



CITY OF MERCER ISLAND

CITY COUNCIL REGULAR HYBRID MEETING

Tuesday, February 17, 2026 at 5:00 PM

MERCER ISLAND CITY COUNCIL:

Mayor David Rosenbaum, Deputy Mayor Daniel Becker
Councilmembers Lisa, Anderl, Julie Hsieh,
Craig Reynolds, Wendy Weiker, and Ted Weinberg

LOCATION & CONTACT:

MICEC – Slater Room Council Chambers and via Zoom
8236 SE 24th Street | Mercer Island, WA 98040
206.275.7793 | www.mercerisland.gov

We strive to create an inclusive and accessible experience. Those requiring accommodation for meetings should notify the City Clerk's Office 3 days prior to the meeting at 206.275.7793 or by emailing cityclerk@mercerisland.gov.

The hybrid meeting will be live streamed on the City Council's [YouTube Channel](#).

Individuals wishing to speak live during Appearances (public comment period) must register with the City Clerk at 206.275.7793 or cityclerk@mercerisland.gov before 4 PM on the day of the Council meeting. Each speaker will be allowed to speak for three (3) minutes. A timer will be visible to online speakers, City Council, and meeting participants.

Written comments may be sent to the City Council at council@mercerisland.gov.

Join the meeting at 5:00 PM (Appearances will start sometime after 5:00 PM) by:

- **Telephone:** Call 253.215.8782 and enter Webinar ID 812 6636 2078 and Password 730224
- **Zoom:** Click this [link](#) (Webinar ID 812 6636 2078; Password 730224)
- **In Person:** Mercer Island Community & Event Center – Slater Room Council Chambers (8236 SE 24th Street, Mercer Island, WA 98040)

MEETING AGENDA - REVISED

CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

CITY MANAGER REPORT

APPEARANCES

(This is the opportunity for anyone to speak to the City Council on any item, except items before the City Council requiring a public hearing, any quasi-judicial matters, or campaign-related matters)

CONSENT AGENDA

1. AB 6860: February 10, 2026 Payroll Certification

Recommended Action: Approve the February 10, 2026 Payroll Certification in the amount of \$986,119.07 and authorize the Mayor to sign the certification on behalf of the entire City Council.

2. City Council Regular Hybrid Meeting Minutes of February 3, 2026

Recommended Action: Approve the City Council Regular Hybrid Meeting Minutes of February 3, 2026.

3. AB 6861: Certification for Claims Paid January 16, 2026 through January 31, 2026

Recommended Action: Approve the January 16, 2026 through January 31, 2026 Accounts Payable Certification of Claims in the amount of \$4,537,193.83 and authorize the Mayor to sign the certification on behalf of the entire City Council.

4. AB 6862: Rare Disease Day, Proclamation No. 377

Recommended Action: Approve Proclamation No. 377 proclaiming February 28, 2026 as Rare Disease Day on Mercer Island.

5. AB 6863: ARCH Administrative Agency Delegation (Resolution No. 1688)

Recommended Action: Approve Resolution No. 1688 delegating the administrative duties for pre-2010 ARCH Housing Trust Fund financing agreements to the Administering Agency (City of Bellevue).

6. AB 6864: ARCH Housing Trust Fund Project Approvals (Resolution No. 1689)

Recommended Action: Approved Resolution No. 1689 addressing revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing.

7. AB 6869: First Hill Booster Pump Station Generator Replacement Bid Award

Recommended Action: Award the First Hill Booster Pump Station Generator Replacement construction contract to Apcon Tech, Inc., a Washington based company and authorize the City Manager to execute a contract with Apcon Tech, Inc. in an amount not to exceed \$753,520.

EXECUTIVE SESSION - Approximately 30 Minutes

8. Pending or Potential Litigation

Executive Session to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i)

REGULAR BUSINESS

9. AB 6865: Compliance with Growth Management Hearings Board Final Decision and Order related to the City of Mercer Island Periodic Update to the Comprehensive Plan – *Packet materials added February 12, 2026*

Recommended Action:

1. Direct staff to pursue compliance with the GMHB Order under “Scenario 1” as described within the agenda bill, whereby upzones and resulting development capacity increases would be limited at this time to the existing Town Center and adjacent multifamily zones and implementation of the TOD bill will be pursued as a second phase of work.
2. Direct staff to open a public feedback period through March 13, 2026 on the Preliminary Station Area Boundary Map and provide the results to the City Council at the March 17, 2026 City Council meeting.

10. AB 6866: GMA Compliance Public Engagement Plan – *Packet materials added February 12, 2026*

Recommended Action: Approve the GMA Compliance Public Engagement Plan.

11. AB 6871: Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 First Reading) – *Packet materials added February 12, 2026*

Recommended Action: Provide direction on the three alternatives presented to streamline the legislative review process to meet the July 31, 2026 GMHB Compliance Deadline.

OTHER BUSINESS

12. Planning Schedule

13. Councilmember Absences & Reports

ADJOURNMENT



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6860
February 17, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6860: February 10, 2026 Payroll Certification	<input type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Approve the February 10, 2026 Payroll Certification in the amount of \$986,119.07	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

DEPARTMENT:	Administrative Services
STAFF:	Ali Spietz, Chief of Administration Nicole Vannatter, Human Resources Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. February 10, 2026 Payroll Certification 2. FTE/LTE Counts
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

This agenda bill is to approve the City of Mercer Island payroll certification for the period from January 16, 2026 through January 31, 2026 in the amount of \$986,119.07 (see Exhibit 1).

BACKGROUND

[RCW 42.24.080](#) requires that all claims presented against the City by performing labor must be certified by the appropriate official to ensure that the labor was performed as described, and that the claims are just, due, and unpaid obligations against the City, before payment can be made. [RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting. The Payroll Certification details the total payment to employees for labor performed and benefits payments made for each payroll. The City is on a semi-monthly payroll schedule with payments on the 10th and 25th of each month.

ISSUE/DISCUSSION

Each payroll varies depending on several factors (i.e., number of employees, pay changes, leave cash outs, overtime, etc.). In addition to regular pay for employees, this payroll has variations that are outlined below.

Additional payments:

Description	Amount
Leave cash outs for current employees	\$2,172.10
Leave cash outs for terminated employees	\$17,810.71
Service and recognition awards	\$0.00
Overtime earnings (see chart for overtime hours by department).	\$8,370.30
Total	\$28,353.11

Overtime hours by department:

Department	Hours
Administrative Services	
City Attorney's Office	
City Manager's Office	
Community Planning & Development	
Finance	
Municipal Court	
Police	46.50
Public Works	42.00
Thrift Shop	8.00
Youth & Family Services	
Total Overtime Hours	96.50

NEXT STEPS

FTE/LTE COUNTS

The table in Exhibit 2 shows the budgeted versus actual counts for Full Time Equivalents (FTEs) and Limited Term Equivalents (LTEs) for the current payroll. Casual labor employees (temporary and seasonal) are not included in the counts.

Casual Labor

In addition to FTE and LTE employees, the City utilizes casual labor to address workload needs that exceed the capacity or expertise of the City's regular staff and that are time limited or seasonal. Casual labor is used primarily to address seasonal workload needs and short-term workload issues created by special projects or position vacancies. Compared to an LTE position, a casual labor position has limited benefits and is filled for a shorter period (1-3 months, 6 months, or 9 months). The departments/divisions that utilize casual labor the most are Parks Maintenance, Recreation, Public Works, and the Thrift Shop.

RECOMMENDED ACTION

Approve the February 10, 2026 Payroll Certification in the amount of \$986,119.07 and authorize the Mayor to sign the certification on behalf of the entire City Council.

CITY OF MERCER ISLAND PAYROLL CERTIFICATION

Item 1.

PAYROLL PERIOD ENDING	01.31.2026
PAYROLL DATED	2.10.2026
Net Cash	\$ 663,817.87
Net Voids/Manuals	\$
Net Total	\$ 663,817.87
Federal Tax Deposit	\$ 110,207.66
Social Security and Medicare Taxes	\$ 74,034.36
State Tax (California & Oregon)	\$ 696.18
State Tax (California)	\$ 13.90
Family/Medical Leave Tax (California & Oregon)	\$ 60.02
Public Employees' Retirement System (PERS Plan 2)	\$ 32,135.49
Public Employees' Retirement System (PERS Plan 3)	\$ 10,492.54
Public Employees' Retirement System (PERSJIM)	\$ 421.06
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$ 18,520.37
Regence & LEOFF Trust Medical Insurance Deductions	\$ 15,670.02
Domestic Partner Medical Insurance Deductions	\$ 3,975.17
Health Care - Flexible Spending Account Contributions	\$ 3,632.89
Dependent Care - Flexible Spending Account Contributions	\$ 1,500.83
MS Roth IRA Contributions	\$ 1,590.55
MS 457 Deferred Compensation Contributions	\$ 43,511.64
ICMA 401K Deferred Compensation Contributions	\$ -
Garnishments (Chapter 13)	\$ 1,072.03
Child Support Wage Garnishment	\$ 867.50
Mercer Island Employee Association Dues	\$ 267.50
AFSCME Union Dues	\$ -
Police Union Dues	\$ -
Standard - Supplemental Life Insurance	\$ -
Unum - Long Term Care Insurance	\$ 176.90
AFLAC - Supplemental Insurance Plans	\$ 238.52
Transportation - Flexible Spending Account Contributions	\$ 106.50
Miscellaneous	\$ 107.51
Oregon Transit Tax and Oregon Benefit Tax	\$ 8.71
Washington Long Term Care	\$ 2,993.35
Tax & Benefit Obligations Total	\$ 322,301.20
TOTAL GROSS PAYROLL	\$ 986,119.07

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

FTE AND LTE COUNTS AS OF 1/31/2026

Full Time Equivalents (FTEs)	2025	2025
	Budgeted	Actual
Administrative Services	14.50	14.50
City Attorney's Office	2.00	2.00
City Manager's Office	3.00	3.00
Community Planning & Development	17.00	16.00
Finance	9.00	9.00
Municipal Court	3.10	3.10
Police	37.50	36.50
Public Works	64.00	63.00
Recreation	10.25	9.25
Youth & Family Services	11.93	11.93
Thrift Shop	3.00	3.00
Total FTEs	175.28	171.28
Limited Term Equivalents (LTEs)	2025	2025
	Budgeted	Actual
Administrative Services	1.00	1.00
City Manager's Office	1.00	1.00
Community Planning & Development	2.00	2.00
Public Works	4.75	3.75
Youth & Family Services	2.83	1.83
Thrift Shop	6.50	7.20
Total LTEs	18.08	16.78
Total FTEs & LTEs	193.36	188.07

FTE Vacancies:

- 1.0 Planner
- 1.0 Police Officer
- 1.0 Recreation Facility Supervisor
- 1.0 Utilities Team Member



CITY COUNCIL MINUTES

REGULAR HYBRID MEETING

FEBRUARY 3, 2026

Item 2.

CALL TO ORDER & ROLL CALL

Mayor Dave Rosenbaum called the Regular Hybrid Meeting to order at 5:00 pm in the Slater Room Council Chambers at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, Washington.

Mayor Dave Rosenbaum, and Councilmembers Lisa Ander Julie Hsieh, Craig Reynolds, and Ted Weinberg attended in person. Deputy Mayor Daniel Becker attended via Zoom. Councilmember Wendy Weiker was absent.

PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

AGENDA APPROVAL

It was moved by Anderl; seconded by Weinberg to:

Approve the agenda as presented.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, and Weinberg)

ABSENT: 1 (Weiker)

SPECIAL BUSINESS

AB 6853: Sound Transit Link 2 Line Update

City Manager Jessi Bon introduced Sound Transit CEO Dow Constantine who spoke about the opening of the Link 2 Line crosslake connection on March 28 that will connect the eastside to Seattle. Mr. Constantine introduced the Sound Transit team assigned to the Mercer Island station: Executive Director of Security and Fare Enforcement Brian de Place, Executive Director of Communications Luke Lamon, and Senior Corridor Director & Government & Community Relations Ariel Taylor. He shared a video on the journey from design to completion of the crosslake connection.

Ms. Taylor provided an overview of the areas served by Sound Transit, the three voter approved ballot measures in 1996, 2008, and 2016, and the phased opening of 2 Line in East King County.

Mr. Lamon spoke about the planning work for the opening day ceremony on March 28. Mr. de Place discussed the 2 Line operations, parking and access for the stations on the eastside, and safety and security on the trains and on the platforms.

City Council was in recess from 5:56 pm – 6:00 pm.

AB 6852: 2024 Financial, Accountability and Federal Audit Exit Conference

Deputy Finance Director LaJuan Tuttle introduced the audit team of Audit Manager Haji Adams, Assistant Audit Manager Elsa Kim, and Audit Lead Kieu Nguyen.

Ms. Adams spoke about the process for the presentation and the importance of the work the State Auditors Office does. Mr. Nguyen spoke about the results of the Financial and Accountability Audits. Ms. Kim spoke

about next steps and about timeline for publication of the audit on the Auditors' website.

CITY MANAGER REPORT

City Manager Jessi Bon reported on the following items:

- **Council, Boards & Commission Meetings:**
 - City Council/ MISD School Board Joint Meeting on Thursday, February 5 at 6:00 pm.
 - City Council Meeting on Tuesday, February 17 at 5:00 pm
 - Parks & Recreation Commission on Thursday, February 5 at 5:00 pm
 - Utility Board Meeting on Tuesday, February 10 at 5:00 pm
 - Open Space Conservancy Trust on Thursday, February 12 at 5:00 pm
- **City Updates:**
 - Board & Commission Recruitment – Recruitment has been extended through March 6, with appointments scheduled for the March 17 City Council Meeting. There are three vacant positions: one on the Arts Council, one on the Open Space Conservancy Trust, and one on the Utility Board.
 - Transportation Feedback – The public comment period for the annual update to the Six Year Transportation Improvement Program is open through April 21, 2026.
 - 2 Line Crosslake Connection will launch on March 28, 2026.
 - Sewer Lakeline Reach 1 Update – This 2026 project focuses on evaluating 2.5-miles of sewer lakeline along the east shore of Mercer Island.
- **Upcoming Events:**
 - Mercer Island Chinese Association Lunar New Year at MICEC on February 8 from 10:00 am– 2:00 pm
 - MIYFS Foundation Annual Breakfast at MICEC on February 11 from 7:30-8:30 am
- **News:**
 - New Utility Portal – The City launched a new utility customer portal for water customers.

APPEARANCES

Gene Robertson, Mercer Island, spoke about ICE.

Addie Smith spoke about being a hate crime survivor.

CONSENT AGENDA

AB 6854: January 23, 2026 Payroll Certification

Recommended Action: Approve the January 23, 2026 Payroll Certification in the amount of \$1,050,943.25 and authorize the Mayor to sign the certification on behalf of the entire City Council.

City Council Planning Session Meeting Minutes of January 16, 2026 and City Council Regular Hybrid Meeting Minutes of January 20, 2026

Recommended Action: Approve the City Council Planning Session Meeting Minutes of January 16, 2026 and City Council Regular Hybrid Meeting Minutes of January 20, 2026.

AB 6855: Certification for Claims Paid January 1, 2026 through January 15, 2026

Recommended Actions: Approve the January 1, 2026 through January 15, 2026 Accounts Payable Certification of Claims in the amount of \$3,255,765.89 and authorize the Mayor to sign the certification on behalf of the entire City Council.

AB 6851: Card Reader Capital Project Closeout

Recommended Action: Receive report. No action necessary.

AB 6867: Reservoir Booster Pump Station Upgrades Project Closeout

Recommended Action: Accept the completed Reservoir Booster Pump Station Upgrades project and authorize staff to close out the project.

AB 6868: Sewer SCADA System Replacement Project Change Order & Fund Reallocation

Recommended Action: Reallocate \$132,650 in sewer capital project resources in the 2025-2026 Biennial Budget to incorporate the upgrade of Sewer Pump Station 11 into the Sewer SCADA System Replacement Project.

It was moved by Weinberg; seconded by Anderl to:

Approve the Consent Agenda as presented, and the recommendations contained therein.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, and Weinberg)

ABSENT: 1 (Weiker)

REGULAR BUSINESS**AB 6859: ARCH Housing Trust Fund Project Approvals**

CPD Director Jeff Thomas introduced ARCH Executive Director Lindsay Masters who provided background on A Regional Coalition for Housing (ARCH), the cities that are served, the interlocal agreement that defines the purpose and responsibilities of ARCH, and the structure of ARCH. She presented the Housing Trust Fund priorities and the projects that are included in the recommended funding for the Housing Trust Fund.

It was moved by Reynolds; seconded by Weinberg to:

Approve the use of \$40,600 from the City's contributions to the ARCH Housing Trust Fund as recommended by the ARCH Executive Board and authorize execution of any related agreements and documents.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, and Weinberg)

ABSENT: 1 (Weiker)

AB 6857: Forged Fiber 37, LLC Telecommunications Franchise Agreement (Ord. No. 26-01, First Reading)

Transportation Engineer Rebecca Corigliano introduced outside legal counsel Daniel Kenny who spoke about the background of the request for a telecommunications franchise agreement from Forged Fiber 27. He presented the requirements for a franchise agreement, what it is, and what the procedure is to obtain a franchise agreement.

It was moved by Reynolds; seconded by Anderl to:

Schedule Ordinance No. 26-01 for second reading and adoption at an upcoming City Council Meeting.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, and Weinberg)

ABSENT: 1 (Weiker)

AB 6839: Capital Improvement Program Overview

Finance Director Matt Mornick spoke about the goal of balancing capital priorities to address ongoing City facility needs. He provided an overview of the current situation with City facilities, the eight capital project categories: Public Buildings, Technology, Equipment, Streets, Pedestrian, & Bicycle Facilities, Parks, Recreation, & Open Space, Water Utility, Sewer Utility, and Storm Water Utility.

Finance Director Mornick spoke about what plans guide City infrastructure planning including the Comprehensive Plan, the Capital Improvement Program, and the Capital Budget.

Chief of Operations Jason Kintner presented the Capital Improvement Program (CIP) that includes 142 active projects across eight different capital project categories. He provided an overview of the projects currently included in each capital project category and the funding source for each project category.

Finance Director Mornick spoke about the financing strategy for capital projects, the restrictions on some capital funds, utility rate revenues, and how proportionate share is a legal requirement to ensure that utility ratepayers are not unconstitutionally subsidizing general government operations. He discussed Real Estate Excise Tax (REET), the restrictions on REET funding, and the options available to modify the REET financing strategy based on near and long-term CIP project priorities.

City Council choose to re-convene the ad-hoc City Council Finance Committee and selected Mayor Rosenbaum and Councilmembers Reynolds and Weiker to serve on the committee.

OTHER BUSINESS

Councilmember Absences and Reports

It was moved by Anderl; seconded by Reynolds to:

Excuse Councilmember Weiker's absence from the February 3 City Council Meeting.

PASSED: 6-0

FOR: 6 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, and Weinberg)

ABSENT: 1 (Weiker)

Councilmember Weinberg made a statement about his views on current immigration issues. He noted that he has made seven trips to Olympia so far during the legislative session and that his next monthly open lunch is at Sushi Joa on February 21 at 12:00 pm.

Councilmember Reynolds noted he resigned from the King County LEOFF 1 Disability Retirement Board.

Councilmember Anderl noted she met with a Cub Scout den and spoke about local government.

Councilmember Hsieh made a statement about her views on current immigration issues. She noted she attended the AWC Action Days, the Mary Wayte Pool renovation celebration, and that her next community coffee is on February 25 at ASA at 11:00 am.

City Council was in recess from 8:28 pm – 8:33 pm.

EXECUTIVE SESSION

At 8:33 pm, Mayor Rosenbaum convened an Executive Session in Room 104 at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, WA and via Microsoft Teams for approximately 30 minutes until 9:03 pm.

Executive Session for planning or adopting the strategy or position to be taken by the City Council during the course of any collective bargaining, professional negotiations, or grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress pursuant to RCW 42.30.140(4)(b) and to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i).

Mayor David Rosenbaum, and Councilmembers Lisa Anderl Julie Hsieh, Craig Reynolds, and Ted Weinberg participated in person. Deputy Mayor Daniel Becker participated via Microsoft Teams. Councilmember Wendy Weiker was absent.

Mayor Rosenbaum extended the Executive Session at 9:03 pm for an additional 15 minutes to 9:18 pm.

Mayor Rosenbaum extended the Executive Session at 9:18 pm for an additional 10 minutes to 9:28 pm.

Mayor Rosenbaum extended the Executive Session at 9:28 pm for an additional 5 minutes to 9:33 pm.

Mayor Rosenbaum extended the Executive Session at 9:33 pm for an additional 5 minutes to 9:38 pm.

Mayor Rosenbaum adjourned the Executive Session at 9:37 pm.

ADJOURNMENT

The Regular Hybrid Council Meeting adjourned at 9:38 pm.

Attest:

Dave Rosenbaum, Mayor

Andrea Larson, City Clerk



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6861
February 17, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6861: Certification for Claims Paid January 16, 2026 through January 31, 2026	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve the Accounts Payable Certification for Claims paid January 16, 2026 through January 31, 2026 in the amount of \$4,537,193.83.	

DEPARTMENT:	Finance
STAFF:	Matt Mornick, Finance Director LaJuan Tuttle, Deputy Finance Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Certification for Claims Paid January 16 - 31, 2025
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to approve the January 16, 2026 through January 31, 2026 Accounts Payable Certification of Claims in the amount of \$4,537,193.83 (see Exhibit 1).

BACKGROUND

Claims refer to all external payments that are made to satisfy the obligations of the City, regardless of how payments are processed (e.g., through warrants, checks, electronic funds transfers, etc.). [RCW 42.24.080](#) requires that all claims presented against the City must be certified by the appropriate official to ensure that the claims are just, true, and unpaid obligations against the City, before payment can be made.

[RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting.

ISSUE/DISCUSSION

The Accounts Payable Certification of Claims (see Exhibit 1) includes a table that summarizes the claims paid January 16, 2026 through January 31, 2026.

The table combines printed checks and electronic payments. The disbursement method is identified by the Method code in the second column of the table:

- **Check Register** includes printed accounts payable checks.
- **Direct Disbursement** includes wire transfers. Note that “check” numbers are two digits to easily identify them as distinct from printed checks.
- **Electronic Funds Transfer** includes EFT/ACH payments. “Check” numbers started at 5000 for this payment type.

RECOMMENDED ACTION

Approve the January 16, 2026 through January 31, 2026 Accounts Payable Certification of Claims in the amount of \$4,537,193.83 and authorize the Mayor to sign the certification on behalf of the entire City Council.

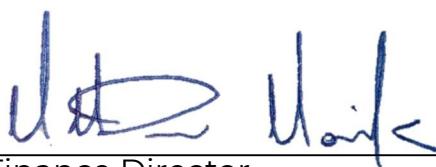


City of Mercer Island

Certification of Claims

Item 3.

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



Heather Monk
Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

Date	Method	Checks	Warrant	Total Amount
01/22/26	Check Register	226086 - 226147	012226	\$2,262,897.24
01/22/26	Electronic Funds Transfer	5090 - 5096	EFT 0122	\$1,744,935.53
01/29/26	Check Register	226148 - 226214	012926	\$474,043.65
01/29/26	Electronic Funds Transfer	5097 - 5105	EFT 0129	\$55,317.41
GRAND TOTAL:				\$4,537,193.83



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6862
February 17, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6862: Rare Disease Day, Proclamation No. 377	<input type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Approve Proclamation No. 377 Proclaiming February 28, 2026 as Rare Disease Day on Mercer Island.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

DEPARTMENT:	City Council
STAFF:	Dave Rosenbaum, Mayor Andrea Larson, City Clerk
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Proclamation No. 377
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to proclaim February 28, 2026 as Rare Disease Day on Mercer Island, Proclamation No. 377 (Exhibit 1).

BACKGROUND

Currently, more than 25 million Americans are affected by rare diseases and with over 300 million people globally living with a rare disease. Nearly 11,000 rare diseases are characterized by a broad diversity of disorders and symptoms that vary not only from disease to disease, but also from patient to patient suffering from the same disease. Relatively common symptoms can hide underlying rare diseases leading to misdiagnosis and delaying treatment. Quintessentially disabling, the patient's quality of life is affected by the lack or loss of autonomy due to the chronic, progressive, degenerative, and frequently life-threatening aspects of the disease.

The first Rare Disease Day was celebrated in 2008 on February 29, a "rare" date that happens only once every four years. Ever since, Rare Disease Day has taken place on the last day of February each year to raise awareness among the public and decision-makers about rare diseases and the impact on patients' lives.

ISSUE/DISCUSSION

Rare diseases affect people in all communities, across all boarders. On February 28, community members are invited to express support, advocate for equitable access to diagnosis, treatment, care, and social opportunities for the over 300 million people living with a rare condition, including those living with rare diseases in the Mercer Island community.

RECOMMENDED ACTION

Approve Proclamation No. 377 proclaiming February 28, 2026 as Rare Disease Day on Mercer Island.



City of Mercer Island, Washington *Proclamation*

WHEREAS, as many as 1 in 5 Americans are living with various disabilities, whether from diseases, injuries, aging, or other causes. Disability is diversity, and the disabled deserve the same opportunities for accessibility as others do, as a matter of fairness, equity, and inclusion.

1 in 10 people suffer from nearly 11,000 different rare diseases, and 95 percent of them do not have a cure, according to the National Institute of Health (NIH).

Rare Disease Day is observed annually on the last day of February, the rarest date on the calendar, to underscore the nature of rare diseases and their effects on us all.

Since 2008, Rare Disease Day has brought together millions of people worldwide in solidarity with the 300 million people living with a rare disease.

Rare diseases affect people in all communities, across all borders. On February 28, community members are invited to express support, advocate for equitable access to diagnosis, treatment, care, and social opportunities for the over 300 million people living with a rare condition, including those living with rare diseases in the Mercer Island community.

NOW, THEREFORE, I, Dave Rosenbaum, Mayor of the City of Mercer Island, do hereby proclaim February 28, 2026 as

RARE DISEASE DAY

on Mercer Island and I encourage Islanders to support the #RareDiseaseDay campaign by expressing support for those living with rare diseases in the Mercer Island community.

APPROVED, this 17th day of February 2026.

Mayor Dave Rosenbaum

Proclamation No. 377





BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6863
February 3, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6863: ARCH Administrative Agency Delegation (Resolution No. 1688)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve Resolution No. 1688 delegating the administrative duties for pre-2010 ARCH Housing Trust Fund financing agreements to the Administering Agency (City of Bellevue).	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Deputy Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. ARCH Administering Agency Delegation Memo 2. Resolution No. 1688
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to adopt a resolution to delegate the administrative duties for the A Regional Coalition for Housing (ARCH) Housing Trust Fund financing agreements that pre-date the [2010 Interlocal Agreement Amendment](#) to the Administering Agency (City of Bellevue).

- The City of Bellevue is the “Administering Agency” and is responsible for managing the ARCH financing agreements from July 2010 to present. This process was established in July 2010 when the ARCH cities approved an [Amended and Restated Interlocal Agreement](#).
- The 63 financing agreements established prior to July 2010 are administered by the cities that provided funding for those specific projects through the ARCH Housing Trust Fund (Housing Trust Fund). This means that any changes to these agreements require approval by all of the cities that contributed funding, which is a time-consuming and inefficient process.
- The Housing Trust Fund projects that Mercer Island contributed to are summarized in Exhibit 1.
- Resolution No. 1688 (Exhibit 2) will delegate administration of the pre-2010 projects and the respective financing agreements to the City of Bellevue as the Administering Agency.

BACKGROUND

ARCH was established in 1993 by an interlocal agreement to create and preserve affordable housing throughout the greater East King County community. Mercer Island contributes annually to ARCH to provide administrative support for the organization's housing activities and capital support for the creation and preservation of affordable housing. The coordinated approach used by ARCH provides for an efficient use of resources in fulfilling each member city's obligations under the Washington State Growth Management Act (GMA) to make adequate provisions for the existing and projected housing needs of all economic segments of the community (RCW 36.70A.070(2)), as well as sharing resources with regional partners in the provision and administration of affordable housing. Please refer to [AB 6859](#) for additional background information on ARCH.

ADMINISTERING AGENCY DELEGATION FOR PRE-2010 CONTRACTS

Prior to 2010, ARCH member cities and towns individually managed certain administrative responsibilities for contracts awarded through the Housing Trust Fund.

In July 2010 the ARCH cities approved an [Amended and Restated Interlocal Agreement](#), which established the City of Bellevue as the Administering Agency for ARCH. This change provided centralized oversight and management for all ARCH contracts post-July 2010. The City of Bellevue also handles execution of any administrative updates to these financing agreements.

The 63 financing agreements established prior to July 2010, however, are still administered by the cities that provided funding for those specific projects through the Housing Trust Fund. Currently, when an update to a financing agreement executed prior to 2010 is needed (and Mercer Island funds were used for the project), the Mercer Island City Council is required to approve the amended agreement. This is a very time-consuming and inefficient process.

ISSUE/DISCUSSION

ARCH and its member cities worked with the Bellevue City Attorney's Office to draft a resolution to formally delegate to the City of Bellevue the authority to carry out administrative actions for contracts initiated prior to July 2010. This delegation will:

- Simplify processes by consolidating administrative responsibilities under the Administering Agency,
- Streamline contract management for legacy agreements,
- Save staff time for ARCH member cities by eliminating administrative tasks on routine agreement modifications, and
- Ensure consistency in how contracts are managed at ARCH.

The specific authority delegated to the Administering Agency includes, but is not limited to, negotiating and executing any assignments, subordination agreements, and partial releases of security instruments.

The ARCH Executive Board approved delegating the administrative duties for pre-2010 Housing Trust Fund financing agreements to the City of Bellevue (Exhibit 1). Exhibit 1 also identifies the specific projects that are affected for each ARCH jurisdiction. Resolution No. 1688 (Exhibit 2) grants administrative authority to the City of Bellevue for the pre-2010 Mercer Island funded projects.

NEXT STEPS

If Resolution No. 1688 is approved by the City Council, administration of pre-July 2010 Housing Trust Fund financing agreements will be assigned to the City of Bellevue as the Administering Agency. No further action is required related to this matter.

RECOMMENDED ACTION

Approve Resolution No. 1688 delegating the administrative duties for pre-2010 ARCH Housing Trust Fund financing agreements to the Administering Agency (City of Bellevue).

Memo

To:

Town of Beaux Arts Village Council Members	City of Medina Council Members
City of Bothell Council Members	City of Mercer Island Council Members
City of Clyde Hill Council Members	City of Newcastle Council Members
Town of Hunts Point Council Members	City of Redmond Council Members
City of Issaquah Council Members	City of Sammamish Council Members
City of Kenmore Council Members	City of Woodinville Council Members
City of Kirkland Council Members	Town of Yarrow Point Council Members

From: Nathan McCommon, Chair, ARCH Executive Board

Date: December 18, 2025

Re: Administering Agency Delegation for Pre-2010 Contracts

Background

Prior to 2010, ARCH member cities and towns individually managed certain administrative responsibilities for contracts awarded funding through the ARCH Housing Trust Fund. Following approval of an Amended and Restated Interlocal Agreement in 2010, Bellevue assumed the role of Administering Agency for ARCH, providing centralized oversight and management of new contracts on behalf of all members. Since then, ARCH has coordinated execution of approved contracts awarding members' funds through Bellevue, which executes such agreements on behalf of the members of ARCH.

The delegation of post-2010 HTF financing agreements to Bellevue, but not the agreements prior to that date, has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that predate July 10, 2010.

Legacy contracts initiated prior to the amendment still require administrative actions by individual member city staff, creating inefficiencies and duplicative work. There are a total of sixty-three (63) projects financed by ARCH member cities prior to the ILA Amendment.

The ARCH Amended and Restated Interlocal Agreement, effective July 10, 2010, permits the Executive Board to authorize the Administering Agency to administer ARCH housing project

agreements entered into prior to the effective date of the ARCH Interlocal Agreement, according to terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements.

To accomplish this, ARCH worked with the Bellevue City Attorney's Office to draft a resolution for the ARCH Executive Board to formally delegate to Bellevue the authority to carry out administrative actions for contracts initiated prior to 2010. This delegation will:

- Simplify processes by consolidating administrative responsibilities under Bellevue.
- Streamline contract management for legacy agreements.
- Save staff time for ARCH member cities by eliminating administrative tasks on routine agreement modifications.
- Ensure consistency in how contracts are managed across ARCH.

The specific authority delegated to the Administrative Agency includes, but is not limited to, negotiating and executing any assignments, subordination agreements, and partial releases of security instruments.

The Executive Board approved the delegation through Resolution 2025-01 authorizing ARCH's Administering Agency (City of Bellevue) to administer Housing Trust Fund agreements approved prior to the Administering Agency's appointment in 2010. Resolution 2025-01 included attachments outlining each member city/town's specific projects to be delegated to Bellevue for administration. These member city/town's specific projects will be referenced in each members' resolution.

Recommendation

ARCH member cities and towns should adopt a resolution to delegate the administrative duties to Bellevue for the ARCH HTF financing agreements that pre-date the 2010 ILA Amendment.

Attachments

- 1) ARCH Resolution 2025-01

Attachment 1

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ARCH Resolution 2025-01

A RESOLUTION authorizing the City of Bellevue, as Administering Agency, to administer certain housing project agreements executed by individual ARCH member jurisdictions prior to the effective date of the ARCH Amended and Restated Interlocal Agreement.

WHEREAS, Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement (hereinafter "ARCH Interlocal Agreement"), effective July 10, 2010, permits the Executive Board to authorize the Administering Agency to administer ARCH housing project agreements entered into prior to the effective date of the ARCH Interlocal Agreement, upon terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements;

WHEREAS, the ARCH Executive Board has not formally authorized the Administering Agency to administer ARCH housing project agreements that predate the interlocal agreement;

WHEREAS, this has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that predate July 10, 2010 and funded with HTF monies;

WHEREAS, this fragmentation persists despite a common funding mechanism and the centralized role of ARCH Staff, which is responsible for day-to-day monitoring of the agreements, maintains ongoing relationships with owners and operators of the affordable housing project subject to the financing documents, and works in close partnership with the Administering Agency;

WHEREAS, from time-to-time, ARCH-approved housing projects seek to refinance existing loans, secure additional funding for improvements, convey property to develop public amenities, or transfer ownership of the project, triggering the need for various amendments to the underlying financing documents;

WHEREAS, and specific to the ARCH project financing documents that predate the ARCH Interlocal Agreement, this results in certain inefficiencies, delays, and increased burdens to ARCH Staff, which is required to develop multiple versions of the same/similar amending instruments, educate the several ARCH jurisdictions that contributed funding to a project regarding the need for the amending instrument, and coordinate all necessary approvals needed for the amending instruments – often under compressed timelines;

WHEREAS, at the request of ARCH Staff and the ARCH member jurisdictions, the Executive Board finds a more streamlined administration of project financing documents would be in the best interest of ARCH members, staff, and supported affordable housing project; and

WHEREAS, the City of Bellevue is willing to administer the Housing Trust Fund project agreements that predate the ARCH Interlocal Agreement, as described herein, contingent upon the approval of the Bellevue City Council and the governing bodies of the individual ARCH member cities and towns.

NOW, THEREFORE, THE ARCH EXECUTIVE BOARD DOES RESOLVE AS FOLLOWS:

Section 1. In accordance with Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement, the City of Bellevue, as the previously appointed Administering Agency, is further authorized to administer the housing project financing documents, specifically identified in Attachment A, attached hereto and incorporated by reference, which were previously funded via the Housing Trust Fund Account and executed by ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement.

Section 2. This authorization shall be effective upon written confirmation by the City of Bellevue and the individual ARCH member jurisdictions that were party to the agreements identified in Attachment A, consenting to the administration described in Section 1.

Section 3. This authorization shall remain in effect unless and until rescinded by majority vote of the Executive Board, or after the City of Bellevue or the individual ARCH member provides 180 days written notice of its intent to withdraw consent to the administration, whichever is sooner. In the event of any rescission or withdrawal, the Executive Board, the Administering Agency, and the individual ARCH member shall take all steps reasonably practicable to ensure a smooth transition of responsibilities from the Administering Agency to any successor agency, if any.

Section 4. Upon delivery of all consents to the administration described in Sections 1 and 2 above, the City of Bellevue, in its capacity as the ARCH Administering Agency, and/or ARCH Staff shall notify all owners/operators of the affordable housing projects subject to financing documents identified in Attachment A, of the resulting change in administration.

Section 5. The City of Bellevue, in its capacity as the Administering Agency, shall administer the housing project documents identified in Attachment A in accordance with their terms and conditions and consistent with the Administering Agency's responsibilities under the ARCH Interlocal Agreement. This authority includes, but is not limited to, negotiating and executing any amendments, consents, assignments, subordination agreements, partial releases of security instruments and other documents requested in

connection with a refinancing, restructuring or modification of the financing for a housing project.

Section 6. This authorization does not authorize the City of Bellevue, in its capacity as the Administering Agency, to assume any other legislative or administrative powers to be retained by the individual ARCH member jurisdiction consistent with the ARCH Interlocal Agreement, including but not limited to, approval of any increased funding awards; nor does it otherwise delegate any legislative or administrative powers that are the sole province of the individual ARCH member jurisdiction, including but not limited to, negotiating and conveying any interests in real property (e.g. easements) or any agreements negotiated, funded, and monitored without the aid of ARCH.

Section 7. In executing any amendment or necessary document related to the housing project agreements as identified in Attachment A, the City of Bellevue shall specify that it is acting as the Administering Agency on behalf of the individual ARCH member jurisdiction pursuant to the ARCH Interlocal Agreement.

Section 8. The City of Bellevue, in its capacity as Administering Agency, and/or ARCH Staff shall provide all reasonable information that may be requested by the individual ARCH member jurisdiction in relation to the administration of the agreements identified in Attachment A.

APPROVED BY VOTE OF THE EXECUTIVE BOARD this 11th-day of December, 2025.

By:



Chair of ARCH Executive Board

Attachment A

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Exhibit A1 - Beaux Arts Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
558	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A2 - Bellevue Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
504 Pacific Inn	Pacific Inn Partners	1995		
505 Ashwood Court - Loan	Downtown Action to Save Housing	1996		
507 Andrews Heights	Imagine Housing	1993		
508 Cambridge Court	Resurrection Housing Foundation	1993		
509 My Friend's Place I	LifeWire	1993		
511 Crestline	Shelter Resources Inc	1993		
512 Garden Grove	Downtown Action to Save Housing	1993		
513 Stillwater	Sound Behavioral Health	1993		
514 Overlake Townhomes	Habitat for Humanity	1993		
515 UCP Group Homes	United Cerebral Palsy	1993		
516 Vasa Creek	Shelter Resources Inc	1994		
518 Glendale	Downtown Action to Save Housing	1994		
519 Highland Gardens	Imagine Housing	1995		
520 Inclusion Group Home	Alpha Supported Living Services	1995		
521 Wildwood Court	Downtown Action to Save Housing	1995		
523 Newport Hill	Young Women's Christian Association	1996		
524 AIDS Housing	King County Housing Authority	1996		
526 Hopelink Place	Hopelink	1996		
527 Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
529 Kirkland Plaza	Imagine Housing	1997		
530 Harrington House	Catholic Housing Services	1997		
531 Terrace Hills	Imagine Housing	1997		
532 CHI Adult Family Home	Community Homes Inc	1998		
533 Fountain House	Alpha Supported Living Services	1998		
534 Ellsworth House	Imagine Housing	1999		
535 Somerset Gardens	King County Housing Authority	1999		
536 Parkview Homes III	Parkview Services	1999		
540 Evergreen Court	Downtown Action to Save Housing	2000		
542 Eastwood Square	King County Housing Authority	2001		
543 Rose Crest	Imagine Housing	2001		
545 Avondale Park Transitional	Hopelink	2002		
547 Parkview Homes VI	Parkview Services	2002		
548 Plum Court	Downtown Action to Save Housing	2002		
549 Chalet	Imagine Housing	2003		
550 Lauren Heights	Imagine Housing	2003	2004	
551 CHI Adult Family Home 4	Community Homes Inc	2003		
552 House Key Plus ARCH I	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
554 Kensington Square	Hopelink	2004		
555 Mine Hill	Imagine Housing	2005		
557 CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
558 CHI Adult Family Home 5 Bothell	Community Homes Inc	2006		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
564 Family Village Issaquah I	Young Women's Christian Association	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		
567 FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A3 - Bothell Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509	My Friend's Place I	LifeWire	1993		
523	Newport Hill	Young Women's Christian Association	1996		
531	Terrace Hills	Imagine Housing	1997		
532	CHI Adult Family Home	Community Homes Inc	1998		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
550	Lauren Heights	Imagine Housing*	2003	2004	
553	Summerwood	Downtown Action to Save Housing	2004		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		
900	Peabody Oxford House	Compass Housing Alliance	2000		
902	Riverside Landing	Sheiter Resources Inc	1995		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A4 - Clyde Hill Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
541 Village at Overlake Station	King County Housing Authority	2000		
543 Rose Crest	Imagine Housing	2001		
546 Petter Court	Hopelink	2001		
548 Plum Court	Downtown Action to Save Housing	2002		
552 House Key Plus ARCH I	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
555 Mine Hill	Imagine Housing	2005		
556 Copper Lantern	Low Income Housing Institute	2005		
557 CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A5 - Hunts Point Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A6 - Issaquah Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509 My Friend's Place I	LifeWire	1993		
523 Newport Hill	Young Women's Christian Association	1996		
526 Hopelink Place	Hopelink	1996		
531 Terrace Hills	Imagine Housing	1997		
533 Fountain House	Alpha Supported Living Services	1998		
536 Parkview Homes III	Parkview Services	1999		
538 Coal Creek Terrace	Habitat for Humanity	2000		
543 Rose Crest	Imagine Housing	2001		
545 Avondale Park Transitional	Hopelink	2002		
548 Plum Court	Downtown Action to Save Housing	2002		
550 Lauren Heights	Imagine Housing	2003	2004	
552 House Key Plus ARCH I	Various	2003	2006	2009
555 Mine Hill	Imagine Housing	2005		
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
562 Magnolia Village	Habitat for Humanity	2007		
563 Andrew's Glen	Imagine Housing	2008		
564 Family Village Issaquah I	Young Women's Christian Association	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		
567 FFC Community Housing V	Foundation for the Challeneged	2009		
900 Peabody Oxford House	Compass Housing Alliance	2000		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A7 - Kenmore Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A8 - Kirkland Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509	My Friend's Place I	LifeWire	1993		
513	Stillwater	Sound Behavioral Health	1993		
514	Overlake Townhomes	Habitat for Humanity	1993		
518	Glendale	Downtown Action to Save Housing	1994		
519	Highland Gardens	Imagine Housing	1995		
523	Newport Hill	Young Women's Christian Association	1996		
524	AIDS Housing	King County Housing Authority	1996		
526	Hopelink Place	Hopelink	1996		
527	Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
529	Kirkland Plaza	Imagine Housing	1997		
531	Terrace Hills	Imagine Housing	1997		
534	Ellsworth House	Imagine Housing	1999		
536	Parkview Homes III	Parkview Services	1999		
537	Greenbrier Senior	Downtown Action to Save Housing	1999		
539	Greenbrier Family	Downtown Action to Save Housing	2000		
541	Village at Overlake Station	King County Housing Authority	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
546	Petter Court	Hopelink	2001		
547	Parkview Homes VI	Parkview Services	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
550	Lauren Heights	Imagine Housing	2003	2004	
551	CHI Adult Family Home 4	Community Homes Inc	2003		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
554	Kensington Square	Hopelink	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
564	Family Village Issaquah I	Young Women's Christian Association	2008		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challeneged	2009		
902	Riverside Landing	Shelter Resources Inc	1995		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A9 - Medina Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
546	Petter Court	Hopelink	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
561	New Ground Kirkland	Friends of Youth	2007		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A10 - Mercer Island Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
518	Glendale	Downtown Action to Save Housing	1994		
519	Highland Gardens	Imagine Housing	1995		
523	Newport Hill	Young Women's Christian Association	1996		
527	Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
531	Terrace Hills	Imagine Housing	1997		
534	Ellsworth House	Imagine Housing	1999		
536	Parkview Homes III	Parkview Services	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	HopeLink	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
550	Lauren Heights	Imagine Housing	2003	2004	
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		
900	Peabody Oxford House	Compass Housing Alliance	2000		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A11 - Newcastle Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
534	Ellsworth House	Imagine Housing	1999		
538	Coast Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
562	Magnolia Village	Habitat for Humanity	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A12 - Redmond Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
510 Parkway	King County Housing Authority	1993		
513 Stillwater	Sound Behavioral Health	1993		
514 Overlake Townhomes	Habitat for Humanity	1993		
517 Dixie Price	Hopelink	1994		
519 Highland Gardens	Imagine Housing	1995		
523 Newport Hill	Young Women's Christian Association	1996		
525 Avondale Park	Hopelink	1996		
526 Hopelink Place	Hopelink	1996		
527 Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
528 Patterson Park	Habitat for Humanity	1997		
529 Kirkland Plaza	Imagine Housing	1997		
531 Terrace Hills	Imagine Housing	1997		
534 Ellsworth House	Imagine Housing	1999		
537 Greenbrier Senior	Downtown Action to Save Housing	1999		
538 Coal Creek Terrace	Habitat for Humanity	2000		
539 Greenbrier Family	Downtown Action to Save Housing	2000		
541 Village at Overlake Station	King County Housing Authority	2000		
543 Rose Crest	Imagine Housing	2001		
545 Avondale Park Transitional	Hopelink	2002		
548 Plum Court	Downtown Action to Save Housing	2002		
549 Chalet	Imagine Housing	2003		
551 CHI Adult Family Home 4	Community Homes Inc	2003		
552 House Key Plus ARCH I	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
554 Kensington Square	Hopelink	2004		
555 Mine Hill	Imagine Housing	2005		
556 Copper Lantern	Low Income Housing Institute	2005		
557 CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		
567 FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A13 - Sammamish Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
562 Magnolia Village	Habitat for Humanity	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A14 - Woodinville Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
537 Greenbrier Senior	Downtown Action to Save Housing	1999		
538 Coal Creek Terrace	Habitat for Humanity	2000		
539 Greenbrier Family	Downtown Action to Save Housing	2000		
543 Rose Crest	Imagine Housing	2001		
546 Patter Court	Hopelink	2001		
548 Plum Court	Downtown Action to Save Housing	2002		
552 House Key Plus ARCH I	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
566 Francis Village	Imagine Housing	2009		
567 FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A15 - Yarrow Point Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
538 Coal Creek Terrace	Habitat for Humanity	2000		
546 Petter Court	Hopelink	2001		
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Attachment B

[Form of Acceptance and Agreement]

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Consent and Agreement

Pursuant to Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement, and as authorized by the ARCH Executive Board and the Bellevue City Council, the City of Bellevue hereby consents and agrees to administer the ARCH housing project agreements executed prior to the effective date of the interlocal agreement, on behalf of the consenting ARCH member jurisdictions, as identified in Attachment A to ARCH Resolution No. 2025-01.

The City shall administer these ARCH housing project agreements in accordance with the terms and conditions of the ARCH Interlocal Agreement and the ARCH Executive Board Resolution No. 2025-01. This authorization includes the authority to negotiate and execute amendments to said agreements, including but not limited to amendments, consents, assignments, subordinations, partial releases of security instruments, and other documents requested in connection with a refinancing, restructuring or modification of the financing for a housing project.

Nothing in this authorization shall be construed to limit or modify the City's continuing responsibilities as the Administering Agency for ARCH as previously appointed under ARCH Resolution No. 2010-01.

The City shall continue to administer the housing project agreements that predate the interlocal agreement, as identified herein, unless and until such authorization is rescinded or other requisite consent is withdrawn in accordance with the Section 3 of ARCH Resolution No. 2025-01.

By: _____
Bellevue City Manager

Date: _____

Approved as to form:

City of Bellevue – Assistant City Attorney

**CITY OF MERCER ISLAND, WASHINGTON
RESOLUTION NO. 1688**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
AUTHORIZING THE CITY OF BELLEVUE TO ADMINISTER CERTAIN
HOUSING PROJECT AGREEMENTS ON BEHALF OF THE CITY OF MERCER
ISLAND, CONSISTENT WITH THE AMENDED AND RESTATED INTERLOCAL
AGREEMENT FOR ARCH – A REGIONAL COALITION FOR HOUSING.**

WHEREAS, pursuant to an interlocal agreement executed under chapter 39.34 RCW, the City is a long standing member of A Regional Coalition of Housing (ARCH), a cooperative partnership of fifteen cities and towns in East King County, working together to promote affordable housing through shared goals, coordinated policies, and the strategic use of public funds in partnership with private-sector resources;

WHEREAS, the City of Bellevue currently serves as the ARCH Administering Agency pursuant to a resolution of the ARCH Executive Board (No. 2010-01) and the Bellevue City Council (No. 8076);

WHEREAS, Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement (hereinafter “ARCH Interlocal Agreement”), effective July 10, 2010, also permits the Executive Board to authorize the Administering Agency to administer ARCH housing project agreements entered into prior to the effective date of the ARCH Interlocal Agreement, upon terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements;

WHEREAS, when the Administering Agency was appointed in 2010, ARCH did not formally authorize the Administering Agency to administer ARCH housing project agreements that predate the interlocal agreement;

WHEREAS, this has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that predate July 10, 2010 and funded with HTF monies;

WHEREAS, this fragmentation persists despite a common funding mechanism and the centralized role of ARCH Staff, which is responsible for day-to-day monitoring of the agreements, maintains ongoing relationships with owners and operators of the affordable housing project subject to the financing documents, and works in close partnership with the Administering Agency;

WHEREAS, from time-to-time, ARCH-approved housing projects seek to refinance existing loans, secure additional funding for improvements, convey property to develop public amenities, or transfer ownership of the project, triggering the need for various amendments to the underlying financing documents;

WHEREAS, and specific to the ARCH project financing documents that predate the ARCH Interlocal Agreement, this results in certain inefficiencies, delays, and increased burdens to ARCH Staff, which is required to develop multiple versions of the same/similar amending instruments, educate the several ARCH jurisdictions that contributed funding to a project

regarding the need for the amending instrument, and coordinate all necessary approvals needed for the amending instruments – often under compressed timelines;

WHEREAS, the ARCH Executive Board recently adopted Resolution 2025-01, authorizing the City of Bellevue, in its capacity as the ARCH Administering Agency, to administer the ARCH housing project finance documents executed by the individual ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement - provided the City of Bellevue and individual member jurisdictions consent to said administration;

WHEREAS, the City of Bellevue must adopt a resolution consenting to the administration of ARCH housing project agreements executed by the individual ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement – provided the individual ARCH members deliver a resolution to ARCH and the City of Bellevue, consenting to said administration;

WHEREAS, the City Council finds a more streamlined administration of ARCH project financing documents would be in the best interest of City, ARCH, and the affordable housing projects it supports; now, therefore:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:

- Section 1.** In accordance with Section 12(f)(v) of the ARCH Amended and Restated Interlocal, the City of Mercer Island consents to the City of Bellevue serving as the Administering Agency for the housing project financing documents identified in Attachment A, attached hereto and incorporated by reference, which were funded through the ARCH Housing Trust Fund and executed by the City prior to the effective date of the ARCH Interlocal Agreement.
- Section 2.** This consent shall be effective upon adoption of this Resolution, and the Clerk is directed to provide a copy of the same to ARCH and the City of Bellevue.
- Section 3.** This consent shall remain in effect unless and until the ARCH Executive Board rescinds Resolution No. 2025-01, or after the City of Bellevue or the City of Mercer Island provides 180 days written notice of its intent to withdraw consent to the administration, whichever is sooner. In the event of any rescission or withdrawal, the ARCH Executive Board, the City of Bellevue, and the City of Mercer Island shall take all steps reasonably practicable to ensure a smooth transition of responsibilities from the Administering Agency to any successor agency, if any.
- Section 4.** Upon delivery of all consents to the administration described in Sections 1 and 2 above, the City of Bellevue, in its capacity as the ARCH Administering Agency, and/or ARCH Staff shall notify all owners/operators of the affordable housing projects subject to financing documents identified in Attachment A ,of the resulting change in administration.
- Section 5.** The City of Bellevue, in its capacity as the Administering Agency, shall administer the housing project documents identified in Attachment A in accordance with their terms and conditions and consistent with the Administering Agency's responsibilities under the ARCH Interlocal Agreement.

This authority includes, but is not limited to, negotiating and executing any amendments, consents, assignments, subordination agreements, partial releases of security instruments and other documents requested in connection with a refinancing, restructuring or modification of the financing for a housing project.

Section 6. This consent does not delegate any other legislative or administrative powers retained by the City of Mercer Island under the ARCH Interlocal Agreement, including, but not limited to, approval of any increased funding awards; nor does this consent delegate any legislative or administrative powers that are the sole province of the City, including, but not limited to, negotiating and conveying any interests in real property (e.g. easements) or any agreements negotiated, funded, and monitored without the aid of ARCH.

Section 7. In executing any amendment or necessary document related to the housing project agreement identified in Attachment A, the City of Bellevue shall specify that it is acting as the Administering Agency on behalf of the City of Mercer Island pursuant to the ARCH Amended Interlocal Agreement.

Section 8. The City of Bellevue, in its capacity as the Administering Agency, and/or ARCH Staff shall provide all reasonable information that may be requested by the City in relation to the administration of the agreements identified in Attachment A.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON FEBRUARY 17, 2026.

CITY OF MERCER ISLAND

David Rosenbaum, Mayor

ATTEST:

Andrea Larson, City Clerk

Attachment A – ARCH Administering Agency Delegation for Pre-2010 Contracts



A Regional Coalition for Housing
 Together Center Campus
 16305 NE 87TH St, Suite 119
 Redmond, WA 98052
425-861-3677

Memo

To:

Town of Beaux Arts Village Council Members	City of Medina Council Members
City of Bothell Council Members	City of Mercer Island Council Members
City of Clyde Hill Council Members	City of Newcastle Council
Members Town of Hunts Point Council Members	City of Redmond Council
Members City of Issaquah Council Members	City of Sammamish Council
Members	
City of Kenmore Council Members	City of Woodinville Council Members
City of Kirkland Council Members	Town of Yarrow Point Council Members

From: Nathan McCommon, Chair, ARCH Executive Board

Date: December 18, 2025

Re: Administering Agency Delegation for Pre-2010 Contracts

Background

Prior to 2010, ARCH member cities and towns individually managed certain administrative responsibilities for contracts awarded funding through the ARCH Housing Trust Fund. Following approval of an Amended and Restated Interlocal Agreement in 2010, Bellevue assumed the role of Administering Agency for ARCH, providing centralized oversight and management of new contracts on behalf of all members. Since then, ARCH has coordinated execution of approved contracts awarding members' funds through Bellevue, which executes such agreements on behalf of the members of ARCH.

The delegation of post-2010 HTF financing agreements to Bellevue, but not the agreements prior to that date, has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that

predate July 10, 2010.

Legacy contracts initiated prior to the amendment still require administrative actions by individual member city staff, creating inefficiencies and duplicative work. There are a total of sixty-three (63) projects financed by ARCH member cities prior to the ILA Amendment.

The ARCH Amended and Restated Interlocal Agreement, effective July 10, 2010, permits the Executive Board to authorize the Administering Agency to administer ARCH housing project agreements entered into prior to the effective date of the ARCH Interlocal Agreement, according to terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements.

To accomplish this, ARCH worked with the Bellevue City Attorney's Office to draft a resolution for the ARCH Executive Board to formally delegate to Bellevue the authority to carry out administrative actions for contracts initiated prior to 2010. This delegation will:

- Simplify processes by consolidating administrative responsibilities under Bellevue.
- Streamline contract management for legacy agreements.
- Save staff time for ARCH member cities by eliminating administrative tasks on routine agreement modifications.
- Ensure consistency in how contracts are managed across ARCH.

The specific authority delegated to the Administering Agency includes, but is not limited to, negotiating and executing any assignments, subordination agreements, and partial releases of security instruments.

The Executive Board approved the delegation through Resolution 2025-01 authorizing ARCH's Administering Agency (City of Bellevue) to administer Housing Trust Fund agreements approved prior to the Administering Agency's appointment in 2010. Resolution 2025-01 included attachments outlining each member city/town's specific projects to be delegated to Bellevue for administration. These member city/town's specific projects will be referenced in each members' resolution.

Recommendation

ARCH member cities and towns should adopt a resolution to delegate the administrative duties to Bellevue for the ARCH HTF financing agreements that pre-date the 2010 ILA Amendment.

Exhibit A1 - Beaux Arts Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
563 Andrew's Glen	Imagine Housing	2008		
566 Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A2 - Bellevue Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
504 Pacific Inn	Pacific Inn Partners	1996		
505 Ashwood Court - Loan	Downtown Action to Save Housing	1996		
507 Andrews Heights	Imagine Housing	1993		
508 Cambridge Court	Resurrection Housing Foundation	1993		
509 My Friend's Place I	LifeWire	1993		
511 Crestline	Shelter Resources Inc	1993		
512 Garden Grove	Downtown Action to Save Housing	1993		
513 Stillwater	Sound Behavioral Health	1993		
514 Overlake Townhomes	Habitat for Humanity	1993		
515 UCP Group Homes	United Cerebral Palsy	1993		
516 Vasa Creek	Shelter Resources Inc	1994		
518 Glendale	Downtown Action to Save Housing	1994		
519 Highland Gardens	Imagine Housing	1995		
520 Inclusion Group Home	Alpha Supported Living Services	1995		
521 Wildwood Court	Downtown Action to Save Housing	1995		
523 Newport Hill	Young Women's Christian Association	1996		
524 AIDS Housing	King County Housing Authority	1996		
526 Hopelink Place	Hopelink	1996		
527 Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
529 Kirkland Plaza	Imagine Housing	1997		
530 Harrington House	Catholic Housing Services	1997		
531 Terrace Hills	Imagine Housing	1997		
532 CHI Adult Family Home	Community Homes Inc	1998		
533 Fountain House	Alpha Supported Living Services	1998		
534 Ellsworth House	Imagine Housing	1999		
535 Somerset Gardens	King County Housing Authority	1999		
536 Parkview Homes III	Parkview Services	1999		
540 Evergreen Court	Downtown Action to Save Housing	2000		
542 Eastwood Square	King County Housing Authority	2001		
543 Rose Crest	Imagine Housing	2001		
545 Avondale Park Transitional	Hopelink	2002		
547 Parkview Homes VI	Parkview Services	2002		
548 Plum Court	Downtown Action to Save Housing	2002		
549 Chalet	Imagine Housing	2003		
550 Lauren Heights	Imagine Housing	2003	2004	
551 CHI Adult Family Home 4	Community Homes Inc	2003		
552 House Key Plus ARCH I	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
554 Kensington Square	Hopelink	2004		
555 Mine Hill	Imagine Housing	2005		
557 CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
558 CHI Adult Family Home 5 Bothell	Community Homes Inc	2006		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
564 Family Village Issaquah I	Young Women's Christian Association	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		
567 FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A3 - Bothell Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509 My Friend's Place I	LifeWire	1995		
523 Newport Hill	Young Women's Christian Association	1996		
531 Terrace Hills	Imagine Housing	1997		
532 CHI Adult Family Home	Community Homes Inc	1998		
543 Rose Crest	Imagine Housing	2001		
545 Avondale Park Transitional	Hopelink	2002		
550 Lauren Heights	Imagine Housing*	2003	2004	
553 Summerwood	Downtown Action to Save Housing	2004		
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
563 Andrew's Glen	Imagine Housing	2008		
566 Francis Village	Imagine Housing	2009		
900 Peabody Oxford House	Compass Housing Alliance	2000		
902 Riverside Landing	Shelter Resources Inc	1995		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A4 - Clyde Hill Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
541	Village at Overlake Station	King County Housing Authority	2000		
543	Rose Crest	Imagine Housing	2001		
546	Petter Court	Hopelink	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A5 - Hunts Point Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A6 - Issaquah Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509	My Friend's Place I	LifeWire	1993		
523	Newport Hill	Young Women's Christian Association	1996		
526	Hopelink Place	Hopelink	1995		
531	Terrace Hills	Imagine Housing	1997		
533	Fountain House	Alpha Supported Living Services	1998		
536	Parkview Homes III	Parkview Services	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
550	Lauren Heights	Imagine Housing	2003	2004	
552	House Key Plus ARCH I	Various	2003	2006	2009
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
562	Magnolia Village	Habitat for Humanity	2007		
563	Andrew's Glen	Imagine Housing	2008		
564	Family Village Issaquah I	Young Women's Christian Association	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challeneged	2009		
900	Peabody Oxford House	Compass Housing Alliance	2000		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A7 - Kenmore Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A8 - Kirkland Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509	My Friend's Place I	LifeWire	1993		
513	Stillwater	Sound Behavioral Health	1993		
514	Overlake Townhomes	Habitat for Humanity	1993		
518	Glendale	Downtown Action to Save Housing	1994		
519	Highland Gardens	Imagine Housing	1995		
523	Newport Hill	Young Women's Christian Association	1996		
524	AIDS Housing	King County Housing Authority	1996		
526	Hopelink Place	Hopelink	1996		
527	Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
529	Kirkland Plaza	Imagine Housing	1997		
531	Terrace Hills	Imagine Housing	1997		
534	Ellsworth House	Imagine Housing	1999		
536	Parkview Homes III	Parkview Services	1999		
537	Greenbrier Senior	Downtown Action to Save Housing	1999		
539	Greenbrier Family	Downtown Action to Save Housing	2000		
541	Village at Overlake Station	King County Housing Authority	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
546	Petter Court	Hopelink	2001		
547	Parkview Homes VI	Parkview Services	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
550	Lauren Heights	Imagine Housing	2003	2004	
551	CHI Adult Family Home 4	Community Homes Inc	2003		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
554	Kensington Square	Hopelink	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
564	Family Village Issaquah I	Young Women's Christian Association	2008		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challeneged	2009		
902	Riverside Landing	Shelter Resources Inc	1995		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A9 - Medina Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
546	Petter Court	Hopelink	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
561	New Ground Kirkland	Friends of Youth	2007		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A10 - Mercer Island Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
518 Glendale	Downtown Action to Save Housing	1994		
519 Highland Gardens	Imagine Housing	1995		
523 Newport Hill	Young Women's Christian Association	1996		
527 Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
531 Terrace Hills	Imagine Housing	1997		
534 Ellsworth House	Imagine Housing	1999		
536 Parkview Homes III	Parkview Services	1999		
538 Coal Creek Terrace	Habitat for Humanity	2000		
543 Rose Crest	Imagine Housing	2001		
545 Avondale Park Transitional	Hopelink	2002		
548 Plum Court	Downtown Action to Save Housing	2002		
550 Lauren Heights	Imagine Housing	2003	2004	
552 House Key Plus ARCH I	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
555 Mine Hill	Imagine Housing	2005		
556 Copper Lantern	Low Income Housing Institute	2005		
557 CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		
900 Peabody Oxford House	Compass Housing Alliance	2000		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A11 - Newcastle Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
534	Ellsworth House	Imagine Housing	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
562	Magnolia Village	Habitat for Humanity	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A12 - Redmond Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
510 Parkway	King County Housing Authority	1993		
513 Stillwater	Sound Behavioral Health	1993		
514 Overlake Townhomes	Habitat for Humanity	1993		
517 Dixie Price	Hopelink	1994		
519 Highland Gardens	Imagine Housing	1995		
523 Newport Hill	Young Women's Christian Association	1996		
525 Avondale Park	Hopelink	1996		
526 Hopelink Place	Hopelink	1996		
527 Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
528 Patterson Park	Habitat for Humanity	1997		
529 Kirkland Plaza	Imagine Housing	1997		
531 Terrace Hills	Imagine Housing	1997		
534 Ellsworth House	Imagine Housing	1999		
537 Greenbrier Senior	Downtown Action to Save Housing	1999		
538 Coal Creek Terrace	Habitat for Humanity	2000		
539 Greenbrier Family	Downtown Action to Save Housing	2000		
541 Village at Overlake Station	King County Housing Authority	2000		
543 Rose Crest	Imagine Housing	2001		
545 Avondale Park Transitional	Hopelink	2002		
548 Plum Court	Downtown Action to Save Housing	2002		
549 Chalet	Imagine Housing	2003		
551 CHI Adult Family Home 4	Community Homes Inc	2003		
552 House Key Plus ARCH!	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
554 Kensington Square	Hopelink	2004		
555 Mine Hill	Imagine Housing	2005		
556 Copper Lantern	Low Income Housing Institute	2005		
557 CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		
567 FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A13 - Sammamish Awarded Projects

ID# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
562 Magnolia Village	Habitat for Humanity	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A14 - Woodinville Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
537 Greenbrier Senior	Downtown Action to Save Housing	1999		
538 Coal Creek Terrace	Habitat for Humanity	2000		
539 Greenbrier Family	Downtown Action to Save Housing	2000		
543 Rose Crest	Imagine Housing	2001		
546 Petter Court	Hopelink	2001		
548 Plum Court	Downtown Action to Save Housing	2002		
552 House Key Plus ARCH I	Various	2003	2006	2009
553 Summerwood	Downtown Action to Save Housing	2004		
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
566 Francis Village	Imagine Housing	2009		
567 FFC Community Housing V	Foundation for the Challeneged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A15 - Yarrow Point Awarded Projects

JDE# Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
538 Coal Creek Terrace	Habitat for Humanity	2000		
546 Petter Court	Hopelink	2001		
556 Copper Lantern	Low Income Housing Institute	2005		
560 Johnson Hill	Imagine Housing	2006		
561 New Ground Kirkland	Friends of Youth	2007		
563 Andrew's Glen	Imagine Housing	2008		
565 Family Village Issaquah II	Young Women's Christian Association	2009		
566 Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6864
February 3, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6864: ARCH Housing Trust Fund Project Approvals (Resolution No. 1689)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve Resolution No. 1689 addressing revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Deputy Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. House Key Plus ARCH East King County Downpayment Assistance Program Recommendation Memo 2. Resolution No. 1689
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to approve a resolution addressing revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program.

- The Down Payment Assistance Program was first established in 2005 by A Regional Coalition for Housing (ARCH), the Washington State Housing Finance Commission (WSHFC), and King County to provide low interest mortgage loans to first time homebuyers.
- Throughout the last year, WSHFC, King County, and ARCH have collaborated to review the Down Payment Assistance Program and develop recommendations to strengthen and extend its impact.
- The recommended updates are intended to better meet the needs of eligible buyers in the current marketplace, align with the ARCH Homeownership Program, and result in faster utilization of program funds. Approving Resolution No. 1689 would update the Down Payment Assistance Program to increase the size of loans, reduce interest rates and expand eligibility.

BACKGROUND

ARCH was established in 1993 by an [Interlocal Agreement](#) to create and preserve affordable housing throughout the greater East King County community. Mercer Island contributes annually to ARCH to provide administrative support for the organization's housing activities and capital support for the creation and preservation of affordable housing. The coordinated approach used by ARCH provides for an efficient use of resources in fulfilling each member city's obligations under the Washington State Growth Management Act (GMA) to make adequate provisions for the existing and projected housing needs of all economic segments of the community (RCW 36.70A.070(2)), as well as sharing resources with regional partners in the provision and administration of affordable housing. Please refer to [AB 6859](#) for additional background information on ARCH.

HOUSE KEY PLUS ARCH EAST KING COUNTY DOWNPAYMENT ASSISTANCE PROGRAM

The House Key Plus ARCH East King County Downpayment Assistance Program was first established in 2005 by ARCH, the Washington State Housing Finance Commission (WSHFC), and King County. The program is intended to diminish obstacles low-income first-time homebuyers face when seeking homeownership through providing low interest mortgage loans. The program is administered through WSHFC and has provided up to \$30,000 in downpayment assistance for qualified first-time homebuyers purchasing in East King County. Based on early successes, the program was recapitalized by all the contributing partners in 2007 and 2012, as shown in Exhibit 1. The program, as previously authorized, is summarized below:

Program Eligibility

- Household income at or below 80% of AMI
- Home will be the buyer's principal residence
- Home must be within the ARCH member jurisdictions.
- Additional requirements for loans funded with federal HOME funds

Down Payment Assistance Terms

- Second mortgages of up to \$30,000 per home.
- There are no monthly payments on the second mortgage. The loan is due when the buyer sells, refinances, moves out or pays off the 1st mortgage.
- 4% deferred simple interest to be paid when the borrower pays off the loan.
- The loan can be in place for up to 30 years before it must be paid back.
- Borrower(s) must contribute at least 2% of the purchase price from their own funds

Administration

The program is administered by the Washington State Housing Finance Commission (WSHFC) through its existing community of lenders. WSHFC provides training to lenders and includes the program in its regular marketing and outreach.

Current Usage

To date, the program has served 81 homebuyers. When first established, the program was well matched to buyers' needs, but as home prices have increased dramatically in the last 20 years, the amount of assistance has become insufficient to bridge the gap between eligible households' income and market rate home prices. As of December 2025, there was \$1,201,147 in available program funds. While the program has continued to

originate loans in recent years, the pace of loan activity has slowed significantly as home prices have increased far faster than buyers' incomes.

ISSUE/DISCUSSION

PROPOSED PROGRAM CHANGES

WSHFC, King County and ARCH have collaborated throughout the last year to review the Down Payment Assistance Program and develop recommendations to strengthen and extend its impact. Below is a summary of recommendations approved by the ARCH Executive Board. These recommendations are anticipated to better meet the needs of eligible buyers in the current marketplace, align with the ARCH Homeownership Program, and result in faster utilization of program funds.

Current Program	Proposed Change
\$30,000 max downpayment assistance	Increase max downpayment assistance to \$75,000. For borrowers at or below 80% AMI, the maximum downpayment assistance would be \$75,000. For borrowers between 80%-100% AMI, the maximum downpayment assistance would be \$50,000. Increasing the assistance would make the program more desirable and better bridge the gap for lower income buyers in East King County.
2% minimum contribution required for borrowers	Reduce required minimum contribution for borrowers to 1%. This change would reduce a hurdle to otherwise qualified buyers.
80% AMI eligibility requirement	Allow eligibility up to 100% AMI. This would increase the program's reach and support moderate income households, including potential ARCH homebuyers. The current program income limit is based on federal HOME funding requirements. WSHFC's maximum income limit is 100% AMI.
Simple interest at 4%	Lower the interest rate from 4% to 1%. Currently, 4% is the highest interest rate among any downpayment assistance program WSHFC offers, with most others at 0% or 1%. For homes with resale restrictions, 1% simple interest poses less risk to the borrower.
Program Name: House Key Plus ARCH (East King County) Downpayment Assistance Program	Change the program name to the 'East King County Down Payment Assistance Program.' This change will help to distinguish the Down Payment Assistance Program from the ARCH Homeownership Program, as there is confusion in the marketplace between the two programs.

In addition to the above recommendations, the ARCH Executive Board recommends that Down Payment Assistance Program partners (ARCH, WSHFC and King County) establish a Third Amended and Restated Agreement that will clarify and consolidate administrative responsibilities in ARCH and ARCH's Administering Agency. ARCH would become the delegated authority for any related financial agreements associated with the Down Payment Assistance Program.

PROGRAM UPDATE RATIONALE

The ARCH Executive Board supported these recommendations for the following reasons:

- Funds have been underutilized and updating the program would better meet the needs of eligible buyers.

- The Down Payment Assistance Program has demonstrated success but requires updates to continue to be a valuable tool for low- and moderate-income buyers looking to purchase in East King County.
- The changes will better align the Down Payment Assistance Program with ARCH's Affordable Homeownership Program, which provides some of the only affordable entry points to homeownership in East King County.
- The changes will clarify and simplify administrative responsibilities to ARCH and the administering agency.
- No additional funding is required at this time.

NEXT STEPS

If Resolution No. 1689 is approved, ARCH will update the House Key Plus ARCH (East King County) Down Payment Assistance Program to reflect the changes outlined on page 3 of the resolution. No further action is needed related to this matter.

RECOMMENDED ACTION

Approved Resolution No. 1689 addressing revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing.

Memo

To:

City of Bellevue Council Members
City of Clyde Hill Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members

City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members

From: Nathan McCommon, Chair, ARCH Executive Board

Date: December 11, 2025

**Re: House Key Plus ARCH East King County Downpayment Assistance Program
Recommendation**

This memo provides recommendations by the ARCH Executive Board for the previously authorized House Key Plus ARCH East King County Downpayment Assistance Program (see Attachment 1 for the past ARCH member city contributions). These changes are recommended to update the program to the needs of buyers in today's housing market. No additional funding is proposed at this time.

House Key Plus ARCH East King County Downpayment Assistance Program

Project Summary:

The House Key Plus ARCH East King County Downpayment Assistance Program was first established in 2005 by ARCH, the Washington State Housing Finance Commission (WSHFC), and King County. The program is administered through WSHFC and has provided up to \$30,000 in downpayment assistance for qualified first-time homebuyers purchasing in East King County. Based on early successes, the program was recapitalized by all the contributing partners in 2007 and 2012, as shown in Attachment 1.

As of December 2025, there was \$1,201,147 in available program funds. While the program has continued to originate loans in recent years, the pace of loan activity has slowed significantly as home prices have increased far faster than buyers' incomes.

Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County

The program as previously authorized is summarized below:

Program Eligibility

- First-time homebuyer (has not owned a home during the past 3 yrs)
- Household income at or below 80% of AMI
- Home will be the buyer's principal residence
- Home must be within the ARCH member jurisdictions.
- Additional requirements for loans funded with federal HOME funds

Down Payment Assistance Terms:

- Second mortgages of up to \$30,000 per home.
- There are no monthly payments on the second mortgage. The loan is due when the buyer sells, refinances, moves out or pays off the 1st mortgage.
- 4% deferred simple interest to be paid when the borrower pays off the loan.
- The loan can be in place for up to 30 years before it must be paid back.
- Borrower(s) must contribute at least 2% of the purchase price from their own funds

Administration: The program is administered by the Washington State Housing Finance Commission (WSHFC) through its existing community of lenders. WSHFC provides training to lenders and includes the program in its regular marketing and outreach.

Current usage: To date, the program has served 81 homebuyers. When first established, the program was well matched to buyers' needs, but as home prices have increased dramatically in the last 20 years, the amount of assistance has become insufficient to bridge the gap between eligible households' income and market rate home prices.

Proposed Program Changes:

WSHFC, King County and ARCH have collaborated throughout the last year to review the DPA program and develop recommendations to strengthen and extend its impact. Below is a summary of recommendations approved by the ARCH Executive Board. These recommendations are anticipated to better meet the needs of eligible buyers in the current marketplace, align with the ARCH Homeownership Program, and result in faster utilization of program funds.

Current Program	Proposed Change
\$30,000 max DPA	Increase max DPA to \$75,000. For borrowers at or below 80% AMI, the maximum DPA would be \$75,000. For borrowers between 80%-100%AMI, the maximum DPA would be \$50,000. Increasing the assistance would make the program more desirable and better bridge the gap for lower income buyers in East King County.
2% minimum contribution required for borrowers	Reduce required minimum contribution for borrowers to 1%. This change would reduce a hurdle to otherwise qualified buyers.

80% AMI eligibility requirement	Allow eligibility up to 100% AMI. This would increase the program's reach and support moderate income households, including potential ARCH homebuyers. The current program income limit is based on federal HOME funding requirements. WSHFC's maximum income limit is 100% AMI.
Simple interest at 4%	Lower the interest rate from 4% to 1%. Currently, 4% is the highest interest rate among any DPA program WSHFC offers, with most others at 0% or 1%. For homes with resale restrictions, 1% simple interest poses less risk to the borrower.
Program Name: House Key Plus ARCH (East King County) Downpayment Assistance Program	Change the program name to the 'East King County Down Payment Assistance Program'. This change will help to distinguish the DPA Program from the ARCH Homeownership Program, as there is confusion in the marketplace between the two programs.

In addition to the above recommendations, the ARCH Executive Board recommends that DPA partners (ARCH, WSHFC and King County) establish a Third Amended and Restated Agreement that will clarify and consolidate administrative responsibilities in ARCH and ARCH's Administering Agency.

Program Update Rationale:

The ARCH Executive Board supported these recommendations for the following reasons:

- Funds have been underutilized and updating the program would better meet the needs of eligible buyers.
- The DPA has demonstrated success but requires updates to continue to be a valuable tool for low- and moderate-income buyers looking to purchase in East King County.
- The changes will better align the DPA program with ARCH's Affordable Homeownership Program, which provides some of the only affordable entry points to homeownership in East King County.
- The changes will clarify and simplify administrative responsibilities to ARCH and the administering agency.
- No additional funding is required at this time.

Recommendation:

- Adopt a resolution approving revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

Attachments:

- 1) Attachment 1: DPA Funding Contributions and ARCH Member City Contributions

Attachment 1: DPA Funding Contributions and ARCH Member City Contributions

DPA Program Funding Commitments

	ARCH Funding	King County Funding*	WSHFC Funding	TOTAL
Initial Capitalization (2005)	\$200,000	\$300,000	\$300,000	\$800,000
First Recapitalization (2007)	\$200,000	\$300,000	\$300,000	\$800,000
Second Recapitalization (2012)	\$200,000	\$300,000	\$300,000	\$800,000
TOTAL	\$600,000	\$900,000	\$900,000	\$2,400,000

*Note that \$380,000 in King County funding was withdrawn from the program over time due to expenditure delays that were inconsistent with rules for the County's source of funds (federal HOME/ADDI funds)

ARCH City Contributions

City	Initial Capitalization	First Recapitalization	Second Recapitalization
Bellevue*	\$65,000	\$75,000	\$45,000
Clyde Hill	\$2,500		
Issaquah		\$5,000	\$25,000
Kenmore	\$12,500	\$25,000	\$25,000
Kirkland	\$40,000	\$35,000	\$30,000
Medina	\$2,500		
Mercer Island	\$12,500	\$10,000	
Newcastle	\$7,500	\$10,000	\$12,500
Redmond	\$50,000	\$35,000	\$28,500
Sammamish			\$25,000
Woodinville	\$7,500	\$5,000	\$9,000
TOTAL	\$200,000	\$200,000	\$200,000

*An additional \$15,000 was funded for homebuyer education in the initial capitalization

**CITY OF MERCER ISLAND, WASHINGTON
RESOLUTION NO. 1689**

A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON APPROVING REVISIONS TO THE HOUSE KEY PLUS ARCH (EAST KING COUNTY) DOWN PAYMENT ASSISTANCE PROGRAM, AUTHORIZING EXECUTION OF RELATED AGREEMENTS, AND RATIFYING PRIOR ACTIONS TAKEN IN SUPPORT OF SAID PROGRAM, ALL AS RECOMMENDED BY THE EXECUTIVE BOARD FOR A REGIONAL COALITION FOR HOUSING (ARCH).

WHEREAS, pursuant to an interlocal agreement executed under chapter 39.34 RCW, the City of Mercer Island is a long standing member of A Regional Coalition of Housing (ARCH), a cooperative partnership of fifteen cities and towns in East King County, working together to promote affordable housing through shared goals, coordinated policies, and the strategic use of public funds;

WHEREAS, the City previously executed an "Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program" and a "First Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program," which established and provided funding for down payment and closing cost assistance to single-family homebuyers in the form of second and subordinate loans;

WHEREAS, in its capacity as the ARCH Administering Agency, the City of Bellevue executed a "Second Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ACRCH (East King County) Program" on behalf of the City to provided additional funding in support of the program;

WHEREAS, as part of the 2025 Housing Trust Fund Allocation Process, the ARCH Executive Board has recommended certain programmatic changes to the program to facilitate increased utilization by low- and moderate-income families in East King County;

WHEREAS, these programmatic changes require execution of a Third Amended and Restated Agreement, which agreement will rename the program the East King County Down Payment Assistance Program and will replace and supersede all previous agreements executed by or on behalf of the City; and

WHEREAS, the City finds the programmatic changes serve the public interest by expanding access to homeownership opportunities for low- and moderate-income households, thereby promoting housing stability, economic mobility, and community well-being;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:

Section 1. The City Council authorizes the duly-appointed administering agency of ARCH, pursuant to the Amended and Restated Interlocal Agreement for ARCH, to execute all documents and take all necessary actions to enter into agreements on behalf of the City to revise the House Key Plus ARCH (East King County) Down Payment Assistance Program, which shall henceforth be known as the East King County Down Payment Assistance Program, all as recommended by the ARCH Executive Board.

Section 2. The agreement(s) entered into pursuant to Section 1 of this Resolution shall include terms and conditions to ensure that the City's funds are used for their intended purposes. In determining what conditions should be included in the agreements, the duly-appointed administering agency of ARCH shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum as of December 11, 2025, a copy of which is attached hereto as Attachment A.

Section 3. The agreement(s) entered into pursuant to Section 1 of this Resolution shall supersede and replace any and all agreements that related to earlier versions of the program and were previously executed by or on behalf of the City; and the duly-appointed administering agency shall be authorized to execute consents, amendments, or other modifications to subsidiary agreements, obligations, interests, or instruments previously created under any superseded and replaced agreements as may be necessary to effectuate the transition to and/or implementation of the current program.

Section 4. The City hereby ratifies and affirms all prior agreements and instruments previously executed by the duly-appointed administering agency relating to the "Second Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program." This ratification is intended to confirm, to the extent necessary, the validity of said prior agreement and any subsidiary agreements, obligations, interests, or instruments created thereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON FEBRUARY 17, 2026.

CITY OF MERCER ISLAND

ATTEST:

David Rosenbaum, Mayor

Andrea Larson, City Clerk

Attachment A: DPA Funding Contributions and ARCH Member City Contributions

DPA Program Funding Commitments

	ARCH Funding	King County Funding*	WSHFC Funding	TOTAL
Initial Capitalization (2005)	\$200,000	\$300,000	\$300,000	\$800,000
First Recapitalization (2007)	\$200,000	\$300,000	\$300,000	\$800,000
Second Recapitalization (2012)	\$200,000	\$300,000	\$300,000	\$800,000
TOTAL	\$600,000	\$900,000	\$900,000	\$2,400,000

*Note that \$380,000 in King County funding was withdrawn from the program over time due to expenditure delays that were inconsistent with rules for the County's source of funds (federal HOME/ADDI funds)

ARCH City Contributions

City	Initial Capitalization	First Recapitalization	Second Recapitalization
Bellevue*	\$65,000	\$75,000	\$45,000
Clyde Hill	\$2,500		
Issaquah		\$5,000	\$25,000
Kenmore	\$12,500	\$25,000	\$25,000
Kirkland	\$40,000	\$35,000	\$30,000
Medina	\$2,500		
Mercer Island	\$12,500	\$10,000	
Newcastle	\$7,500	\$10,000	\$12,500
Redmond	\$50,000	\$35,000	\$28,500
Sammamish			\$25,000
Woodinville	\$7,500	\$5,000	\$9,000
TOTAL	\$200,000	\$200,000	\$200,000

*An additional \$15,000 was funded for homebuyer education in the initial capitalization



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6869
February 17, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6869: First Hill Booster Pump Station Generator Replacement Bid Award	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Award the First Hill Booster Pump Station Generator Replacement construction contract to Apcon Tech, Inc.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Kellye Hilde, Deputy Director Clint Morris, Capital Division Manager Christopher Marks, Utilities Engineer
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Project Location Exhibit 2. First Hill Pressure Zone Map
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ 1,028,720
AMOUNT BUDGETED	\$ 1,210,290
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to award a public works construction contract to replace the aging emergency backup diesel generator at the First Hill Booster Pump Station (Exhibit 1).

- The First Hill Booster Pump Station Generator Replacement Project (90.40.0012) is included in the 2025–2026 Water Capital Improvement Program (CIP) with an adopted budget of \$1,210,290.
- WAC 246-290 requires that public water systems always provide an adequate quantity of water in a reliable manner. To increase emergency reliability, the City has a backup generator at the First Hill Booster Pump Station.
- The First Hill Booster Pump Station serves approximately 230 residences and 20 fire hydrants in the First Hill Pressure Zone (Exhibit 2).
- The existing 50-kilowatt diesel standby generator is more than 30 years old, has exceeded its useful service life, and no longer meets current reliability, noise, emissions, and electrical code standards.
- The project will replace the generator and its associated electrical systems, including code-required relocation of the automatic transfer switch (ATS) to be above ground and the installation of a manual transfer switch (MTS) to improve operational flexibility during emergencies.

- Eight bids were received on January 29, 2026. The lowest responsive bid was submitted by Apcon Tech, Inc. in the amount of \$753,520.
- Including construction, contingency, engineering, City support, SCADA integration, and testing, the total estimated project cost is \$1,028,720, which is fully funded within the adopted 2025–2026 budget, with no additional appropriation required.
- Construction is anticipated to begin later in 2026, pending long equipment lead times, and will extend the reliable service life of the First Hill Booster Pump Station generator through approximately 2050.

BACKGROUND

The City of Mercer Island operates two booster pump stations as part of its water distribution system: the main booster pump station located at the reservoir site, which serves the City's largest pressure zone (the Pumped Zone), and the smaller First Hill Booster Pump Station, which serves the First Hill Pressure Zone (Exhibit 2).

The First Hill Booster Pump Station is located at the intersection of SE 32nd Street and 74th Avenue SE, in the northwest portion of Mercer Island (Exhibit 1). The facility is situated within the public right-of-way in a residential neighborhood and consists of a below-ground vault. The First Hill Booster Pump Station provides water pressure to approximately 230 single-family homes and 20 fire hydrants in the First Hill neighborhood, representing about 2.2 percent of the City's overall water use. Because the service area sits atop a 300-foot crest and cannot be reliably supplied by gravity from the Reservoir Zone, the station must operate continuously to pump water and maintain adequate pressure for household use and fire protection. Continuous operation is especially critical during periods of high summer water demand.

Washington State Department of Health drinking water regulations ([WAC 246-290](#)) require public water systems to maintain continuity of service and protect public health during emergency conditions, including power outages. On Mercer Island, this continuity is provided primarily by diesel standby generators installed at or near pump stations, most of which are located in underground vaults. To support long-term reliability, the City's Capital Improvement Program funds a systematic replacement of generators serving both water and sewer utility facilities.

Replacement of the standby diesel generator at the Reservoir main booster pump station was completed in early 2025. Replacement of the generator at the First Hill Booster Pump Station will complete renewal of the City's two primary water booster pump stations, extending their reliable service life through approximately 2050. Standby generators at these facilities typically have an expected service life of 25 to 30 years.

In 2022, the City contracted with David Evans and Associates (DEA) to prepare bid-ready construction documents for replacement of the existing diesel generator at the First Hill Booster Pump Station. Through the 2021–2022 and 2023–2024 CIP biennia, the design phase was funded entirely with American Rescue Plan Act (ARPA) funds. DEA completed the design in December 2025, after which the project was advertised for construction bids. At completion of design, the engineer's estimate of probable construction cost was \$808,648. Construction is planned to be funded through the Water Fund 2025–2026 CIP capital budget (90.40.0012).

ISSUE/DISCUSSION

PROJECT DESCRIPTION

The City of Mercer Island owns and operates the First Hill water booster pump station located on SE 32nd Street, just east of the 74th Avenue SE intersection.

The station's existing 50-kilowatt (kW) standby diesel generator is more than 30 years old and has exceeded its useful service life. The generator is no longer operating efficiently, produces excessive noise, and generates significant exhaust smoke. In addition, the existing generator relies on a water-supplied heat exchanger for engine cooling, which reflects a legacy design approach that has largely been replaced in current practice by self-contained, radiator-cooled generator systems.

This project will replace the existing generator and associated electrical components. To comply with current National Electrical Code (NEC) working space requirements and applicable National Fire Protection Association (NFPA) and International Fire Code (IFC) provisions, the automatic transfer switch (ATS) will be relocated above ground adjacent to a new electrical service panel. A manual transfer switch (MTS) and roll-up generator connection port will also be installed, consistent with improvements implemented at other City facilities to enhance operational flexibility and emergency response capability.

Because the generator is located underground, construction will require partial removal and expansion of the existing concrete vault lid and walls to facilitate equipment removal and installation. New access hatches will be installed and existing landscape timber planter boxes and vegetation on top of the vault will be removed and replaced as part of the work.

The booster pump station is the sole source of water supply for the surrounding service area, providing both potable water and fire suppression. The contractor will be required to install temporary electrical equipment and coordinate closely with City staff and Puget Sound Energy (PSE) to ensure continuous water pressure is maintained throughout construction. The booster pump station will remain in continuous operation for the duration of the project.

BID RESULTS

Eight contractor bids were received and publicly opened on January 29, 2026. The lowest responsive bid was submitted by Apcon Tech, Inc. in the amount of \$753,520, which is approximately seven percent below the Engineer's construction cost estimate, which was \$808,647.60. A summary of the bid results is provided in Table 1 on the following page.

Table 1

CONSTRUCTION CONTRACTOR	BID AMOUNT (INCL. 10.2% WSST)
Apcon Tech, Inc.*	\$753,520.05
Sascon, LLC	\$755,465.08
Always Active Services, LLC	\$890,360.90
Valley Electric Co of Mt Vernon	\$918,669.08
McClure and Sons, Inc.	\$938,613.07
Strider Construction Co., Inc.	\$1,142,167.90
CDK Construction Services, Inc.	\$1,332,418.50
Harbor Pacific Contractors, Inc.	\$1,450,287.10
Engineer's Estimate	\$808,647.60

*lowest responsive bidder

The lowest responsive bidder, Apcon Tech, Inc., is a Bellevue-based general contractor with extensive public works experience. Over the past decade, the firm has been awarded more than \$6 million in public works contracts, primarily with the cities of Bellevue, Seattle, and Everett. Apcon Tech, Inc. will be supported by Dickson Electric, which has performed more than \$2.27 million in electrical work for the cities of Everett and Kirkland, and the Snohomish School District in the past three years alone. A review of Washington State Department of Labor & Industries records confirms that Apcon Tech, Inc. is a contractor in good standing, with no license violations, outstanding litigation, or L&I tax delinquencies.

PROJECT BUDGET

The City's consultant, DEA, will provide construction engineering support, while City staff will perform project management, construction inspection, and operational support. The project also requires specialized programming and SCADA integration services, which will be provided under the City's on-call agreement with Brown and Caldwell. In addition, a qualified materials testing firm will be retained to perform construction materials testing.

Including these supporting services, the total estimated project cost is \$1,028,720, which is fully funded within the adopted 2025–2026 budget. A summary of project costs is provided in Table 2 on the following page.

Table 2

FIRST HILL BOOSTER PUMP STATION GENERATOR REPLACEMENT PROJECT BUDGET (90.40.0012)	
PROJECT ELEMENTS	TOTAL
Construction Contract (Apcon Tech, Inc.)	\$753,520
Construction Contingency - 10%	\$75,352
Construction Engineering Support (DEA)	\$122,200
Project Management (City)	\$38,128
Operations Support (City)	\$22,195
SCADA Software Configuration (Brown & Caldwell)	\$9,575
Special Inspections/Materials Testing	\$7,750
Total Estimated Project Cost	\$1,028,720
Total 2025-2026 Budget (90.40.0012)	\$1,210,290
Budget Appropriation Needed	\$0

NEXT STEPS

Staff recommend awarding the bid to Apcon Tech, Inc. and authorizing the City Manager to execute a contract with Apcon Tech, Inc. for construction of the First Hill Booster Pump Station Generator Replacement project.

Procurement of equipment will occur immediately; however, long lead-times on the generator associated electrical equipment of up to 24 weeks will delay the start of construction until summer. Construction is tentatively scheduled to begin in August of 2026 and will take approximately 10 weeks to complete. As the construction start date nears, staff will update nearby residents about the project's schedule, duration, and impacts to the neighborhood.

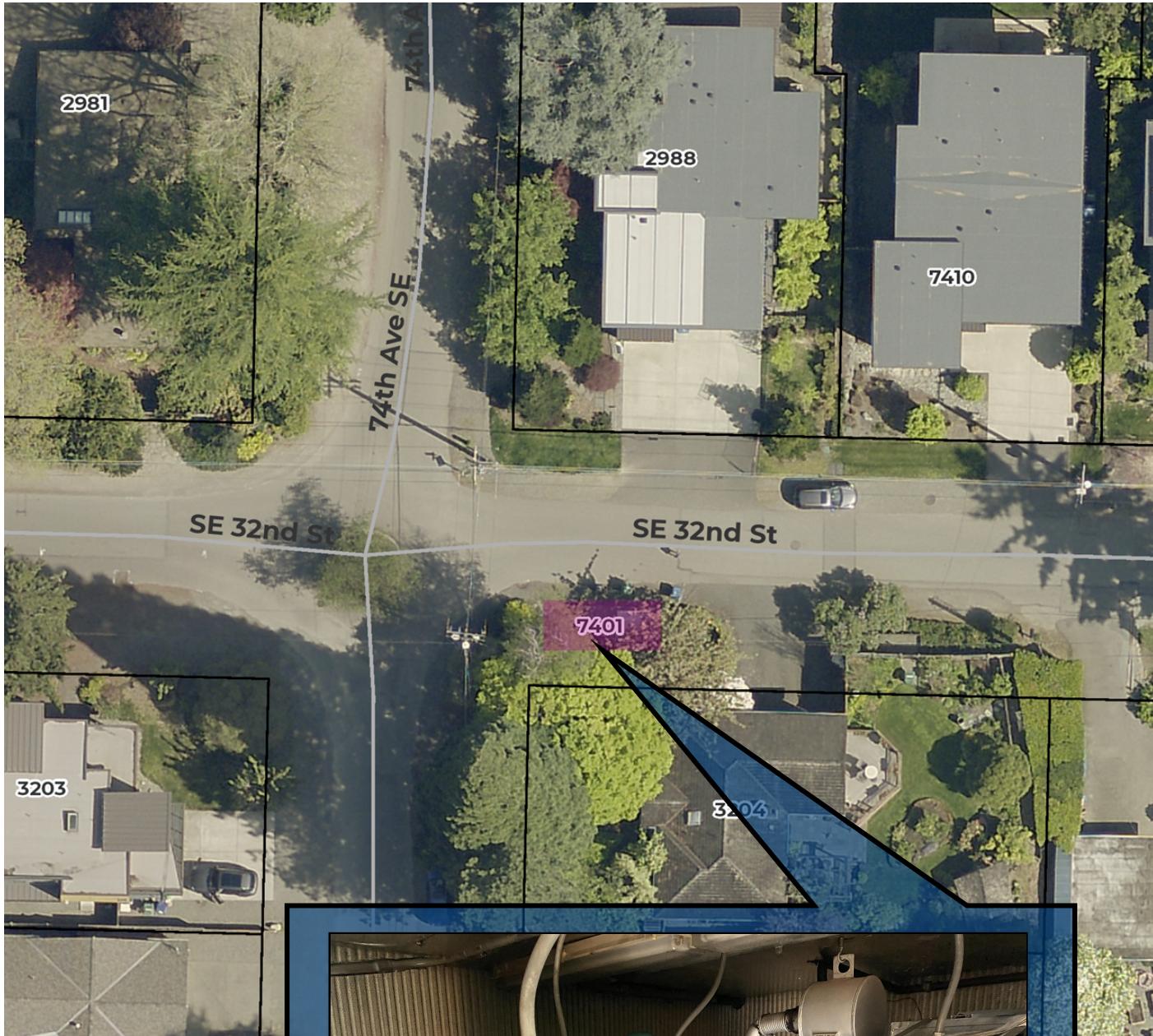
After project completion, the service life of the First Hill Booster Pump Station generator will be extended to 2050.

RECOMMENDED ACTION

Award the First Hill Booster Pump Station Generator Replacement construction contract to Apcon Tech, Inc., a Washington based company and authorize the City Manager to execute a contract with Apcon Tech, Inc. in an amount not to exceed \$753,520.

FIRST HILL BOOSTER PUMP STATION GENERATOR REPLACEMENT PROJECT LOCATION EXHIBIT

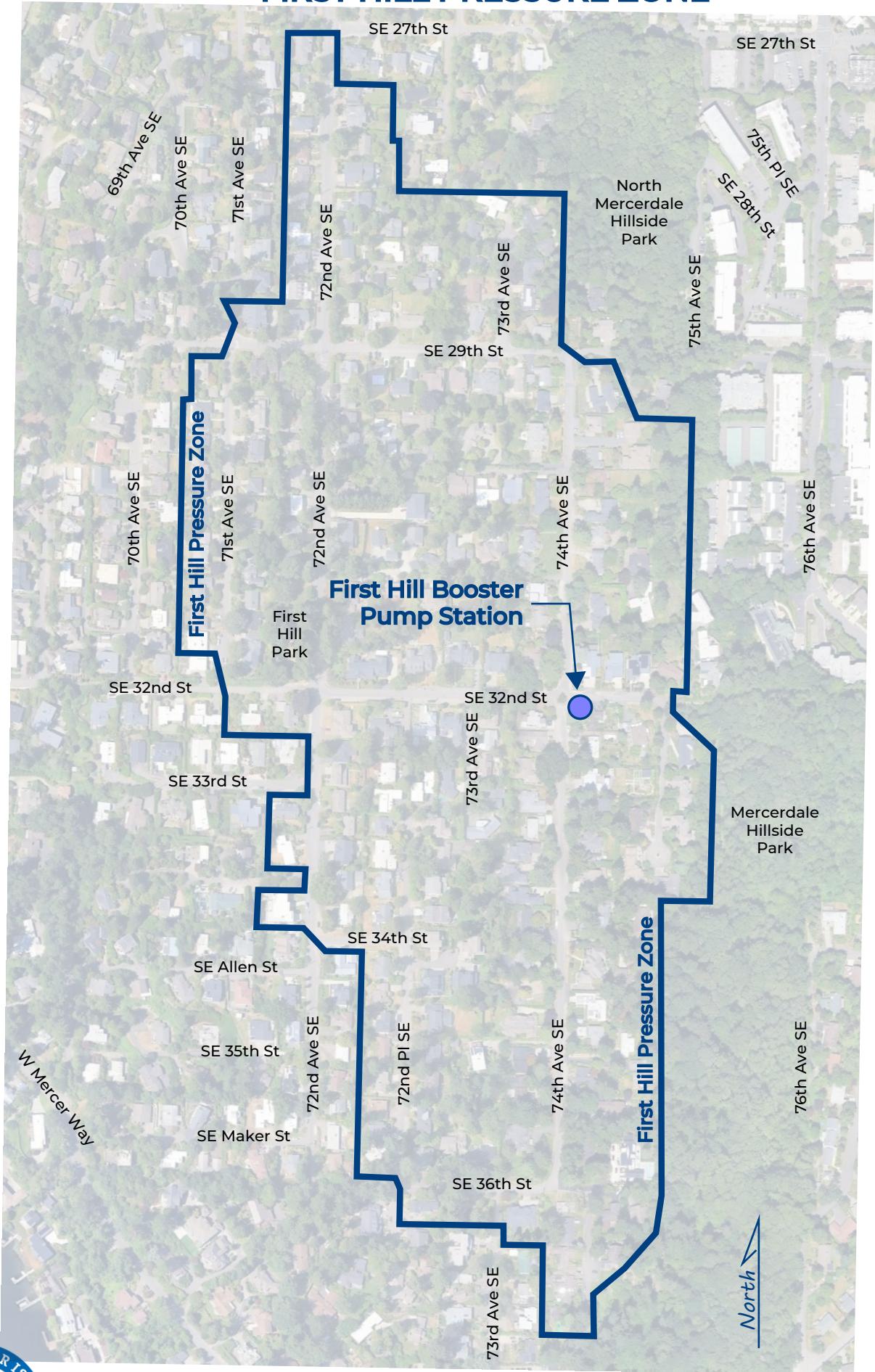
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FIRST HILL PRESSURE ZONE

Item 7.



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BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6865
February 17, 2026
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6865: Compliance with Growth Management Hearings Board Final Decision and Order Related to the City of Mercer Island Periodic Update to the Comprehensive Plan	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	<ol style="list-style-type: none"> 1. Direct staff to pursue compliance with the GMHB Order under "Scenario 1" as described within the agenda bill, whereby upzones and resulting development capacity increases would be limited at this time to the existing Town Center and adjacent multifamily zones and implementation of the TOD bill will be pursued as a second phase of work. 2. Direct staff to open a public feedback period through March 13, 2026 on the Preliminary Station Area Boundary Map and provide the results to the City Council at the March 17, 2026 City Council meeting. 	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Community Planning and Development Deputy Director Michaela Jellicoe, Senior Economist – Community Attributes, Inc.
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Station Area Boundary Analysis
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to follow up on the City Council direction provided on January 16, 2026 regarding the Growth Management Hearings Board (GMHB) Order and proposed compliance strategies ([AB 6838](#)).

- The City completed a periodic review and update of the Mercer Island Comprehensive Plan, which was adopted by the City Council on November 19, 2024 (see [AB 6573](#)).
- The 2024 Comprehensive Plan was appealed to the GMHB on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB Case No. 25-3-0003). On August 1, 2025, the GMHB issued a final decision and order (GMHB Order).
- The GMHB Order found that the City must make changes to its Comprehensive Plan to comply with the Washington State Growth Management Act (GMA). Specifically, the City must amend its Comprehensive Plan to address the following four issues:
 - Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
 - Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions (“aka adequate provisions”) that will increase the supply of affordable housing.
 - Station Area Subarea Plan: Adopt a subarea plan for the area around the transit station.
 - Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.
- The City must comply with the GMHB Order by July 31, 2026.
- On January 16, 2026, the City Council directed staff to return with additional information and analysis; this agenda item presents information related to the land capacity analysis, station area boundary, and compliance strategy.
- Staff are requesting City Council direction to continue with the strategy outlined in this AB, to work towards compliance with the GMHB order, and to open a public feedback period on the station area boundary.
- The next progress briefing for the City Council is scheduled for March 17, 2026, during which staff will report on public feedback received for the preliminary Station Area Boundary Map and City Council will be asked to finalize the Station Area Boundary to allow for the project to continue.

BACKGROUND

LAND CAPACITY HISTORY

Cities and counties in Washington State are required to adopt a comprehensive plan under the Growth Management Act (GMA). The comprehensive plan is a statement of goals and policies that detail how a county or city will manage and accommodate future growth. The goals and policies of the comprehensive plan are implemented through capital investments, development regulations, and programs. The GMA requires cities and counties to periodically review and update their comprehensive plans on a ten-year cycle. Mercer Island most recently completed a periodic review and update of its Comprehensive Plan in 2024 (see [AB 6573](#)).

As a part of the periodic update process, jurisdictions must evaluate existing land capacity and plan for specified amounts of growth, known as growth targets. Cities are required to complete a land capacity analysis, which calculates the number of housing units and the commercial space that can be accommodated under a comprehensive plan when considering existing development; vacant and redevelopable land; development regulations such as critical areas, shoreline development standards, and maximum densities; and, market factors.

New requirements adopted in 2021 (HB 1220) also require jurisdictions to plan for and accommodate affordable housing. Mercer Island participated in these efforts in coordination with King County. In 2021, King County published the Urban Growth Capacity Report, identifying Mercer Island’s housing capacity at

1,607 units. Growth targets were then assigned, with Mercer Island's housing growth target set at 1,239 units. Based on new state requirements, King County then assigned housing need allocations to each of its jurisdictions. Ninety-seven percent of Mercer Island's housing growth target, or 1,207 units, were identified as affordable housing needs.

Mercer Island later completed the Land Capacity Analysis Supplement, identifying a strategy to provide adequate land capacity to address the City's affordable housing needs. A shortfall of 143 units was identified. The City subsequently adopted amendments to its development regulations in late 2024 to increase maximum building heights in portions of the Town Center to provide additional development capacity to address the shortfall.

In early 2025, Mercer Island adopted additional amendments to its development regulations to comply with further state requirements (HB 1110 and HB 1337) related to Middle Housing and Accessory Dwelling Units (ADUs). These amendments permitted new development types in the Residential zones, allowing 2 to 4 middle housing units per lot and up to 2 ADUs per lot. These new regulations were adopted in 2025, after the 2024 Comprehensive Plan was adopted, and therefore the impact of these regulations on the City's land capacity was not quantified.

GROWTH MANAGEMENT HEARINGS BOARD FINAL DECISION AND ORDER

The 2024 adoption of the Mercer Island Comprehensive Plan periodic review and update was appealed to the GMHB on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB case number 25-3-0003). On August 1, 2025, the GMHB issued a Final Decision and Order (GMHB Order) finding that the Housing Element of the Comprehensive Plan was noncompliant with some of the provisions of the GMA and remanded the Comprehensive Plan to the City for revision.

The Comprehensive Plan adopted in 2024 remains in effect during the remand, but the City must complete work to update the plan and comply with the timeline established by the GMHB Order (RCW 36.70A.300(3)(b)). The compliance timeline is one year from when the GMHB issued its decision; work must be completed by July 31, 2026. Failure to comply with the GMHB Order may result in sanctions against the City (RCW 36.70A.340).

The GMHB Order requires the City to address four issues:

1. Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
2. Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions ("aka adequate provisions") that will increase the supply of affordable housing.
3. Station Area Subarea Plan: Adopt a subarea plan for the area around the transit station.
4. Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

A more in-depth description of the GMHB Order and its implications is provided in [AB 6838](#).

HOUSE BILL 1491 (TRANSIT-ORIENTED DEVELOPMENT (TOD) BILL)

In 2025, the WA Legislature adopted House Bill 1491, also referred to as the TOD Bill. The TOD Bill requires cities and counties in Washington to designate station areas around light rail stations. Within the

designated station area, cities and counties must allow “transit-oriented development” or (TOD). Cities in King County must comply with the TOD Bill by December 31, 2029. The planning requirements for the TOD Bill are established in RCW 36.70A.840 and require the following:

- Allow a Floor Area Ratio (FAR) of 3.5 throughout the station area (RCW 36.70A.840(2)(a)(i)).
- Allow multifamily and mixed-use development throughout the station area (RCW 36.70A.840(2)(a)).
- Cities may adopt a modification to a station area designation, but only after consultation with and approval by the WA Department of Commerce (RCW 36.70A.840(2)(b)).
- Cities may vary the maximum FAR throughout the station area provided the average does not fall below 3.5 (RCW 36.70A.840(6)).
- Require a percentage of affordable housing in multifamily and mixed-use development (RCW 36.70A.840(7)),
- Enact a multifamily tax exemption (MFTE) for affordable housing (RCW 36.70A.840(8)).
- Critical areas, critical area buffers, and the shoreline jurisdiction may be exempted from the requirements of RCW 36.70A.840.
- Cities may not require parking to be provided for residential development in the station area unless an empirical study reviewed and certified by the WA Department of Commerce demonstrates that the removal of parking minimums makes roads significantly less safe for automobile drivers or passengers, pedestrians, or bicyclists (RCW 36.70A.842).

For the City of Mercer Island, the requirements of the TOD Bill substantially overlap with the requirements of the GMHB Order. The City can either fully or partially implement the TOD Bill as part of its strategy to comply with the GMHB Order. At its January 16, 2026 Planning Session, the City Council directed staff to further evaluate aligning compliance with the GMHB Order and the TOD Bill and follow up in February 2026.

JANUARY 16, 2026, CITY COUNCIL DIRECTION ON GMHB ORDER COMPLIANCE STRATEGY

On January 16, 2026, the City Council approved seven motions that provided direction to the staff on the GMHB Order compliance strategy:

Motion 1 – Direct the staff to prepare a revised land capacity analysis to evaluate residential land capacity at each housing affordability range and return to the City Council in February 2026 with the analysis.

Motion 2a – Direct the staff to evaluate aligning compliance with the GMHB Order and HB 1491 (2021 TOD bill) and establish the first follow-up with City Council for February 2026.

Motion 2b – Confirm the guidelines for developing the station area boundary Guidelines 1-4 and direct staff to return to the City Council in February 2026 with a draft station area map.

Motion 3 – Direct the staff to finalize a work plan and schedule to implement the policies from the Housing Element of the Comprehensive Plan to address the “adequate provisions” requirements to increase the supply of affordable housing and “anti-displacement policies” to reduce displacement risk. Bring the work plan and schedule to the City Council for review and approval in February 2026.

Motion 4 – Direct the staff to evaluate opportunities for direct delivery of affordable housing through a combination of partnerships, fee-in-lieu programs, direct investment, the creation of a Housing Fund, and/or other mechanisms and return to the City Council in March 2026 with a preliminary report.

Motion 5 – Direct the staff to return to the City Council with a public engagement plan in February 2026. This will be addressed in a separate agenda bill at the February 17, 2026 City Council Meeting (see AB 6866).

Motion 6 – Direct the staff to provide City Council with legislative review procedural options to help the city comply with the GMHB order compliance deadline. This will be addressed in a separate agenda bill at the February 17, 2026 City Council Meeting (see AB 6871).

ISSUE/DISCUSSION

This agenda bill provides additional information and analysis related to City Council Motions 1, 2a, and 2b approved January 16, 2026, and how the City will comply with three of the issues identified in the GMHB Order: land capacity, adequate provisions, and the station area subarea plan. Further analysis and recommendations related to these issues, as well as the fourth issue (anti-displacement measures) will be provided in subsequent City Council meetings.

REVISED LAND CAPACITY ANALYSIS

On January 16, 2026, the City Council directed staff to prepare a revised land capacity analysis evaluating residential land capacity across affordability levels (Motion 1). This direction addresses compliance issue #1 from the GMHB Order, which directs the City to “Analyze residential land capacity at each housing affordability level and close any identified gaps.”

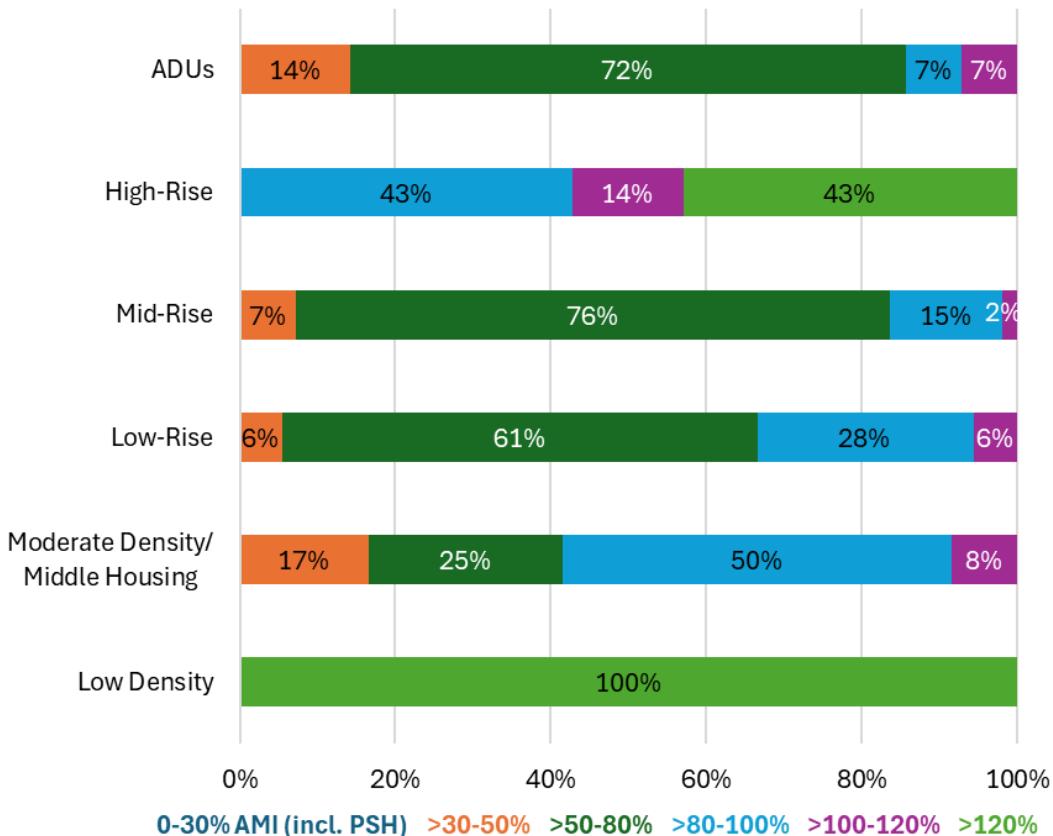
The City’s consultant, Community Attributes, Inc (CAI) began working on a revised land capacity analysis in late 2025 and has developed a new methodology to disaggregate land capacity by affordability level.

Comparable Rent Analysis

The first step in preparing a revised land capacity analysis considers rental data from apartments constructed in peer jurisdictions with comparable real estate markets (Bellevue, Kirkland, Mercer Island, Redmond and Sammamish) from 2015 to 2025. Average rents for over 100 primarily apartment properties representing low-rise, midrise, and high-rise building types as well as middle housing and ADUs were assembled from CoStar, Zillow, Redfin, and property websites. This data was then analyzed to create a distribution table that identifies affordability levels by building type, see Table 1 at the top of page 6.

Table1: Comparable Rent Analysis – Distribution of Market Rate Rents Across Affordability Levels, by Building Type from 2015 to 2025.

Geographic Area includes Bellevue, Kirkland, Mercer Island, Redmond, and Sammamish



The comparable rent analysis provides the following:

- Market rate development delivers housing units across most of the affordability levels, except for high-rise and low-density developments.
- Notably, a small percentage of low-rise, mid-rise, moderate density, and ADU building types provide 30-50% AMI rents.
- None of the building types provide units at the extremely low-income level (below 30% AMI).

The distribution of affordability levels for each building type will be used later in the analysis to disaggregate Mercer Island's land capacity by affordability level. This data also provides important information about the current rental market in the East King County region and will be issued to guide the policy decisions to address compliance with the GMHB Order.

Updating Existing Land Capacity

Land Capacity is the amount of development allowed by the development regulations accounting for existing development; vacant and redevelopable land; development regulations such as critical areas, shoreline development standards, maximum densities; and market factors. In 2021, Mercer Island's land capacity was calculated at 1,607.

The second piece of the analysis updates the calculation of Mercer Island's current land capacity to factor in recent updates to development regulations as well as development that occurred between 2020 and 2025. In 2024, the City increased height limits in some areas of the Town Center to add land capacity as part of the 2024 Comprehensive Plan Update. Then, in 2025, the City adopted regulations to comply with legislation related to Middle Housing and Accessory Dwelling Units (HB 1110 and HB 1337). Likewise, the Xing Hua development received permits and is under construction, along with many single-family and ADU projects.

CAI has updated the calculation of land capacity to account for each of these changes. The additional capacity created by the updates to Town Center, middle housing, and ADUs regulations were added, and capacity that was utilized by recent development activity was subtracted. CAI's February 2026 analysis shows that Mercer Island currently has existing land capacity for 2,133 housing units.

Disaggregating Land Capacity by Affordability Level

Next, CAI disaggregated the total land capacity across affordability levels. The distribution of comparable rent data (Table 1) was used to project the likely distribution of affordability for future development in Mercer Island. Table 2 provides the results of this analysis and identifies the surplus (or deficit) in capacity when compared to Mercer Island's allocated housing needs.

Mercer Island's housing capacity is projected to develop to meet or exceed its Allocated Housing Need in the affordability levels above 50% AMI. However, the very low-income and extremely low-income affordability levels are projected to have deficits in capacity, totaling 519 units. The City must add more capacity or adopt adequate provisions to address these affordability "gaps". Further analysis of options for addressing the gaps is provided under *Compliance Strategy*, on page 9.

Table 2: Housing Need Allocations and Estimated Housing Capacity by Affordability Level

Affordability Level	Zone Categories Serving These Needs	Allocated Housing Need (Units)	Total Housing Capacity (Units)	Capacity Surplus or Deficit (Units)
TOTAL		1,191	2,133	942
Extremely Low Income (0-30% AMI PSH)	Low-Rise, Mid-Rise	178	0	(178)
Extremely Low Income (0-30% AMI non-PSH)	Low-Rise, Mid-Rise	339	4	(335)
Very Low Income (30-50% AMI)	Low-Rise, Mid-Rise	202	196	(6)
Low Income (50-80% AMI)	Moderate Density, Low-Rise, Mid-Rise, ADUs	472	996	524
Moderate Income (80-100% AMI)	Moderate Density, Low-Rise, Mid-Rise, ADUs	0	472	472
High Income (100-120% AMI)	Moderate Density, Low-Rise, Mid-Rise	0	110	110
Very High Income (>120% AMI)	Low Density	0	356	356

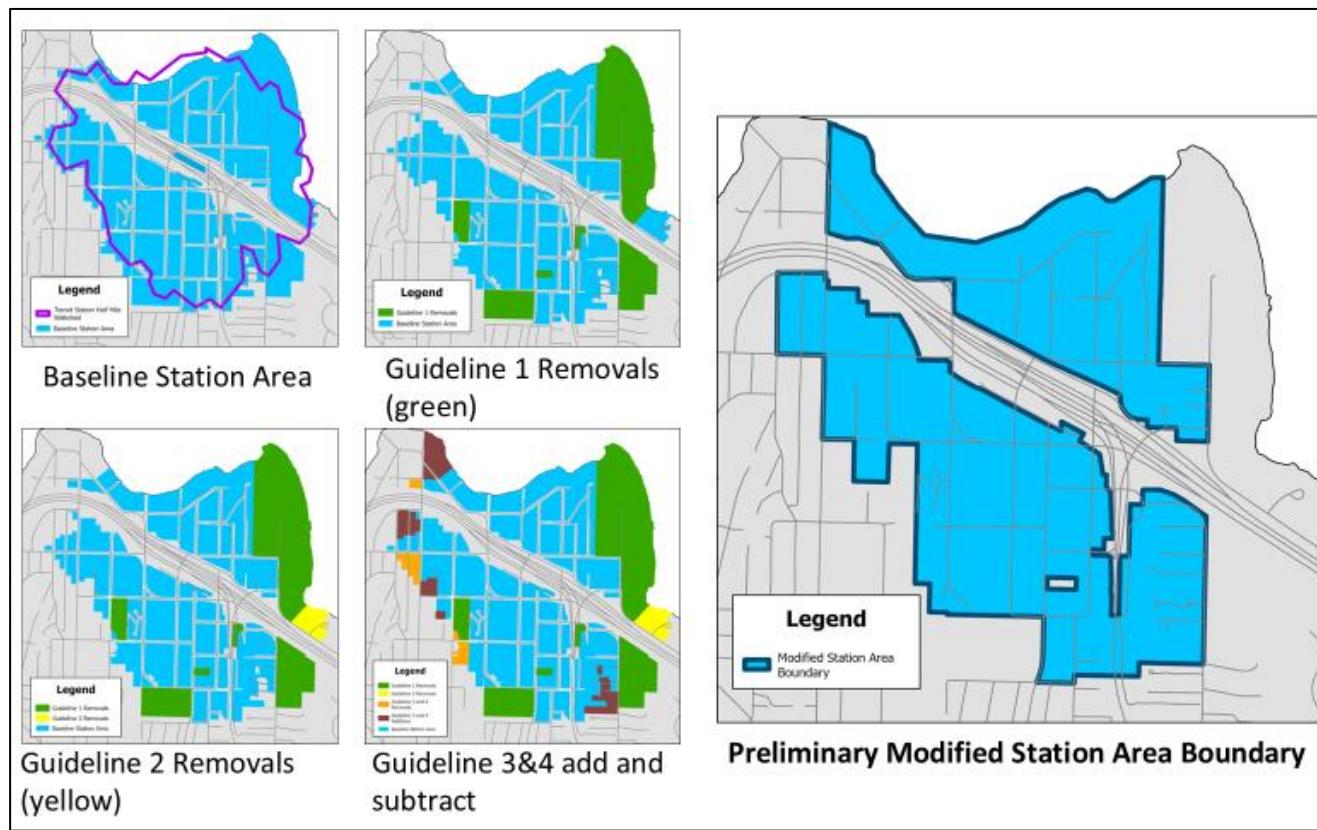
PRELIMINARY STATION AREA BOUNDARY MAP

On January 16, the City Council directed staff to prepare a Preliminary Station Area Boundary Map for City Council review (Motion 2b). The GMA defines the station area as the lots that are partially or fully located within a half-mile walking distance from light rail station entrances (RCW 36.70A.030 (36)). A modified station area boundary may be adopted, subject to Department of Commerce approval. Staff have prepared a preliminary modified station area boundary based on the four guidelines presented on January 16. The four guidelines are:

- Guideline 1** Exclude city parks, open space, and the Interstate 90 corridor from the station area.
- Guideline 2** Exclude areas that would be non-contiguous from the station area after removing city parks, open space, and the I-90 corridor are removed from the station area.
- Guideline 3** Align the remaining station area boundary with City streets.
- Guideline 4** The station area boundary should follow existing zoning boundaries if City streets do not make a logical boundary.

The process for developing the preliminary station area boundary and a step-by-step description of the effect of each guideline is provided in Exhibit 1. Figure 1 illustrates the step-by-step application of the guidelines followed by Table 3, at the top of page 9, which quantifies the process for the Station Area Boundary.

Figure 1. Step By Step Application of Station Area Modification Guidelines.



Source: City of Mercer Island GIS analysis; larger maps for each step and detailed descriptions are provided in Exhibit 1.

Table 3. Station Area Modification Summary

Baseline Station Area	341.6 acres
Area Removed By Guideline 1	100.4 acres
Area Removed by Guideline 2	6.85 acres
Area Removed by Guidelines 3 and 4	6.8 acres
Total Area Removed from the Baseline Station Area (Guidelines 1-4)	114.05 acres
Area Added by Guidelines 3 and 4	19.35 acres
Modified Station Area	246.9 acres

(Note: this total excludes rights of way)

The staff is seeking feedback from the City Council on the Preliminary Station Area Boundary Map. At the conclusion of the meeting, the staff will be recommending that a public feedback period be opened to receive public input on the Preliminary Stationary Map. The public comment will be presented to the City Council at the March 17, 2026 City Council meeting.

COMPLIANCE STRATEGY

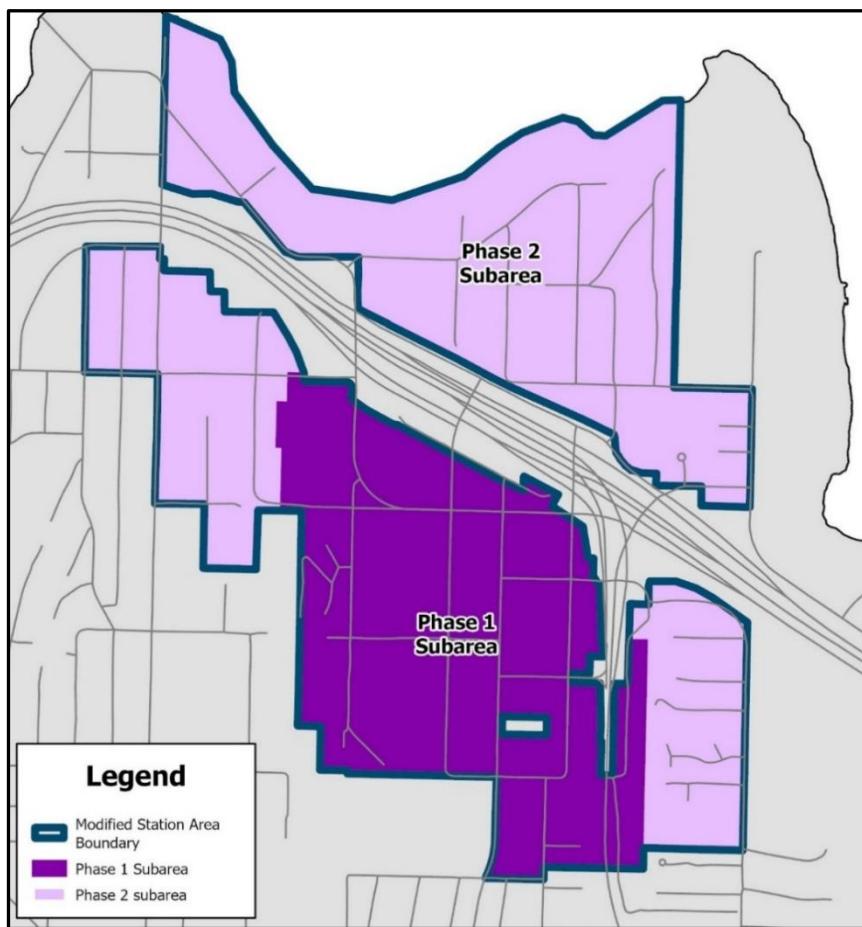
On January 16, the City Council directed staff to evaluate aligning compliance with the GMHB Order and HB 1491, the TOD bill (Motion 2a).

Increasing Land Capacity – Two Scenarios

The staff and consultant team have evaluated two scenarios to understand the impact of increasing land capacity on addressing affordable housing needs.

The first land capacity scenario, which will be referred to as “Scenario 1,” proposes that the land capacity increases be implemented in two phases. The first phase would establish the required transit station subarea and apply required upzones and additional development capacity to comply with the GMHB Order by July 31, 2026. In Figure 2 below, this first phase of work is referred to as the “Phase 1 Subarea.” The second phase of work, which would commence after July 31, 2026, would apply upzones and resulting development capacity increases to the rest of the station area to comply with the TOD bill implementation deadline in 2029. This second phase of work is referred to as the “Phase 2 Subarea” in Figure 2 on the following page.

Figure 2. Preliminary Modified Station Area and GMA Compliance Phase 1 and Phase 2 Subareas.



Initial analysis of both scenarios shows they perform very similarly in terms of addressing affordable housing needs. Both scenarios address Mercer Island's affordable housing needs above 30% AMI and they both yield a similar affordability gap of just over 500 units below 30% AMI. Table 4, on the following page, shows the projected land capacity surpluses and deficits for Scenario 1.

Table 4: Projected Land Capacity Surplus or Deficit - Scenario 1

	Projected Land Capacity Surplus or Deficit (Units)	
	Current Baseline	Scenario 1 (Phase 1)
Projected Land Capacity (Total)	2,133	3,164
Extremely Low Income (0-30% AMI PSH)	(178)	(178)
Extremely Low Income (0-30% AMI non-PSH)	(335)	(332)
Very Low Income (30-50% AMI)	(6)	188
Low Income (50-80% AMI)	524	1,226
Moderate Income (80-100% AMI)	472	583
High Income (100-120% AMI)	110	130
Very High Income (>120% AMI)	356	356

Given the similarity of the two scenarios in addressing affordable housing needs and identifying resulting gaps, staff recommends proceeding with Scenario 1 which provides the best opportunity to achieve compliance with the GMHB Order by July 31, 2026. Staff do not believe proceeding with Scenario 2 is feasible given the enormity of the undertaking combined with the July 31, 2026 compliance deadline. Because increasing land capacity alone is not sufficient to solve Mercer Island's affordable housing needs below 30% AMI, additional actions by way of adequate provisions will be needed to address this gap.

Adequate Provisions

Next, the staff and consultant team evaluated the impact of adequate provisions on addressing the remaining affordable housing needs below 30% AMI. Inclusionary zoning and fee in lieu are expected to have the largest effect in terms of extremely low-income unit production below the 30% AMI. These provisions pair a requirement for a percentage of units in a development project to be provided at a certain affordability level, with the option to pay a fee rather than providing the affordable units in the development. The fees collected from this program can then be utilized to support direct delivery of extremely low-income housing units.

Preliminary analysis shows that applying the inclusionary zoning and fee in lieu provisions to the GMA Compliance Phase 1 Subarea is expected to leverage adequate funds to produce 190 extremely low-income units, with a remaining gap of 320 units. The cost of providing the remaining units through direct delivery is estimated at \$173 million. This funding gap would need to be addressed through other means, potentially including making public land available for development of affordable housing, partnerships with ARCH and affordable housing providers, applying for grants and tax credit financing, and accessing low interest loans.

PUBLIC ENGAGEMENT AND FEEDBACK

The City has already received substantial public correspondence related to the GMHB Order and compliance efforts. However, it is extremely important to identify further opportunities for such. To continue public engagement efforts to educate and receive feedback, staff recommend two short-term actions be taken. First,

to increase public awareness and education and to schedule a community information session, which is discussed further in AB 6866. Second, complete a public feedback period for the preliminary Station Area Boundary Map, for which received feedback will be reviewed by City Council at its March 17, 2026 meeting.

NEXT STEPS

At the January 16, 2026 City Council Planning Session, the Council directed the staff to finalize a work plan and schedule to implement the policies from the Housing Element of the Comprehensive Plan to address the “adequate provisions” requirements to increase the supply of affordable housing and “anti-displacement policies” to reduce displacement risk (see Motion 3). The Council directed staff to bring the work plan and schedule to the City Council for review and approval in February 2026. The detailed work plan is not yet available as the staff need to receive additional direction from the City Council on the compliance strategy, which is part of this agenda item.

A comprehensive work plan with specific tasks will be presented to the City Council at the meeting on March 17, 2026. In the meantime, a tentative schedule for completion of this work is provided below:

February / March	Community information session.
February / March	Public feedback period on the preliminary Station Area Boundary Map through March 13, 2026.
March 17, 2026	City Council reviews public feedback on the preliminary Station Area Boundary Map and directs staff to finalize the Boundary Map.
Early Spring	Ongoing City Council input and refinement.
Late Spring	Planning Commission legislative review and public hearing.
Early Summer	Council review and adoption.
July 31, 2026	GMHB Order deadline.
September 15, 2026	Compliance hearing on GMHB Order.

RECOMMENDED ACTION

The following City Council actions are recommended:

1. Direct staff to pursue compliance with the GMHB Order under “Scenario 1” as described within the agenda bill, whereby upzones and resulting development capacity increases would be limited at this time to the existing Town Center and adjacent multifamily zones, and implementation of the TOD bill will be pursued as a second phase of work.
2. Direct staff to open a public feedback period through March 13, 2026 on the Preliminary Station Area Boundary Map and provide the feedback to the City Council at the March 17, 2026 City Council meeting.

Station Area Boundary

On January 16, 2026, the City Council passed two motions related to House Bill 1491 (Transit-Oriented Development (TOD) Bill) and compliance with the Growth Management Hearings Board Final Decision and Order (GMHB Order). The two motions were:

Motion 2a - Direct staff to evaluate aligning compliance with the GMHB Order and HB 1491 (2021 TOD bill) and establish the first follow-up with City Council for February 2026.

Motion 2b - Confirm the guidelines for developing the station area boundary, Guidelines 1-4, and direct staff to return to the City Council in February 2026 with a draft station area map.

This document evaluates the first step in aligning compliance with the GMHB Order and the TOD Bill: establishing a preliminary station area boundary. Specifically, the four guidelines for establishing a draft station area boundary are analyzed below. The goal for determining a preliminary station area boundary is to provide a draft for public review prior to the City Council further considering the compliance strategy.

Application of the station area modification guidelines will be completed in four steps:

- Step 1 – Determine the Baseline Station Area
- Step 2 – Apply Guideline 1
- Step 3 – Apply Guideline 2
- Step 4 – Apply Guidelines 3 and 4

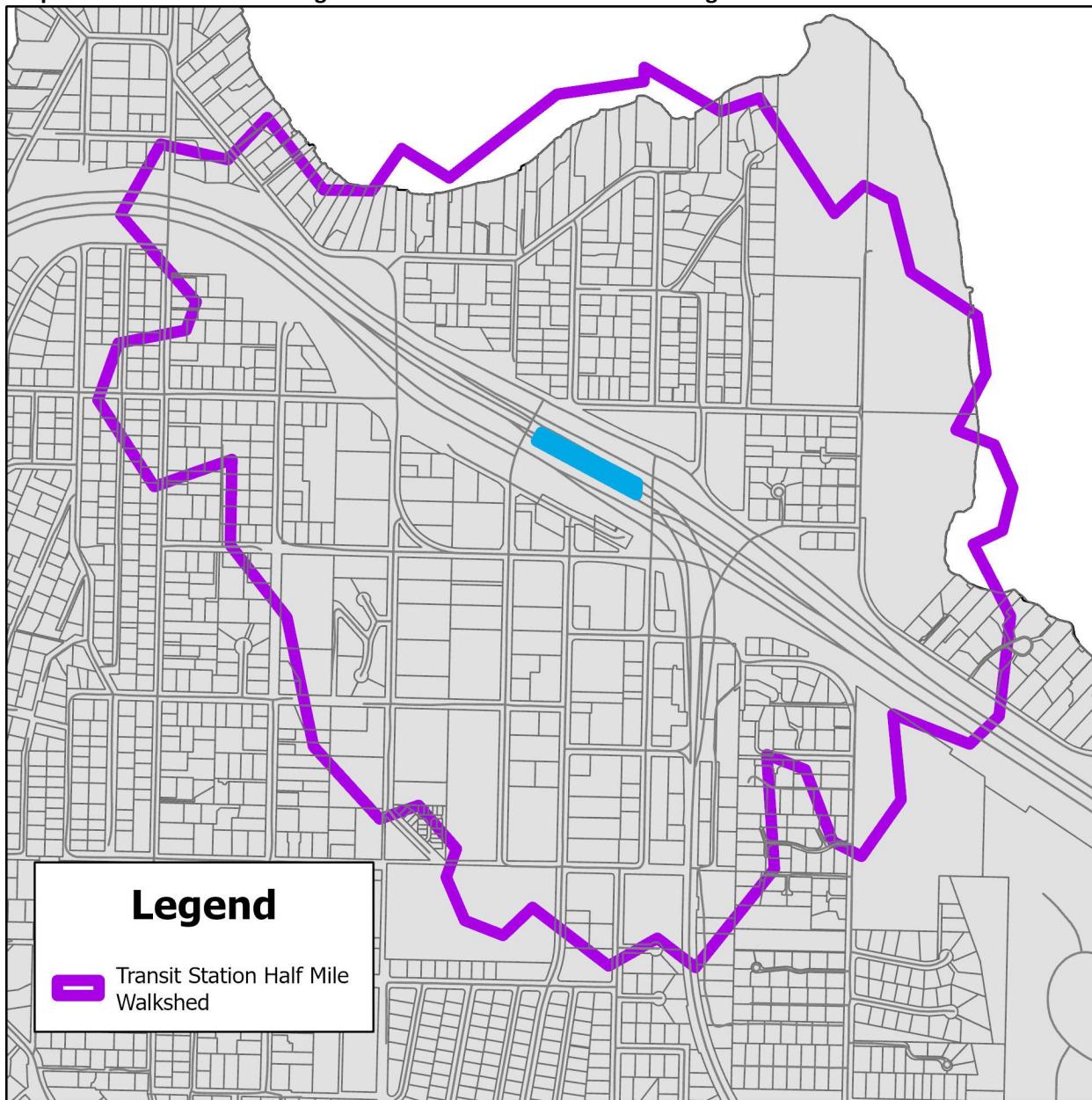
STEP 1 – DETERMINE BASELINE STATION AREA

House Bill 1491 (TOD Bill) requires the City to designate a station area for transit-oriented development. The GMHB Order also requires the City to adopt a station area sub area plan. The applicable station area for both requirements is defined in RCW 36.70A.030(36) as:

"Rail station area" means all lots fully within an urban growth area that are:

- (a) Fully or partially within one-half mile walking distance of an entrance to a train station with a stop on a light rail system, a commuter rail stop in a city with a population greater than 15,000, or a stop on a rail trolley operated west of the crest of the Cascade mountains; or
- (b) Fully or partially within one-quarter mile walking distance of an entrance to a train station with a commuter rail stop in a city with a population no greater than 15,000. (RCW 36.70A.030(36))

The entirety of Mercer Island is located within an urban growth area so any lot that is fully or partially within one half mile walking distance of the light rail station would be included in the light rail station area per the GMA definition. The purple outline on Map 1 shows the area within one-half mile walking distance of the entrance to the light rail station. One half mile walking distance shown on Map 1 was calculated based on the City's street network.

Map 1. One-Half Mile Walking Distance From the Mercer Island Light Rail Station.**Half-Mile Walkshed Documentation**

The half-mile walkshed analysis that produced the purple line in Map 1 was run in ArcGIS Online using ESRI's street and pedestrian network tool. ESRI tool documentation is available online here: <https://doc.arcgis.com/en/arcgis-online/analyze/create-drive-time-areas.htm>

The tool was run using the following parameters:

Measure: Walking Distance

Options: Half mile

Travel Direction: away

Overlap Handling: Dissolve

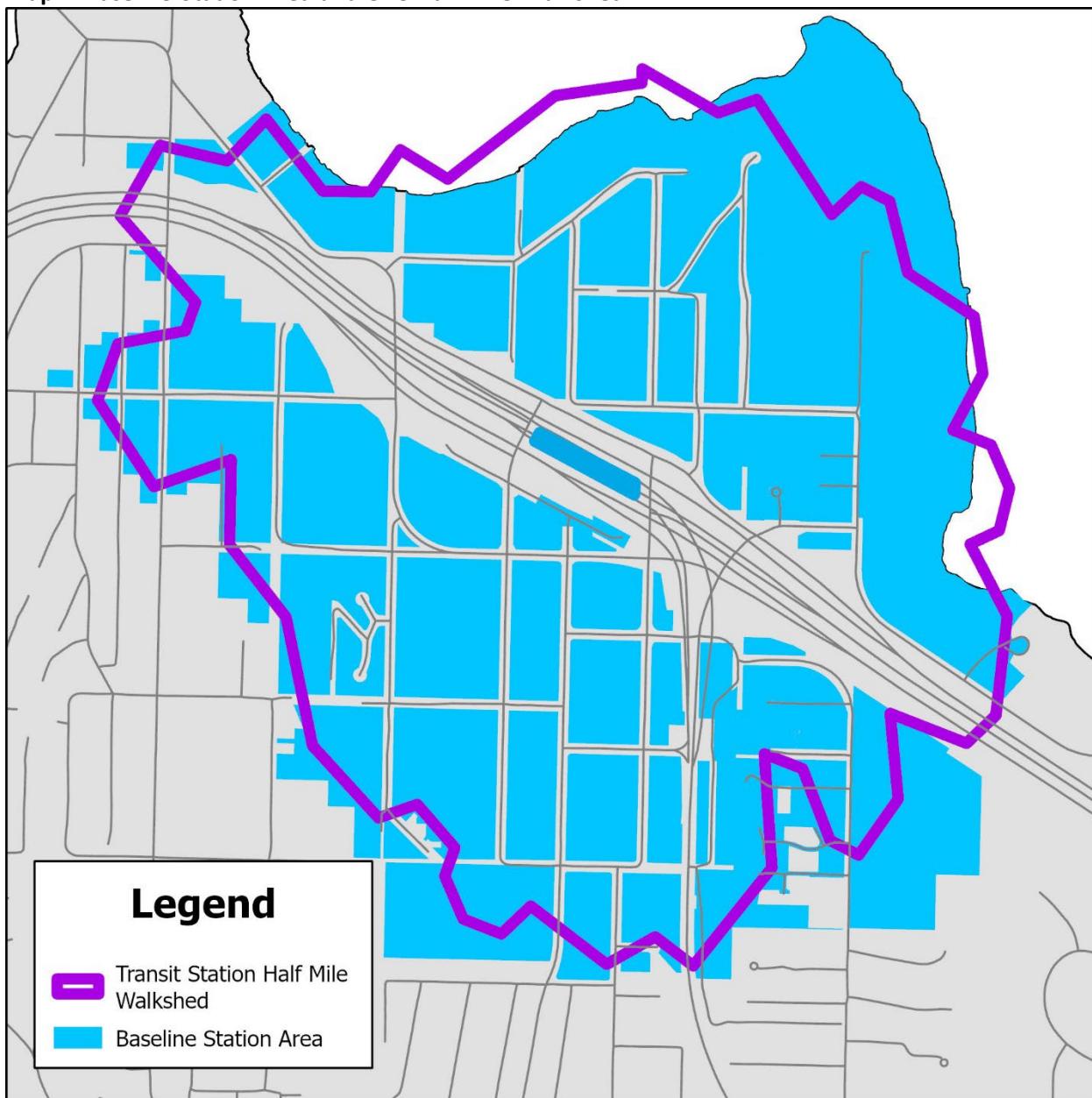
Include Reachable Streets: yes (Note: This setting defines the street centerline output as “reachable”)

Use Current Map Extent: No (Note: This setting is only relevant if there are many potential origin points spread out geographically and the analysis applies to a subset visible in the current view. In this instance only two origin points were analyzed, one on the east side of the station and one on the west side.)

Identify Lots Fully or Partially Within One-Half Mile Walking Distance

All lots that are fully or partially within one-half mile walking distance of the light rail station must be designated as the station area (RCW 36.70A.030(36)). These lots constitute the “baseline station area” because they are the minimum required to meet the RCW definition. Map 2 shows the lots that are wholly or partially within the one-half mile walking distance of the light rail station. The walking distance is shown as a purple line and the lots that make up the base line station area are shown with a light blue. The base line station area excluding the I-90 corridor is roughly 340 acres.

DRAFT

Map 2. Baseline Station Area and One-Half Mile Walkshed.

STATION AREA MODIFICATION GUIDELINES

State statute allows cities to designate a modified station area in consultation with and approved by the WA Department of Commerce (RCW 36.70A.840(2)(b)). A modified station area can better reflect the existing conditions and form a more logical boundary for the station area. On January 16, 2026, the City Council approved Motion 2b directing staff to prepare a modified station area base on four proposed guidelines. The station area modification guidelines are:

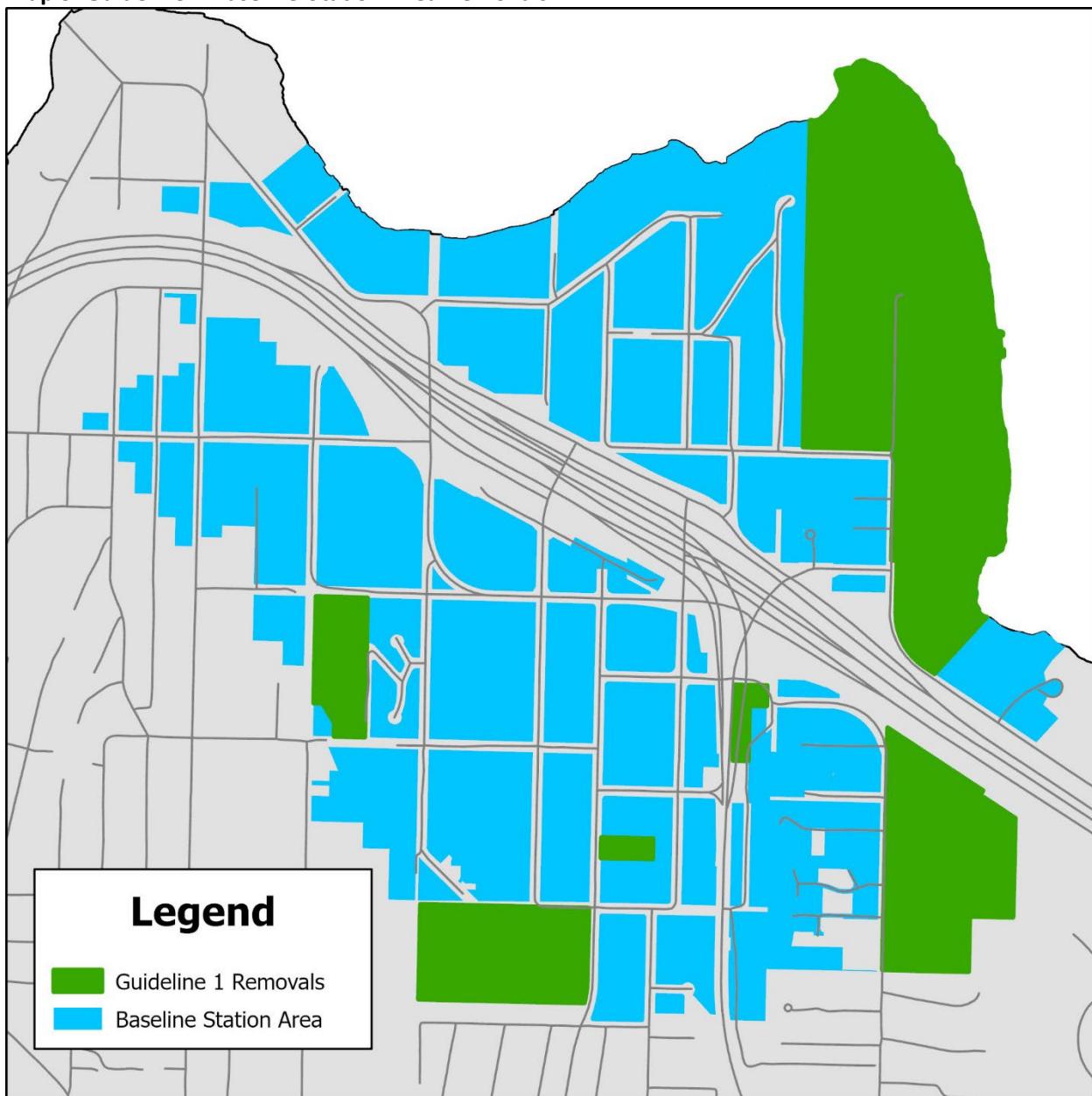
Guideline 1	Exclude city parks, open space, and the Interstate 90 corridor from the station area.
Guideline 2	Exclude areas that would be non-contiguous from the station area after removing city parks, open space, and the I-90 corridor are removed from the station area.
Guideline 3	Align the remaining station area boundary with City streets.
Guideline 4	The station area boundary should follow existing zoning boundaries if City streets do not make a logical boundary.

The four guidelines have been applied to determine a preliminary modified station area boundary. The modified station area boundary is expected to yield a more logical preliminary station area than the baseline station area because it will take into account existing conditions and zoning boundaries. Furthermore, application of these guidelines is expected to result in a modified station area that has approximately the same amount of residential lands.

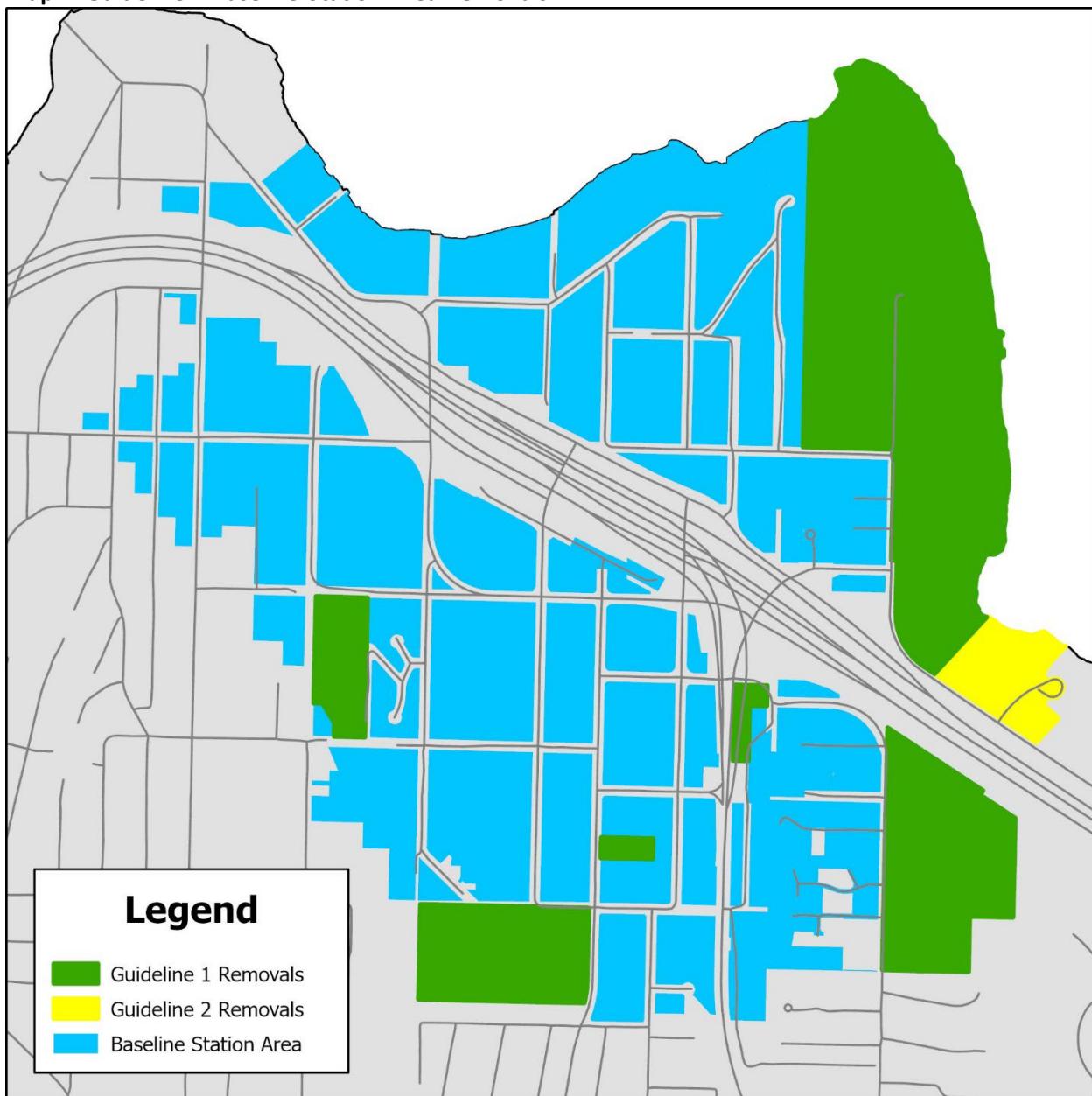
STEP 2 – APPLY GUIDELINE 1

Map 3 shows the lots to be removed from the baseline station area under guideline 1. In addition to parks, open space, and the I-90 corridor, Fire Station #91 and a portion of Island Crest Way are also proposed to be removed under guideline 1 because they are not expected to be rezoned as a part of the GMA compliance effort.

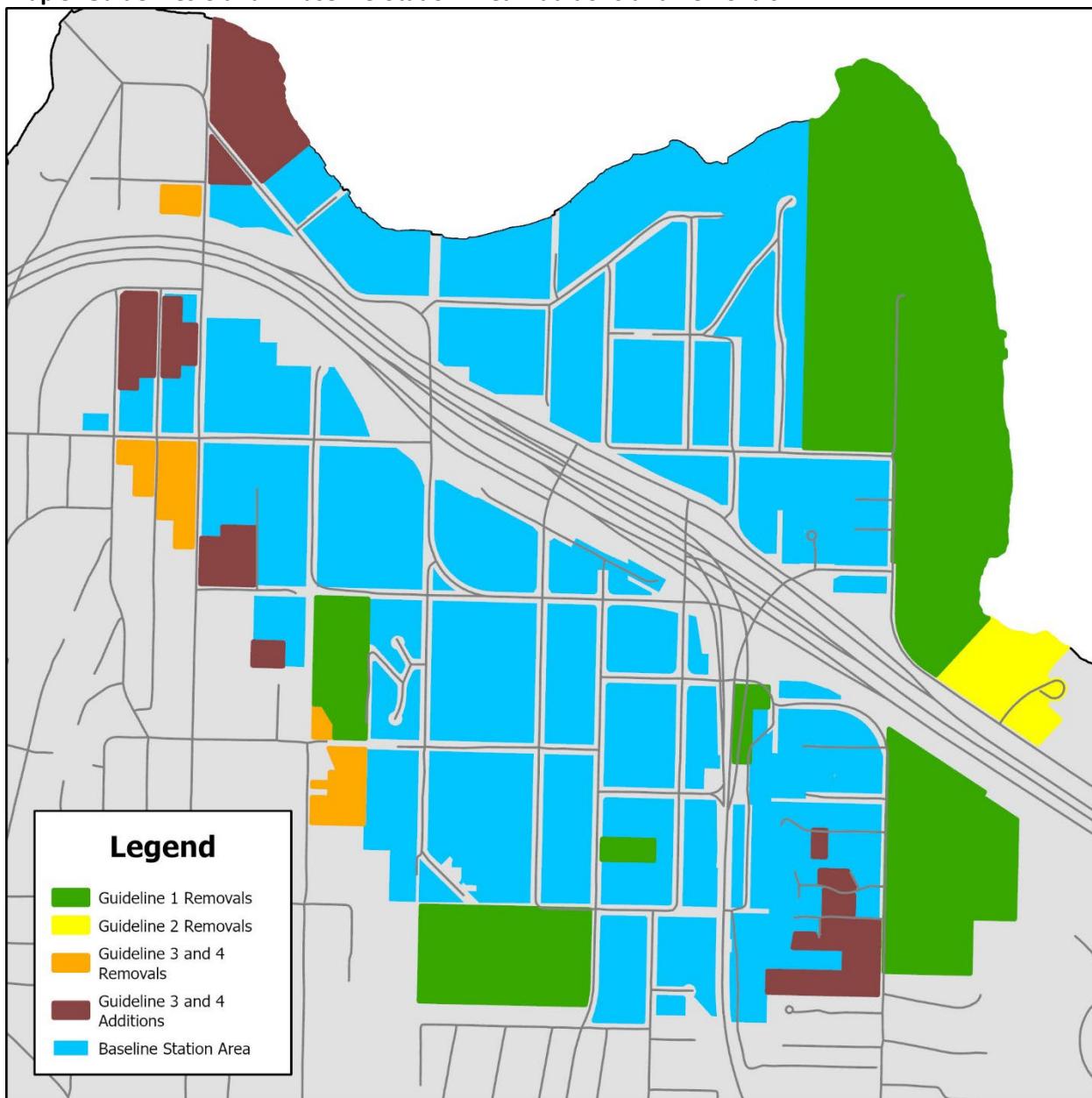
DRAFT

Map 3. Guideline 1 Baseline Station Area Removals.**STEP 3 – APPLY GUIDELINE 2**

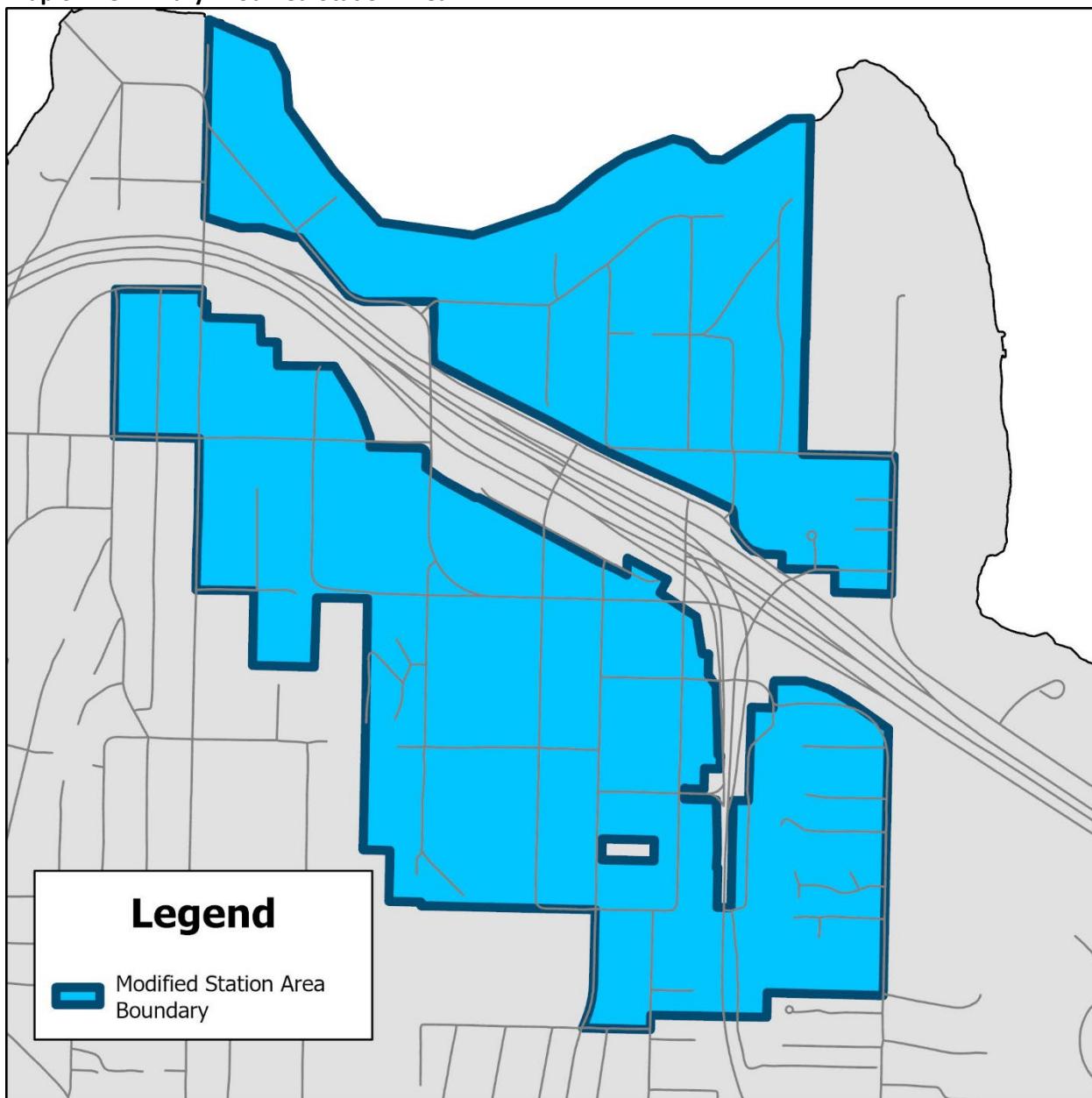
Guideline 2 would remove the areas that are noncontiguous with the station area after applying guideline 1. There is one area of the baseline station area that would be noncontiguous with the station area after applying guideline 1. The area to be removed by guideline 2 is shown on Map 4.

Map 4. Guideline 2 Baseline Station Area Removals.**STEP 4 – APPLY GUIDELINES 3 AND 4**

Guidelines 3 and 4 can be applied to address the other areas of the baseline station area boundary that have not been affected by the first two guidelines. First, guideline 3 would move the boundary to align with City streets. Then, in some areas aligning with streets does not make a logical boundary, the boundary was aligned with the existing zoning boundaries. Applying guidelines 3 and 4 results in both additions and removals from the baseline station area because the boundary is moving to align with existing infrastructure and zoning map boundaries. Map 5 shows the additions and removals that result from guidelines 3 and 4.

Map 5. Guidelines 3 and 4 Baseline Station Area Additions and Removals.

After all the guidelines were applied, a new modified station area boundary was produced. This modified station area boundary is shown on Map 6.

Map 6. Preliminary Modified Station Area.

There are three areas of the modified station area boundary that are affected by the application of guidelines 3 and 4 and prompt a more detailed explanation. These three areas are:

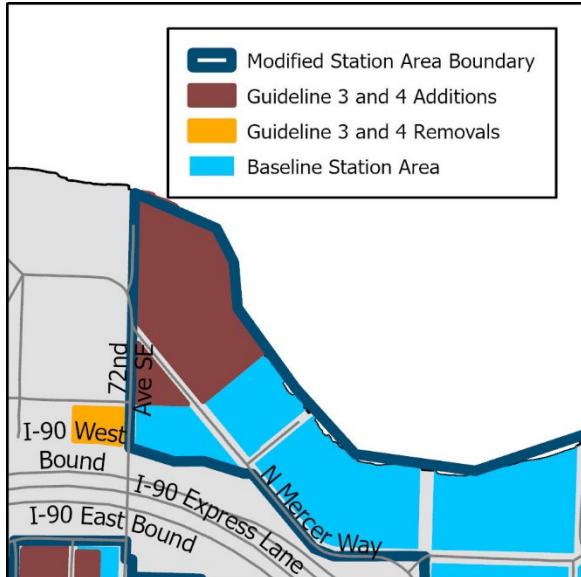
- Northwest corner;
- Western boundary; and
- Southern boundary.

Northwest Corner

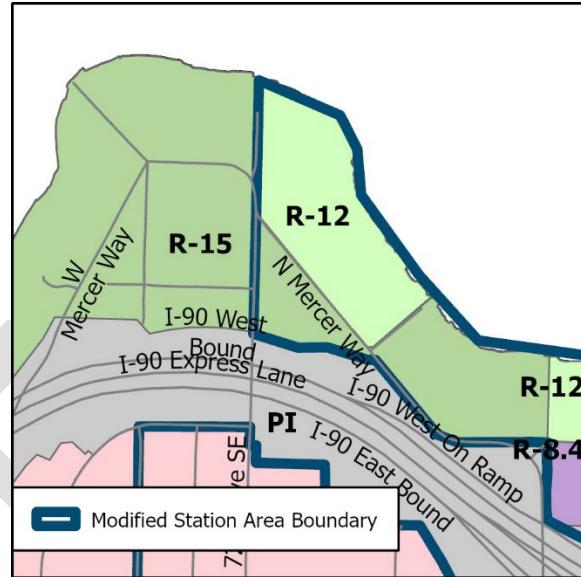
The baseline station area in the northwest corner would cross through the middle of an existing neighborhood and place some properties within the station area and leave some out. The northwest corner of the station area boundary can be drawn to align with 72nd Ave SE to avoid dividing the

neighborhood in the area. 72nd Ave SE was selected when applying guideline 3 in this area because the other street in this area, 74th Ave SE would have further reduced the size of the station area without a corresponding increase elsewhere to balance the station area additions and subtractions.

Map 7. Northwest Corner.



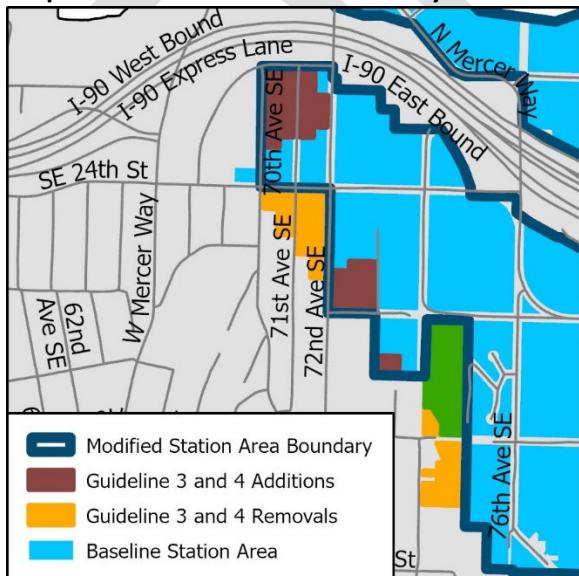
Map 8. Northwest Corner.



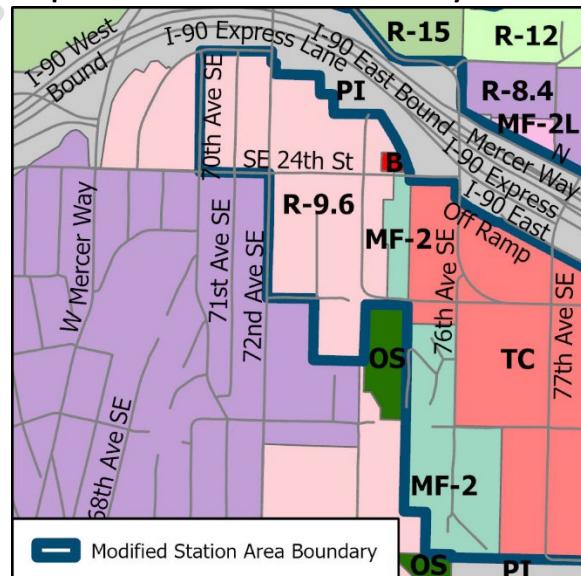
Western Boundary

The western boundary south of I-90 is proposed based on a combination of both guidelines 3 and 4. Here, the boundary is aligned with the City street 70th Ave SE between I-90 and SE 24th Street. South of SE 24th Street, the existing zoning boundary and 72nd Ave SE make the initial logical boundary. Map 9 shows the western modified station area boundary, the baseline station area, and the guidelines 3 and 4 additions and subtractions. Map 10 shows the western modified station area boundary and the existing zoning.

Map 9. Modified Western Boundary.



Map 10. Modified Western Boundary.

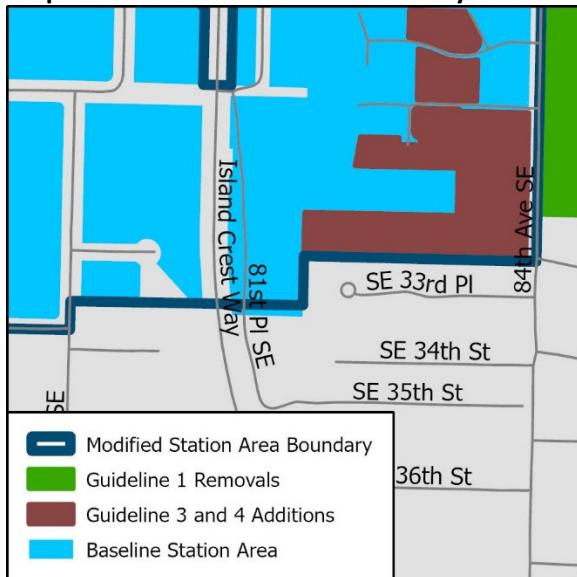


Southern Boundary

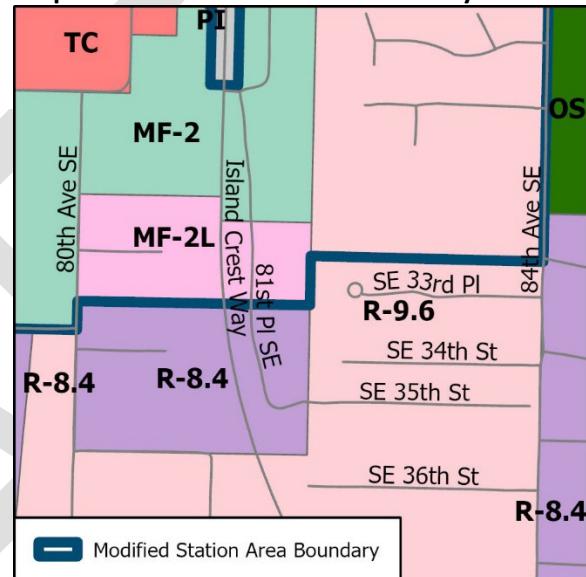
The southern boundary west of Mercerdale Park would follow the existing zoning boundary of the MF-2 and MF-2L zones until after it crosses Island Crest Way. The southern boundary presents a challenge for the application of guidelines 3 and 4:

- 1) The existing zoning boundary between the MF-2L and R-9.6 zones does not make a clear southern station area boundary, and
- 2) The City streets do not outline a clear southern boundary line between the MF-2L zone and 84th Ave SE.

Map 11. Modified Southern Boundary.



Map 12. Modified Southern Boundary.

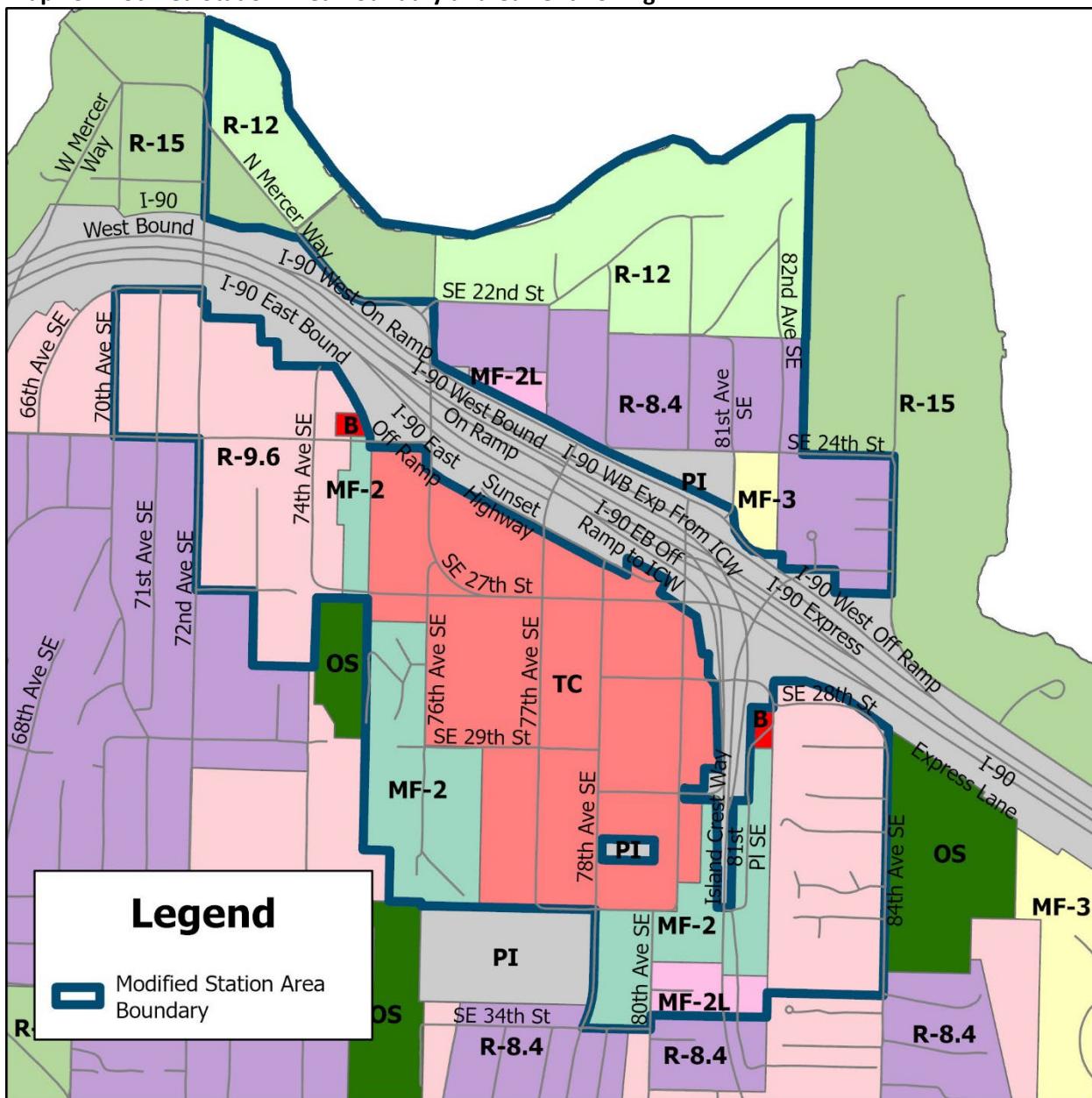


MODIFIED STATION AREA DESCRIPTION

The modified station area boundary is shown in dark blue outline on Map 13. Map 13 includes the current zoning in the modified station area. The modified station area would be composed of the following existing zones:

- Single-Family Zones: R-8.4, R-9.6, R-12, and R-15
- Town Center Subareas: TC-7, TC-5, TC-5 plus, TC-3, TCMF-4, and TCMF-3
- Multifamily Zones: MF-3, MF-2, and MF-2L
- Commercial Zone: B

The station area is characterized by three main types of development: single-family homes, low-rise multifamily, and mid-rise mixed-use. The existing multifamily zones are largely fully developed with two to three story multifamily development. The mid-rise mixed-use development is entirely within the existing Town Center zone and has a range of 3 to five story buildings. The Town Center zone is also the commercial center of the city.

Map 13. Modified Station Area Boundary and Current Zoning.

Modified Station Area – Removals

The areas that are within the baseline station area (wholly or partially within one-half mile walking distance of the light rail station) and would be removed from the modified station area after applying the four guidelines total about 114 acres not counting the I-90 corridor. One-hundred of the excluded acres are public lands not expected to be rezoned or developed as a part of the GMA compliance effort: a lot in the Island Crest Way interchange, parks, open space, Fire Station #91, or the Mercer Island Community and Events Center. Guideline 2 removes about 7 acres from the modified station area because it would be noncontiguous after the removals from guideline 1. Then finally, the application of guidelines 3 and 4 would remove approximately another 7 acres as the boundary is adjusted to align with city streets and existing zoning boundaries.

Modified Station Area – Additions

Applying guidelines 3 and 4 would add roughly 19 acres to the modified station area as the boundary is adjusted to align with city streets and existing zoning boundaries. The areas added to the station area include:

- Residential area northwest of the boundary and east of 72nd Street
- Residential lots in the R-9.6 zone along the western boundary, south of I-90
- Residential lots in R-9.6 zone west of Upper Luther Burbank Park

Total Modification Summary

Baseline Station Area	341.6 acres
Area Removed By Guideline 1	100.4 acres
Area Removed by Guideline 2	6.85 acres
Area Removed by Guidelines 3 and 4	6.8 acres
Total Area Removed from the Baseline Station Area (Guidelines 1-4)	114.05 acres
Area Added by Guidelines 3 and 4	19.35 acres
Modified Station Area	246.9 acres

(Note: this total excludes rights of way)



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6866
February 17, 2026
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6866: GMA Compliance Public Engagement Plan	<input type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Approve the GMA Compliance Public Engagement Plan.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Community Planning and Development Deputy Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Draft GMA Compliance Scope, Schedule and Public Engagement Plan
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to present the draft Growth Management Act (GMA) Compliance Public Engagement Plan for City Council consideration.

- After an appeal of the Mercer Island 2024 Comprehensive Plan, the Growth Management Hearings Board (GMHB) ordered the City to update the Comprehensive Plan and associated development regulations to address four issues identified in the GMHB order.
- At the January 16, 2026, City Council Planning Session, the Council approved seven motions that provided direction to the staff on the GMHB Order compliance strategies. Motion #5 directed the staff to return to the City Council with a public engagement plan in February 2026.
- The City Council will also be reviewing compliance strategy options at the February 17, 2026, City Council meeting (see AB 6865) and discussing opportunities to condense the legislative review process (see AB 6871).
- The draft Public Engagement Plan (Exhibit 1) outlines the key milestones for the GMA Compliance project and identifies the opportunities for community engagement in the decision-making process.
- It is important to acknowledge that the Public Engagement Plan is a roadmap and meetings, engagement strategies, and communications will be adapted as the work progresses.

BACKGROUND

Growth Management Hearings Board Final Decision and Order

Cities and counties in Washington State are required to adopt a comprehensive plan under the Growth Management Act (GMA). Mercer Island most recently completed a periodic review and update of its Comprehensive Plan in 2024 (see [AB 6573](#)). The 2024 adoption of the Mercer Island Comprehensive Plan periodic review and update was appealed to the Growth Management Hearings Board (GMHB) on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB case number 25-3-0003). On August 1, 2025, the GMHB issued a Final Decision and Order (GMHB Order) finding that the Housing Element of the Comprehensive Plan was noncompliant with some of the provisions of the GMA and remanded the Comprehensive Plan to the City for revision.

The Comprehensive Plan adopted in 2024 remains in effect during the remand, but the City must complete work to update the plan and comply by the timeline established by the GMHB Order (RCW 36.70A.300(3)(b)). The compliance timeline is one year from when the GMHB issued its decision; work must be completed by July 31, 2026. Failure to comply with the GMHB Order may result in sanctions against the City (RCW 36.70A.340).

The GMHB Order requires the City to address four issues:

1. Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
2. Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions ("aka adequate provisions") that will increase the supply of affordable housing.
3. Station Area Subarea Plan: Adopt a subarea plan for the area around the transit station.
4. Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

A more detailed description of the GMHB Order and its implications is provided in [AB 6838](#).

ISSUE/DISCUSSION

At the January 16, 2026 City Council Planning Session, the Council directed the City Manager to prepare a Public Engagement Plan to support the GMA Compliance Work, which is included as Exhibit 1. The Plan includes key milestones and outlines the timeline and opportunities to connect with the community on this significant body of work.

In preparing the Public Engagement Plan, it is important to recognize that the deadline for compliance is the end of July, which is very compressed. During this time staff anticipate holding at least two community information sessions. In addition, the policy work will be presented to the City Council and Planning Commission over 8 to 10 public meetings.

The City will actively advertise these meetings and promote all opportunities for engagement with both the City Council and the Planning Commission, using multiple communication channels to ensure the community is informed and encouraged to participate throughout the process.

Finally, it is important to acknowledge that the Public Engagement Plan is a roadmap and meetings, engagement strategies, and communications will be adapted as the work progresses.

Immediate Next Steps

The City has received substantial public correspondence regarding the GMHB Order and related compliance efforts. To continue meaningful public engagement and gather additional input, staff recommend hosting a community information session in the next two weeks. At that session, staff will provide an overview of the GMHB Order, share the proposed compliance framework, and outline any direction resulting from the February 17, 2026 City Council meeting. Staff will also provide information to the community on upcoming meetings and other ways to engage during this process.

NEXT STEPS

The City and consultant team will continue developing the GMA compliance strategy.

RECOMMENDED ACTION

Approve the GMA Compliance Public Engagement Plan and direct staff to schedule the first community information session.

PUBLIC ENGAGEMENT PLAN (DRAFT)

Comprehensive Plan – Growth Management Act Compliance

PROJECT DESCRIPTION

This document identifies the key milestones for the GMA Compliance project and the opportunities for community engagement in the decision-making process.

PROJECT BACKGROUND

Growth Management Hearings Board Final Decision and Order

Cities and counties in Washington State are required to adopt a comprehensive plan under the Growth Management Act (GMA). Mercer Island recently completed a periodic review and update of its Comprehensive Plan in 2024 (see [AB 6573](#)). The 2024 adoption of the Mercer Island Comprehensive Plan periodic review and update was appealed to the Growth Management Hearings Board (GMHB) on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB Case No. 25-3-0003). On August 1, 2025, the GMHB issued a Final Decision and Order (GMHB Order) finding that the Housing Element of the Comprehensive Plan was noncompliant with some of the provisions of the GMA and remanded the Comprehensive Plan to the City for revision.

The Comprehensive Plan adopted in 2024 remains in effect during the remand; however, the City must complete work to update the plan and comply with the timeline established by the GMHB Order ([RCW 36.70A.300\(3\)\(b\)](#)). The compliance timeline is one year from when the GMHB issued its decision; work must be completed by July 31, 2026. Failure to comply with the GMHB Order can result in sanctions against the City ([RCW 36.70A.340](#)).

The GMHB Order requires the City to address four issues:

1. Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
2. Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions (“aka adequate provisions”) that will increase the supply of affordable housing.
3. Station Area Subarea Plan: Adopt a subarea plan for the area around the transit station.
4. Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

A more in depth description of the GMHB Order and its implications is provided in [AB 6838](#).

PUBLIC ENGAGEMENT PLAN

Public Engagement Goals

The City's public engagement goals for this project are identified below:

- Provide the Mercer Island community with timely information on the GMHB Order, the compliance process, and the scope of work. Provide project status updates and opportunities for the community to review and comment on proposed amendments to the Comprehensive Plan and development regulations.
- Make draft documents readily available on the Let's Talk page.
- Provide opportunities for public input at project milestones and via public hearings prior to decision-making by the City Council.
- Consult and consider recommendations from state agencies, Native American tribes, and neighboring jurisdictions.

Public Engagement Opportunities

The project will meet the standard public engagement required for all Comprehensive Plan and development code amendments as established in Title 19 MICC, which includes the following steps:

- Notice of application posted onsite and mailed to property owners within 300 feet
- SEPA Notice of Decision and public comment period
- Public comment at Planning Commission meeting
- Public hearing notice at least 30 days prior to the Planning Commission public hearing.
- Public comment at Planning Commission public hearing
- Public comment at City Council meetings throughout the process

In addition to the engagement goals and opportunities outlined above, the City plans to keep the public informed through the methods outlined below.

Public Information Channels

A webpage has been created on the City's public engagement website, Let's Talk Mercer Island:

<https://letstalk.mercergov.org/comprehensive-plan-gma-compliance>. This webpage will be used to provide frequent project updates, event announcements, links to documents, and the opportunity to post public comments.

The webpage will be the central repository of all information related to the GMA Compliance project, including drafts under consideration, and available for public review and comment. The page also includes staff and City Council contact information for questions and comments. Additionally, the City's main website includes links to official notices, City Council, and Planning Commission agenda packets, meeting minutes, meeting videos, and related meeting materials. Finally, the City's e-newsletter, the *MI Weekly*, and social media accounts will be used to promote information about this project.

Community Information Sessions

Community information sessions will be held via online webinar or additional platforms to provide updates on the GMHB Order, the compliance strategy, and amendments that are under consideration. The sessions will be scheduled to coincide with key project milestones. See Table 1 for additional details on the anticipated timing of the community information sessions in relation to other project tasks.

Public Notice

Official public notice will be provided for decisions, public meetings, and public hearings as established in [MICC 19.15](#). Public hearing notices will be provided in the newspaper of record, posted onsite, and mailed to addresses within 300 feet.

Public Comment

Interested parties will be encouraged to provide comments to the City of Mercer Island during public comment at public meetings or via the Let's Talk webpage. All comments will be included in the public record for consideration during the legislative review of proposed Comprehensive Plan and development code amendments.

Public Meetings

The project is expected to be completed with approximately 8 to 10 public meetings. The City Council will be briefed on this scope of work and will provide initial input on the GMHB compliance strategy. At subsequent meetings, the City Council will be briefed on consultant analyses and staff recommendations.

Once the compliance strategy is fully established, the City Council will direct the Planning Commission to initiate the legislative review process, and the staff will prepare the draft comprehensive plan and development code amendments for review.

The Planning Commission will be the primary forum for detailed review of proposed amendments, public comments, and recommendations to the City Council via the established legislative review process in [MICC 19.15](#). The Planning Commission will hold public hearings to review proposed amendments to the Comprehensive Plan and development regulations. Interested parties will be encouraged to attend and provide comments. Official notices will be provided as outlined above, under Public Notice. The Planning Commission review is expected to begin in May, and a recommendation must be transmitted to the City Council by early June.

The City Council is expected to review the Planning Commission recommendation in June and July, to adopt amendments to the Comprehensive Plan and development regulations ahead of the July 31, 2026, GMHB compliance deadline.

OVERVIEW OF PROJECT TASKS

This project will involve the tasks outlined in Table 1. Opportunities for public comment at public meetings is denoted with the star inside the circle.

Table 1. Project Master Schedule

Task #	Task	2026											
		J	F	M	A	M	J	J	A	S	O	N	D
1	City Council initial direction and scope of work approval		★										
2	Staff and consultant analysis												
3	Community Information Sessions		★				★						
4	Council briefing on consultant findings and initial direction on scope of work		★	★	★								
5	Draft comprehensive plan and development code amendments prepared by staff and consultants												
6	Planning Commission review and recommendation and public hearings						★	★					
7	City Council review and decision							★					
8	GMHB Order Compliance Deadline (July 31, 2026)												
9	GMHB Compliance Hearing (September 15, 2026)												
10	GMHB Ruling on Compliance (expected within 60 days of the Compliance Hearing)												



Information Sessions and Public Meetings



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6871
February 17, 2026
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6871: Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 First Reading)	<input checked="" type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Provide direction on the three alternatives presented to streamline the legislative review process to meet the July 31, 2026 GMHB Compliance Deadline.	

DEPARTMENT:	City Council
STAFF:	Jessi Bon, City Manager Kim Adams Pratt, Outside Land Use Counsel, Madrona Law
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Ordinance No. 26C-03
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

At its January 16, 2026, Planning Session, the City Council directed the City Manager to present alternatives to streamline the legislative review process for comprehensive plan amendments. This direction is in response to the July 31, 2026 Growth Management Hearings Board (GMHB) Order compliance deadline.

- The City is under an order from the GMHB to bring the City's Comprehensive Plan into compliance with the Growth Management Act (GMA) by July 31, 2026. The background information on this matter is provided in the City Council packet materials from the January 16, 2026, Council Planning Session (see [AB 6838](#)).
- This agenda item is one of three being considered by the City Council at its February 17, 2026 City Council meeting related to the GMHB Order. The other two are as follows:
 - AB 6865: GMA Compliance Strategy
 - AB 6866: GMA Public Engagement Plan
- Compliance with the GMHB Order will require the City to amend its Comprehensive Plan, recently adopted in December 2024. The minimal procedural requirements for adopting comprehensive plan amendments under the GMA and chapter 35A.63 RCW are (1) a public hearing of the proposed amendments before the planning agency, followed by (2) a recommendation of the amendments by the planning agency.

- Currently, under Mercer Island City Code (“MICC”) 3.46.020, the role of the “planning agency” is delegated to the City’s Planning Commission, which holds public hearings and makes recommendations to the City Council on proposed comprehensive plan amendments.
- The process of reviewing Comprehensive plan amendments requires the Planning Commission to perform the procedural requirements described previously, and upon completion of those steps a recommendation is provided to the City Council for final review and adoption. Once review by the Planning Commission commences, the timeline for the Planning Commission to perform this work ranges from two to six months, depending on the scope of work.
- Alternative #1: To reduce the overall legislative review time, one alternative the City Manager evaluated is delegating the role of the “planning agency” to a Council Committee (instead of the Planning Commission).
- The new Council Committee would be established pursuant to Section 9 of the [City Council Rules of Procedure](#) with the responsibility to hold the required public hearings on proposed comprehensive plan amendments and to make recommendations to the entire Council. This approach would keep the work within the City Council and reduce the total legislative review time for comprehensive plan amendments. If the City Council desires to pursue this option, staff will need to receive that direction and return with the documents necessary to implement this procedural change.
- Alternative #2: If the City Council desires to maintain the current Planning Commission process to review comprehensive plan amendments, staff recommend the Council consider measures to ensure timely review and recommendation. This may include preparing hand-off instructions for the Planning Commission providing clear deadlines to return a recommendation to the City Council. Periodic joint meetings between the Planning Commission and the City Council may also be considered.
- Alternative #3: Another option the City Manager considered to lighten the anticipated workload of the Planning Commission is to amend the MICC to delegate site-specific re-zones to the City’s Hearing Examiner.
- This year the City will consider a site-specific rezone application, which is anticipated to come before the City Council and the Planning Commission at the same time the GMHB Order is being considered. A site-specific re-zone requires a quasi-judicial open record public hearing, review and preparation of recommendations to the City Council, all of which is currently performed by the Planning Commission. This site-specific re-zone is anticipated to be a significant body of work.
- The City Council has the option to amend the MICC to delegate to the City’s Hearing Examiner the authority to hold such hearings, and to review and make recommendations on site-specific rezones to the City Council.
- Using the Hearing Examiner for land-use quasi-judicial proceedings, including site-specific rezones, is generally agreed as best practices and recommended by organizations serving municipalities such as the Municipal Research and Services Center (MRSC), Association of Washington Cities (AWC) and Washington Cities Insurance Authority (WCIA).

BACKGROUND

The City is under an order from the Growth Management Hearings Board (GMHB) to bring the City’s comprehensive plan into compliance with the Growth Management Act (GMA) by July 31, 2026. The background information on this matter is provided in the City Council packet materials from the January 16, 2026 Council Planning Session (see [AB 6838](#)).

This agenda item is one of three being considered by the City Council at its February 17, 2026, City Council meeting related to the GMHB Order. The other two are as follows:

- AB 6865: GMA Compliance Strategy
- AB 6866: GMA Compliance Public Engagement Plan

ISSUE/DISCUSSION

The amount of work required to achieve compliance by July 31, 2026 (described in the aforementioned ABs) is significant and will require amendments to the City's Comprehensive Plan, which was most recently adopted in December 2024. The City's development regulations will also need to be amended.

Considering the substantial scope of work and the tight deadline for completing it, the City Council adopted a motion at its January 16, 2026 Planning Session directing the City Manager to prepare alternatives to streamline the legislative review process. Several alternatives were identified to address this directive and are further described below.

Alternative #1 – Formation of Council Committee to Serve as the “Planning Agency” for the City

The minimal procedural requirements for adopting comprehensive plan amendments under the GMA and chapter 35A.63 RCW include (1) a public hearing of the proposed amendments before the planning agency, followed by (2) a recommendation of the amendments by the planning agency to the City Council for legislative action.

Currently, under Mercer Island City Code (MICC) 3.46.020, the role of the “planning agency” is delegated to the City’s Planning Commission, which holds public hearings and makes recommendations to the City Council on proposed comprehensive plan amendments

The process of reviewing Comprehensive plan amendments requires the Planning Commission to perform the procedural requirements described previously, and upon completion of those steps a recommendation is provided to the City Council for final review and adoption. Once review by the Planning Commission commences, the timeline for the Planning Commission to perform this work ranges from two to six months, depending on the scope of work.

The City Council has the option of delegating the role of “planning agency” to a new Council Committee comprised of three City Councilmembers. Under RCW 35A.63.010 and .020, the City Council may assign the “planning agency” duties to “any person, body, or organization designated by the [City Council] to perform a planning function or portion thereof for a municipality, and includes, without limitation, any commission, committee, department, or board together with its staff members, employees, agents, and consultants.” Under this scenario, a new Council Committee would be formed to conduct the required public hearings on the proposed comprehensive plan amendments and make recommendations to the entire City Council.

A Council Committee, established pursuant to Section 9 of the [City Council Rules of Procedure](#) to perform the functions required to adopt comprehensive plan amendments, would meet the statutory definition of a “planning agency.”

This approach would keep the work within the City Council and reduce the total legislative review time for the comprehensive plan amendments necessary to meet with the July 31, 2026 deadline to comply with the GMHB Order.

If the City Council desires to pursue this option, staff will need to receive that direction and return with the documents necessary to implement this procedural change.

Alternative #2: Set Planning Commission Review Schedule/Deadlines

If the City Council wishes to retain the current Planning Commission process for reviewing comprehensive plan amendments, staff recommend that the Council consider implementing measures to ensure a timely and predictable review schedule. This could include providing clear hand-off directions to the Planning Commission at the outset of the legislative review process, along with established timelines and expectations for when a recommendation must be returned to the City Council.

In addition, periodic joint meetings between the Planning Commission and the City Council may be beneficial to promote alignment on policy objectives, clarify expectations, and reduce the potential for rework or delay.

Alternative #3: Delegate Site Specific Re-Zone Requests to the Hearing Examiner

The City Manager also endeavored to review other work items the City Council and Planning Commission will be undertaking in the coming year to identify opportunities to reduce the workload.

This year the City will consider a site-specific rezone application, which is anticipated to come before the City Council and the Planning Commission at the same time the GMHB Order is being considered. A site-specific re-zone requires a quasi-judicial open record public hearing and review and preparation of recommendations to the City Council, all of which is currently performed by the Planning Commission. This site-specific re-zone is anticipated to be a significant body of work.

The City Council has the option to amend the MICC to delegate the authority to hold such hearings, and to review and make recommendations on site-specific rezones to the Hearing Examiner. Currently, all other quasi-judicial open record public hearings are performed by the Hearing Examiner.

Professional Hearing Examiners possess the training and qualifications to ensure that proper procedures are maintained throughout the hearing and to admit and handle evidence properly. They produce decisions that are more consistent with applicable code criteria and other laws, and they are more likely to be free from political influences – all of which results in better administrative records and more defensible decisions for the City.

Using the Hearing Examiner for land-use quasi-judicial proceedings, including site-specific rezones, is generally agreed and strongly recommended as best practices by organizations and agencies serving municipalities, such as the Municipal Research and Services Center (MRSC), Association of Washington Cities (AWC), and Washington Cities Insurance Authority (WCIA). Their recommendation is based on reducing liability and risk, as well as improving the consistency and quality of decisions.

If this alternative is considered, the City Council will continue to retain final decision-making authority on site-specific rezones, based on the recommendation of the Hearing Examiner and the record established during the open record hearing. A few examples of code cities that delegate site-specific rezones to their Hearing Examiners include Kirkland, Issaquah, Black Diamond, Burien, and Bremerton.

City Manager Recommendation

The City Manager recommendation is two-fold: (1) Approve Alternative #2 to ensure timely Planning Commission review by directing the City Manager to develop clear hand-off instructions and legislative review deadlines to be included in the comprehensive plan legislative review transmittal memo to the Planning Commission and, (2) Approve Alternative #3 to delegate site-specific rezones to the Hearing Examiner.

Should the City Council concur with this recommendation, Ordinance No. 26C-03 (Exhibit 1) implements Alternative #3 and is presented for a first reading.

NEXT STEPS

The staff will receive direction from the City Council and take the steps necessary to implement.

RECOMMENDED ACTION

Three Alternative Motions:

Alternative #1: Move to Direct the City Manager to return to the City Council with the documents needed to establish a City Council Committee to perform the “planning agency” duties as described in 35A.63 RCW.

Alternative #2: Direct the City Manager to develop clear hand-off instructions and legislative review deadlines to be included in the comprehensive plan legislative review transmittal memo to the Planning Commission.

Alternative #3: Schedule Ordinance No. 26C-03 for second reading and adoption at the next possible City Council Meeting.

**CITY OF MERCER ISLAND
ORDINANCE NO. 26C-03**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON
REVISING THE PROCESS FOR SITE SPECIFIC REZONES; AMENDING MICC
CH. 19.15, ADMINISTRATION; PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, RCW 42.36.010, Local land use decisions, defines quasi-judicial actions as those that determine the legal rights, duties, or privileges of specific parties in a hearing or other contested case proceeding; and

WHEREAS, professional hearing examiners are trained in and skilled at conducting quasi-judicial hearings; and

WHEREAS, the City Council wishes to utilize the expertise of a professional hearing examiner to conduct quasi-judicial hearings in accordance with the requirements of Ch. 42.36 RCW, Appearance of Fairness Doctrine, and the Mercer Island City Code (MICC).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON,
DO HEREBY ORDAIN AS FOLLOWS:

Section 1. MICC Ch. 19.15, Amended. MICC Chapter 19.15, Administration, shall be amended as set forth in Exhibit A to this Ordinance. Exhibit A is incorporated herein by this reference as if set forth in full. All other text of the sections or subsections of the Mercer Island City Code shall remain unchanged and in full force.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance or any municipal code section amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance or its application to any other person, property, or circumstance.

Section 3. Publication and Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT
ITS MEETING ON _____, 2026.

CITY OF MERCER ISLAND

David Rosenbaum, Mayor

Approved as to Form:

Bio Park, City Attorney

ATTEST:

Andrea Larson, City Clerk

Date of Publication:

Exhibit A

19.15.020 - Legislative actions.

Legislative actions involve the creation, amendment or implementation of policy or law by ordinance. In contrast to the other types of actions, legislative actions apply to geographic areas (area-wide) and implement adopted city policy, promote the community interest, and are normally of interest to many property owners and citizens. Legislative actions are only adopted after an open record public hearing. Review procedures for legislative actions are located in MICC 19.15.260. Legislative actions include street vacations, comprehensive plan amendments, area-wide reclassification of property (rezones), and code amendments.

19.15.030 - Land use review types.

E. The types of land use approvals and are listed in Table A of this section. The required public process for each type of land use approval are listed in Tables A-D of this section.

H. *Land use review types and review processing procedures.*

Table D – Type IV Land Use Reviews

Permit	Pre-Application Meeting Required (MICC 19.15. .050)	Determination of Completeness (MICC 19.15. 070)	Public Notification (MICC 19.15. 080)	Notice of Application (MICC 19.15. 090)	Public Comment Period	Public Hearing (MICC 19.15. .140)	Notice of Decision (MICC 19.15. .120)	Decision Body	Timeline Decision Due from Date of Completeness (MICC 19.15. .030)	Appeal Authority (MICC 19.15.130)
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Preliminary long plat	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Conditional use permit	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Variance	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Critical areas reasonable use exception	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Long plat alteration and vacations	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Parking modifications (reviewed by hearing examiner)	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Variance from short plat acreage limitation	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Wireless communication facility height variance	Yes	No	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Planned unit development	Yes	Yes	No	Yes	30 days	Yes	No	Hearing Examiner	170 days	Superior Court

Hearing Examiner design review	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Permanent commerce on public property	Yes	Yes	No	Yes	30 days	Yes	Yes	Hearing Examiner	170 days	Superior Court
Shoreline conditional use permit (SCUP)	Yes	Yes	No	Yes	30 days	Yes	Yes	Ecology after Hearing Examiner Recommendation	170 days	Shoreline Hearings Board
Shoreline variance	Yes	Yes	No	Yes	30 days	Yes	Yes	Ecology after Hearing Examiner Recommendation	170 days	Shoreline Hearings Board
Shoreline revision (variance and SCUP)	Yes	Yes	No	Yes	30 days	Yes	Yes	Ecology	170 days	Shoreline Hearings Board
<u>Site-Specific Rezone</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>30 days</u>	<u>Yes</u>	<u>Yes</u>	<u>City Council after Hearing Examiner Recommendation</u>	<u>170 days</u>	<u>Superior Court</u>

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19.15.230 - Comprehensive plan amendments and docketing procedures.

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G. Combined.comprehensive.plan.amendment.and.area_wide rezone. In cases where both a comprehensive plan amendment and an area-wide rezone are required, both shall be considered together, and all public notice must reflect the dual nature of the request.

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19.15.260 - Review procedures for comprehensive plan amendments, reclassification of property, and code amendments; Procedure for Site-Specific Rezones.

A. The city shall issue a notice for comprehensive plan amendments, reclassifications of property, and zoning code text amendments as described in MICC 19.15.230, 19.15.240, and 19.15.250. Notice shall be provided in the weekly CPD bulletin, a newspaper of general circulation, made available to the general public upon request, and, if the proposed amendment will affect a specific property or defined area of the city, mailed to all property owners within 300 feet of the affected property or defined area, and posted on the site in a location that is visible to the public right-of-way.

1. The notice shall include the following information:

- a. The name of the party proposing the proposed amendment or change;
- b. The location and description of the project, if applicable;
- c. The requested actions and/or required studies;
- d. The date, time, and place of the open record hearing;
- e. Identification of environmental documents, if any;
- f. A statement of the public comment period which shall not be less than 30 days. The city shall accept public comments at any time prior to the closing of the record of an open record predecision hearing; and a statement of the rights of individuals to comment on the application, receive notice and participate in any hearings, request a copy of the decision once made and any appeal rights;

- g. The city staff contact and contact information;
- h. The identification of other reviews or permits that are associated with the review of the proposed comprehensive plan, zoning text, or zoning map amendment, to the extent known by the city;
- i. A description of those development regulations used in determining consistency of the review with the city's comprehensive plan;
- j. A link to a website where additional information about the project can be found; and
- k. Any other information that the city determines appropriate.

2. Timing.of.notice; The city shall provide the notice at least 30 days prior to the hearing.

3. The city shall accept public comments at any time prior to the closing of the record of an open record public hearing.

B. Review.after.public.hearing;

- 1. Following the completion of the open record public hearing for comprehensive plan amendments, area-wide reclassification of property (rezones), and code amendments, the planning commission shall consider the proposed amendment for conformance with the criteria as listed in the applicable section, the comprehensive plan and other applicable development standards.
- 2. The planning commission shall make a written recommendation on the review to the city council.
- 3. The city council shall consider the planning commission's recommendation at a public meeting where it may adopt or reject the planning commission's recommendations or remand the review back to the planning commission.

C. Procedure for site-specific reclassification of property (rezones).

1. The open record public hearing for site-specific reclassification of property (rezones) shall be held by the City's Hearing Examiner. The Hearing Examiner shall consider the application for site-specific rezone for conformance with the criteria as listed in MICC 19.15.240, and other applicable development standards. The burden of proof for demonstrating that the application is consistent with the applicable standards is on the applicant.

2. After closing the open record public hearing on the site-specific rezone, the Hearing Examiner shall make a written recommendation on the application based upon the record to the city council.

3. The city council shall consider the Hearing Examiner's recommendation and issue a decision on the application as a closed record review. In its decision, the City Council shall have discretion to adopt or reject any portion of the Hearing Examiner's recommendation.

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2026 PLANNING SCHEDULE

Item 12.

Please email the City Manager & City Clerk when an agenda item is added, moved, or removed.

Items are not listed in any particular order. Agenda items & meeting dates are subject to change.

MARCH 3, 2026 ABSENCES: Larson		DD 2/19	FN 2/20	CA 2/20	Clerk 2/23	CM 2/23
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
30	AB 6872: Sustainability Work Program Annual Update				Jason Kintner/Kellye Hilde/Alanna DeRogatis	
30	AB 6836: Electric Vehicle Charging Infrastructure Plan Project Update				Jason Kintner/Kellye Hilde /Alanna DeRogatis	
CONSENT AGENDA						
--	AB 6873: February 25, 2026 Payroll Certification				Ali Spietz/Nicole Vannatter	
--	AB 6874: Certification of Claims February 1-15, 2026				LaJuan Tuttle/Ashley Olson	
--	AB 6858: Modification to the Interlocal Agreement for the Independent Force Investigation Team of King County (IFIT-KC)				Michelle Bennett/Jeff Magnan	
--	AB 6870: Parking Enforcement System Appropriation Request				Carson Hornsby	
--	AB 6875: Forged Fiber 37, LLC Franchise Agreement (Ord. No. 26-01; Second Reading)				Jason Kintner/Kellye Hilde/Rebecca Corigliano	
--	AB 6876: Island Crest Way Corridor Improvements Trail Easement				Jason Kintner/Kellye Hilde/Rebecca Corigliano	
--	AB 6877: Safe Streets and Roads for All Program Grant Agreement				Jason Kintner/Kellye Hilde/Rebecca Corigliano	
--	AB 6878: Reservoir Standby Generator Replacement Project Closeout				Jason Kitner/Kellye Hilde/Chris Marks	
--	AB XXXX: Legislative Review Procedural Options to Help City Meet GMHB Order Compliance Deadline (Second Reading Ord. No. 26C-03)				Jessi Bon/Kim Adams Pratt	
--	AB 6879: Open Space Conservancy Trust Annual Report to Council and 2026 Work Plan				Sam Harb	
REGULAR BUSINESS						
15	AB 6880: Public Hearing and Renewal of Interim Regulations related to STEP Housing (HB 1220) (First Reading Ord. No. 26-02)				Jeff Thomas/Molly McGuire	
120	AB 6881: Review of City Facility Strategy Community Engagement Results and Council Direction on Facility Strategy Goals & Objectives				Jessi Bon/Jason Kintner/Kellye Hilde/Robbie Cunningham Adams	
	AB 6841: 2025-2026 Work Plan Update				Jessi Bon	
EXECUTIVE SESSION						

MARCH 17, 2026 ABSENCES:		DD 3/5	FN 3/6	CA 3/6	Clerk 3/9	CM 3/9			
ITEM TYPE TIME TOPIC				STAFF					
CONSENT AGENDA									
--	AB 6882: March 10, 2026 Payroll Certification				Ali Spietz/Nicole Vannatter				
	AB 6883: Certification of Claims February 16-28, 2026				LaJuan Tuttle/Ashley Olson				

--	AB 6884: Vietnam Veteran's Day 2026, Proclamation No. 378	Mayor Rosenbaum/Andrea Larson	Item 12.
--	AB 6885: 76 th Avenue SE Mid-Block Crossing and ADA Improvements Bid Award	Jason Kintner/Clint Morris/Rebecca Corigliano	
--	AB 6886: Renewal of Interim Regulations related to STEP Housing (HB 1220) (Second Reading Ord. No. 26-02)	Jeff Thomas/Molly McGuire	
REGULAR BUSINESS			
15	AB 6887: Arts Council, Open Space Conservancy Trust, and Utility Board Vacancy Appointments (Resolution Nos. 1690 and 1691)	Mayor Rosenbaum/Andrea Larson	
60	AB 6888: GMA Compliance Strategy	Jeff Thomas/Alison Van Gorp	
EXECUTIVE SESSION			

APRIL 7, 2026	ABSENCES:	DD 3/26	FN 3/27	CA 3/27	Clerk 3/30	CM 3/30
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
60	AB xxxx: Deane's Children's Park Site Plan – Preferred Site Plan Review				Jason Kintner/Kellye Hilde/Shelby Perrault	
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: March 25, 2026 Payroll Certification				Ali Spietz/Nicole Vannatter	
--	AB xxxx: Certification of Claims March 1-15, 2026				LaJuan Tuttle/Ashley Olson	
--	AB xxxx: Autism Acceptance Month, Proclamation No. xxx				Mayor Rosenbaum/Andrea Larson	
--	AB xxxx: Sexual Assault Awareness Month, Proclamation No. xxx				Mayor Rosenbaum/Andrea Larson	
--	AB xxxx: Black Wellness Week, Proclamation No. xxx				Mayor Rosenbaum/Andrea Larson	
REGULAR BUSINESS						
60	AB xxxx: 2027-2032 Six-Year Transportation Improvement Program (TIP) Preview and Public Hearing				Jason Kintner/Clint Morris/Rebecca Corigliano/Ian Powell	
90	AB xxxx: HOLD FOR CITY FACILITIES AGENDA ITEM				Jessi Bon/Jason Kintner/Kellye Hilde/Robbie Cunningham Adams	
30	AB xxxx: Water Supply Pipeline Project Update				Jason Kintner/Kellye Hilde/Clint Morris/Ian Powell	
EXECUTIVE SESSION						

APRIL 21, 2026	ABSENCES:	DD 4/9	FN 4/10	CA 4/10	Clerk 4/13	CM 4/13
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						

SPECIAL BUSINESS		
CONSENT AGENDA		
--	AB xxxx: April 10, 2026 Payroll Certification	Ali Spietz/Nicole Vannatter
--	AB xxxx: Certification of Claims March 16-31, 2026	LaJuan Tuttle/Ashley Olson
--	AB xxxx: Earth Day, Proclamation No. xxx	Mayor Rosenbaum/Alanna DeRogatis
REGULAR BUSINESS		
60	AB xxxx: GMA Compliance Strategy	Jeff Thomas/Alison Van Gorp
60	AB xxxx: Capital Project Update	Jason Kintner/Kellye Hilde
EXECUTIVE SESSION		

MAY 5, 2026		DD 4/23	FN 4/24	CA 4/24	Clerk 4/27	CM 4/27
ABSENCES:						
ITEM TYPE TIME TOPIC						STAFF
STUDY SESSION						
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: April 24, 2026 Payroll Certification					
--	AB xxxx: Certification of Claims April 1-15, 2026					
--	AB xxxx: Affordable Housing Week Proclamation No. xxx					
--	AB xxxx: Deane's Children's Park Site Plan Adoption					
REGULAR BUSINESS						
15	AB xxxx: 2026 Board and Commission Appointments					
30	AB xxxx: 2027-2032 Six-Year Transportation Improvement Program (TIP) Adoption					
90	AB xxxx: HOLD FOR CITY FACILITIES AGENDA ITEM					

30	AB xxxx: Luther Burbank Park Waterfront Improvements – Bid Award	Jason Kintner/Kellye H Shelby Perrault/Sarah Bluvas	Item 12.
EXECUTIVE SESSION			