committee	Due Date	Deliverable	Description of Proposed Changes in 1 st Omnibus
						acknowledging receipt of the report	allow sufficient time to develop the report.
53	Transit	East Link Connections Transit Gap Services Analysis Report	P14 restricts \$100,000 until the executive transmits an East Link Connections transit gap service analysis report.	Transportation, Economy, and Environment	February 19, 2026 <u>April 22, 2026</u>	Accompanying motion acknowledging receipt of the report	Change the due date from February 19, 2026, to April 22, 2026, to allow time for sufficient planning and analysis.
54	Capital Improvement Program	Soos Creek Trail Funding Report	P2 restricts \$100,000 of the appropriation to parks capital until the executive transmits a Soos Creek trail funding report.	Transportation, Economy, and Environment	June 30, 2026 <u>December 31, 2026</u>	Report only	Change the due date from June 30, 2026, to December 31, 2026, to allow sufficient time for planning and report development due to vacant position recruitment and internal capacity.
55	Capital Improvement Program	HMC Parking Issues Plan	P7 restricts \$97,000,000 of the appropriation for county hospital capital, until the executive transmits a plan for the selected parking garage project to address parking issues at Harborview Medical Center.	Committee of the Whole	March 30, 2026 <u>June 30, 2026</u>	Accompanying motion acknowledging receipt of the plan	Change the due date of the parking garage plan from March 30, 2026, to June 30, 2026.