

**Project title:** Ordinance to establish an Everett District Alliance Business Improvement Area.**Council Bill #**

CB 2211 - 60

**Agenda dates requested:****11/30, 12/7 and 12/14**

Briefing 11/30

Proposed action 12/7

Consent

Action 12/14

Ordinance

Public hearing on 12/14

X Yes No

**Budget amendment:**

Yes X No

**PowerPoint presentation:**

Yes No

**Attachments:**

Draft Ordinance

**Department(s) involved:**

Legal

Finance

**Contact person:****Phone number:****Email:****Initialed by:**

Department head

Administration

Council President

**Consideration:****Project:****Partner/Supplier:****Location:****Preceding action:****Fund:****Fiscal summary statement:****Project summary statement:**

On 11/9/22, the Everett Station District Alliance (ESDA) Executive Director, Brock Howell, presented a briefing on the proposed Business Improvement Area (BIA) specific to two resolutions. On 11/16/22 the Everett City Council adopted two resolutions expressing the intent to establish the BIA and setting a public hearing before city council on December 14, 2022 to receive comments on the city's intent to establish an ESDA BIA, approve a 2023 budget and provide for the levy of a special assessment for five years.

This ordinance would establish the BIA, authorized for five years starting January 1, 2023. The ordinance sets a budget of \$313,500 for 2023, with the primary focus of the budget on providing safety and cleaning services, with some funding for parking management, neighborhood enhancement, and neighborhood communications and marketing services.

The boundaries of the BIA have been scaled to the areas of the neighborhood that were viewed to have the strongest support among property owners for establishing the BIA.

**Recommendation (exact action requested of Council):**

Adopt an Ordinance establishing an Everett Station District Business Improvement Area (BIA).



**ORDINANCE NO. \_\_\_\_\_**

An Ordinance establishing an Everett Station District Business Improvement Area (BIA); providing for the levy of a special assessment upon real property (and the owners thereof) within the area; the deposit of revenues in a special account and expenditures therefrom; and providing for an implementing agreement with an Everett Station District property owners association or similar organization.

**WHEREAS,**

- A. The City Council, on November 16, 2022, adopted Resolutions No. 7837 and No. 7838, expressing intent to establish an Everett Station District BIA and initiating said establishment.
- B. Businesses and property owners within the Everett Station District BIA have indicated that they value the BIA's use of special assessment revenues to fund programs and services, such as safety, cleaning, parking management, community development, and other neighborhood services.
- C. As provided in Resolution No. 7838, the City Council held a public hearing on December 14, 2022, in the Everett City Hall Council Chambers, concerning the formation of the Everett Station District BIA and the imposition of special assessments on property (and property owners) within such BIA, prior to the adoption of this Ordinance.

**NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:**

**Section 1. District Established.**

As authorized by Chapter 35.87A RCW, there is hereby established an Everett Station District Business Improvement Area (BIA) with four geographic areas as depicted in Attachment A (Everett Station District Business Improvement Area Boundaries), and as described in writing below. A list of parcels with parcel ID numbers is set forth in Attachment B. In case of a conflict between the written description, the list of parcels (Attachment B), and the map (Attachment A), the map shall control. When a street or alley is named in the description, the area boundary is the centerline of the right-of-way including vacated portions unless otherwise specified in the description. Parcels are described by the parcel identification number assigned by the Snohomish County Assessor.

- A. Northwest Area: Beginning at the centerlines of Broadway and Hewitt Ave, proceed south along Broadway to 32nd Street; then proceed west on 32nd Street for a half-block to the alley between Broadway and Lombard; then proceed south in the alley to 33rd St; then proceed west on 33rd St to Lombard Ave. then proceed south on Lombard Ave. to 34th St, then proceed east on 34th St to McDougall Ave.; then proceed south on McDougall Ave. to the south edge of the parcels identified by the Snohomish County Assessor as parcel 00439079700101; then proceed around the south and east side of the parcel to the south edge of parcel 00439079701700; then proceed east to Paine St and continue east along the south edge of parcels 00439079800200

and 00439079801201 to Smith Ave; then proceed north on Smith Ave to St to 33rd St; then proceed east on 33rd St between parcels 00439075901100 and 29052900201400 to the western edge of the BNSF right of way; then proceed north along the western edge of the BNSF right of way to Hewitt Ave; then proceed west on Hewitt Ave to Broadway, ending at the intersection of the centerlines of Hewitt Ave and Broadway.

- B. Northeast Area: Beginning at the centerlines of 33<sup>rd</sup> St. and Hill Ave, proceed north to Pacific Ave; then proceed west on Pacific Ave to the eastern edge of the BNSF right of way; then proceed north along the BNSF right of way to Hewitt Ave; then proceed east on Hewitt Ave to the eastern edge of parcel 00439069100000; then south between parcels 00439069100000 and 00437869300700; then proceed east between parcels 00437869300700, 00437869300900, and 00437869301600 to the north and parcel 00439069100000 to the south, and continue east via the alley from Fulton St to Maple St; then proceed south along Maple St to Pacific Ave., and continue past Pacific Ave. on the on-ramp to Interstate 5, until the southern edge of parcel 00429075000100; then proceed generally east between parcel 00429075000100 to the north and parcels 00439075302000 and 00439075301200 to the south until the centerline of Pine Street; then proceed south on Pine St to 33rd St; then proceed west on 33rd St to Hill Ave, then ending at the intersection of the centerlines of 33rd St and Hill Ave.
- C. South McDougall Area: Beginning at the centerlines of Broadway and 39th Street, proceed east along 39th to the eastern edge of the Interstate 5 right of way; then proceed north along the eastern edge of the Interstate 5 right of way to 37th Street; then proceed west on 37th Street to the alley between parcels 00576001000001 and 00576001000002; then proceed north in the alley to 36th St; then proceed west on 36th St to the alley between McDougall Ave. and Broadway; then proceed south in the alley past 38th St to the southern edge of parcel 00576002300001; then proceed west between parcel 00576002300001 and parcel 00576002300009 to Broadway; then proceed south on Broadway to 39th St, ending at the intersection of the centerlines of Broadway and 39th St.
- D. South Smith Avenue / BNSF Area: Beginning at the centerlines of 33rd St and Smith Avenue, proceed south along Smith Avenue to the southern edge of parcel 00576000600010; then proceed west between parcel 00576000600010 and parcel 00576000600001 to the alley; then proceed south in the alley to 36th St; then continue to proceed south on Paine Ave to 37th St; then Proceed east across the Interstate 5 right of way to Smith Ave; then proceed south on Smith Ave to the southern edge of parcel 00576001900001; then proceed east between parcels 00576001900001 and 29052900300800 to the north and parcels 00576001900003 and 29052900300700 to the south until the western edge of the BNSF right of way; then proceed north along the western edge of the BNSF right of way to the centerline of the Interstate 5 right of way; then proceed north along the centerline of the Interstate 5 right of way to 34th St; then proceed west on 34th St to the end of the public right of way of 34th St; then proceed north between parcels 29052900201300 and 00984050103100 to the west and parcels 00439080101300, 00439080101100, 00439080100700, 00439080100400, and 00439080100100 to the east until 33rd St; then proceed west between parcels 29052900201300, 00984050103100, and 29052900201400 to the south and parcels 00439074500000 and 00439075901100 until the ending at the intersection of the centerlines of Smith Ave and 33rd St.

**Section 2. District Assessment.**

- A. To finance programs and services as authorized in Section 3, there is levied and shall be collected an annual special assessment upon the buildings and other real property within the District (and the owners thereof), as follows:
  - a. For properties which the primary land use is a hotel, the assessment on the property shall be \$0.04 per land square-foot plus \$0.06 per gross building square-foot, based on Snohomish County records for 2022.
  - b. For all other properties within the BIA boundaries, the assessment shall be \$0.04 per land square-foot plus \$0.50 per \$1,000 of total market value, based on Snohomish County records for 2022.
- B. For 2023 and each subsequent year, the total assessment on each property shall be annually adjusted by an Inflationary Factor, which shall be equal to the change in the July to June Consumer Price Index for All Urban Consumers in Seattle -Tacoma -Bremerton ("CPI") from the Base Year. The Inflationary Factor shall be no more than five percent per year.
- C. Real property owned by the City of Everett shall be subject to the special assessment.
- D. Property owned by the County, State, and Federal government shall be exempt from the special assessment, provided that nothing herein shall preclude the County, State, or Federal government from agreeing to make payment for any such assessment.
- E. The following properties shall also be exempt from the special assessment, provided that nothing herein shall preclude such properties from agreeing to make payment for any such assessment:
  - 1. Residential properties that do not meet the definition of "Multifamily residential or mixed-use project" and are not owned by a "Residential Operator," as defined by RCW 35.87A.020;
  - 2. Properties owned by an energy utility district that are used for transmitting electricity or as a substation;
  - 3. Publicly-owned streets and roadways;
  - 4. Properties used exclusively for railroads and properties with rights related to mining or future railroad use; and
  - 5. Properties designated by the Snohomish County Assessor as having a "Motor Freight Transportation" use.

**Section 3. Purposes and Programs.**

Special Assessment revenues shall be used for the authorized purposes provided by RCW 35.87A.010, as consistent with the adopted budget and approved by the Ratepayer Advisory Board, as provided in Sections 7, 8, and 14 and attachment C. All activities are supplemental to the street maintenance, law enforcement, land use planning, citywide marketing, and other services provided by the City and are not intended to displace any services regularly provided by municipal government.



**Section 4. Collection of Assessments.**

- A. Assessments shall commence as of January 1, 2023.
- B. The initial assessment and subsequent annual assessments showing the rate of the special assessment, the land square footage and assessed value on which it is calculated, and the total assessment for each separate ownership, shall be mailed to the owner or reputed owner whose name appears as the owner on the tax rolls of the Snohomish County Assessor and at the address for such owner as shown on the tax rolls of the Snohomish County Assessor.
- C. For multifamily residential properties that are subject a Home Owner's Association (HOA), the HOA shall be responsible for payment of the assessment on the multifamily residential property as a whole. When an HOA is responsible for payment of an assessment, the assessment shall be mailed to the HOA.
- D. Subsequent annual assessments, with the applicable rate, land square footage and assessed value, and total assessment for each separate ownership, may be sent by ordinary mail or delivered by the City, or the City's designee, to the address shown in the tax records of the Snohomish County Assessor. It will be presumed that ownership and the address of any owner or reputed owner remains the same as at the time of mailing of the initial annual assessment unless the City, or the City's designee, receives written notice of a change in the address of the owner to which the assessment notice is to be mailed.
- E. Duplicate notices will be mailed upon request of the owner to the owner's named representative at the address given in such written request of the owner.
- F. In the event the annual budget approved is greater than the funds which will be available from the total of all assessments within the ESDA BIA for such annual period, calculated at the assessment rates as set forth herein, then such budget shall be reduced to match the revenue. Any unexpected and unobligated budgeted amount remaining at the end of any annual assessment period, and any assessments or funds collected and deposited in the ESDA BIA Fund in excess of the amount authorized to be expended for the annual assessment period in which such excess amounts are received may be expended as may be authorized by the next annual BIA budget approved by the City Finance Director, or as may be authorized by amendment to the current annual budget pursuant to Sections 7 and 8 of this ordinance.
- G. Insofar as is consistent with this ordinance and Chapter 35.87A, special assessments shall be collected on an annual basis, with payments due thirty (30) days from the date of billing, or the first City business day thereafter. Upon termination of the BIA, pursuant to Section 15 or otherwise, no refunds for overpayments of assessments shall be made to persons paying such overpayments unless there are sufficient funds in the District Fund to pay such overpayments, after payment of all other costs, debts, or liabilities incurred on or payable from the District Fund. If there are sufficient funds remaining to refund some of the overpayments, but not all, such refunds shall be pro-rated among those who have made timely claims pursuant to Section 11 herein and are entitled to refunds for overpayment.

**Section 5. Deposit Into Fund.**

A special fund is hereby created, to be called the Everett Station District Business Improvement Area



Fund, hereafter called the “ESDA BIA Fund,” into which shall be deposited:

- A. All revenues from special assessments levied under this ordinance.
- B. Interest, late charges, penalties, and income from the investment of fund deposits.
- C. Gifts and donations to the fund.
- D. Restitution moneys for expenditures made from the fund and reimbursement due to the fund.

**Section 6. Expenditures.**

Expenditures from the ESDA BIA Fund as may be authorized by the City Council or Finance Director shall be used exclusively for the purposes specified in this ordinance and shall not be used for any other purpose.

**Section 7. Approval of Expenditures/Contract for Program Management.**

There is hereby appropriated and authorized to be expended from the ESDA BIA Fund the sum of \$313,500, or so much thereof as may be necessary, for the purposes, activities, services, and projects approved for the 2023 BIA fiscal year (January 1, 2023, through December 31, 2023), as set forth in Attachment C to this Ordinance. Unless otherwise authorized by the City, the total amount to be specially assessed and expended in subsequent years 2024-2027 shall be as set forth in the budget as proposed by the Ratepayer Advisory Board and approved by the City Finance Director pursuant to Sections 8 and 14. The particular program and services to be provided for each subsequent period and the amount of funding thereof shall be as approved by Section 3 and 14 of this Ordinance and in accordance with RCW 35.87A.010.

The Mayor is hereby authorized and directed to contract with the Everett Station District Alliance, or similar organization, to administer funds for the approved purposes, activities, services, and projects for the first year. Thereafter the City may continue each year to contract with the Everett Station District Alliance or similar organization to administer the forthcoming annual program, unless a suitable successor organization is recommended by (a) a majority of the votes of the ratepayers at their annual meeting weighed by the dollar value of their assessments, (b) a petition signed by ratepayers who pay the majority of the assessments, or (c) by the organization itself.

**Section 8. Administration.**

The Mayor or his or her designee is hereby authorized to levy the BIA special assessment, including but not limited to determining the rates, rate classifications, any exemptions or discounts, and the properties and persons subject to the assessment.

Subject to review and approval of the City Finance Director or his or her designee, as authorized by RCW 35.87A.130, the Everett Station District Alliance or similar organization chosen by the Mayor is hereby authorized to:

- A. Maintain a record of all properties subject to the special assessment within the ESDA BIA boundaries and provide this information to the City Finance Director or his or her designee.

- B. Determine the land square footage, building square footage, market property value, and land use classifications of property based on the records of the Snohomish County Assessor and provide this information to the City Finance Director or his or her designee.
- C. Calculate the assessment amount for each property and provide this information to the City Finance Director or his or her designee.
- D. Collect the special assessments.
- E. Refund special assessments when overpaid.
- F. Extend the deadline for payment and/or waive delinquency charges whenever the delinquency is the result of the failure by the City or authorized organization to provide a statement of the amount due, or nonpayment results from extenuating circumstances beyond the ratepayer's control, such as a casualty loss, causing bankruptcy.
- G. Apply the interest rate for late payments contemplated by Section 12.
- H. Recommend to the appropriate officers of the City the pursuit of collection procedures as contemplated by Section 13, including bringing legal civil actions in district or superior court to collect any unpaid assessments and to collect such unpaid assessments by foreclosure action against the property on which it is assessed in accordance with laws applicable to foreclosure of local improvement district liens, and/or to collect by civil action such unpaid assessment by judgment against the owner owing the assessment.
- I. Call and conduct an annual meeting of ratepayers each year so as to obtain information to assist in the administration of the BIA.
- J. Take other such action as is necessary and appropriate to carry out contemplated programs with special assessments.

**Section 9. Rate Changes.**

Any change in the assessment shall only be made by ordinance and as authorized in RCW 35.87A.140.

**Section 10. Notices.**

Notices of assessment, installment payments, or delinquency, and all other notices contemplated by this ordinance may be sent by ordinary mail or delivered by the City, or the organization administering the ESDA BIA, to the address shown on the records of the Finance Director, and, if no address is shown there, to the address shown on the records of the Snohomish County Assessor. Failure of the Ratepayer to receive any mailed notice shall not release the Ratepayer from the duty to pay the assessment on the due date and any interest and delinquency charges.

**Section 11. Correction of Assessment – Appeal.**

- A. Any person, having been issued a notice of assessment, interest, and/or penalties pursuant to this ordinance, may within thirty (30) days after issuance of the original notice of the amount thereof, or the period covered by any extension of the due date thereof granted by the Mayor or the Mayor's designee, petition the City in writing for a correction in the amount of the assessment, interest, and/or penalties, which petition shall be filed in the office of the City Clerk within the specified thirty-day period. The petition shall set forth the reason why the correction



should be granted and the amount of assessment, interest, and/or penalties (if any) which the petitioner believes to be due. The Mayor or the Mayor's designee shall promptly consider the petition, and may grant or deny it. If denied, the petitioner shall be notified by mail, together with the reasons for such denial. The Mayor or the Mayor's designee may grant a conference for examination and review of the assessment if requested by the petitioner. If a conference is granted, the Mayor or the Mayor's designee shall fix the time and place therefor and notify the petitioner thereof by mail. After the conference with the Mayor or the Mayor's designee, the Mayor or the Mayor's designee may make such determinations as may appear to the Mayor or the Mayor's designee to be just and lawful, consistent with the provisions of this ordinance, and shall mail a copy of such determination to the petitioner. Such determination of the Mayor or the Mayor's designee shall be final and conclusive as of the date of the determination, unless within thirty (30) days following the date of the determination, the petitioner obtains a writ of certiorari from the Superior Court of Washington for Snohomish County, for purpose of review of the determination.

- B. If no petition requesting the City to correct the amount of the assessment, interest, and/or penalties and for a conference for examination and review of the assessment, interest, and/or penalties is filed within the thirty-day period, the assessment, interest, and/or penalties covered by the notice shall become final, and any right to contest or appeal such amount shall be deemed conclusively waived.

**Section 12. Delinquent Payments.**

If an assessment has not been paid within thirty (30) days after its due date, and the ratepayer has been making prompt payments in the past, a reminder notice shall be sent to the ratepayer and a \$20.00 processing fee will be assessed. If (a) the assessment is not paid within sixty (60) days after its due date, or (b) the assessment was not paid within thirty (30) days, and the ratepayer has been late on one of the previously two payments, a delinquency charge shall be added in the amount of ten percent (10%) of the assessment in addition to the processing fee. All assessments which are not paid when due shall also bear interest at the rate of twelve percent (12%) per annum from the date payment was due.

**Section 13. Collection/ Foreclosure.**

Whenever any annual assessment under this ordinance shall be delinquent for more than thirty (30) days, the entire annual assessment shall be due and payable and shall constitute a lien on the property assessed, and the collection thereof may be enforced through foreclosure action on the property assessed in the matter as provided for collection and foreclosure of local improvement district assessments pursuant to Title 35 RCW, including but not limited to Chapters 35.44, 35.49, and 35.50, and applicable provisions of the Everett Municipal Code. Alternatively, or as a cumulative remedy, the delinquent assessment may be collected from the owner liable therefore by civil action in either district or superior court.

**Section 14. Ratepayer Advisory Board.**

The Mayor shall recommend to the Council for appointment an Interim Ratepayer Advisory Board comprised of at least nine (9) ESDA BIA ratepayers within thirty days of the effective date of this ordinance. The City shall solicit recommendations from the Everett Station District Alliance.

The Interim Ratepayer Advisory Board will recommend a permanent Ratepayer Advisory Board (the "Board") of at least eleven (11) and up to twenty-one (21) ESDA BIA ratepayers within ninety (90) days of the effective date of this ordinance, to serve for five years. The composition of the Board shall be





representative of the uses and sizes of the properties and businesses of the ESDA BIA. After the initial period, the Mayor shall recommend to the Council for appointment the permanent Board members from the list recommended by the Interim Ratepayer Advisory Board. The Mayor may recommend to the Council for appointment additional members to the Board beyond those recommended by the Interim Ratepayer Advisory Board to ensure a broad representation of ratepayers, provided that the additional voting members so appointed do not exceed one-fourth of the entire voting membership of the Board.

The Ratepayer Advisory Board shall be responsible for adopting bylaws and policy guidelines, approving the annual recommended budget and work plan, and for providing advice and consultation to the City regarding the Everett Station District BIA. The Ratepayer Advisory Board may recommend adding or removing ratepayers to serve on the Board, subject to approval by the Mayor.

The Ratepayer Advisory Board shall meet at least once quarterly; approve the annual recommended budget and work plan; address and discuss Ratepayer concerns and questions regarding the ESDA BIA programs; review all reports to be submitted to the City; and host an Annual Ratepayers' Meeting.

The Ratepayer Advisory Board shall notify ratepayers of the date, time, and location of the Annual Ratepayers' Meeting at least thirty (30) days prior. At the Annual Ratepayers' Meeting, the Board shall present its recommended budget and work plan for the next year. Following a presentation and an opportunity for amendment by a two-thirds vote (of assessed value), by the ratepayers present at the Annual Ratepayers' meeting, the Board shall submit the recommended annual budget and work plan to the City Finance Director.

**Section 15. Termination of BIA.**

The BIA and the special assessment levy therefore shall terminate within one year (or such longer period as set forth in the termination petition) from the date of submission to the City of a petition containing the signatures of the owners of property in the BIA who pay fifty percent or more of the annual special assessment amount for the BIA, requesting termination of the BIA and special assessment levy, or by Resolution and Ordinance of the City Council. The BIA and the special assessment levy therefore shall continue for a period of five years from the effective date of this ordinance unless, at least ninety days prior to such termination, a petition is submitted to the City requesting the continued existence of the BIA, with such petition containing the signatures of the owners of property in the BIA who will pay sixty percent or more of the annual special assessment for the BIA, or the City Council gives notice of intent to extend the BIA through resolution and public hearing, pursuant to Chapter 35.87A RCW.

**Section 16. Disestablishment of Area – Assets and Liabilities.**

In accordance with RCW 35.87A.190, upon disestablishment, termination, and dissolution of the BIA, any proceeds of the special assessments or assets acquired with such proceeds, or liabilities incurred as a result of the formation of such BIA, shall be subject to disposition as the City Council shall determine; provided, however, that any liabilities, either current or future, incurred as a result of action taken to accomplish the purposes of RCW 35.87A.010 or the purposes of the BIA shall be the sole obligation of the ESDA BIA Fund, and such liability shall be provided for entirely from available revenues generated from the special assessments under this ordinance.

**Section 17. Corrections.**

The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references,

ordinance numbering, section/subsection numbers, and any internal references.

**Section 18. Severability.**

The City Council hereby declares that should any section, paragraph, sentence, clause, or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.

**Section 19. Savings.**

The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

**Section 20. General Duty.**

It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.

\_\_\_\_\_  
Cassie Franklin, Mayor

ATTEST:

\_\_\_\_\_  
Marista Jorve, City Clerk

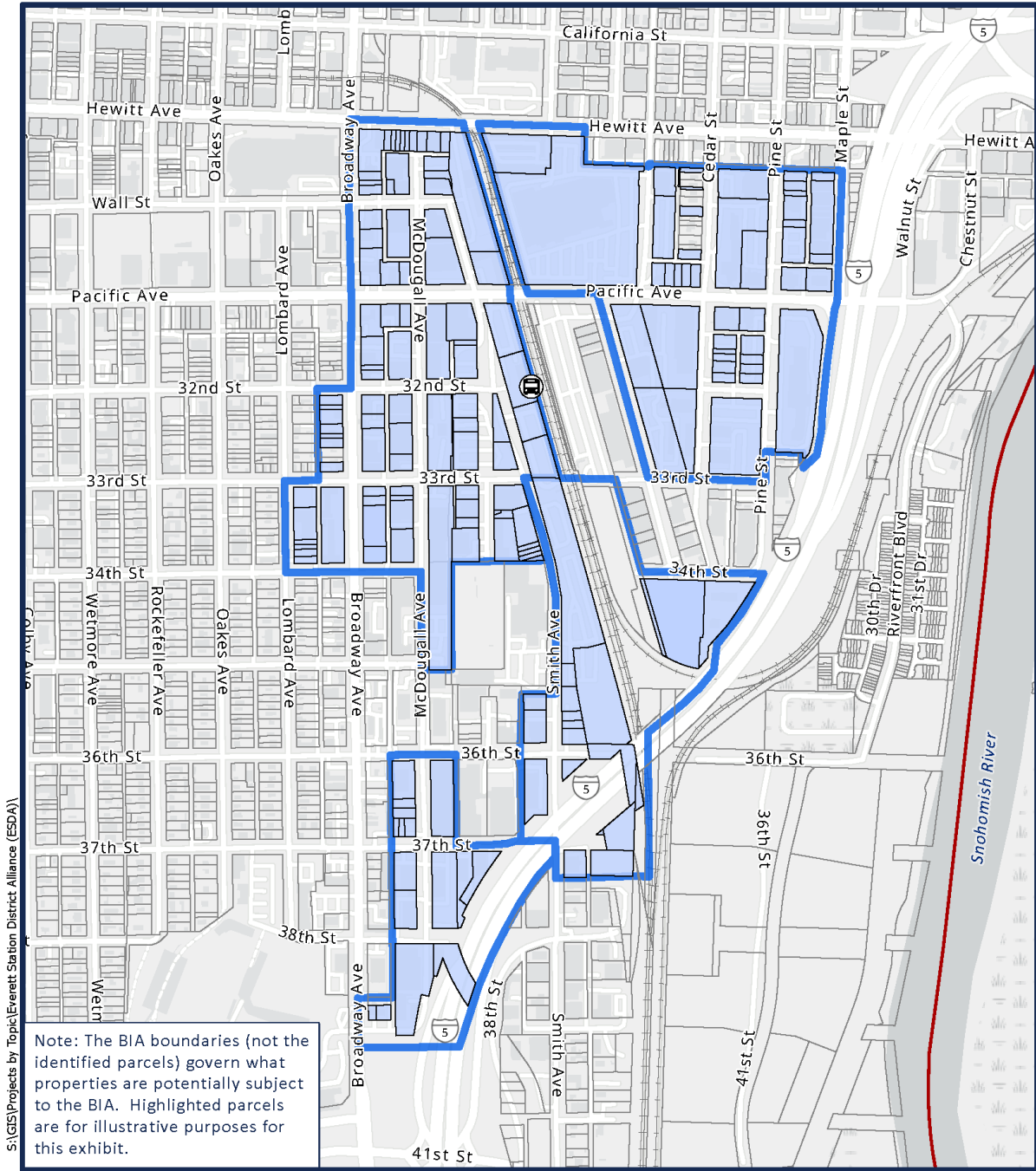
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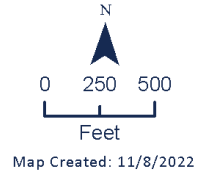
EFFECTIVE DATE: \_\_\_\_\_

# Attachment A EVERETT STATION DISTRICT BIA BOUNDARIES



S:\GIS\Projects by Topic\Everett Station District Alliance (ESDA)

- Everett City Limits
- Everett Station Business Improvement Area (BIA)
- BIA Parcel
- Tax Parcel
- Everett Station Transit Center



**Attachment B**  
**LIST OF PARCELS IDENTIFIED AS SUBJECT TO THE EVERETT STATION DISTRICT BIA**  
*As per Snohomish County Assessor records accessed on Nov. 11, 2023*  
*and updated based on known information.*

| Tax Property ID | Address            | Lot SF    | Building GSF | Taxable Market Value | Owner                              |
|-----------------|--------------------|-----------|--------------|----------------------|------------------------------------|
| 00439068800500  | 2931 BROADWAY AVE  | 5,561.6   |              | \$294,000            | BROADWAY AND HEWITT INVESTMENTS    |
| 00439076100100  | UNKNOWN            | 2,696.4   |              | \$35,200             | DEPOT PROPERTIES LLC               |
| 00439076100101  | 3201 MCDOUGALL AVE | 50,984.3  |              | \$1,097,800          | DEPOT PROPERTIES LLC               |
| 00439168800100  | 2917 BROADWAY AVE  | 27,769.4  |              | \$1,265,000          | BROADWAY AND HEWITT INVESTMENTS    |
| 29052900101000  | 2810 34TH ST       | 58,829.7  |              | \$926,500            | JIBN LLC                           |
| 00439071201900  | 2121 PACIFIC AVE   | 6,768.2   |              | \$861,000            | ROADRUNNER PROPERTIES LLC          |
| 00439079500101  | 3301 LOMBARD AVE   | 12,632.4  |              | \$9,781,000          | COMPASS HEALTH                     |
| 00439079500104  | 3301 LOMBARD AVE   | 0.0       |              | \$619,000            | COMPASS HEALTH                     |
| 00439079500500  | 3315 LOMBARD AVE   | 20,037.6  |              | \$5,340,000          | COMPASS HEALTH                     |
| 00439079501200  | UNKNOWN            | 2,989.1   |              | \$45,700             | COMPASS HEALTH                     |
| 00439079501300  | UNKNOWN            | 2,989.1   |              | \$45,700             | COMPASS HEALTH                     |
| 00439079501400  | 3327 LOMBARD AVE   | 4,090.7   |              | \$58,800             | COMPASS HEALTH                     |
| 00439079501500  | UNKNOWN            | 4,876.9   |              | \$75,600             | COMPASS HEALTH                     |
| 00439079501700  | 3322 BROADWAY AVE  | 47,724.2  |              | \$12,029,600         | COMPASS HEALTH                     |
| 00439079603000  | UNKNOWN            | 2,988.7   |              | \$439,000            | Sno Valley Process Solutions Inc   |
| 00439079603100  | 3302 MCDOUGALL AVE | 5,838.1   |              | \$444,000            | Sno Valley Process Solutions Inc   |
| 00439069305600  | 2944 CEDAR ST      | 6,031.2   |              | \$581,000            | DARST HEATHER L                    |
| 00439079602401  | 3308 MCDOUGALL AVE | 17,933.1  |              | \$1,751,000          | EVERETT MANOR BUILDING LLC         |
| 00576001900001  | 3711 SMITH AVE     | 16,770.9  |              | \$2,100,100          | EVERETT GOSPEL MISSION             |
| 00576002200006  | 2120 37TH ST       | 23,134.4  |              | \$1,596,000          | FARRELL LLC                        |
| 00439071001000  | 2303 PACIFIC AVE   | 27,957.4  |              | \$1,805,000          | PACIFIC AVENUE INV LLC             |
| 00439074300102  | 2212 PACIFIC AVE   | 29,255.1  |              | \$2,350,000          | 3102 SMITH PROJECT LLC             |
| 00576002100001  | 2210 37TH ST       | 21,634.7  |              | \$787,000            | FOX COMMERCIAL PROPERTIES LLC      |
| 00439079700101  | 3409 MCDOUGALL AVE | 117,164.1 |              | \$8,052,000          | GLACIER PROPERTIES LLC             |
| 00439079701700  | 3324 PAINE AVE     | 24,736.1  |              | \$1,305,800          | GLACIER PROPERTIES LLC             |
| 00439079702400  | 3320 PAINE AVE     | 6,456.7   |              | \$119,000            | GLACIER PROPERTIES LLC             |
| 00439074300101  | 3125 MCDOUGALL AVE | 44,817.3  |              | \$3,021,000          | 3125 MCDOUGALL AVENUE PROPERTY LLC |
| 00439071100700  | 2201 PACIFIC AVE   | 43,083.0  |              | \$2,126,000          | YAK YAK YAK LLC                    |
| 00439071100100  | MCDOUGALL AVE      | 18,492.8  |              | \$934,000            | PUGET SOUND INDUSTRIAL LLC         |
| 00576000500001  | 3601 SMITH AVE     | 11,443.3  |              | \$220,700            | HANSEN RONALD H TRUST              |
| 00576000500002  | 3601 SMITH AVE     | 5,204.7   |              | \$68,100             | HANSEN RONALD H TRUST              |
| 00576000500003  | 3601 SMITH AVE     | 10,123.3  |              | \$110,000            | HANSEN RONALD H TRUST              |
| 00576000500004  | 3601 SMITH AVE     | 4,666.6   |              | \$58,800             | HANSEN RONALD H TRUST              |
| 00576001200001  | 3601 SMITH AVE     | 7,323.4   |              | \$135,000            | HANSEN RONALD H TRUST              |
| 00439071202100  | 3008 MCDOUGALL AVE | 29,865.4  |              | \$1,559,000          | CAMELOT INVESTMENTS, LLC           |
| 00593669303000  | 2912 CEDAR ST      | 2,926.8   |              | \$295,200            | HENSRUDE SULLIVAN S                |
| 00437868900100  | UNKNOWN            | 9,488.3   |              | \$231,300            | HEWITT WORKLOFTS LLC               |
| 00437868901400  | 2210 HEWITT AVE    | 5,136.0   |              | \$1,855,900          | HEWITT WORKLOFTS LLC               |
| 00593669401100  | 2917 CEDAR ST      | 40,044.5  |              | \$2,455,000          | HMR ASSOCIATES LLC                 |
| 00439075000100  | 3105 PINE ST       | 155,350.1 | 176,914.0    | \$28,917,000         | PINE STREET HOSPITALITY LLC        |
| 01175500000100  | 3331 Broadway AVE  | 0.0       |              | \$1,470,400          | HOPEWORKS SOCIAL ENTERPRISES       |

|                |                        |           |              |   |
|----------------|------------------------|-----------|--------------|---|
| 0117550000101  | 3331 Broadway AVE      | 10,276.4  | \$90,300     | HOPEWORKS SOCIAL ENTERPRISES                            |
| 0117610000100  | 3315 Broadway AVE      | 25,779.7  | \$4,455,100  | HOPEWORKS SOCIAL ENTERPRISES                            |
| 0117610000200  | 3315 Broadway AVE      | 0.0       | \$6,914,600  | HOPEWORKS SOCIAL ENTERPRISES                            |
| 00439069306500 | 2900 Block of CEDAR ST | 6,031.2   | \$192,300    | ALEXANDER EDISON LLC                                    |
| 00439074200800 | 3133 BROADWAY AVE      | 2,987.7   | \$76,000     | CHIU LLC  |
| 00439074200900 | 3133 BROADWAY AVE      | 5,975.4   | \$806,200    | CHIU LLC  |
| 00439071200900 | 3025 BROADWAY          | 21,465.9  | \$1,043,600  | MOMI & JEMMU PROPERTIES LLC                             |
| 00439069503100 | 2919 PINE ST           | 3,401.2   | \$127,500    | KAISER PERMANENTE                                       |
| 00439069503200 | 2929 PINE ST           | 15,000.0  | \$320,000    | KAISER PERMANENTE                                       |
| 00439069503700 | UNKNOWN                | 4,567.2   | \$142,000    | KAISER PERMANENTE                                       |
| 00439069503800 | 2903 PACIFIC AVE       | 38,032.8  | \$730,000    | KAISER PERMANENTE                                       |
| 00439069505001 | 2917 PACIFIC AVE       | 22,116.3  | \$446,300    | KAISER PERMANENTE                                       |
| 00439069505800 | 2930 MAPLE ST          | 45,987.2  | \$16,539,000 | KAISER PERMANENTE                                       |
| 00593669501100 | UNKNOWN                | 6,000.0   | \$164,800    | KAISER PERMANENTE                                       |
| 00593669501300 | 2915 PINE ST           | 6,041.8   | \$160,200    | KAISER PERMANENTE                                       |
| 00439074202100 | 2120 PACIFIC AVE       | 6,771.8   | \$567,000    | KIMBALL HOLDINGS LLC                                    |
| 00439076302200 | 3220 BROADWAY AVE      | 5,892.9   | \$20,342,200 | ACG BROADWAY @ 3214 OWNER LLC                           |
| 00439076302300 | UNKNOWN                | 3,071.9   | \$92,700     | ACG BROADWAY @ 3214 OWNER LLC                           |
| 00439076302500 | 3214 BROADWAY AVE      | 5,976.3   | \$180,000    | ACG BROADWAY @ 3214 OWNER LLC                           |
| 00439076302700 | 3206 BROADWAY AVE      | 8,964.2   | \$270,000    | ACG BROADWAY @ 3214 OWNER LLC                           |
| 00439076303000 | 3204 BROADWAY AVE      | 2,988.0   | \$90,000     | ACG BROADWAY @ 3214 OWNER LLC                           |
| 00439076303100 | UNKNOWN                | 5,975.9   | \$376,400    | ACG BROADWAY @ 3214 OWNER LLC                           |
| 00439168801200 | 2914 MCDUGALL AVE      | 22,575.7  | \$1,634,000  | KNEHR PETER A   |
| 00439074200100 | 3105 BROADWAY          | 18,634.7  | \$1,309,000  | TSYH Corporation  |
| 00439079703000 | 3300 Paine Ave         | 8,790.3   | \$214,300    | PAINE STREET LLC  |
| 00439071200500 | 3011 BROADWAY AVE      | 11,946.4  | \$572,200    | 3011 BROADWAY LLC                                       |
| 00593669301100 | 2913 FULTON ST         | 17,684.0  | \$1,701,000  | LUND, "Rob, Sr." CLIFFORD ROBIN & MARGARET J            |
| 00439069307000 | 2918 CEDAR ST          | 1,633.4   | \$31,900     | LUND, CLIFFORD ROBERT                                   |
| 00439076201700 | 3228 MCDUGALL AVE      | 10,545.5  | \$398,000    | MJM PARTNERS LLC  |
| 00439076202000 | 3220 MCDUGALL AVE      | 19,337.5  | \$1,624,000  | MJM PARTNERS LLC  |
| 00439076202900 | 3202 MCDUGALL AVE      | 17,927.9  | \$1,527,000  | MJM PARTNERS LLC  |
| 00439076200800 | 3231 BROADWAY AVE      | 26,895.0  | \$3,805,900  | CROWN MARTINSON PROPERTIES LLC / MOONDOG PROPERTIES LLC |
| 00593669502902 | 2900 BLOCK OF MAPLE ST | 5,400.0   | \$145,200    | GABLE-MARTINSON PROPERTIES LLC                          |
| 00576002000001 | 2222 37TH ST           | 21,183.2  | \$746,000    | 2222 EVE LLC  |
| 00439069100000 | 2505 PACIFIC AVE       | 441,412.8 | \$16,042,000 | LOWE'S COMPANIES OF 149                                 |
| 00576002100003 | 3717 MCDUGALL AVE      | 52,313.8  | \$2,763,000  | BT ENTERPRISES LLC                                      |
| 00439079601700 | 3330 MCDUGALL AVE      | 20,923.8  | \$1,492,000  | BROSMONROE LLC  |
| 00807200000100 | 2720 34TH ST           | 106,833.2 | \$1,288,000  | MIKALA 6 LLC  |
| 00807200000200 | 2720 34TH ST           | 0.0       | \$887,000    | MIKALA 6 LLC  |
| 00807200000300 | 2720 34TH ST           | 0.0       | \$596,000    | MIKALA 6 LLC  |
| 00807200000400 | 2720 34TH ST           | 0.0       | \$549,000    | MIKALA 6 LLC  |
| 00807200000500 | 2720 34TH ST           | 0.0       | \$598,000    | MIKALA 6 LLC  |
| 00807200000600 | 2720 34TH ST           | 0.0       | \$1,137,000  | MIKALA 6 LLC  |
| 29052900201600 | UNKNOWN                | 8,060.7   | \$145,600    | MIKALA 6 LLC  |
| 00439069304800 | UNKNOWN                | 5,939.5   | \$163,900    | TRANSATLANTACISM LLC                                    |
| 00439069305000 | 2711 PACIFIC AVE       | 4,708.6   | \$85,200     | TRANSATLANTACISM LLC                                    |

|                |                   |          |          |              |                                      |
|----------------|-------------------|----------|----------|--------------|--------------------------------------|
| 00439069305200 | 2715 PACIFIC AVE  | 5,569.6  |          | \$98,900     | TRANSATLANTACISM LLC                 |
| 00439069305300 | 2719 PACIFIC AVE  | 6,169.3  |          | \$448,000    | TRANSATLANTACISM LLC                 |
| 00437868901600 | HEWITT AVE        | 7,718.6  |          | \$1,462,400  | HEWITT OVERPASS LLC                  |
| 00437868901900 | 2400 HEWITT AVE   | 5,492.4  |          | \$981,500    | HEWITT OVERPASS LLC                  |
| 00439168801802 | 2130 HEWITT AVE   | 4,287.1  |          | \$548,700    | HEWITT OVERPASS LLC                  |
| 00439168801900 | UNKNOWN           | 2,580.9  |          | \$167,900    | HEWITT OVERPASS LLC                  |
| 00576001100001 | 3614 SMITH AVE    | 36,128.8 |          | \$1,677,000  | ORLEANS ENTERPRISES LLC              |
| 00576000900001 | 3620 MCDUGALL AVE | 2,784.8  |          | \$944,000    | HARMONY CAPITAL INVESTMENTS LP       |
| 00576000900002 | UNKNOWN           | 2,896.7  |          | \$53,300     | HARMONY CAPITAL INVESTMENTS LP       |
| 00576000900003 | UNKNOWN           | 5,677.2  |          | \$106,500    | HARMONY CAPITAL INVESTMENTS LP       |
| 00576000900004 | UNKNOWN           | 6,251.7  |          | \$106,500    | HARMONY CAPITAL INVESTMENTS LP       |
| 00576000900005 | UNKNOWN           | 5,688.8  |          | \$106,500    | HARMONY CAPITAL INVESTMENTS LP       |
| 00439076301700 | 3232 BROADWAY AVE | 5,977.0  |          | \$799,600    | PRICE STANLEY M & COLLEEN            |
| 00439069304600 | 2703 PACIFIC AVE  | 8,191.9  |          | \$359,300    | VM INVESTMENTS PACIFIC, LLC          |
| 00439076200500 | 3211 BROADWAY AVE | 8,964.3  |          | \$697,300    | REICHLIN MARK L & ANNE MARIE P       |
| 00576000600001 | 3512 SMITH AVE    | 9,804.3  |          | \$850,000    | RODRIGUEZ RICHARD T & JUDY RAE TRUST |
| 00439069403300 | 2800 PACIFIC AVE  | 84,317.2 | 62,182.0 | \$12,000,000 | N & P HOTEL CORPORATION              |
| 00437869000100 | 2320 HEWITT AVE   | 66,285.9 |          | \$5,710,000  | EDS HEWITT LLC                       |
| 00576001000002 | 3615 MCDUGALL AVE | 47,551.4 |          | \$9,221,000  | EDS MCDUGALL LLC                     |
| 00439168801801 | HEWITT AVE        | 2,578.0  |          | \$837,400    | SIKOV PETE & HELEN                   |
| 00439168802000 | UNKNOWN           | 2,583.8  |          | \$59,900     | 2114 HEWITT ASSOCIATES LLC           |
| 00439168802100 | 2114 HEWITT AVE   | 2,586.8  |          | \$459,700    | 2114 HEWITT ASSOCIATES LLC           |
| 00439168802200 | 2112 HEWITT AVE   | 3,886.1  |          | \$543,600    | 2112 HEWITT ASSOCIATES LLC           |
| 00439071200100 | 3001 BROADWAY AVE | 11,945.8 |          | \$884,200    | TWO BY FOUR ASSOCIATES LLC           |
| 00439079800101 | UNKNOWN           | 746.8    |          | \$10,600     | PACIFIC PROPERTY ACQUISITION LLC     |
| 00439079800102 | UNKNOWN           | 3,600.8  |          | \$52,400     | PACIFIC PROPERTY ACQUISITION LLC     |
| 00439079800200 | 3318 SMITH AVE    | 27,733.3 |          | \$662,100    | PACIFIC PROPERTY ACQUISITION LLC     |
| 00439079801201 | UNKNOWN           | 3,041.7  |          | \$43,100     | PACIFIC PROPERTY ACQUISITION LLC     |
| 00439079801300 | 3328 SMITH AVE    | 2,973.8  |          | \$56,900     | PACIFIC PROPERTY ACQUISITION LLC     |
| 00439079801400 | UNKNOWN           | 2,887.2  |          | \$41,000     | PACIFIC PROPERTY ACQUISITION LLC     |
| 00439079801500 | 3320 SMITH AVE    | 19,773.6 |          | \$285,700    | PACIFIC PROPERTY ACQUISITION LLC     |
| 00439079802100 | 3302 SMITH AVE    | 20,982.1 |          | \$1,580,000  | PACIFIC PROPERTY ACQUISITION LLC     |
| 00576000900006 | 2116 36TH ST      | 23,483.9 |          | \$1,264,000  | OXBOW 2020 LLC                       |
| 00439076200100 | 3201 BROADWAY AVE | 11,951.8 |          | \$1,173,500  | SNO CO BOARD OF REALTORS             |
| 00439071201500 | 2115 PACIFIC AVE  | 12,175.5 |          | \$1,102,000  | SOMA PROPERTIES LLC                  |
| 00576002200002 | 2111 38TH ST      | 23,644.0 |          | \$1,535,000  | HIGH-WEST LLC                        |
| 00439074200200 | 3121 BROADWAY AVE | 17,925.1 |          | \$1,353,200  | B S & D PROPERTY LLC                 |
| 00576002300005 | 2118 38TH ST      | 77,005.2 |          | \$2,798,000  | GKR LLC                              |
| 00576002400004 | 3809 MCDUGALL     | 35,108.1 |          | \$1,712,000  | GKR LLC                              |
| 00437868900400 | UNKNOWN           | 5,995.3  |          | \$94,400     | BROOKTRAUT PROPERTIES LLC            |
| 00439068900500 | 2205 WALL ST      | 11,722.2 |          | \$1,132,200  | BROOKTRAUT PROPERTIES LLC            |
| 00439074202300 | 2110 PACIFIC AVE  | 12,000.0 |          | \$1,197,000  | TRIPLE J PARTNERSHIP                 |
| 00439074201100 | 3120 MCDUGALL AVE | 29,875.4 |          | \$3,731,500  | UNITED WAY OF SNOHOMISH COUNTY       |
| 00439069405100 | 2821 PACIFIC AVE  | 40,108.6 |          | \$1,628,000  | HUNAN PALACE INC                     |
| 00439068800600 | UNKNOWN           | 2,986.1  |          | \$111,000    | VO NHAN HOAI & NGUYEN DIEU THI       |
| 00439068800700 | 2937 BROADWAY AVE | 5,972.4  |          | \$749,300    | VO NHAN HOAI & NGUYEN DIEU THI       |
| 00439068800901 | 2129 WALL ST      | 3,238.8  |          | \$320,000    | VO NHAN HOAI & NGUYEN DIEU THI       |

|                |                   |          |  |             |   |
|----------------|-------------------|----------|--|-------------|---|
| 00439079702600 | 3310 PAINE AVE    | 11,478.8 |  | \$997,000   | WALKER THOMAS D & CHARLOTTE E               |
| 00576000600003 | 3532 SMITH AVE    | 20,390.1 |  | \$1,262,000 | WATTS INVESTMENT LLC                        |
| 00576002300007 | 3829 BROADWAY AVE | 5,781.7  |  | \$1,015,900 | 3829 BUILDING LLC                           |
| 29052900302300 | UNKNOWN           | 3,166.0  |  | \$104,600   | 3829 BUILDING LLC                           |
| 00439068900900 | 3001 SMITH AVE    | 89,420.1 |  | \$1,630,000 | WEYERSLAND LLC & KAPPEL KENNETH E & LINDA M |
| 00439079600100 | 3301 BROADWAY AVE | 5,854.1  |  | \$1,162,500 | YOUNG WOMEN'S CHRISTIAN ASSOCIATION         |
| 00439079600300 | UNKNOWN           | 5,969.0  |  | \$180,000   | YOUNG WOMEN'S CHRISTIAN ASSOCIATION         |



**CITY-OWNED PROPERTIES WITH THE EVERETT STATION DISTRICT BIA**

|                |                  |           |  |              |                  |
|----------------|------------------|-----------|--|--------------|------------------|
| 00439074301100 | 3132 PAINE AVE   | 20,924.7  |  | \$447,900    | Everett Transit  |
| 00439074400000 | 3121 SMITH AVE   | 37,799.6  |  | \$823,200    | Everett Transit  |
| 00439074401300 | 3201 SMITH AVE   | 37,570.6  |  | \$15,866,300 | Everett Transit  |
| 00439075400100 | 3225 CEDAR ST    | 105,600.0 |  | \$3,012,300  | Everett Transit  |
| 00439075900403 | UNKNOWN          | 25,115.1  |  | \$604,800    | Everett Transit  |
| 00439075901100 | 3225 SMITH AVE   | 29,525.9  |  | \$658,900    | Everett Transit  |
| 00439076000100 | 3221 PAINE AVE   | 14,109.4  |  | \$281,800    | Everett Transit  |
| 00439076000900 | UNKNOWN          | 15,903.8  |  | \$288,400    | Everett Transit  |
| 00439076101700 | 3220 PAINE AVE   | 25,941.0  |  | \$554,600    | Everett Transit  |
| 00439076102500 | 3200 PAINE AVE   | 9,723.2   |  | \$240,600    | Everett Transit  |
| 00439076102800 | UNKNOWN          | 16,244.9  |  | \$366,500    | Everett Transit  |
| 00576001200003 | UNKNOWN          | 634.1     |  | \$100        | Everett Transit  |
| 00576004300002 | UNKNOWN          | 6,232.2   |  | \$94,000     | Everett Transit  |
| 29052900201100 | UNKNOWN          | 8,930.2   |  | \$167,600    | Everett Transit  |
| 29052900201200 | 3600 SMITH AVE   | 108,922.1 |  | \$2,179,200  | Everett Transit  |
| 29052900201400 | UNKNOWN          | 149,855.0 |  | \$4,667,700  | Everett Transit  |
| 29052900300800 | UNKNOWN          | 29,902.2  |  | \$383,500    | Everett Transit  |
| 29052900301000 | UNKNOWN          | 28,816.4  |  | \$400,100    | Everett Transit  |
| 29052900303000 | UNKNOWN          | 30,424.4  |  | \$459,100    | Everett Transit  |
| 00439069303300 | UNKNOWN          | 36,237.1  |  | \$803,500    | Public Utilities |
| 00439074301800 | UNKNOWN          | 2,989.3   |  | \$130,600    | Public Utilities |
| 00439074700100 | 3125 HILL AVE    | 68,135.7  |  | \$1,336,600  | Public Utilities |
| 00439074800000 | 3200 CEDAR ST    | 105,570.5 |  | \$12,172,800 | Public Utilities |
| 00439074900100 | UNKNOWN          | 8,997.4   |  | \$164,300    | Public Utilities |
| 00439074900400 | UNKNOWN          | 3,000.0   |  | \$54,800     | Public Utilities |
| 00439074900500 | 3121 CEDAR ST    | 4,612.0   |  | \$82,600     | Public Utilities |
| 00439074900600 | 3127 CEDAR ST    | 7,387.9   |  | \$460,500    | Public Utilities |
| 00439074900900 | 3131 CEDAR ST    | 6,000.0   |  | \$110,200    | Public Utilities |
| 00439074901100 | 3130 PINE ST     | 6,000.0   |  | \$114,500    | Public Utilities |
| 00439074901300 | 3128 PINE ST     | 6,000.0   |  | \$114,500    | Public Utilities |
| 00439074901500 | 3122 PINE ST     | 6,000.0   |  | \$168,200    | Public Utilities |
| 00439074901700 | 3110 PINE ST     | 27,840.0  |  | \$933,000    | Public Utilities |
| 00439074902600 | 2802 PACIFIC AVE | 15,840.0  |  | \$1,958,200  | Public Utilities |
| 00439075500100 | 3200 CEDAR ST    | 46,422.7  |  | \$1,402,100  | Public Utilities |
| 00439075600100 | UNKNOWN          | 69,274.2  |  | \$1,386,200  | Public Utilities |

**Attachment C**  
**Everett Station District Business Improvement Area (BIA)**  
**PROGRAM ACTIVITIES & BUDGET**

The BIA Special Assessment revenues shall be used for the authorized purposes pursuant to RCW 35.87A, which includes:

- A. The acquisition, construction, or maintenance of parking facilities for the benefit of the area;
- B. Decoration of any public place in the area;
- C. Sponsorship or promotion of public events which are to take place on or in public places in the area;
- D. Furnishing of music in any public place in the area;
- E. Providing professional management, planning, and promotion for the area, including the management and promotion of retail trade activities in the area;
- F. Providing maintenance and security for common, public areas; and
- G. Providing transportation services for the benefit of the area.

These authorized uses are a recitation of the authorized purposes listed in RCW 35.87A.010.

The authorized programs and services of the BIA shall be all those authorized by RCW 35.87A. The following budget, programs, and services for the first year (2023) of the operation of the BIA shall be as follows:

| <b>Program</b>                                      | <b>Budget \$</b> |
|---|------------------|
| Safe & Clean  | \$230,000        |
| Parking Monitoring                                  | \$15,000         |
| Neighborhood Enhancement                            | \$20,000         |
| Promotion, Communications, and Economic Development | \$15,000         |
| Management & Accounting                             | \$30,000         |
| Start-up Costs                                      | \$3,500          |
| <b>GRAND TOTAL</b>                                  | <b>\$313,500</b> |
| <i>Uncollected Assessments</i>                      | <i>\$12,090</i>  |

Total annual expenditures from the ESDA BIA Fund shall not exceed the budgeted grand total. Any unanticipated additional revenue shall be put in a reserve for future years. Within program categories, any expenditures more than the budgeted amount for a given program shall be approved by the Ratepayer Advisory Board.

Budgets for future years (2024, 2025, 2026, and 2027), will be proposed and recommended by the Ratepayer Advisory Board, approved by the ratepayers at the Annual Ratepayers' Meeting, and approved by the Finance Director on an annual basis.