

AMENDED AGENDA

DES MOINES CITY COUNCIL REGULAR MEETING City Council Chambers VIA ZOOM

Thursday, November 18, 2021 - 5:00 PM

NOTE: The City of Des Moines is currently operating under a Proclamation of Emergency issued on March 5, 2020 and Governor Inslee's Stay-at-Home order issued March 23, 2020 in response to the COVID-19 Pandemic. Accordingly, this meeting will be held virtually using Zoom.

Public Comment continues to be encouraged and will be accepted in the following manner:

- (1)** In writing, either by completing a [council comment form](#) or by mail; Attn: City Clerk Office, 21630 11th Avenue S., Des Moines WA 98198 no later than 4:00 p.m. day of the meeting. Please provide us with your first and last name and the city in which you live. Your full name and the subject of your public comment will be read into the record at the Council meeting. Incomplete forms will not be read into the record, however the full correspondence will be attached to the Council packet and uploaded to the website as part of the permanent record.
- (2)** By participation via Zoom. If you wish to provide oral public comment please complete the [council comment form](#) no later than 4:00 p.m. day of the meeting to receive your Zoom log-in and personal identification number. Please note that Zoom attendees do not interact with one another; they join in listen-only mode until it is their turn to address the Council

City Council meeting can also be viewed live on Comcast Channel 21/321 or on the City's [YouTube](#) channel.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE

COMMENTS FROM THE PUBLIC VIA ZOOM/WRITTEN PUBLIC COMMENT

CITY MANAGER REPORT

CONSENT CALENDAR

Item 1. APPROVAL OF VOUCHERS

Motion is to approve for payment vouchers and payroll transfers through November 9, 2021 in the attached list and further described as follows:

Total A/P Checks/Vouchers	#163228-163303	\$ 316,878.65
Electronic Wire Transfers	# 1852-1860	\$ 367,476.93
Payroll Checks	# 19431-19432	\$ 2,298.35
Payroll Direct Deposit	#440001-440161	\$ 384,253.87

Total Checks and Wires for A/P and Payroll: \$1,070,907.80

[Approval of Vouchers](#)

Item 2. THG, LLC CONSULTING CONTRACT AMENDMENT #1

Motion is to approve Amendment 1 to the contract with THG, LLC, expanding the scope of work, extending the time of completion and authorizing additional compensation for the purpose of providing consultant services for Marina redevelopment, and authorize the City Manager to sign the Amendment substantially in the form as attached.

[THG, LLC Consulting Contract Amendment #1](#)

PUBLIC HEARING/CONTINUED PUBLIC HEARING

PUBLIC HEARING REGARDING 2022 PROPERTY TAX LEVIES

Staff Presentation: Finance Director Beth Anne Wroe

[Property Tax Levies](#)

2022 PRELIMINARY ANNUAL BUDGET, 2ND READING

Staff Presentation: Finance Director Beth Anne Wroe

[2022 Preliminary Annual Budget](#)

2021 ANNUAL BUDGET AMENDMENTS

Staff Presentation: Deputy Finance Director Jeff Friend

[2021 Annual Budget Amendments](#)

NEW BUSINESS

MARINA REDEVELOPMENT SELECTION RECOMMENDATION

Staff Presentation: City Manager Michael Matthias

[Marina redevelopment selection recommendation](#)

DRAFT RESOLUTION NO. 21-056: CENSURE OF COUNCILMEMBER ANTHONY MARTINELLI

[Draft Resolution No. 21-56 Censure of Councilmember Anthony Martinelli](#)

2022 VEHICLE PURCHASE

Staff Presentation: Commander Patti Richards

[2022 Vehicle Purchase](#)

~~INTRODUCTION OF ITEMS FOR FUTURE CONSIDERATION 10~~
Minutes

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

(4 minutes per Councilmember) - 30 minutes

PRESIDING OFFICER'S REPORT

EXECUTIVE SESSION

NEXT MEETING DATE

December 02, 2021 City Council Regular Meeting

ADJOURNMENT

November 18, 2021**Auditing Officer Certification**

Vouchers and Payroll transfers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the City Council.

As of **November 18, 2021** the Des Moines City Council, by unanimous vote, does approve for payment those vouchers through November 9, 2021 and payroll transfers through November 5, 2021 included in the attached list and further described as follows:

The vouchers below have been reviewed and certified by individual departments and the City of Des Moines Auditing Officer:



Beth Anne Wroe, Finance Director

			# From	# To	Amounts
Claims Vouchers:					
Total A/P Checks/Vouchers			163228		316,878.65
Electronic Wire Transfer			1852		367,476.93
Total claims paid					684,355.58
Payroll Vouchers					
Payroll Checks	11/5/2021		19431		2,298.35
Direct Deposit			440001		384,253.87
Total Paychecks/Direct Deposits paid					386,552.22
Total checks and wires for A/P & Payroll					1,070,907.80

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: THG, LLC Consulting Contract
Amendment #1

ATTACHMENTS:

1. Amendment #1
2. Consultant Services Contract with THG

FOR AGENDA OF: November 18, 2021

DEPT. OF ORIGIN: City Manager

DATE SUBMITTED: November 10, 2021

CLEARANCES:

- ☐ Community Development _____
- ☐ Marina _____
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

CHIEF OPERATIONS OFFICER: _____

☒ Legal /s/ TG

☒ Finance *Antoine V. [Signature]*

☐ Courts _____

☐ Police _____

APPROVED BY CITY MANAGER

FOR SUBMITTAL: *[Signature]*

Purpose and Recommendation

The purpose of this agenda item is to seek City Council approval of an amendment to the Consultant Agreement with the Holmes Group, LLC (THG) to provide additional time and services in support of Marina redevelopment. The following motion will appear on the consent calendar:

Suggested Motion

Motion 1: "I move to approve Amendment 1 to the contract with THG, LLC, expanding the scope of work, extending the time of completion and authorizing additional compensation for the purpose of providing consultant services for Marina redevelopment, and authorize the City Manager to sign the Amendment substantially in the form as attached."

Background

The City has been very fortunate to acquire the consulting services of the Holmes Group and Mr. Robert Holmes who had been responsible for development of the Harbor Steps in Seattle. Over the course of the past three years, Mr. Holmes has assisted with over 50 tours (some face-to-face) and others on ZOOM of the City and the potential opportunities that exist for marina redevelopment.

THG, LLC has been instrumental in preparing the RFQ and by extending this contract, the City will benefit from THG's consulting services as the marina redevelopment process continues.

Discussion

The City previously contracted with THG, LLC to provide the following services:

The Consultant will complete Phase 3 of the Marina redevelopment work by developing (essentially updating) the (RFQ), emphasizing sustainable development options and public/private partnerships. The elements of work for the consultants are included in the attached **SOW**.

At this time, upon the release and recommendation by the Review Committee to City Council of the selected development team, the Marina Redevelopment process moves into a new phase. This phase includes establishing a Development Agreement (requiring City Council approval) to effectively memorialize the roles and responsibilities of the City and the Development Team (Embarcadero Hospitality). Mr. Holmes has been instrumental in our progress over the past 4 years. He has provided excellent consulting services to the process and, above and beyond his contract, could often be found at the summer Farmer's Market or visiting the Beach Park.

His experience in developing Harbor Steps in Seattle, in addition to other experience with major projects provides a wealth of experience and knowledge to the City. He has taken a number of City Councilmembers and staff on tours in Seattle and the eastside to familiarize us with critical components of successful mixed-use development.

Financial Impact

The cost of this extension is \$75,000 plus expenses. The funds for this expenditure are in the proposed 2022 budget.

Council Committee Review

Progress on the Marina redevelopment has been shared with the Council Economic Development Committee and the Municipal Facilities Committee as we have moved forward the past 4 years.

Recommendation

The City Manager recommends approval of the Amendment as written.

Concurrence

The City Attorney's Office, Harbormaster, Finance Department and PBPW concur.



CONTRACT AMENDMENT #1

CONTRACT FOR CONSULTANT SERVICES BETWEEN THE CITY OF DES MOINES AND THG, LLC.

THIS AMENDMENT is entered into on this ____ day of November 2021, pursuant to that certain Contract entered into in May of 2021, between the **CITY OF DES MOINES, WASHINGTON** (hereinafter "City"), and **THG, LLC**, (hereinafter "Consultant"),

The parties herein agree that the existing Contract shall remain in full force and effect, except for the amendments set forth as follows:

I. **SECTION 1** entitled DESCRIPTION OF WORK is hereby amended to add the additional tasks to the Scope of Work:

Provide consulting services for negotiation of Exclusive Negotiation Agreement.
Provide consulting services for creation and negotiation of Development Agreement.
Continue as needed on all aspects of next phase of Marina Redevelopment.

2. **SECTION 2** entitled TIME OF COMPLETION is amended to extend the completion date to December 31, 2022.

3. **SECTION 3** entitled COMPENSATION is amended to increase the total compensation available under this contract by an additional \$75,000 plus expenses.

Except as modified hereby, all terms and conditions of the original contract remain in full force and effect.

IN WITNESS WHEREOF the parties hereto have executed this Addendum as of the date first above written.

CONSULTANT: By: _____ <i>(signature)</i> Print Name: _____ Its _____ <i>(Title)</i> DATE: _____	CITY OF DES MOINES: By: _____ <i>(signature)</i> Print Name: <u>Michael Matthias</u> Its <u>City Manager</u> <i>(Title)</i> DATE: _____ Approved as to form: _____ City Attorney DATE: _____
NOTICES TO BE SENT TO: CONSULTANT: Robert J. Holmes THG, LLC 1324 N. Liberty Lake Road PMB 3661 Liberty Lake, WA 99019 (206) 999-2600 (telephone) Rholmes@thgadvisory.com (email)	NOTICES TO BE SENT TO: CITY OF DES MOINES: Bonnie Wilkins City of Des Moines 21630 11th Avenue S., Suite A Des Moines, WA 98198 (206) 870-6519 (telephone) BWilkins@desmoineswa.gov



CONSULTANT SERVICES CONTRACT between the City of Des Moines and

THG, LLC

THIS CONTRACT is made between the City of Des Moines, a Washington municipal corporation (hereinafter the "City"), and THG, LLC organized under the laws of the State of Washington, located and doing business at 1324 N. Liberty Lake Road PMB 3661, Liberty Lake, WA 99019 (hereinafter the "Consultant").

I. DESCRIPTION OF WORK.

Consultant shall perform the following services for the City in accordance with the following described plans and/or specifications:

See attached Scope of Work (Exhibit A)

Consultant further represents that the services furnished under this Contract will be performed in accordance with generally accepted professional practices within the Puget Sound region in effect at the time those services are performed.

II. TIME OF COMPLETION. The parties agree that work will begin on the tasks described in Section I above immediately upon the effective date of this Contract. Consultant shall complete the work described in Section I December 31, 2021.

III. COMPENSATION.

- A. The City shall pay the Consultant, based on time and materials, an amount not to exceed \$46,550 plus expense reimbursements for the services described in this Contract. This is the maximum amount to be paid under this Contract for the work described in Section I above, and shall not be exceeded without the prior written authorization of the City in the form of a negotiated and executed amendment to this Contract.

- B. The Consultant shall submit monthly payment invoices to the City for work performed, and a final bill upon completion of all services described in this Contract. The City shall provide payment within forty-five (45) days of receipt of an invoice. If the City objects to all or any portion of an invoice, it shall notify the Consultant and reserves the option to only pay that portion of the invoice not in dispute. In that event, the parties will immediately make every effort to settle the disputed portion.

IV. INDEPENDENT CONTRACTOR. The parties intend that an Independent Contractor-Employer Relationship will be created by this Contract and that the Consultant has the ability to control and direct the performance and details of its work; however, the City shall have authority to ensure that the terms of the Contract are performed in the appropriate manner.

V. CHANGES. The City may issue a written change order for any change in the Contract work during the performance of this Contract. If the Consultant determines, for any reason, that a change order is necessary, Consultant must submit a written change order request to the person listed in the notice provision section of this Contract, section XVI(C), within fourteen (14) calendar days of the date Consultant knew or should have known of the facts and events giving rise to the requested change. If the City determines that the change increases or decreases the Consultant's costs or time for performance, the City will make an equitable adjustment. The City will attempt, in good faith, to reach agreement with the Consultant on all equitable adjustments. However, if the parties are unable to agree, the City will determine the equitable adjustment as it deems appropriate. The Consultant shall proceed with the change order work upon receiving either a written change order from the City or an oral order from the City before actually receiving the written change order. If the Consultant fails to request a change order within the time specified in this paragraph, the Consultant waives its right to make any claim or submit subsequent change order requests for that portion of the contract work. If the Consultant disagrees with the equitable adjustment, the Consultant must complete the change order work; however, the Consultant may elect to protest the adjustment as provided in subsections A through E of Section VI, Claims, below.

The Consultant accepts all requirements of a change order by: (1) endorsing it, (2) writing a separate acceptance, or (3) not protesting in the way this section provides. A change order that is accepted by Consultant as provided in this section shall constitute Consultant's agreement to accept the adjustment, if any, and once paid, shall be a final settlement of all claims for contract time and for direct, indirect and consequential costs, including costs of delays related to any work, either covered or affected by the change.

VI. CLAIMS. If the Consultant disagrees with anything required by a change order, another written order, or an oral order from the City, including any direction, instruction, interpretation, or determination by the City, the Consultant may file a claim as provided in this section. The Consultant shall give written notice to the City of all claims within fourteen (14) calendar days of the occurrence of the events giving rise to the claims, or within fourteen (14) calendar days of the date the Consultant knew or should have known of the facts or events giving rise to the claim, whichever occurs first. Any claim for damages, additional payment for any reason, or extension of time, whether under this Contract or otherwise, shall be conclusively deemed to have been waived by the Consultant unless a

timely written claim is made in strict accordance with the applicable provisions of this Contract.

At a minimum, a Consultant's written claim shall include the information set forth in subsections A, items 1 through 5 below.

FAILURE TO PROVIDE A COMPLETE, WRITTEN NOTIFICATION OF CLAIM WITHIN THE TIME ALLOWED SHALL BE AN ABSOLUTE WAIVER OF ANY CLAIMS ARISING IN ANY WAY FROM THE FACTS OR EVENTS SURROUNDING THAT CLAIM OR CAUSED BY THAT DELAY.

- A. Notice of Claim. Provide a signed written notice of claim that provides the following information:
1. The date of the Consultant's claim;
 2. The nature and circumstances that caused the claim;
 3. The provisions in this Contract that support the claim;
 4. The estimated dollar cost, if any, of the claimed work and how that estimate was determined; and
 5. An analysis of the progress schedule showing the schedule change or disruption if the Consultant is asserting a schedule change or disruption.
- B. Records. The Consultant shall keep complete records of extra costs and time incurred as a result of the asserted events giving rise to the claim. The City shall have access to any of the Consultant's records needed for evaluating the protest.

The City will evaluate all claims, provided the procedures in this section are followed. If the City determines that a claim is valid, the City will adjust payment for work or time by an equitable adjustment. No adjustment will be made for an invalid protest.

- C. Consultant's Duty to Complete Protested Work. In spite of any claim, the Contractor shall proceed promptly to provide the goods, materials and services required by the City under this Contract.
- D. Failure to Protest Constitutes Waiver. By not protesting as this section provides, the Consultant also waives any additional entitlement and accepts from the City any written or oral order (including directions, instructions, interpretations, and determination).
- E. Failure to Follow Procedures Constitutes Waiver. By failing to follow the procedures of this section, the Consultant completely waives any claims for protested work and accepts from the City any written or oral order (including directions, instructions, interpretations, and determination).

VII. LIMITATION OF ACTIONS. CONSULTANT MUST, IN ANY EVENT, FILE ANY LAWSUIT ARISING FROM OR CONNECTED WITH THIS CONTRACT WITHIN 120 CALENDAR DAYS FROM THE DATE THE CONTRACT WORK IS COMPLETE OR CONSULTANT'S ABILITY

TO FILE THAT CLAIM OR SUIT SHALL BE FOREVER BARRED. THIS SECTION FURTHER LIMITS ANY APPLICABLE STATUTORY LIMITATIONS PERIOD.

VIII. TERMINATION. Either party may terminate this Contract, with or without cause, upon providing the other party thirty (30) days written notice at its address set forth on the signature block of this Contract. After termination, the City may take possession of all records and data within the Consultant's possession pertaining to this project, which may be used by the City without restriction. If the City's use of Consultant's records or data is not related to this project, it shall be without liability or legal exposure to the Consultant.

IX. DISCRIMINATION. In the hiring of employees for the performance of work under this Contract or any subcontract, the Consultant, its subcontractors, or any person acting on behalf of the Consultant or subcontractor shall not, by reason of race, religion, color, sex, age, sexual orientation, national origin, or the presence of any sensory, mental, or physical disability, discriminate against any person who is qualified and available to perform the work to which the employment relates.

X. INDEMNIFICATION. Each party ("Indemnitor") shall defend, indemnify and hold the other party ("Indemnitee"), its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Indemnitor in performance of this Agreement, except for injuries and damages caused by the sole negligence of the Indemnitee.

Indemnitee's inspection or acceptance of any of Indemnitor's work when completed shall not be grounds to avoid any of these covenants of indemnification.

Should a court of competent jurisdiction determine that this Contract is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Indemnitor and the Indemnitee, its officers, officials, employees, and volunteers, the Indemnitor's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Indemnitor's negligence.

IT IS FURTHER SPECIFICALLY AND EXPRESSLY UNDERSTOOD THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES THE CONSULTANT'S WAIVER OF IMMUNITY UNDER INDUSTRIAL INSURANCE, TITLE 51 RCW, SOLELY FOR THE PURPOSES OF THIS INDEMNIFICATION. THE PARTIES FURTHER ACKNOWLEDGE THAT THEY HAVE MUTUALLY NEGOTIATED THIS WAIVER.

The provisions of this section shall survive the expiration or termination of this Contract.

XI. INSURANCE. The Consultant shall procure and maintain for the duration of the Contract, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

No Limitation. Consultant's maintenance of insurance as required by the Contract shall not be construed to limit the liability of the Consultant to the coverage

CONSULTANT SERVICES CONTRACT 4

(Various)

provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

A. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

Minimum Amounts of Insurance: Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.

B. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability and Commercial General Liability insurance:

1. The Consultant's insurance coverage shall be primary insurance as respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
2. The Consultant's insurance shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

C. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

D. Verification of Coverage Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily

limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

XII. EXCHANGE OF INFORMATION. The City will provide its best efforts to provide reasonable accuracy of any information supplied by it to Consultant for the purpose of completion of the work under this Contract.

XIII. OWNERSHIP AND USE OF RECORDS AND DOCUMENTS. Original documents, drawings, designs, reports, or any other records developed or created under this Contract shall belong to and become the property of the City. All records submitted by the City to the Consultant will be safeguarded by the Consultant. Consultant shall make such data, documents, and files available to the City upon the City's request. The City's use or reuse of any of the documents, data and files created by Consultant for this project by anyone other than Consultant on any other project shall be without liability or legal exposure to Consultant.

XIV. CITY'S RIGHT OF INSPECTION. Even though Consultant is an independent contractor with the authority to control and direct the performance and details of the work authorized under this Contract, the work must meet the approval of the City and shall be subject to the City's general right of inspection to secure satisfactory completion.

XV. WORK PERFORMED AT CONSULTANT'S RISK. Consultant shall take all necessary precautions and shall be responsible for the safety of its employees, agents, and subcontractors in the performance of the contract work and shall utilize all protection necessary for that purpose. All work shall be done at Consultant's own risk, and Consultant shall be responsible for any loss of or damage to materials, tools, or other articles used or held for use in connection with the work.

XVI. MISCELLANEOUS PROVISIONS.

A. Non-Waiver of Breach. The failure of the City to insist upon strict performance of any of the covenants and agreements contained in this Contract, or to exercise any option conferred by this Contract in one or more instances shall not be construed to be a waiver or relinquishment of those covenants, agreements or options, and the same shall be and remain in full force and effect.

B. Resolution of Disputes and Governing Law.

1. Alternative Dispute Resolution. If a dispute arises from or relates to this Contract or the breach thereof and if the dispute cannot be resolved through direct discussions, the parties agree to endeavor first to settle the dispute in an amicable manner by mediation administered by a mediator under JAMS Alternative Dispute Resolution service rules or policies before resorting to arbitration. The mediator may be selected by agreement of the parties or through JAMS. Following mediation, or upon written agreement of the parties to waive mediation, any unresolved controversy or claim arising from or relating to this Contract or breach thereof shall be settled through arbitration which shall be conducted under JAMS rules or policies. The arbitrator may be selected by agreement of the parties or through JAMS. All fees and expenses for mediation or arbitration shall be borne by the

parties equally. However, each party shall bear the expense of its own counsel, experts, witnesses, and preparation and presentation of evidence.

2. **Applicable Law and Jurisdiction.** This Contract shall be governed by the laws of the State of Washington. Although the agreed to and designated primary dispute resolution method as set forth above, in the event any claim, dispute or action arising from or relating to this Contract cannot be submitted to arbitration, then it shall be commenced exclusively in the King County Superior Court or the United States District Court, Western District of Washington as appropriate. In any claim or lawsuit for damages arising from the parties' performance of this Agreement, each party shall pay all its legal costs and attorney's fees incurred in defending or bringing such claim or lawsuit, in addition to any other recovery or award provided by law; provided, however, nothing in this paragraph shall be construed to limit the City's right to indemnification under Section X of this Contract.

C. **Written Notice.** All communications regarding this Contract shall be sent to the parties at the addresses listed on the signature page of this Contract, unless notified to the contrary. Any written notice hereunder shall become effective three (3) business days after the date of mailing by registered or certified mail, and shall be deemed sufficiently given if sent to the addressee at the address stated in this Contract or such other address as may be hereafter specified in writing.

D. **Assignment.** Any assignment of this Contract by either party without the written consent of the non-assigning party shall be void. If the non-assigning party gives its consent to any assignment, the terms of this Contract shall continue in full force and effect and no further assignment shall be made without additional written consent.

E. **Modification.** No waiver, alteration, or modification of any of the provisions of this Contract shall be binding unless in writing and signed by a duly authorized representative of the City and Consultant.

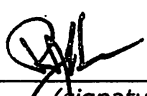
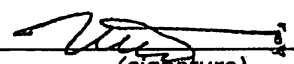
F. **Entire Contract.** The written provisions and terms of this Contract, together with any Exhibits attached hereto, shall supersede all prior verbal statements of any officer or other representative of the City, and such statements shall not be effective or be construed as entering into or forming a part of or altering in any manner this Contract. All of the above documents are hereby made a part of this Contract. However, should any language in any of the Exhibits to this Contract conflict with any language contained in this Contract, the terms of this Contract shall prevail.

G. **Compliance with Laws.** The Consultant agrees to comply with all federal, state, and municipal laws, rules, and regulations that are now effective or in the future become applicable to Consultant's business, equipment, and personnel engaged in operations covered by this Contract or accruing out of the performance of those operations.

I. **Counterparts.** This Contract may be executed in any number of counterparts, each of which shall constitute an original, and all of which will together constitute this one Contract.

J. Records Retention and Audit. During the progress of the Work and for a period not less than three (3) years from the date of completion of the Work or for the retention period required by law, whichever is greater, records and accounts pertaining to the Work and accounting therefore are to be kept available by the Parties for inspection and audit by representatives of the Parties and copies of all records, accounts, documents, or other data pertaining to the Work shall be furnished upon request. Records and accounts shall be maintained in accordance with applicable state law and regulations.

IN WITNESS, the parties below execute this Contract, which shall become effective on the last date entered below.

CONSULTANT: By: <u></u> (signature) Print Name: <u>ROBERT J. HOLMES</u> Its <u>MANAGER</u> (Title) DATE: <u>5-11-2021</u>	CITY OF DES MOINES: By: <u></u> (signature) Print Name: <u>Michael Matthias</u> Its <u>City Manager</u> (Title) DATE: <u>5-16-2021</u> Approved as to form: <u>/s/ Tim George</u> City Attorney DATE: <u>05/10/2021</u>
NOTICES TO BE SENT TO: CONSULTANT: Robert J. Holmes THG, LLC 1324 N. Liberty Lake Road PMB 3661 Liberty Lake, WA 99019 (206) 999-2600 (telephone) Rholmes@thgadvisory.com (email)	NOTICES TO BE SENT TO: CITY OF DES MOINES: Michael Matthias City of Des Moines 21630 11 th Avenue S., Suite A Des Moines, WA 98198 (206) 870-6554 (telephone) MMatthias@desmoineswa.gov (email)

SCOPE OF WORK

CITY OF DES MOINES AND THG, LLC

1. **Project Description:** Include a brief description of the goal(s) and/or issue to be addressed with each project.

Since 2018, THG (with The Concord Group) has worked to deliver recommendations to the Des Moines City Council, City Manager, and City staff regarding development strategies and scenarios at the Des Moines Marina. In 2020, we completed an initial draft of a Request for Qualifications ("RFQ"), which was put on abeyance as the COVID-19 pandemic took hold around the country. THG has also sought out and toured potential hotel operators/owners, developers, tenants, and users. At this time, the City is seeking to update and finalize the RFQ document in order to alert the development community to the opportunity at the Marina and to generate Statements of Qualifications ("SOQ"). As part of the process, THG is assisting the City in preparing a video 'virtual tour' of the downtown, waterfront, the project, and the property.

In addition to funding and operating Marina Steps, the City is assessing the opportunity to design, develop, own, and operate the parcel immediately south of the planned Marina Steps with a variety of uses, including boat / dry-boat storage, the Harbormaster House, and the structure to house the farmer's market.

Building on our prior work, we will work with The Concord Group, City staff and its architects, and other team members to:

- a. Continue to follow up with interested developers, operators, users, and tenants (for example: Embarcadero Hospitality Group, Outdoor Research, SeaLevel, 192 Brewing, Columbia Hospitality, REI, Amazon, Vulcan, Tom Cody, etc.) to further interest and energy;
- b. Have a kick-off meeting (virtual) with City staff to review project objectives and requirements and including any background information relevant to COVID;
- c. Identify, with the City, required changes to the RFQ draft and to the Marina master plan;
- d. As needed, update relevant data/high-level analysis and story that will be included in the RFQ including impacts of COVID;
- e. Update and revise the copy (text) for the RFQ;
- f. Coordinate and communicate with the design team retained by the City to ensure alignment with their work and any new Exhibit for the RFQ. Provide input to the City as it prepares the Data Room that will be accessible to developers;
- g. Work with the team to identify and generate images, maps, and graphs suitable for the RFQ;
- h. Assist in preparation of distribution lists;
- i. If required, present the final draft of the RFQ to the City Council (assumed to be a virtual session);

- j. Assist the City in assessing SOQs;
- k. Participate in interviews of selected developers and/or provide feedback and recommendations to assist City in assessment and preparations for negotiations (assumes interviews held virtually);
- l. Separately from the RFQ creation and assessments, work with the City and team to develop potential plan for parcel immediately south of Marina Steps ("Parcel B").

We will finish the above scope of work through point "l" prior to the planned May/June 2021 RFQ distribution target, assuming timely responses from the City and project team.

The professional fee required is \$46,550. Expense reimbursement for travel and materials will be billed with no mark up.



Robert J. Holmes
THG, LLC

April 29, 2021
Date



Michael Matthias
City of Des Moines

5.10.2021
Date

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Public Hearing regarding 2022
Property Tax Levies

ATTACHMENTS:

1. Draft Resolution No. 21-057
2. Draft Ordinance No. 21-058
3. Draft Ordinance No. 21-059
4. 2021 Preliminary Property Tax Worksheet

FOR AGENDA OF: November 18, 2021

DEPT. OF ORIGIN: Finance

DATE SUBMITTED: November 10, 2021

CLEARANCES:

- ☐ Community Development _____
- ☐ Marina _____
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

CHIEF OPERATIONS OFFICER: _____

☒ Legal /s/ TG

☒ Finance *Bonnie Ware*

☐ Courts _____

☐ Police _____

APPROVED BY CITY MANAGER

FOR SUBMITTAL: *[Signature]*

Purpose and Recommendation

RCW 84.55.010 provides that a taxing jurisdiction may levy taxes in an amount no more than the limit factor without first declaring “substantial need”. Draft Resolution No. 21-057 satisfies this requirement.

RCW 84.52.020 requires taxing districts to certify the amount to be raised through property taxation to the county legislative authority. The certification should include the regular levy amount, and if applicable, any lid-lifts approved by the voters, plus amounts for new construction, improvements to property and so forth. Draft Ordinance No. 21-058 satisfies the requirement of RCW 84.52.020.

RCW 84.55.120 requires all taxing districts to adopt a resolution or ordinance in order to realize any increase in their regular property tax levy other than increases due to new construction, improvements to property, increased value of state-assessed property annexations, and refunds. Draft Ordinance No. 21-059 satisfies the requirements of RCW 84.55.120.

Suggested Motion

Motion 1: “I move to enact Draft Resolution No. 21-057 declaring a “substantial need” for purposes of setting the limit factor for the property tax levy for 2022.”

AND

Motion 2a: “I move to suspend Rule 26(a) in order to enact Draft Ordinance No. 21-058 on first reading.”

Motion 2b: “I move to enact Draft Ordinance No. 21-058, determining the amount of funds to be raised by ad valorem taxes for the year 2022 for general City expenditures.”

AND

Motion 3a: “I move to suspend Rule 26(a) in order to enact Draft Ordinance No. 21-059 on first reading.”

Motion 3b: “I move to enact Draft Ordinance No. 21-059 authorizing the increase in ad valorem taxes for the year 2022 for general City expenditures.”

Background

General Property Tax Levies must be adopted by the City Council on or before December 1, 2021. (RCW 84.52.020 and RCW 84.52.070).

General Property Taxes

The property tax levy rate is estimated to be \$1.0041 per \$1,000 of assessed value. The levy rate is less than the City's statutory allowable maximum of \$1.60 due effects of the 1% maximum levy increase limitation. The total citywide preliminary assessed valuation used for the 2022 Tax Roll is \$5,394,605,257 as compared to \$4,916,532,476 for 2021's Tax Roll, which is an increase of 9.724%. The County's 2021-limit factor of a 1% increase, which is \$53,496, would allow the City to levy that additional amount for 2022. However, the 2022 Proposed Budget does not include the additional 1% property tax levy. Instead, the 2022 Proposed Budget includes a continuation of \$5,349,579, a 0% increase in the levy for 2022, plus the levy on new construction of \$38,174, and a re-levy of \$28,702 for prior year refunds. The forgone 1% property tax increase of \$53,496 will be banked and available for future levy capacity increases. The actual increase for 2022 will vary depending on any increase in utility value.

Recommendation

It is recommended that the City Council pass the motions as stated above.

CITY ATTORNEY'S FIRST DRAFT 11/10/2021

DRAFT RESOLUTION NO. 21-057

A RESOLUTION OF THE CITY OF DES MOINES, WASHINGTON declaring a substantial need for purposes of setting the limit factor for the property tax levy for 2022.

WHEREAS, RCW 84.55.010 provides that a taxing jurisdiction may levy taxes in an amount no more than the limit factor multiplied by the highest levy of the most recent three years plus additional amounts resulting from new construction and improvements to property, newly constructed wind turbines, and any increase in the value of state-assessed utility property, and other adjustments; and

WHEREAS, under RCW 84.55.005(2)(c), the limit factor for a taxing jurisdiction with a population of 10,000 or over is the lessor of 101 percent or 100 percent plus inflation; and,

WHEREAS, RCW 84.55.005(1) defines "inflation" as the percentage change in the implicit deflator for personal consumption expenditures for the United States as published for the most recent 12-month period by the Bureau of Economic Analysis of the federal Department of Commerce September 25th of the year before the taxes are payable; and,

WHEREAS, "inflation" for August 2021 is 0.386 (Implicit Price Deflator) and the limit factor is 100.386 percent meaning the taxes levied in the City of Des Moines in 2021 for collection in 2022 will be less than 101 percent without regard to increases resulting from new construction and improvements to property, newly constructed wind turbines, any increase in the value of state-assessed utility property, and other adjustments without a declaration of substantial need; and,

WHEREAS, RCW 84.55.0101 provides for the use of a limit factor of 101 percent or less with a finding of substantial need by a majority plus one councilmembers; and,

WHEREAS, the City of Des Moines has seen a significant drop in recurring General Fund revenues due to the economic recession; and,

WHEREAS, expenditures have been significantly reduced in past years in response to decreased revenues; and,

Ordinance No. ____
Page 2 of 2

WHEREAS, banking unused levy capacity helps the City of Des Moines' General Fund reserves stay at or above the minimum reserve requirements; and,

WHEREAS, the Council finds it fiscally prudent to maintain the City's core property tax base; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. A finding is made of substantial need under RCW 84.55.0101, which authorizes the use of a limit factor of 101 percent (1% property tax increase) for the property tax levy for 2022.

Sec. 2. Effective date. This Resolution shall be effective immediately upon passage. This Resolution has received at least the affirmative vote of a majority plus one of the Des Moines City Council.

ADOPTED BY by the City Council of the City of Des Moines, Washington this ____ day of ____, 2021 and signed in authentication thereof this ____ day of ____, 2021.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

CITY ATTORNEY'S FIRST DRAFT 11/10/2021

DRAFT ORDINANCE NO. 21-058

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON determining and fixing the amount of taxes levied, and certifying the estimated amounts of funds to be raised by taxes on the assessed valuation of property within the City for the year 2022, for general City budget expenditures.

WHEREAS, by law, the King County Assessor is responsible for determining the assessed valuation of all taxable property situated within the boundaries of the City of Des Moines for the year 2021, and

WHEREAS, the City Council and the City Manager have considered the anticipated budget requirements of the City of Des Moines for the fiscal year 2022, and

WHEREAS, notice of public hearing was provided as required by law, and

WHEREAS, RCW 84.52.010 allows the City to use any unused capacity from the authorized levy amounts of the King County Library district and South King Fire and Rescue, and

WHEREAS, the City Council, after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Des Moines requires a total levy in an amount not greater than \$5,416,455, in order to discharge the expected expenses and obligations of the City and in its best interest, and

WHEREAS, pursuant to chapter 84.52 RCW, the City Council is required to determine and fix by ordinance the amount of taxes levied, and to certify the estimated amounts of funds to be raised by taxes on the assessed valuation of property within the City; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. Findings. The recitals set forth above are adopted in full as findings of the City Council in support of enactment of this Ordinance.

Sec. 2. The following amount is determined and fixed as the amount of funds to be raised by taxes on the assessed valuation of property within the City for the year 2022 for general City budget expenditures:

The sum of not greater than \$5,416,455, which represents the relevy of the prior year tax levy and \$0 increase for 2022, including \$38,174 for new construction and \$28,702 as relevy for prior year refunds and \$0 amounts authorized by the voters for excess or special levies, for the fiscal year 2022 in the City of Des Moines.

Sec. 3. The actual amounts levied pursuant to section 1 of this Ordinance shall be calculated after the value of state-assessed property (increase in utility value) is provided by King County.

Sec. 4. Upon adoption, the City Clerk shall certify and forward a copy of this Ordinance to the Metropolitan King County Council and County Assessor for King County, Washington.

Sec. 5. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

//

Sec. 6. Effective date. This Ordinance shall take effect in full force five (5) days after its passage, approval and publication according to law.

Ordinance No. _____
Page 3 of 3

PASSED BY a majority of the City Council of the City of
Des Moines this 18th day of November, 2021 and signed in
authentication thereof this 18th day of November, 2021.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

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CITY ATTORNEY'S FIRST DRAFT 11/10/2021

DRAFT ORDINANCE NO. 21-059

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON authorizing an increase in the regular property tax levy for the year 2022 for general City expenditures.

WHEREAS, the City Council and the City Manager of the City of Des Moines has met and considered its budget for the calendar year 2022; and

WHEREAS, the City Council, of the City of Des Moines after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Des Moines requires a regular levy in the amount of \$5,416,455 which includes a \$0 increase in property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expense and obligations of the City and in its best interest; now therefore,

WHEREAS, pursuant to RCW 84.55.120 the City Council is required to adopt a separate ordinance specifically authorizing an increase in the regular property tax levy in terms of both dollars and percentage increase from the previous year's levy; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. Consistent with RCW 84.55.120, the City Council of the City of Des Moines finds that an increase in the regular property tax levy is hereby authorized for the 2022 levy in the amount of \$0, which is a percentage increase of zero percent (0.00%) from the previous year. This increase is exclusive of additional revenue resulting from the addition of new construction and improvements to property and any increase in the value of state assessed property, and any additional amounts resulting from any annexations that have occurred and refunds made.

Sec. 2. The actual amounts levied pursuant to the zero percent (0.00%) increase set forth in section 1 of the Ordinance shall be calculated after the value of state-assessed property (increase in utility value) is provided by King County.

Ordinance No. ____
Page 2 of 2

Sec. 3. Upon adoption, the City Clerk shall certify and forward a copy of this Ordinance to the Metropolitan King County Council and County Assessor for King County, Washington.

Sec. 4. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Sec. 5. Effective date. This Ordinance shall take effect in full force five (5) days after its passage, approval and publication according to law.

PASSED BY a majority of the City Council of the City of Des Moines this 18th day of November, 2021 and signed in authentication thereof this 18th day of November, 2021.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

Attachment #4

The following provides detail for the preliminary 2022 property taxes levied.

Preliminary 2022 Levy	
Item	Regular
<u>Allowable Levy (2021 Limit Factor)</u> Levy	\$ 5,349,579
Limit Factor (IPD 1.0386%) 1.00%*	-
New Construction	38,174
Utility Values (information still pending)	-
Annexation Levy	-
Total RCW 84.55 Levy	\$ 5,387,753
Relevy or Prior Year Refunds	28,702
Total RCW 84.55 Levy + Refunds	5,416,455
Estimated Levy Rate	\$ 1.0041

* Bank \$53,496 future levy capacity

PRELIMINARY

LEVY LIMIT WORKSHEET – 2022 Tax Roll

TAXING DISTRICT: City of Des Moines

The following determination of your regular levy limit for 2022 property taxes is provided by the King County Assessor pursuant to RCW 84.55.100.

Annexed to Fire District 39
Annexed to Library District

(Note 1)

Estimated Fire rate: 1.43537
Estimated Library rate: 0.29204

Using Limit Factor For District	Calculation of Limit Factor Levy	Using Implicit Price Deflator
5,349,579	Levy basis for calculation: (2021 Limit Factor) (Note 2)	5,349,579
1.0100	x Limit Factor	1.0386
5,403,075	= Levy	5,556,073
34,680,617	Local new construction	34,680,617
0	+ Increase in utility value (Note 3)	0
34,680,617	= Total new construction	34,680,617
1.10074	x Last year's regular levy rate	1.10074
38,174	= New construction levy	38,174
5,441,249	Total Limit Factor Levy	5,594,247
Annexation Levy		
0	Omitted assessment levy (Note 4)	0
5,441,249	Total Limit Factor Levy + new lid lifts	5,594,247
5,394,605,257	÷ Regular levy assessed value less annexations	5,394,605,257
1.00865	= Annexation rate (cannot exceed statutory maximum rate)	1.03701
0	x Annexation assessed value	0
0	= Annexation Levy	0
Lid lifts, Refunds and Total		
0	+ First year lid lifts	0
5,441,249	+ Limit Factor Levy	5,594,247
5,441,249	= Total RCW 84.55 levy	5,594,247
28,702	+ Relevy for prior year refunds (Note 5)	28,702
5,469,951	= Total RCW 84.55 levy + refunds	5,622,949
	Levy Correction: Year of Error _____ (+or-)	
5,469,951	ALLOWABLE LEVY (Note 6)	5,622,949
Increase Information (Note 7)		
1.01397	Levy rate based on allowable levy	1.04233
5,296,717	Last year's ACTUAL regular levy	5,296,717
106,358	Dollar increase over last year other than N/C – Annex	259,356
2.01%	Percent increase over last year other than N/C – Annex	4.90%
Calculation of statutory levy		
	Regular levy assessed value (Note 8)	5,394,605,257
	x Maximum statutory rate	1.87259
	= Maximum statutory levy	10,101,884
	+Omitted assessments levy	0
	=Maximum statutory levy	10,101,884
	Limit factor needed for statutory levy	Not usable

ALL YEARS SHOWN ON THIS FORM ARE THE YEARS IN WHICH THE TAX IS PAYABLE.
Please read carefully the notes on the reverse side.

Notes:

- 1) Rates for fire districts and the library district are estimated at the time this worksheet is produced. Fire district and library district rates affect the maximum allowable rate for cities annexed to them. These rates *will* change, mainly in response to the actual levy requests from the fire and library districts. Hence, affected cities may have a higher or lower allowable levy rate than is shown here when final levy rates are calculated.
- 2) This figure shows the maximum *allowable levy*, which may differ from any actual prior levy if a district has levied less than its maximum in prior years. The maximum allowable levy excludes any allowable refund levy if the maximum was based on a limit factor. The maximum allowable levy excludes omitted assessments if the maximum was determined by your district's statutory rate limit. If your district passed a limit factor ordinance in the year indicated, that limit factor would help determine the highest allowable levy. However, if the statutory rate limit was more restrictive than your stated limit factor, the statutory rate limit is controlling.
- 3) Any increase in value in state-assessed property is considered to be new construction value for purposes of calculating the respective limits. State-assessed property is property belonging to inter-county utility and transportation companies (telephone, railroad, airline companies and the like).
- 4) An omitted assessment is property value that should have been included on a prior year's roll but will be included on the tax roll for which this worksheet has been prepared. Omits are assessed and taxed at the rate in effect for the year omitted (RCW 84.40.080-085). Omitted assessments tax is deducted from the levy maximum before calculating the levy rate for current assessments and added back in as a current year's receivable.
- 5) Administrative refunds under RCW 84.69.020 were removed from the levy lid by the 1981 legislature.
- 6) A district is entitled to the lesser of the maximum levies determined by application of the limit under RCW 84.55 and the statutory rate limit. Levies may be subject to further proration if aggregate rate limits set in Article VII of the state constitution and in RCW 84.52.043 are exceeded.
- 7) This section is provided for your information, and to assist in preparing any Increase Ordinance that may be required by RCW 84.55.120. The increase information compares the allowable levy for the next tax year with your ACTUAL levy being collected this year. The actual levy excludes any refund levy and expired temporary lid lifts, if applicable. New construction, annexation and refund levies, as well as temporary lid lifts in their initial year, are subtracted from this year's *allowable* levy before the comparison is made.
- 8) ***Assessed valuations shown are subject to change from error corrections and appeal board decisions recorded between the date of this worksheet and final levy rate determination.***

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Public Hearing:
2022 Preliminary Annual Budget

FOR AGENDA OF: November 18, 2021

DEPT. OF ORIGIN: Finance

DATE SUBMITTED: November 9, 2021

ATTACHMENTS:

1. Draft Ordinance No. 21-048
2. Appendix A 2022 Preliminary Annual Budget
3. Updated Pages for the 2022 Annual Budget

CLEARANCES:

- ☐ Community Development _____
- ☐ Marina _____
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

CHIEF OPERATIONS OFFICER: _____

☒ Legal /s/TG

☒ Finance *Christine Wilson*

☐ Courts _____

☐ Police _____

APPROVED BY CITY MANAGER

FOR SUBMITTAL: *[Signature]*

Purpose and Recommendation

The purpose of this agenda item is to hold the second reading of the 2022 Annual Budget for City Council consideration and approval. The first public hearing was held on October 21, 2021.

Suggested Motion

Motion 1: "I move to pass Draft Ordinance No. 21-048, establishing the 2022 Annual Budget for the fiscal year ending December 31, 2022."

Background

The initial version of the 2022 Preliminary Annual Budget document was filed with the City Clerk and made available to the public October 8, 2021. The Finance Director gave a budget presentation during the October 21, 2021 public hearing.

The 2022 Preliminary Annual Budget was prepared using budget inputs from all departments which formed the basis for the 2022-2026 Financial Plan Forecast presented and discussed during the August 5, 2021 Budget Retreat.

City Council reviewed the 2022 Preliminary Annual Budget and pointed out some issues with formatting and hidden text. The budget document was updated to correct these issues; as well as, a change in the budgeted expenditures in the Debt Service Funds and the Equipment Replacement Fund.

The most significant changes to budget amounts in the 2022 Preliminary Annual Budget are:

- Updated Appendix A for Draft Ordinance No. 21-048.
- Updated pages and changes for the 2022 Preliminary Annual Budget:
 - Updated Staffing Levels – updated Municipal Court and Police Department and added totals where needed.
 - Updated Exempt Employee Pay Schedule – Added Senior Planner to E25.
 - Updated General Employee Pay Schedule – Removed Senior Planner from G25.
 - Updated Extra-Hire Pay Schedule – Updated for 2022 minimum wage and adjust pay ranges.
 - Development Fund Staffing Levels – Added total line to table.
 - American Rescue Plan Administration (ARPA) – Added a page for the new fund created in 2021.
 - Transportation Benefit District Fund – Removed paragraph related to I-976 as it is no longer applicable.
 - Debt Service Fund – Updated 2022 expenditure amount from \$461,083 to \$461,242 per detail on 2022 Annual Debt Service.
 - Municipal Capital and Transportation Capital Improvements Project Funds – Updated list of projects to include ARPA money for 2022 and removed transportation projects accounted for in other funds.
 - Surface Water Management Fund – Updated an error in formula affecting total expenditures.
 - Equipment Replacement Fund – Updated expenditures from \$255,000 to \$905,000 for planned 2022 equipment vehicle purchases. Updated the 2022 capital outlay schedule to show a detailed list of the vehicles.

Recommendation

Staff recommends that the City Council enact Draft Ordinance No. 21-048.

CITY COUNCIL'S DRAFT

DRAFT ORDINANCE NO. 21-048

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON adopting the final annual budget for the City of Des Moines, Washington, for the fiscal year ending December 31, 2022, in summary form, ratifying and confirming revenues and expenditures previously implemented for fiscal year 2021, as such revenues and expenditures form the basis for development of the budget for fiscal year 2022, approving revenues and expenditures for fiscal year 2022, and temporarily suspending the effect of any ordinance, code provision or other City requirement with which the fund adjustments and transfers proposed by the City Manager for the 2021 budget might be inconsistent.

WHEREAS, the City Manager for the City of Des Moines has prepared and submitted the preliminary annual budget for the fiscal year ending December 31, 2022 to the City Council and has filed these budgets with the City Clerk, and

WHEREAS, the City Council finds that the City Manager's proposed budget for fiscal year 2022 reflects revenues and expenditures that are intended to ensure provision of vital municipal services at acceptable levels, and

WHEREAS, the City Council finds that the City Manager's proposed annual budget for fiscal year 2022 appropriately relies upon anticipated year-end balances derived from revenues and expenditures previously approved and authorized by the City Council as part of the City's budget for fiscal year 2021, and

WHEREAS, the City Council finds that the fund adjustments and transfers proposed by the City Manager for fiscal year 2021 are necessary and in the public's interest, and

WHEREAS, a preliminary public hearing was held on October 21, 2021, to take public comment with respect to the proposed 2022 annual budget, and

WHEREAS, notice of the public hearing was given to the public in accordance with law and the preliminary public hearing was held on the 21st day of October, 2021, and all persons wishing to be heard were heard, and

WHEREAS, by motion regularly passed, the Des Moines City Council scheduled the final public hearing for November 18,

2021, to take public comment with respect to the proposed 2022 annual budget, and

WHEREAS, notice of the public hearing was given to the public in accordance with law and the final public hearing was held on the 18th day of November, 2021, and all persons wishing to be heard were heard; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. The findings set forth in the preamble to this Ordinance are hereby adopted and incorporated by reference.

Sec. 2. Based on the findings adopted herein, the City Council temporarily suspends the effect of any ordinance, code provision or other City requirement with which the fund adjustments and transfers proposed by the City Manager for the 2022 annual budget might be inconsistent.

Sec. 3. The fund adjustments and transfers proposed by the City Manager for fiscal year 2021 which are incorporated in the annual budget for fiscal year 2022, are hereby authorized and approved by the City Council.

Sec. 4. Because the City's annual budget for fiscal year 2022 rely upon anticipated year-end fund balances or shortages derived from revenues collected and expenditures incurred in fiscal year 2021, the City Council hereby ratifies and confirms all revenues, from whatever source derived, and expenditures incurred by the City to the extent such revenues and expenditures are in accordance with the City's annual budget for fiscal year 2021 or any subsequent budget amendments formally approved by the City Council.

Sec. 5. The City Council hereby adopts, affirms and approves any and all revenues, from whatever source derived, and expenditures as referenced in the attached annual budget for fiscal year 2022.

Sec. 6. The final annual budget for the City of Des Moines' fiscal year 2022 is hereby adopted and approved in summary form as set forth in the attached Appendix "A", which is by this reference incorporated herein

Sec 7. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with the other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Sec 8. Effective date. This Ordinance shall take effect and be in full force (5) five days after its final passage by the Des Moines City Council.

PASSED BY the City Council of the City of Des Moines this 18th day of November, 2021 and signed in authentication thereof this 18th day of November, 2021.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

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Attachment #2

DRAFT ORDINANCE 21-048
APPENDIX A2022 PRELIMINARY BUDGET
SUMMARY OF SOURCES AND USES

		Estimated Beginning Fund	Revenue	Total Sources
Funds		Balance		
	General Fund	\$ 4,536,182	\$ 24,525,359	\$ 29,061,541
Special Revenue	Streets	1,115,728	1,871,155	2,986,883
	Street Pavement	1,749,883	1,133,550	2,883,433
	Development	3,617,030	2,842,907	6,459,937
	Police Drug Seizure	97,823	1,250	99,073
	Hotel-Motel Tax	90,552	117,200	207,752
	Affordable Housing Sales Tax	24,008	30,000	54,008
	American Rescue Plan Funding	3,356,789	4,516,189	7,872,978
	Redondo Zone	32,436	92,850	125,286
	Waterfront Zone	252,419	199,600	452,019
	PBPW Automation Fee	446,611	127,500	574,111
	Urban Forestry	-	5,000	5,000
	Abatement	26,908	2,300	29,208
	Automated Speed Enforce (ASE)	244,596	242,200	486,796
	Transportation Benefit District	1,176,589	1,020,000	2,196,589
	Total Special Revenue Funds	12,231,372	12,201,701	24,433,073
Debt Service	REET 1 Debt Service	13,463	-	13,463
	REET 2 Debt Service	20,592	246,365	266,957
	2018 LTGO Debt Service	113,564	226,100	339,664
	Total Debt Service Funds	147,619	472,465	620,084
Capital Projects	Municipal Capital Improvement	4,847,305	4,765,000	9,612,305
	Transportation Capital Improvement	1,795,006	5,439,000	7,234,006
	REET 1st Quarter	2,553,251	665,000	3,218,251
	REET 2nd Quarter	1,042,984	653,000	1,695,984
	Park Levy	70,607	182,600	253,207
	Park In Lieu	446,312	50,750	497,062
	One Time Revenues	1,136,760	367,500	1,504,260
	Traffic In Lieu	1,314,366	2,690,500	4,004,866
	Traffic Impact Citywide	1,597,266	353,250	1,950,516
	Traffic Impact Pacific Ridge	637,987	101,750	739,737
	Total Capital Project Funds	15,441,844	15,268,350	30,710,194
Enterprise	Marina	2,604,991	7,627,786	10,232,777
	Surface Water Management	8,913,514	5,068,997	13,982,511
	Total Enterprise Funds	11,518,505	12,696,783	24,215,288
Internal Service	Equipment Rental Operations	352,244	575,319	927,563
	Equipment Rental Replacement	2,808,641	653,606	3,462,247
	Facility Repair & Replacement	524,516	165,594	690,110
	Computer Replacement	1,257,858	160,043	1,417,901
	Self Insurance	819,698	717,410	1,537,108
	Unemployment Insurance	431,545	39,500	471,045
	Total Internal Service Funds	6,194,502	2,311,472	8,505,974
	Total Budget - All Funds	\$ 50,070,024	\$ 67,476,130	\$ 117,546,153

**DRAFT ORDINANCE 21-048
APPENDIX A**

		Estimated	
		Ending Fund	
Funds	Expenditure	Balance	Total Uses
General Fund	\$ 24,888,320	\$ 4,173,221	\$ 29,061,541
Special Revenue	Streets	2,071,415	2,986,883
	Street Pavement	1,082,000	2,883,433
	Development	3,475,407	6,459,937
	Police Drug Seizure	11,000	99,073
	Hotel-Motel Tax	117,000	207,752
	Affordable Housing Sales Tax	30,000	54,008
	American Rescue Plan Funding	4,174,665	7,872,978
	Redondo Zone	86,785	125,286
	Waterfront Zone	117,233	452,019
	PBPW Automation Fee	-	574,111
	Urban Forestry	5,000	5,000
	Abatement	1,000	29,208
	Automated Speed Enforce (ASE)	140,000	486,796
	Transportation Benefit District	950,000	2,196,589
Total Special Revenue Funds		12,261,505	24,433,073
Debt Service	REET 1 Debt Service	-	13,463
	REET 2 Debt Service	235,242	266,957
	2018 LTGO Debt Service	226,000	339,664
	Total Debt Service Funds	461,242	620,084
Capital Projects	Municipal Capital Improvement	9,600,000	9,612,305
	Transportation Capital Improvement	6,155,000	7,234,006
	REET 1st Quarter	1,499,000	3,218,251
	REET 2nd Quarter	1,025,365	1,695,984
	Park Levy	-	253,207
	Park In Lieu	63,000	497,062
	One Time Revenues	891,000	1,504,260
	Traffic In Lieu	200,000	4,004,866
	Traffic Impact Citywide	849,000	1,950,516
	Traffic Impact Pacific Ridge	-	739,737
Total Capital Project Funds		20,282,365	30,710,194
Enterprise	Marina	8,365,531	10,232,777
	Surface Water Management	12,256,346	13,982,511
	Total Enterprise Funds	20,621,877	24,215,288
Internal Service	Equipment Rental Operations	610,436	927,563
	Equipment Rental Replacement	905,000	3,462,247
	Facility Repair & Replacement	385,000	690,110
	Computer Replacement	286,620	1,417,901
	Self Insurance	778,365	1,537,108
	Unemployment Insurance	90,000	471,045
	Total Internal Service Funds	3,055,421	8,505,974
Total Budget - All Funds		\$ 81,570,729	\$ 117,546,153

GENERAL FUND

STAFFING LEVELS					
POSITION	NUMBER OF EMPLOYEES				
	2019	2020	2021	2021 ADJ	2022
CITY COUNCIL					
Mayor	1.00	1.00	1.00	1.00	1.00
Council Member	6.00	6.00	6.00	6.00	6.00
Total City Council	7.00	7.00	7.00	7.00	7.00
CITY MANAGER					
City Manager	1.00	1.00	1.00	1.00	1.00
Chief Operations Officer	1.00	1.00	1.00	1.00	1.00
Chief Strategic Officer	0.30	0.30	0.50	0.50	0.50
Emergency Management Director	1.00	-	-	-	-
Emergency Preparedness Manager	-	1.00	1.00	1.00	1.00
Human Resources Director	1.00	1.00	1.00	1.00	1.00
Human Resources Intern (Limited Term)	-	0.50	-	0.50	0.50
Human Resources Coordinator (Limited Term)	-	-	1.00	1.00	1.00
City Clerk/Communication Director	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00
Public Records Specialist	1.00	1.00	1.00	1.00	1.00
City Hall Office Specialist	-	-	-	1.00	1.00
Management Analyst	0.20	0.20	0.20	0.10	0.10
Total City Manager	7.50	8.00	8.70	10.10	10.10
FINANCE & INFO TECHNOLOGY					
Financial & Info Systems Director	1.00	1.00	1.00	1.00	1.00
Deputy Finance Director	-	-	1.00	1.00	1.00
Finance Manager	1.00	1.00	-	-	-
Senior Accountant	1.00	1.00	1.00	1.00	1.00
Extra Hire - Senior Accounting Specialist	0.50	0.50	0.50	-	-
Staff Accountant	2.00	2.00	2.00	2.00	2.00
Accounting Interns	-	-	-	0.50	0.50
Payroll & Benefits Specialist	-	-	-	1.00	1.00
Payroll Accountant	1.00	1.00	1.00	-	-
Acctg Specialist - Accts Payable	1.00	1.00	1.00	1.00	1.00
Information Services Manager	1.00	1.00	1.00	1.00	1.00
Systems Administrator	1.00	1.00	1.00	1.00	1.00
IT Technician	1.00	1.00	1.00	1.00	1.00
Total Finance & Info Technology	10.50	10.50	10.50	10.50	10.50
LEGAL					
City Attorney	1.00	1.00	1.00	1.00	1.00
Assistant City Attorney	1.00	1.00	1.00	1.00	1.00
Prosecuting Attorney	1.00	1.00	1.00	1.00	1.00
Domestic Violence Advocate	0.50	0.60	0.50	0.40	0.40
Paralegals	1.42	1.42	1.42	1.17	0.92
Legal Intern	-	-	-	0.25	0.50
Total Legal	4.92	5.02	4.92	4.82	4.82

STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
MUNICIPAL COURT					
Judge	0.80	0.80	0.80	0.80	0.80
Court Administrator	1.00	1.00	1.00	1.00	1.00
Judicial Operations Supervisor	-	-	-	1.00	1.00
Lead Court Clerk	1.00	1.00	-	-	-
Court Clerks	4.00	4.00	4.00	4.00	4.00
Court Clerk (Limited Term)	1.00	-	-	1.00	1.00
Court Customer Service Rep (Limited Term)			1.00		
Court Marshal	1.15	1.00	1.00	1.00	1.00
Court Security Officer	1.00	-	-	-	-
Support Services Specialist (formerly Probation Officer)	1.00	1.00	1.00	1.00	1.00
Support Services Manager	-	-	-	1.00	1.00
Total Municipal Court	10.95	8.80	8.80	10.80	10.80
POLICE					
Chief of Police	1.00	1.00	1.00	1.00	1.00
Assistant Chief of Police	-	1.00	1.00	1.00	1.00
Executive Support	1.00	1.00	1.00	1.00	1.00
Commander	2.00	1.00	1.00	1.00	1.00
Sergeant - Detectives	1.00	1.00	1.00	1.00	1.00
Street Crimes - Detectives	-	2.00	2.00	2.00	2.00
Patrol Officers - Detectives	4.00	5.00	5.00	5.00	5.00
Traffic Enforcement Officer	-	-	1.00	1.00	1.00
ATF Violent Crime Detectives	1.00	1.00	1.00	1.00	1.00
Sergeant - Prof Standards	1.00	1.00	1.00	1.00	1.00
Sergeant - Administrative	1.00	1.00	1.00	1.00	1.00
Sergeant - Patrol	4.00	4.00	4.00	4.00	4.00
Patrol Officers - Patrol	20.00	16.00	16.00	16.00	16.00
Patrol Officers - Patrol (ARPA)	-	-	-	-	2.00
Social Worker (ARPA)	-	-	-	-	1.00
Patrol Officers, Hire-Ahead - Patrol	3.00	-	-	-	-
School Resource Officers	1.00	2.00	1.00	-	-
Community Service Officer	2.00	2.00	2.00	2.00	2.00
Animal Control Officer	1.00	1.00	1.00	1.00	1.00
Evidence Technician	1.00	1.00	1.00	-	-
Digital Evidence Technician	1.00	0.60	-	1.00	1.00
Lead Records Specialist	1.00	1.00	1.00	-	-
Record Supervisor	-	-	-	1.00	1.00
Record Specialists	5.00	5.00	5.50	5.00	5.00
Total Police	51.00	47.60	47.50	46.00	49.00

PLANNING, BUILDING & PUBLIC WORKS (PBPW) TAX BASED					
STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
Planning, Building & Permits					
Planning & Development Svcs Mgr	1.00	1.00	1.00	1.00	1.00
Building Official	1.00	1.00	1.00	1.00	1.00
Permit Coordinator	1.30	1.30	1.30	1.30	1.30
Total Planning, Building & Permits	3.30	3.30	3.30	3.30	3.30
Public Works Maintenance (Building/Facility & Parks)					
Public Works Director	0.10	0.10	0.10	0.10	0.10
Maintenance Superintendent	0.30	0.30	0.30	0.30	0.30
Senior Maint Worker-Facilities	1.00	1.00	1.00	1.00	1.00
Senior Maint Worker/Lead - Parks	1.00	1.00	1.00	1.00	1.00
Parks Maintenance Specialist	1.00	1.00	1.00	1.00	1.00
Maint Worker - Parks	5.00	5.00	2.00	5.00	5.00
Maint Worker - Parks (ARPA)	-	-	-	-	1.00
Maint Worker - Facilities	0.50	0.50	0.50	0.50	0.50
Admin Assistant II	0.12	0.12	0.12	0.12	0.12
Total Public Works Maintenance	9.02	9.02	6.02	9.02	10.02
Engineering & CIP Services					
Public Works Director	0.20	0.20	0.20	0.20	0.20
Transportation/Engineer Svcs Mgr	0.25	0.25	0.25	0.25	0.25
Engineering Inspector	0.05	0.05	0.05	0.05	0.05
Civil Engineer I	0.90	0.90	0.90	0.90	0.90
Civil Engineer II	0.10	0.10	0.10	0.10	0.10
Admin Assistant II	0.06	0.06	0.06	0.06	0.06
Total Engineering & CIP Services	1.56	1.56	1.56	1.56	1.56
Total Planning, Building & Public Works Tax Based	13.88	13.88	10.88	13.88	14.88

STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
PARKS, RECREATION AND SENIOR SERVICES					
Administration					
Chief Strategic Officer	0.30	-	-	-	-
Assistant Parks Director	-	0.50	0.50	0.50	0.50
Administrative Assistant II	0.40	0.40	-	-	-
Total Administration	0.70	0.90	0.50	0.50	0.50
Recreation Program					
Assistant Parks Director	-	0.10	0.10	0.10	0.10
Recreation Manager	1.00	1.00	1.00	1.00	1.00
Assistant Recreation Manager	1.00	1.00	1.00	1.00	1.00
Office Specialist	1.00	1.00	1.00	1.00	1.00
Administrative Assistant II	0.40	0.40	-	-	-
Recreation Specialist	1.00	1.00	1.00	1.00	1.00
Extra-Hire Recreation Leader	11.57	11.57	11.57	11.57	11.57
Extra-Hire Referees/Sport Leaders	0.79	0.79	0.79	0.79	0.79
Extra-Hire Office/Field Attendant	1.51	1.51	1.51	1.51	1.51
Total Recreation Program	18.27	18.37	17.97	17.97	17.97
Events and Facilities Rental					
Events & Facilities Manager	1.00	-	1.00	1.00	1.00
Assistant Events & Facilities Manager	-	1.00	1.00	0.25	1.00
Recreation Specialist	1.00	1.00	-	-	-
Administrative Assistant II	0.10	0.10	-	-	-
Extra-Hire Recreation Leader	0.72	-	-	0.72	0.72
Extra-Hire Recreation Attendant	1.99	2.71	2.71	2.71	1.99
Total Events and Facilities Rental	4.81	4.81	4.71	4.68	4.71
Senior Services					
Assistant Parks Director	-	0.40	0.40	0.40	0.40
Recreation Specialist	1.00	-	-	-	-
Administrative Assistant II	0.10	0.10	-	-	-
Program Assistant	1.00	1.00	0.50	1.00	1.00
Management Analyst - Human Svcs	0.05	0.40	0.40	0.60	0.60
Exercise Instructor	0.90	-	-	-	-
Social Worker (grant funded)	-	0.25	0.25	-	0.25
Cultural Outreach & Programming Specialist (grant funded)	-	1.00	1.00	-	1.00
Extra-Hire Van Driver (grant funded)	-	0.75	0.75	-	0.75
Total Senior Services	3.05	3.15	2.55	2.00	3.25
Total Parks, Recreation and Senior Services	26.83	27.23	25.73	25.15	26.43
Total General Fund	132.58	128.03	124.03	128.25	133.53

STREET MAINTENANCE FUND

STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
Public Works Director	0.15	0.15	0.15	0.15	0.15
Transportation/Engineer Svcs Mgr	0.05	0.05	0.05	0.05	0.05
GIS Analyst	0.30	0.30	0.30	0.30	0.30
Maintenance Superintendent	0.30	0.30	0.30	0.30	0.30
Senior Maintenance Worker Lead	1.00	1.00	1.00	1.00	1.00
Maintenance Worker	2.00	2.00	2.00	2.00	2.00
Traffic Control Specialist	1.00	1.00	1.00	1.00	1.00
Administrative Assistant II	0.15	0.15	0.15	0.15	0.15
Total	4.95	4.95	4.95	4.95	4.95

DEVELOPMENT FUND

STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
Planning, Building & Permits					
Chief Strategic Officer	0.40	0.50	0.50	0.50	0.50
Senior Planner	-	-	-	1.00	1.00
Principal Planner	1.00	1.00	1.00	1.00	1.00
Land Use Planner II	2.00	2.00	2.00	1.00	1.00
Land Use Planner I	-	-	-	-	1.00
Building Official (In-Training)	1.00	1.00	1.00	1.00	1.00
Asst Bldg Official/Electr & Bldg Inspector	1.00	1.00	1.00	1.00	1.00
Building Inspector/Plans Examiner	1.00	1.00	1.00	1.00	1.00
Electrical/Bldg Inspector/Plans Exam	1.00	1.00	1.00	1.00	1.00
Building Inspector	1.00	1.00	1.00	1.00	1.00
Permit Coordinator	0.70	0.70	0.70	0.70	0.70
GIS Analyst	0.15	0.15	0.15	0.15	0.15
Extra-Hire Permit Counter Assistant	0.80	0.80	1.00	1.00	1.00
Total Planning, Building & Permits	10.05	10.15	10.35	10.35	11.35
Engineering & CIP Services					
Public Works Director	0.40	0.40	0.40	0.40	0.40
Transportation/Engineer Svcs Mgr	0.70	0.70	0.70	0.70	0.70
Surface Water/Environ Engrng Mgr	0.10	0.10	0.10	0.10	0.10
Facilities/CIP Manager	1.00	1.00	1.00	1.00	1.00
Capital Projects Manager	1.00	-	-	-	-
Administrative Coordinator (Sound Transit)		1.00	1.00	1.00	1.00
Civil Engineer I	0.10	-	-	-	-
Civil Engineer II	0.90	1.00	1.00	1.00	1.00
Civil Engineer I (Sound Transit)	1.00	1.00	1.00	1.00	1.00
Engineering Technician (Sound Transit)	1.00	-	-	-	-
Engineering Inspector	0.95	0.95	0.95	0.95	0.95
GIS Analyst	0.15	0.15	0.15	0.15	0.15
Admin Assistant II	0.20	0.20	0.20	0.20	0.20
Total Engineering & CIP Services	7.50	6.50	6.50	6.50	6.50
Total Development Fund	17.55	16.65	16.85	16.85	17.85

MARINA FUND

STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
Harbormaster	1.00	1.00	1.00	1.00	1.00
Assistant Harbormaster	1.00	1.00	1.00	1.00	1.00
Office Manager	1.00	1.00	-	-	-
Office Assistant	1.00	1.00	1.00	1.00	1.00
Senior Maintenance Lead	1.00	1.00	1.00	1.00	1.00
Environmental Operations Specialist	1.00	1.00	1.00	1.00	1.00
Harbor Attendant	2.00	4.00	4.00	4.00	4.00
Extra-Hire Intern	0.66	-	0.66	0.66	0.66
Extra-Hire Landscaping Specialist	0.30	-	-	-	-
Extra-Hire Harbor Attendant Maint	0.30	0.30	-	-	-
Extra-Hire Harbor Attendant Service	0.30	0.30	-	-	-
Extra-Hire Harbor Aide	1.76	1.72	1.72	1.72	1.72
Total Marina Fund	11.32	12.32	11.38	11.38	11.38

SURFACE WATER MANAGEMENT FUND

STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
Public Works Director	0.10	0.10	0.10	0.10	0.10
Administrative Assistant	0.40	0.40	0.40	0.40	0.40
Surface Water/Enviromnt Engrng Mgr	0.90	0.90	0.90	0.90	0.90
Civil Engineer I	-	-	-	1.00	1.00
Civil Engineer II	1.00	1.00	1.00	1.00	1.00
GIS Administrator	0.40	0.40	0.40	0.40	0.40
Engineering Technician	2.00	2.00	2.00	2.00	2.00
Asset Program Coordinator	1.00	1.00	1.00	-	-
Maintenance Superintendent	0.30	0.30	0.30	0.30	0.30
Lead Maintenance Worker	1.00	1.00	1.00	1.00	1.00
Maintenance Specialist	1.00	1.00	1.00	1.00	1.00
Maintenance Worker	4.00	4.00	4.00	4.00	4.00

EQUIPMENT RENTAL FUND

STAFFING LEVELS					
	NUMBER OF EMPLOYEES				
POSITION	2019	2020	2021	2021 ADJ	2022
Public Works Director	0.05	0.05	0.05	0.05	0.05
Administrative Assistant II	0.07	0.07	0.07	0.07	0.07
Maintenance Superintendent	0.10	0.10	0.10	0.10	0.10
Mechanic	1.00	1.00	1.00	1.00	1.00
Assistant Mechanic	0.50	0.50	0.50	0.50	1.00
Total	1.72	1.72	1.72	1.72	2.22

Total Other Funds	47.64	47.74	47.00	47.00	48.50
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GRAND TOTAL	180.22	175.77	171.03	175.25	182.03
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Total Regular & Part-time FTEs	158.90	154.70	149.70	154.45	161.20
Total Extra Hires/Seasonal FTEs	21.32	21.07	21.33	20.80	20.83
	180.22	175.77	171.03	175.25	182.03

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2021
City of Des Moines - Index of Positions and Pay Schedule
Exempt Employees

Range	Positions	Step A	Step B	Step C	Step D	Step E
E-20		66,684	70,020	73,524	77,196	81,060
		5,557	5,835	6,127	6,433	6,755
		32.06	33.66	35.35	37.11	38.97
E-21	Assistant Harbormaster	69,348	72,816	76,452	80,280	84,300
		5,779	6,068	6,371	6,690	7,025
		33.34	35.01	36.76	38.60	40.53
E-22		72,120	75,732	79,524	83,496	87,672
		6,010	6,311	6,627	6,958	7,306
		34.67	36.41	38.23	40.14	42.15
E-23		75,012	78,768	82,704	86,844	91,188
		6,251	6,564	6,892	7,237	7,599
		36.06	37.87	39.76	41.75	43.84
E-24	Prosecuting Attorney	78,012	81,912	86,004	90,300	94,812
	Recreation Manager	6,501	6,826	7,167	7,525	7,901
	Senior Accountant	37.51	39.38	41.35	43.41	45.58
E-25	Senior Planner	81,132	85,188	89,448	93,924	98,616
		6,761	7,099	7,454	7,827	8,218
		39.01	40.96	43.00	45.16	47.41
E-26	Emergency Preparedness/Safety Manager	84,372	88,596	93,024	97,680	102,564
		7,031	7,383	7,752	8,140	8,547
		40.56	42.59	44.72	46.96	49.31
E-27	Maintenance Superintendent	87,756	92,148	96,756	101,592	106,668
		7,313	7,679	8,063	8,466	8,889
		42.19	44.30	46.52	48.84	51.28
E-28	Asst Bldg Official/Electrical/Bldg Inspector	91,260	95,820	100,608	105,636	110,916
	Capital Improvement Projects Manager	7,605	7,985	8,384	8,803	9,243
	Civil Engineer II	43.88	46.07	48.37	50.79	53.33
	Principal Planner					
E-29		94,908	99,648	104,628	109,860	115,356
		7,909	8,304	8,719	9,155	9,613
		45.63	47.91	50.30	52.82	55.46
E-30	Assistant Parks and Rec Director	98,712	103,644	108,828	114,264	119,976
		8,226	8,637	9,069	9,522	9,998
		47.46	49.83	52.32	54.93	57.68
E-31	Court Administrator	102,660	107,796	113,184	118,848	124,788
	Assistant City Attorney	8,555	8,983	9,432	9,904	10,399
		49.36	51.83	54.42	57.14	59.99
E-32	Building Official	106,764	112,104	117,708	123,588	129,768
	Planning & Development Services Manager	8,897	9,342	9,809	10,299	10,814
	Information Technology Manager	51.33	53.90	56.59	59.42	62.39

2021 City of Des Moines - Index of Positions and Pay Schedule Exempt Employees						
E-33	Deputy Finance Director	111,036	116,592	122,424	128,544	134,976
		9,253	9,716	10,202	10,712	11,248
		53.38	56.05	58.86	61.80	64.89
E-34	Surface Water/Environmental Engineering Mgr	115,476	121,248	127,308	133,668	140,352
		9,623	10,104	10,609	11,139	11,696
		55.52	58.29	61.21	64.26	67.48
E-35	Police Commander	120,096	126,096	132,396	139,020	145,968
		10,008	10,508	11,033	11,585	12,164
		57.74	60.62	63.65	66.84	70.18
E-37	City Engineer	129,900	136,392	143,208	150,372	157,896
		10,825	11,366	11,934	12,531	13,158
		62.45	65.57	68.85	72.29	75.91
E-38		135,096	141,852	148,944	156,396	164,220
		11,258	11,821	12,412	13,033	13,685
		64.95	68.20	71.61	75.19	78.95
E-39		140,496	147,516	154,896	162,636	170,772
		11,708	12,293	12,908	13,553	14,231
		67.55	70.92	74.47	78.19	82.10
E-40		146,112	153,420	161,088	169,140	177,600
		12,176	12,785	13,424	14,095	14,800
		70.25	73.76	77.45	81.32	85.38

Per DMMC 2.12.030 the City Manager is authorized to place positions at appropriate ranges and reclassify positions provided the Finance Director certifies sufficient funds are available.

Salary Schedule effective 2/16/2021 and is subject to change

2021
City of Des Moines - Index of Positions and Pay Schedule
General Employees

<u>Range</u>	<u>Positions</u>	<u>Step A</u>	<u>Step B</u>	<u>Step C</u>	<u>Step D</u>	<u>Step E</u>
G-11		47,280	49,644	52,128	54,732	57,468
		3,940	4,137	4,344	4,561	4,789
		22.73	23.87	25.06	26.31	27.63
G-12	Court Customer Service Rep (Limited Term)	49,176	51,636	54,216	56,928	59,772
		4,098	4,303	4,518	4,744	4,981
		23.64	24.83	26.07	27.37	28.74
G-13	Court Clerk	51,144	53,700	56,388	59,208	62,172
	Office Specialist - Marina	4,262	4,475	4,699	4,934	5,181
	Office Specialist - City Hall (Limited Term)	24.59	25.82	27.11	28.47	29.89
	Records Specialist - Police					
	Program Specialist - Events and Facilities, Recreation					
	Program Support Specialist - Recreation, SS					
G-14		53,184	55,848	58,644	61,572	64,656
		4,432	4,654	4,887	5,131	5,388
		25.57	26.85	28.19	29.60	31.08
G-15	Assistant Mechanic	55,308	58,068	60,972	64,020	67,224
		4,609	4,839	5,081	5,335	5,602
		26.59	27.92	29.31	30.78	32.32
G-16		57,528	60,408	63,432	66,600	69,936
		4,794	5,034	5,286	5,550	5,828
		27.66	29.04	30.50	32.02	33.62
G-17	Accounting Specialist - Accounts Payable	59,820	62,808	65,952	69,252	72,720
	Mechanic	4,985	5,234	5,496	5,771	6,060
	Permit Coordinator	28.76	30.20	31.71	33.29	34.96
	Admin Assistant II					
G-18	Assistant Recreation Manager	62,217	65,328	68,592	72,024	75,624
	Court Marshal (Part Time)	5,185	5,444	5,716	6,002	6,302
	Public Records Analyst	29.91	31.41	32.98	34.63	36.36
G-19	IT Support Specialist	64,704	67,944	71,340	74,904	78,648
	Administrative Coordinator - Sound Transit	5,392	5,662	5,945	6,242	6,554
	DV Victim Advocate/Management Analyst	31.11	32.67	34.30	36.01	37.81
	Events and Facilities Rental Manager					
	Payroll/Benefits Specialist					
	Records Supervisor-Police					
G-20	Deputy City Clerk	67,296	70,656	74,184	77,892	81,792
	Engineering Technician - SWM	5,608	5,888	6,182	6,491	6,816
	Paralegal	32.35	33.97	35.67	37.45	39.32
	Land Use Planner I					
	Digital and Field Evidence Technician					

2021 City of Des Moines - Index of Positions and Pay Schedule General Employees						
G-21	Staff Accountant	69,984	73,488	77,160	81,024	85,080
	Office Administrator-Police Department	5,832	6,124	6,430	6,752	7,090
	Human Resources Analyst (Limited Term)	33.65	35.33	37.10	38.95	40.90
G-22	Land Use Planner II	72,780	76,416	80,232	84,240	88,452
	Support Services Specialist (Limited Term)	6,065	6,368	6,686	7,020	7,371
	Plans Examiner I, II, III	34.99	36.74	38.57	40.50	42.53
G-23	Engineering Inspector	75,696	79,476	83,448	87,624	92,004
	GIS Analyst (GIS Administrator)	6,308	6,623	6,954	7,302	7,667
	Electrical/Building Inspector	36.39	38.21	40.12	42.13	44.23
G-24		78,720	82,656	86,784	91,128	95,688
		6,560	6,888	7,232	7,594	7,974
		37.85	39.74	41.72	43.81	46.00
G-25	Judicial Operations Supervisor	81,876	85,968	90,264	94,776	99,516
	Civil Engineer I - Sound Transit	6,823	7,164	7,522	7,898	8,293
	Information Technology Systems Administrator	39.36	41.33	43.40	45.57	47.84
	Support Services Administrator (Support Service Manager)					
	Senior Building/Electrical Inspector/Plans Examiner					
G-26	Vacant	85,152	89,412	93,888	98,580	103,512
		7,096	7,451	7,824	8,215	8,626
		40.94	42.99	45.14	47.39	49.77

Per DMMC 2.12.030 the City Manager is authorized to place positions at appropriate ranges and reclassify positions provided the Finance Director certifies sufficient funds are available.

Salary Schedule effective 2/16/2021 and is subject to change

2022
City of Des Moines - Index of Positions and Pay Schedule
Extra-Hire Pay Schedule

Range	Positions	Step A	Step B	Step C	Step D	Step E
EH-1	Facility Attendant I; Office Attendant I; Recreation Leader I; Scorekeeper. Minors aged 15 and 16 may be paid 85% of EH-1 Step A per state law.	14.49	14.99	15.49	15.99	16.49
EH-2	Facility Attendant II; Office Attendant II; Recreation Leader II	14.99	15.74	16.49	17.24	17.99
EH-3	Facility Attendant III; Office Attendant III; Recreation Leader III; Harbor Aide	16.49	17.49	18.49	19.49	20.49
EH-4	Facility Attendant IV; Office Attendant IV; Recreation Leader IV; Landscaping Specialist; Seasonal Maintenance Worker	18.49	19.49	20.49	21.49	22.49
EH-5	Specialized Positions	Up to \$100.00 per hour				

DEVELOPMENT FUND

STAFFING LEVELS					
POSITION	2019	2020	2021	2021 ADJ	2022
Planning, Building & Permits					
Chief Strategic Officer	0.40	0.50	0.50	0.50	0.50
Senior Planner	-	-	-	1.00	1.00
Principal Planner	1.00	1.00	1.00	1.00	1.00
Land Use Planner II	2.00	2.00	2.00	1.00	1.00
Land Use Planner I	-	-	-	-	1.00
Building Official (In-Training)	1.00	1.00	1.00	1.00	1.00
Asst Bldg Official/Electr & Bldg Inspector	1.00	1.00	1.00	1.00	1.00
Building Inspector/Plans Examiner	1.00	1.00	1.00	1.00	1.00
Electrical/Bldg Inspector/Plans Exam	1.00	1.00	1.00	1.00	1.00
Building Inspector	1.00	1.00	1.00	1.00	1.00
Permit Coordinator	0.70	0.70	0.70	0.70	0.70
GIS Analyst	0.15	0.15	0.15	0.15	0.15
Extra-Hire Permit Counter Assistant	0.80	0.80	0.80	1.00	0.80
Total Planning, Building & Permits	10.05	10.15	10.15	10.35	11.15
Engineering & CIP Services					
Public Works Director	0.40	0.40	0.40	0.40	0.40
Transportation/Engineer Svcs Mgr	0.70	0.70	0.70	0.70	0.70
Surface Water/Environ Engrng Mgr	0.10	0.10	0.10	0.10	0.10
Facilities/CIP Manager	1.00	1.00	1.00	1.00	1.00
Capital Projects Manager	1.00	-	-	-	-
Administrative Coordinator (Sound Transit)	-	1.00	1.00	1.00	1.00
Civil Engineer I	0.10	-	-	-	-
Civil Engineer II	0.90	1.00	1.00	1.00	1.00
Civil Engineer I (Sound Transit)	1.00	1.00	1.00	1.00	1.00
Engineering Technician (Sound Transit)	1.00	-	-	-	-
Engineering Inspector	0.95	0.95	0.95	0.95	0.95
GIS Analyst	0.15	0.15	0.15	0.15	0.15
Admin Assistant II	0.20	0.20	0.20	0.20	0.20
Total Engineering & CIP Services	7.50	6.50	6.50	6.50	6.50
Total Development Fund	17.55	16.65	16.65	16.85	17.65

AMERICAN RESCUE PLAN ADMINISTRATION (ARPA)

The purpose of this fund is to account for all moneys awarded to the City from the United States Department of the Treasury in accordance with the terms and conditions of the American Rescue Plan Act of 2021.

Sources

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Taxes	-	-	4,514,939	-	4,514,939
Miscellaneous Revenues	-	-	1,250	-	1,250
Total Revenues	-	-	4,516,189	-	4,516,189
Beginning Fund Balance	-	-	-	-	3,356,789
Total Resources	-	-	4,516,189	-	7,872,978

Uses

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Supplies	-	-	15,000	-	-
Services & Charges	-	-	561,400	-	687,000
Transfer Out	-	-	583,000	-	3,487,665
Total Operations	-	-	1,159,400	-	4,174,665
Ending Fund Balance	-	-	3,356,789	-	3,698,313
Total Expenditures	-	-	4,516,189	-	7,872,978

TRANSPORTATION BENEFIT DISTRICT FUND

The purpose of this fund was to account for the \$40.00 vehicle license fees currently imposed under the Transportation Benefit District. The vehicle license fees fund city arterial street maintenance and arterial street paving. In the 2020 budget the first \$20 vehicle license fee will be received in the Street Maintenance Fund and the second \$20 vehicle license fee will be received in the Street Pavement Fund.

Sources

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Taxes	927,468	1,001,076	1,000,000	-	1,020,000
Miscellaneous Revenues	3,745	4,295	-	-	-
Total Revenues	931,213	1,005,371	1,000,000	-	1,020,000
Beginning Fund Balance	170,233	192,618	1,126,589	1,106,217	1,176,589
Total Resources	1,101,446	1,197,989	2,126,589	1,106,217	2,196,589

Uses

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Services & Charges	438,750	-	450,000	-	450,000
Transfer Out	452,000	71,400	500,000	-	500,000
Interfund Charges	18,078	-	-	-	-
Total Operations	908,828	71,400	950,000	-	950,000
Ending Fund Balance	192,618	1,126,589	1,176,589	1,106,217	1,246,589
Total Expenditures	1,101,446	1,197,989	2,126,589	1,106,217	2,196,589

DEBT SERVICE FUND

Debt service funds are used to track the principal and interest payments for general government debt. Each year a sufficient amount of revenue is budgeted and placed in the fund to pay the annual principal and interest due on the City's outstanding debt.

Sources

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Miscellaneous Revenues	37,767	683	350	350	100
Transfer In	476,510	478,494	496,045	496,045	472,365
Total Revenues	514,277	479,177	496,395	496,395	472,465
Beginning Fund Balance	2,081,592	163,809	145,496	162,178	147,619
Total Resources	2,595,869	642,986	641,891	658,573	620,084

Uses

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Services & Charges	-	-	500	500	-
Transfer Out	2,015,000	-	-	-	-
Interfund Charges	13,576	18,834	14,934	6,995	-
Debt Service	403,484	478,656	478,838	478,838	461,242
Total Operations	2,432,060	497,490	494,272	486,333	461,242
Ending Fund Balance	163,809	145,496	147,619	172,240	158,842
Total Expenditures	2,595,869	642,986	641,891	658,573	620,084

MUNICIPAL CAPITAL AND TRANSPORTATION CAPITAL IMPROVEMENTS PROJECT FUNDS

<i>Municipal Capital Improvement Fund Projects</i>	2022 Budget
North Bulkhead	6,458,000
Redondo Fishing Pier	870,000
N Lot Restrooms, Plazas & Promenade	389,000
Field House Play Equipment	343,000
Marina, Beach Park Paid Parking	180,000
Marina Redevelopment	1,150,000
Financial System Replacement	100,000
Midway Park Acquisition	55,000
Mary Gay Park	30,000
Sonju Park	25,000
<i>Total Municipal Capital Improvement Fund Projects</i>	<u>9,600,000</u>
<i>Transportation Capital Improvement Fund Projects</i>	2022 Budget
24th Ave S. Improvements Project (Segment 2)	4,897,000
Barnes Creek Trail	630,000
Puget Sound Gateway - SR509 Extension	250,000
16th Ave - Seg 5A	204,000
S 224th St Improvements	114,000
Redondo Paid Parking	50,000
Redondo Area Street Improvements	10,000
<i>Total Transportation Capital Improvement Fund Projects</i>	<u>6,155,000</u>
<i>Total Capital Outlay</i>	<u>15,755,000</u>

*** Per 2022-2027 Capital Improvements Plan adopted on September 2, 2021 with Resolution 1432.**

SURFACE WATER MANAGEMENT FUND

The purpose of this fund is to account for revenues and expenditures related to Surface Water Management Operations and Construction.

Sources

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Intergovernmental	50,000	-	720,000	-	340,000
Charges for Services	3,832,571	4,126,084	4,286,223	4,272,323	4,688,997
Miscellaneous Revenues	90,800	129,146	70,250	60,050	40,000
Other Financing Sources	1,184,380	1,388,440	95,000	65,000	-
Total Revenues	5,157,751	5,643,670	5,171,473	4,397,373	5,068,997
Beginning Working Capital	8,794,728	10,033,466	11,239,816	8,017,023	8,913,514
Total Resources	13,952,479	15,677,136	16,411,289	12,414,396	13,982,511

Uses

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Personnel Salaries	975,377	935,104	947,951	947,951	1,213,530
Personnel Benefits	392,132	347,880	424,401	424,401	437,960
Supplies	87,118	46,504	116,650	116,650	116,650
Services & Charges	888,611	1,220,102	1,203,443	1,281,487	1,156,343
Interfund Charges	517,244	482,813	549,330	484,617	533,863
Capital Outlay	401,904	769,771	2,479,000	2,940,000	4,569,000
Total Expenditures	3,919,013	4,437,320	7,497,775	8,335,106	12,256,346
Ending Working Capital	10,033,466	11,239,816	8,913,514	4,079,290	1,726,165
Total Uses	13,952,479	15,677,136	16,411,289	12,414,396	13,982,511

EQUIPMENT REPLACEMENT FUND

The purpose of the equipment rental operations fund is for the receipt and expenditure of moneys used to finance the replacement of rolling stock and equipment.

Sources

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Charges for Services	695,545	-	379,329	379,329	392,606
Miscellaneous Revenues	68,525	38,401	6,500	6,500	6,000
Other Financing Sources	31,355	19,611	-	-	-
Transfer In	170,875	-	465,000	250,000	255,000
Total Revenues	966,300	58,012	850,829	635,829	653,606
Beginning Fund Balance	2,811,930	3,047,236	2,462,812	2,560,074	2,808,641
Total Resources	3,778,230	3,105,248	3,313,641	3,195,903	3,462,247

Uses

CATEGORY	2019 ACTUAL	2020 ACTUAL	2021 ESTIMATE	2021 BUDGET	2022 BUDGET
Supplies	-	11,823	-	-	-
Capital Outlay	730,994	338,401	505,000	290,000	905,000
Total Operations	730,994	350,224	505,000	290,000	905,000
Ending Fund Balance	3,047,236	2,755,024	2,808,641	2,905,903	2,557,247
Total Expenditures	3,778,230	3,105,248	3,313,641	3,195,903	3,462,247

2022 Capital Outlay Schedule

	<u>2022 Budget</u>
Police - 3 Police Interceptor-AWD/SUV	261,000
Police - 1 Chevy Tahoe Patrol Vehicle (funded with ARPA)	90,000
Police - 2 Police Interceptor-AWD/SUV (funded with ARPA)	174,000
Police - 1 Nissan Rogue for Social Worker contract (funded with ARPA)	33,000
Police - 1 Ford Escape for Social Worker (funded with ARPA)	35,000
Police - 1 Ford Explorer for Evidence vehicle (funded with ARPA)	45,000
Building - 1 Ford Escape 4WD SUV	35,000
Public Works - 1 Ford F-550 Dump Truck and 1 Ford F-350 Flatbed Dump Truck	138,000
Parks & Recreation - 1 Ford Transit Van	37,000
Marina - Ford F-350 Flatbed Dump Truck	57,000
Total Capital Outlay	905,000

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: 2021 Annual Budget Amendments

ATTACHMENTS:

1. Draft Ordinance No. 21-060
2. Appendix A 2021 Amended Annual Budget

FOR AGENDA OF: November 18, 2021

DEPT. OF ORIGIN: Finance

DATE SUBMITTED: November 11, 2021

CLEARANCES:

- ☐ Community Development _____
- ☐ Marina _____
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

CHIEF OPERATIONS OFFICER: _____

☒ Legal /s/ TG

☒ Finance Beth Anne Upm

☐ Courts _____

☐ Police _____

APPROVED BY CITY MANAGER

FOR SUBMITTAL: [Signature]

Purpose and Recommendation

The purpose of this Agenda Item is for the City Council to consider Draft Ordinance 21-060, amending the 2021 Annual Budget.

Suggested Motion

FIRST MOTION: "I move to suspend Rule 26(a) in order to enact Draft Ordinance No. 21-060 on first reading."

SECOND MOTION: "I move to enact Draft Ordinance No. 21-060 relating to municipal finance, amending the 2021 Annual Budget adopted in Ordinance No. 1744."

Background

The City and the Des Moines City Council has adopted strong, solvent, and sustainable budgets using sound budgetary policies. This work has resulted in healthy reserves in excess of the recommended best practice of the Government Financial Officers Association. These reserves provide the City with the ability to weather ordinary economic upturns and downturns that occur without any interruption in essential services.

This has been very important, as the City of Des Moines has responded to the pandemic and the uncertain impacts. Contrary to most expectations, the COVID-19 pandemic has continued to affect our local community, state, nation, and the world through 2021. As local economies, governmental policies, and needs of community members adapt to continued life during a global pandemic, municipal budgets need to accurately reflect the updated and informed expectations of City leadership and the community.

In reviewing the 2021 Adopted Budget and setting the goals for the 2022 Preliminary Annual Budget, the City has set out the following goals: 1) Remain solvent and strong; 2) Recover from COVID – socially, economically and programmatically; 3) Address reforms to the administration of justice; and 4) Prioritize Redevelopment.

In 2021, the City was awarded \$9 million through the American Rescue Plan Act. 50% of these funds were received in 2021 with the balance expected in 2022. On September 16, 2021, proposed uses for these federal funds, for 2021 and subsequent years, were approved by the Des Moines City Council. Use of these federal funds, which support the City's fiscal goals, is included in the amendments to the 2021 Annual Budget.

Additional changes in revenues and expenditures, for all funds, from forecasts used to create the 2021 budget, enacted by Ordinance No. 1744 are in accordance with council direction and approval for fiscal year 2021.

Discussion

The 2021 Annual Budget presented on November 12, 2020 was based upon an estimated carry-forward of the 2020 year-end fund balances. Appendix "A" shows amended 2021 beginning fund balances, which are the actual 2020 ending fund balances. Changes in budget amounts are detailed below:

GENERAL FUND	Change in Budget Increase/(Decrease)		Footnote	Description
	Revenues	Expenditures		
<i>Non-Department Revenue</i>	600,000 (225,000) 106,116 12,500 (70,000) 348,511 (2,259,197)			Sales Tax B&O TAXES UTILITY TAXES GAMBLING TAXES/PUNCH BDS & PULL TABS BUSINESS LICENSES AND PERMITS OTHER MISC REV 1 INTRA FUND GF ADMIN CHARGEBACK
Total Non-Department Revenue	(1,487,070)	-		Total Non-Department Revenue
<i>Public Safety Revenue</i>	199,023 (137,250)			STATE ENTITLEMENTS FINES AND PENALTIES
Total City Council	61,773	-		
<i>City Council</i>		(19,000)		SALARIES AND BENEFITS
Total City Council	-	(19,000)		
<i>City Manager's Office</i>		(5,200) 251,223 23,900	1	GF ADMIN CHARGEBACK - CITY CLERK METRO (SHUTTLE) SERVICES PROFESSIONAL SERVICES AND SUPPLIES
Total City Manager's Office	-	269,923		
<i>Finance</i>	10,000	10,000 2,500		I/F CIP FINANCE CHARGEBACK OVERTIME OFFICE AND OPERATING SUPPLIES
Total Finance	10,000	12,500		
<i>Legal</i>		(69,704)	1	GF ADMIN CHARGEBACK
Total Legal	-	(69,704)		
<i>Court</i>		(243,572) (24,961)	1 1	GF ADMIN CHARGE BACK (PERIOD 14) GF ADMIN CHARGE BACK (PERIOD 14)
Total Court	-	(268,533)		
<i>Business Office - Public Safety</i>		(48,228)	1	GF ADMIN CHARGE BACK (PERIOD 14)
Total Business Office - Public Safety	-	(48,228)		
<i>Police Administration</i>	(13,300) (80,000) (30,000)	(1,417,463)	1	THIRD PARTY OVERTIME SCHOOL RESOURCE OFFICER-HSD FALSE ALARM FEES GF ADMIN CHARGE BACK (PERIOD 14)
<i>Patrol</i>		(57,500)		SALARIES AND BENEFITS
<i>Other</i>	160,650	(10,000)		WASPC MENTAL HEALTH FIELD RESPONSE PROFESSIONAL SERIVES - OPEB CALCS
37,350	(1,484,963)			
<i>Community Development</i>		(90,253)	1	GF ADMIN CHARGES
-	(90,253)			
<i>Parks, Recreation, and Senior Services</i>	(320,000)	(310,233)	1	GF ADMIN CHARGE BACK (PERIOD 14) SUMMER & BREAK CAMPS
(320,000)	(310,233)			
<i>Non-Department Revenue</i>	97,580	(49,583)	1	RENTAL REVENUE AND FEES GF ADMIN CHARGE BACK (PERIOD 14)
97,580	(49,583)			
<i>Transfers</i>	250,000 50,000 8,000 100,000	(250,000) (100,000) 1,587,000 325,000 (51,000) 51,000	2 2 2 2 3 3	OPERATING TRANSFERS IN - ARPA - CITY MANAGER OPERATING TRANSFERS IN - ARPA - COURT OPERATING TRANSFERS IN - ARPA - EMERGENCY MANAGEMENT PLAN OPERATING TRANSFERS IN - ARPA - CITY MANAGER - PD TRANSFER OUT CODING CORRECTION - POLICE VEHICLES TRANSFER OUT TO ONE-TIME TAX FUND TRANSFER OUT TO MUNICIPAL CAPITAL IMPROVEMENTS FUND TRANSFER OUT TO EQUIPMENT RENTAL REPLACEMENT - POLICE VEHICLES TRANSFER OUT TO EQUIPMENT RENTAL - SHOULD BE TO FACILITY REPAIR TRANSFER OUT TO FACILITY REPAIR - CODING CORRECTION
408,000	1,562,000			
Total General Funds	(1,192,367)	(496,074)		

Footnotes – General Fund

- 1) The City is discontinuing the practice of the General Fund charging General Fund departments for services. Discontinuing this practice will have a net effect on the General Fund of zero dollars while ensuring that revenues and expenses are not artificially inflated.
- 2) On September 16th, 2021, the City Council discussed and approved certain uses for funds received from the American Rescue Plan Act. These items are included in the amendments to the 2021 Annual Budget.
- 3) Related to the North Marina Parking Lot Bulkhead project construction approved by the City Council on June 17, 2021.

FUND	Change in Budget Increase/(Decrease)		Footnote	Description
	Revenues	Expenditures		
Street Fund - 101	450,000		1	STREET EXPENDITURES FUNDED BY VEHICLE FEES
Street Fund - 101	(475,000)			TRANSFER IN FROM STREET PAVEMENT - REMOVED
Street Fund - 101	39,000	39,000	2	101.305.302.397.00.00.00 - GUARDRAIL
Street Fund - 101		76,004		GENL FUND ADMIN CHARGEBACK
Total Street Fund - 101	14,000	115,004		
Arterial Pavement - 102	500,000		1	TRANSFER IN OF VEHICLE FEE REVENUE
Arterial Pavement - 102		1,222,000		CONTINGENCIES ARTERIAL ST PAVING/INTERLOCAL AGREEMENTS
Arterial Pavement - 102		(475,000)		TRANSFER OUT TO STREET FUND - REMOVED
Total Arterial Pavement - 102	500,000	747,000		
Development Fund - 105	(56,000)			BUILDING PERMITS
Development Fund - 105	(262,360)			OTHER ENG SVCS (SOUND TRANSIT)
Development Fund - 105	(58,000)			ZONING FEES
Development Fund - 105	11,000			INTEREST EARNINGS AND OTHER MISC REVENUE
Development Fund - 105	175,000	175,000		ZONING ONE TIME
Development Fund - 105		175,919		GF ADMIN CHARGE BACK
Development Fund - 105		35,000		TRANSFER OUT TO BARNES CREEK
Total Development Fund - 105	(190,360)	385,919		
Police Drug Seizure Fund - 107	85,000	10,000		STATE SHARE OF DRUG SEIZURES
Total Police Drug Seizure Fund - 107	85,000	10,000		
American Rescue Plan Act - 114	4,514,939		3	ARPA funding - first 50%
American Rescue Plan Act - 114	1,250		3	114.000.000.361.10.00.00
American Rescue Plan Act - 114		75,000	3	PROFESSIONAL SERVICES - ENVIRONMENTAL
American Rescue Plan Act - 114		282,000	3	PROFESSIONAL SERVICES - SMALL BUS GRANTS
American Rescue Plan Act - 114		50,000	3	PROFESSIONAL SERVICES - FOOD TRUCKS
American Rescue Plan Act - 114		50,000	3	PROFESSIONAL SERVICES - TENANT EVICT RES
American Rescue Plan Act - 114		14,400	3	PROFESSIONAL SERVICES - HR RECRUITMENT
American Rescue Plan Act - 114		15,000	3	SMALL TOOLS & EQUIPMENT - COOL AIR MSTRS
American Rescue Plan Act - 114		90,000	3	PROFESSIONAL SERVICES - EATS PROGRAM
American Rescue Plan Act - 114		50,000	3	TRANSFER OUT - FIELD HOUSE PLAY EQUIPMENT
American Rescue Plan Act - 114		175,000	3	TRANSFER OUT TO GF - ARPA
American Rescue Plan Act - 114		75,000	3	TRANSFER OUT - HUMAN SERVICES COMMITTEE
American Rescue Plan Act - 114		60,000	3	TRANSFER OUT ARPA EVIDENCE VAN
American Rescue Plan Act - 114		80,000	3	TRANSFER OUT POLICE SW VEHICLES
American Rescue Plan Act - 114		35,000	3	TRANSFER OUT - BUDGET SOFTWARE
American Rescue Plan Act - 114		50,000	3	TRANSFER OUT TO GEN FUND - MUNI COURT
American Rescue Plan Act - 114		8,000	3	TRANSFER OUT - EMERGENCY MGMT PLAN
American Rescue Plan Act - 114		100,000	3	TRANSFER OUT BODY CAMS
Total American Rescue Plan Act - 114	4,516,189	1,209,400		
Redondo Zone - 140		2,726		EXTRA HIRE WAGES
Total Redondo Zone - 140	-	2,726		
PBPW Automation Fee - 142		1,968		SMALL TOOLS & EQUIPMENT
Total PBPW Automation Fee - 142	-	1,968		
ASE Automated Speed Enforcement - 190		(25,000)		TRANSFER OUT - N HILL ELEMENTARY WALKWAY IMPR - ASE XFR
Total ASE Automated Speed Enforcement - 190	-	(25,000)		
Transport Benefit District - 199	1,000,000		1	VEHICLE FEES
Transport Benefit District - 199		450,000	1	STREET EXPENDITURES FUNDED BY VEHICLE FEES
Transport Benefit District - 199		500,000	1	TRANSFER OUT TO THE STREETS FUND AND ARTERIAL PAVING
Total Transport Benefit District - 199	1,000,000	950,000		

FUND	Change in Budget Increase/(Decrease)		Footnote	Description
	Revenues	Expenditures		
REET 1 Eligible Debt Service - 201		3,115		INTERFUND GF ADMIN ALLOCATION
Total REET 1 Eligible Debt Service - 201	-	3,115		
REET 2 Eligible Debt Service - 202		4,824		INTERFUND GF ADMIN ALLOCATION
Total REET 2 Eligible Debt Service - 202	-	4,824		
REET 1st Quarter % - 301	250,000			REET 1-FIRST QUARTER PERCENT TAXES
REET 1st Quarter % - 301	9,000			INTEREST REVENUE
REET 1st Quarter % - 301		269,000		TRANSFER OUT ACCOUNTING ADJUSTMENT TO 216TH PROJECT BALANCE
REET 1st Quarter % - 301		1,333,000	2	CIP TRANSFERS OUT
Total REET 1st Quarter % - 301	259,000	1,602,000		
REET 2nd Quarter - 302	250,000			REET 2ND QUARTER %
REET 2nd Quarter - 302		1,234,000	2	CIP TRANSFERS OUT
Total REET 2nd Quarter - 302	250,000	1,234,000		
Park Levy - 305		200,000	2	CIP TRANSFER OUT
Total Park Levy - 305	-	200,000		
Park In Lieu - 306		6,000	2	CIP TRANSFER OUT
Total Park In Lieu - 306	-	6,000		
One Time Revenues - 309	(100,000)		4	TRANSFER IN - BULKHEAD TRANSFER NOW FROM GENERAL FUND
One Time Revenues - 309		475,000		TRANSFER OUT - PUGET SOUND GATEWAY -SR509
One Time Revenues - 309		702,000	2	CIP TRANSFER OUT
Total One Time Revenues - 309	(100,000)	1,177,000		
Municipal Capital Improvements Fund - 310	2,382,000		4	NORTH BULKHEAD GRANT FUNDING
Municipal Capital Improvements Fund - 310	(610,000)		2	CIP PROJECT REVENUE ADJUSTMENTS
Municipal Capital Improvements Fund - 310	5,098,000		2	CIP TRANSFERS IN
Municipal Capital Improvements Fund - 310	85,000		3	ARPA TRANSFERS IN
Municipal Capital Improvements Fund - 310		2,519,000	2	CIP PROJECT EXPENDITURE ADJUSTMENTS
Total Municipal Capital Improvements Fund - 310	6,955,000	2,519,000		
Transportation Capital Improvement Fund - 319	52,000		2	CIP PROJECT REVENUE ADJUSTMENTS
Transportation Capital Improvement Fund - 319	(395,000)			GRANT FUNDS FOR S200TH AND S 199TH EXPECTED AFTER 2021
Transportation Capital Improvement Fund - 319	269,000			TRANSFER IN ACCOUNTING ADJUSTMENT TO 216TH PROJECT BALANCE
Transportation Capital Improvement Fund - 319	586,000		2	CIP TRANSFERS IN
Transportation Capital Improvement Fund - 319	35,000			TRASNFER IN - BARNES CREEK
Transportation Capital Improvement Fund - 319	(25,000)			N HILL ELEMENTARY WALKWAY IMPR - ASE XFR
Transportation Capital Improvement Fund - 319		(460,000)		N. HILL ELEMENTARY WALKWAY IMPR. CONT.
Transportation Capital Improvement Fund - 319		611,000	2	CIP PROJECT EXPENDITURE ADJUSTMENTS
Total Transportation Capital Improvement Fund - 319	522,000	151,000		
Traffic Impact - City Wide - 321		186,000	2	CIP TRANSFER OUT
Total Traffic Impact - City Wide - 321	-	186,000		
		333,000	2	TRANSFER OUT TO MARINA CAPTIAL FUND FOR CIP UPGRADES
	-	333,000		
Marina Capital Fund - 403	82,000		2	STATE GRANTS - RCO
Marina Capital Fund - 403	333,000		2	TRANSFER IN FROM MARINA OPERATIONS FOR CIP UPGRADES
Marina Capital Fund - 403		804,000	2	MARINA CAPITAL IMPROVEMENTS
Total Marina Capital Fund - 403	415,000	804,000		
		(363,000)	2	CIP TRANSFERS IN
	-	(363,000)	2	CIP PROJECT EXPENDITURE ADJUSTMENTS
Surface Water Capital Fund - 451	(363,000)		2	CIP TRANSFERS IN
Surface Water Capital Fund - 451	720,000		2	CIP PROJECT REVENUE ADJUSTMENTS
Surface Water Capital Fund - 451		(461,000)	2	CIP PROJECT EXPENDITURE ADJUSTMENTS
Total Surface Water Capital Fund - 451	357,000	(461,000)		
Equipment Rental Replacement - 501	215,000	215,000	3	ARPA - POLICE VEHICLE REPLACEMENT - TRASNFER IN AND EXPENDITURE
Total Equipment Rental Replacement Fund - 501	215,000	215,000		
Total Other Funds	14,797,829	11,007,956		

Footnotes – Other Funds

- 1) Due to the passage of I-976, it was uncertain during the creation of the 2021 Annual Budget whether the City would continue to receive revenue from vehicle fees. After the 2021 Annual Budget was adopted, I-976 was struck down in the courts. The original budget assumed there would be no vehicle fees. The amendments to the 2021 Annual Budget restore the revenue and its related expenditures to the Annual Budget.
- 2) Included in the adoption of the Capital Improvement Plan on September 2, 2021.
- 3) On September 16th, 2021, the City Council discussed and approved certain uses for funds received from the American Rescue Plan Act. These items are included in the amendments to the 2021 Annual Budget.
- 4) Related to the North Marina Parking Lot Bulkhead project construction approved by the City Council on June 17, 2021.

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CITY ATTORNEY'S FIRST DRAFT 11/12/2021

DRAFT ORDINANCE NO. 21-060

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON relating to municipal finance, amending Ordinance No. 1744 (uncodified) (Budget 2021) and authorizing certain expenditures in the amounts specified in this Ordinance.

WHEREAS, the City Council finds that current and capital revenues and expenditures for the City differ from forecasts used to create the 2021 budget, enacted by Ordinance No. 1744, and further finds that such differences justify certain adjustments regarding obligations incurred and expenditures of proceeds for fiscal year 2021, and

WHEREAS, the City Council finds that the 2021 budget amendments to the City's budget are in the public interest; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. Finding. Each and every of the findings expressed in the recitals to this Ordinance are hereby adopted and incorporated by reference.

Sec. 2. Amendment to 2021 Budget. Appendix "A" of Ordinance No. 1744 (Uncodified) (2021 Budget) are amended by Appendix "A" attached to this Ordinance and incorporated herein by this reference as though fully set out.

Sec. 3. Ratification and confirmation. All acts taken by City officers and staff prior to the enactment of this Ordinance that are consistent with and in furtherance of the purpose or intent of this Ordinance are hereby ratified and confirmed by the City Council.

Sec 4. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with the other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Sec 8. Effective date. This Ordinance shall take effect and be in full force (5) five days after its final passage by the Des Moines City Council.

PASSED BY the City Council of the City of Des Moines this 18th day of November, 2021 and signed in authentication thereof this 18th day of November, 2021.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

ORDINANCE NO.21-060 - APPENDIX A
SUMMARY OF SOURCES AND USES - 2021 AMENDED BUDGET

FUNDS	2021 ORIGINAL BUDGET				CHANGE IN BUDGET				2021 AMENDED BUDGET			
	Beginning Fund Balance	Revenue	Expenditure	Ending Fund Balance	Revenue	Expenditure	Beginning Fund Balance	Revenue	Expenditure	Ending Fund Balance	Revenue	Expenditure
General Fund	5,074,059	23,702,622	24,674,595	4,102,086	(1,192,367)	(496,074)	6,564,775	22,510,255	24,178,521	4,896,509		
Special Revenue												
Streets	640,253	1,714,365	1,708,734	645,884	14,000	115,004	1,211,101	1,728,365	1,823,738	1,115,728		
Street Pavement	1,601,930	630,074	618,000	1,614,004	500,000	747,000	1,984,810	1,130,074	1,365,000	1,749,884		
Development	4,272,119	2,642,859	3,112,496	3,802,482	(190,360)	385,919	4,662,946	2,452,499	3,498,415	3,617,030		
Police Drug Seizure	22,718	1,250	1,000	22,968	85,000	10,000	22,573	86,250	11,000	97,823		
Hotel-Motel Tax	74,489	70,250	70,250	74,489	-	-	90,552	70,250	70,250	90,552		
Affordable Housing Tax	-	30,000	30,000	-	-	-	24,008	30,000	30,000	24,008		
American Rescue Plan Act	-	-	-	-	4,516,189	1,209,400	-	4,516,189	1,209,400	3,306,789		
Redondo Zone	8,429	88,550	71,075	25,904	-	2,726	17,687	88,550	73,801	32,436		
Waterfront Zone	131,240	190,350	126,116	195,474	-	-	188,187	190,350	126,116	252,421		
PPW Automation Fee	391,031	127,000	93,190	424,841	-	1,968	414,767	127,000	95,158	446,609		
Urban Forestry	-	5,000	5,000	-	-	-	-	5,000	5,000	-		
Abatement	49,375	2,350	1,000	50,725	-	-	25,557	2,350	1,000	25,907		
Automated Speed Enforcement (ASE)	276,011	112,000	183,000	205,011	-	(25,000)	290,596	112,000	158,000	244,586		
Transportation Benefit District	1,106,217	-	-	1,106,217	1,000,000	950,000	1,126,589	1,000,000	950,000	1,176,589		
Total Special Revenue Funds	8,573,812	5,614,048	6,019,861	8,167,999	5,924,829	3,397,017	10,059,373	11,538,877	9,416,878	12,181,372		
Debt Service												
REET 1 Debt Service	16,917	19,242	14,076	22,083	-	3,115	11,413	19,242	17,191	13,464		
REET 2 Debt Service	31,869	246,203	241,657	36,415	-	4,824	20,869	246,203	246,481	20,591		
2018 LTGO Debt Service	113,392	230,950	230,600	113,742	-	-	113,214	230,950	230,600	113,564		
Total Debt Service Funds	162,178	496,395	486,333	172,240	-	7,939	145,495	496,395	494,272	147,618		
Capital Project												
REET 1	850,348	607,500	111,094	1,346,754	259,000	1,602,000	2,755,014	866,500	1,713,094	1,908,420		
REET 2	385,950	605,000	331,203	699,747	250,000	1,234,000	1,753,187	895,000	1,565,203	1,042,984		
Park Levy	10,806	182,750	100,000	93,556	-	200,000	187,856	182,750	300,000	70,606		
Park In Lieu	404,611	136,805	150,000	391,416	-	6,000	465,508	136,805	156,000	446,313		
One Time Sales Tax	868,590	110,000	378,000	600,590	(100,000)	1,177,000	2,581,760	10,000	1,555,000	1,036,760		
Municipal Capital Improve	4,094,185	4,070,000	8,024,000	140,185	6,955,000	2,519,000	4,365,305	11,025,000	10,543,000	4,847,305		
Transportation Capital Improve	1,600,974	1,393,000	1,465,000	1,528,974	522,000	151,000	1,496,006	1,915,000	1,616,000	1,795,006		
Traffic In Lieu	910,771	1,186,000	-	2,096,771	-	-	128,366	1,186,000	-	1,314,366		
Traffic Impact - City Wide	862,230	1,492,500	552,000	1,802,730	-	186,000	842,766	1,492,500	738,000	1,597,266		
Traffic Impact - Pac Ridge (S)	598,158	40,250	-	638,408	-	-	597,737	40,250	-	637,987		
Total Capital Project Funds	10,586,623	9,823,805	11,111,297	9,299,131	7,886,000	7,075,000	15,173,595	17,709,805	18,186,297	14,697,013		
Enterprise												
Marina	3,069,761	5,716,912	5,772,792	3,013,881	415,000	1,137,000	4,437,056	6,131,912	6,909,792	3,659,176		
Surface Water Management	8,017,023	6,665,940	8,335,106	6,347,857	357,000	(824,000)	7,471,134	7,022,940	7,511,106	6,982,968		
Total Enterprise Funds	11,086,784	12,382,852	14,107,898	9,361,738	772,000	313,000	11,908,190	13,154,852	14,420,898	10,642,144		
Internal Service												
EQUIPMENT RENTAL OPERATIONS	333,064	555,864	573,092	315,836	-	-	369,472	555,864	573,092	352,244		
EQUIPMENT RENTAL REPLACEMENT	2,560,074	635,829	290,000	2,905,903	215,000	215,000	2,462,812	890,829	505,000	2,808,641		
FACILITY REPAIR & REPLACEMENT	637,750	161,770	270,000	529,520	-	-	656,746	161,770	270,000	548,516		
COMPUTER REPLACEMENT	1,064,159	153,800	263,461	954,498	-	-	1,367,519	153,800	263,461	1,257,858		
SELF INSURANCE	793,350	699,147	746,451	746,046	-	-	867,002	699,147	746,451	819,698		
UNEMPLOYMENT INSURANCE	471,560	36,130	120,000	387,690	-	-	515,415	36,130	120,000	431,545		
Total Internal Service Funds	5,859,957	2,242,540	2,653,004	5,839,493	215,000	215,000	6,238,965	2,457,540	2,478,004	6,215,501		
Total	41,343,413	54,262,262	58,662,988	36,942,687	13,605,462	10,511,882	50,090,304	67,867,724	69,174,870	48,783,158		

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Marina Redevelopment selection
recommendation

ATTACHMENTS:

1. Request for Qualifications
2. Copies of three RFQ submittals
3. Scoring sheet from reviewers

FOR AGENDA OF: November 18, 2021

DEPT. OF ORIGIN: Administration

DATE SUBMITTED: November 10, 2021

CLEARANCES:

- ☐ Community Development _____
- ☒ Marina *SW*
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

CHIEF OPERATIONS OFFICER: *D. J. [Signature]*

- ☒ Legal /s/ TG
- ☒ Finance *Anthony [Signature]*
- ☐ Courts _____
- ☐ Police _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: *[Signature]*

Purpose and Recommendation

The purpose of this agenda item is for City Council to be apprised of our recent Request for Qualification process to identify private sector developers for Marina redevelopment and to approve the recommended selection and next steps.

Suggested Motion

Motion 1: "I move to approve the panel's recommended selection of the Embarcadero Hospitality Group as the selected developer to move forward with Marina redevelopment, and authorize the City Manager to enter into an Exclusive Negotiating Agreement with the recommended development team."

Background

Beginning in 2012, a group of citizens and City staff began the process of Marina redevelopment. At that time, responses to a Request for Proposal (RFP) that was distributed did not meet expectations as they each required a significant investment of capital by the City. Essentially, nothing came of this process and Marina redevelopment did not occur.

Discussion

In late 2016, new City Manager Matthias arranged a meeting of developers, staff and interested parties to discuss the potential of Marina redevelopment. Following that meeting, the City received a series of annual grants from the Port of Seattle to further our efforts in this regard. The grants and City matching funds resulted in design analysis, conceptual renderings of Marina Steps (modeled after Harbor Steps in Seattle) and building options, financial analysis and a market demand study.

The City was very fortunate to acquire the consulting services of The Holmes Group (THG) and Mr. Robert Holmes who had been responsible for development of the Harbor Steps. Over the course of the past three years Robert and Michael have conducted over 50 tours (some face-to-face) and others on ZOOM of the City and the potential opportunities that exist here.

The goal of this process was to develop an RFQ, work on passenger ferry service (maiden voyage held on September 21, 2021), address the impending bulkhead failure and the need to renovate this facility and, finally to review the waterside configuration and capital improvement needs of the Marina.

In mid-September (after a 2-year delay due to COVID) the City released the RFQ. Approximately 2,500 different companies were contacted in the outreach. We received many inquiries and multiple investors and developers indicated their interest in investing in Des Moines, many looking for residential and mixed-use opportunities. City Council had clearly indicated they did not want to see residential development as part of the Marina redevelopment. A number of developers said they would be interested in looking at the City where residential opportunities existed.

In the end, we carefully reviewed 3 proposals. One was looking to expand the available footprint and include residential. After a discussion with the principal, they decided to withdraw their submittal. The City review panel consisted of Mr. Dan Brewer, Chief Operations Officer; Susan Cezar, Chief Strategic Officer; Bonnie Wilkins, City Clerk and Communications Director; Eric Lane, Planner and Economic Relief and Resource Coordinator; Scott Wilkins, Harbormaster; and, Michael Matthias, City Manager, and conducted a quantitative review of the proposals that is attached to this document as are the RFQ and the two remaining submittals.

The review panel judged the submittals similarly. The two top scoring groups were interviewed by the review panel. Upon deciding the top choice, the review panel, including Beth Anne Wroe, Finance Director did an onsite visit to Independence, Oregon to tour a boutique hotel developed by part of the selected team.

As a result of this review process, we are recommending the Embarcadero Hospitality Group as the selected developer to move forward with Marina redevelopment.

Alternatives

City Council can approve the recommended selection, or
Select a different developer, or
Reject the two alternatives

Financial Impact

This will be analyzed over time and memorialized in a Development Agreement, in the future, that City Council will need to approve.

Recommendation

For City Council to approve the recommended selection and authorize the City Manager to engage in development and enter into an Exclusive Negotiating Agreement with the recommended development team.

Council Committee Review

Multiple presentations to Council Economic Development Committee and Municipal Facilities Committee.

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DEVELOPMENT OPPORTUNITY *at* DES MOINES MARINA

REQUEST FOR QUALIFICATIONS
CITY OF DES MOINES, WASHINGTON



OVERVIEW

OPPORTUNITY / SUMMARY

Opportunity: The City of Des Moines, Washington, is soliciting qualifications from interested developers, business owners, and prospective tenants for a development parcel located at the City's Marina.

The development site is a critical piece to the City's vision of the Marina as a vibrant, mixed-use area. As part of this vision, the City is committed to investing in significant public space and connections to Downtown Des Moines, including a dramatic series of steps ("Marina Steps") adjacent to the development parcel.

Interested partners may have the opportunity to integrate their plans and designs with the planned Marina Steps.

Allowed uses include office, hotel, retail/ restaurants, and maker spaces.

The City expects that this Request for Qualifications will result in an Exclusive Negotiation Agreement (ENA) between the City and a development team, which will lead to a specific development proposal with a detailed concept plan and term sheet for the site.

The following document describes the site and opportunity in additional detail.

Responses due:

October 8th at 5:00 P.M. PST

QUESTIONS?

Michael Matthias, *City Manager*
206.870.6554
mmatthias@desmoineswa.gov

FROM THE MAYOR & CITY MANAGER

Jeff Bezos didn't ask: "Why Des Moines?"

Russell Wilson didn't ask: "Why Des Moines?"

What they asked was "Why not Des Moines?"

This was before Bezos created his Montessori inspired School here in collaboration with Wesley Homes to create an inter-generational facility.

It was before Wilson sponsored a new Charter School here.

And it was before SR3 - SeaLife Response + Rehabilitation + Research - opened the first facility in the Northwest to provide marine mammal rescue and hospital services at the Marina.

"Why not Des Moines?" was also what the Federal Aviation Administration asked before they built the \$100 million Northwest Regional Center here for 1,500 federal employees.

"Why not Des Moines?" is also asked more and more in the public discussions around a new passenger ferry service between Seattle and south Puget Sound.

So if all these people are asking "Why not Des Moines?", you might ask "Why not" yourself.

They have all reframed their future by asking a different question, and the fact that you're reading this suggests you might feel like doing that, too. You might delve deeper. You might answer this RFQ. You might feel now, of all times, is exactly the right time for some new thinking.

It's not as if Des Moines isn't thriving or connected.

Our downtown is a few minutes walk from the Des Moines Marina. Light rail can take you to downtown Seattle in 30 minutes and to Redmond or Bellevue in another 15. We're a 10-minute drive from Sea-Tac International Airport.

Our brand-new Des Moines Creek Business Park, which we developed with the Port of Seattle and the developer, Panattoni, is ringed with multi-modal transport connections plus \$40 million in road improvements to Link Light Rail, the Marina, Sea-Tac International Airport and Des Moines' downtown. Light rail transit is also growing, with new stations at Highline College and south of Des Moines to Federal Way. Rapid-transit bus and community shuttle routes are also sprouting up to move our growing population.

In fact the Business Park leased up so fast, we're expanding its original 2 million square feet by another million. Tenants (and their 4,000 employees) like Outdoor Research, K2 skis, Partners Crackers and Bartells Drug Company make this a magnet for top local businesses and many more from far beyond.

Today, we're letting the world know about the kind of "Why not Des Moines?" opportunities at our Marina.

Our commitment to environmental stewardship and sustainability is all over this project and the RFQ. The Marina Steps will be located at 223rd Street which will be turned into an urban creek with bio swales. These will still allow cars, but they'll also enhance water quality from the watershed that carries a portion of the runoff from Sea-Tac International Airport.

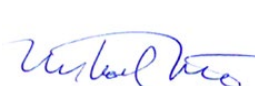
These same Marina Steps will also connect the waterfront to the downtown and include switchbacks to accommodate runners, wheelchairs and walkers. Next to the Steps will be a building with a green roof open to the public, and the Steps will incorporate a water feature into their design.

Some of the most discerning and forward-thinking people anywhere have voted with their future for Des Moines. We have momentum in our corner, and we ask you to delve into how we can put some of that into yours.

Best,



Matt Pina
Mayor



Michael Matthias
City Manager

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BACKGROUND

PARCEL OVERVIEW

The development parcel is located along the Puget Sound on the north end of the Des Moines Marina, a +/- 29-acre working marina that is owned and operated by the City of Des Moines. The marina currently includes 806 boat slips, a working boatyard, dry storage, an esplanade, and public access areas to the Puget Sound for fishing and recreation.

The Quarterdeck, a “container café” serving wine, beer, and coffee, has opened near the Harbormaster’s Office on the north end of the Marina. SR3, a marine mammal rescue non-profit, is currently operating a marine mammal hospital (first of its kind in the Pacific Northwest) on a portion of land at the south end of the Marina.

Additionally, the City is expanding visitor facilities for Marina guest moorage, Ranger Tugs recently leased dock space to showcase and sell their boats, and Silverback Marine is working with the City to establish boat production and showcase facilities.

Key strengths of the development site include:

- Waterfront location with unobstructed views of the Puget Sound and Olympic Mountains
- Within a working marina undergoing redevelopment, with access to a fishing pier, large and small boat moorage, and other water-oriented activities
- Adjacent to a 25-acre historic shoreline city park with a beach, trails, facilities frequently rented for weddings and corporate events, and an auditorium that hosts summer concerts
- A thriving farmer’s market held during the summer months in the Marina, drawing thousands each Saturday
- A new 2.5 million square foot business park has created 4,000 new jobs in the City (including the new Federal Aviation Administration Northwest Regional headquarters)
- 5 miles to Sea-Tac International Airport through new uncongested road connections
- Strategic location between Seattle and Tacoma with access to skilled labor pool
- Adjacent to Downtown Des Moines, with restaurants, shops and other amenities
- Connection to the planned and existing public space including Marina Steps and other public amenities and infrastructure
- Access to major metro area nodes via freeway (I-5), major arterials (SR 509/Hwy 99), and public transit (Sound Transit Link light rail, community shuttle, METRO bus rapid transit)
- New multi-modal transit link in partnership with METRO serving the Angle Lake Light rail station and the Downtown/Marina area
- Potential access to City-owned surface parking
- City-owned site, with potential for development incentives

REGIONAL CONTEXT

The City of Des Moines is located in southwest King County, nearly halfway between the cities of Seattle and Tacoma.

The population of Des Moines is approximately 32,000, comprised of 12,600 households. Des Moines is part of southwest King County, which has a population of 430,000 in 160,000 households.

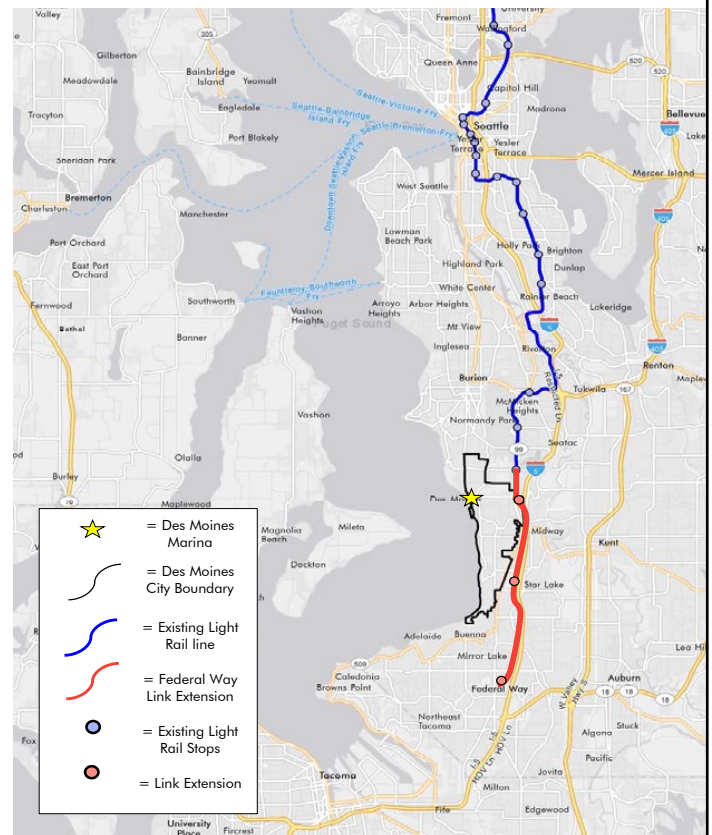
The Seattle MSA has seen annual employment growth of 3% from 2014 to 2019, adding 40,000 to 50,000 jobs per year. Des Moines is located within 20 miles of the region's top employment hubs, including downtown Seattle, downtown Bellevue, and downtown Tacoma. Employment hubs in southwest King County include the areas around SeaTac Airport (SeaTac), the Westfield Southcenter Mall (Tukwila), the Kent Valley (Kent), and the former Weyerhaeuser campus (Federal Way).

Total employment in Des Moines is approximately 6,300, and 203,000 in southwest King County. The median household income in Des Moines is \$71,200, which is 4% above that of southwest King County.

With the addition of the new jobs attributable to the Des Moines Creek Business Park, a newly developed light industrial and office development located in the City, Des Moines is projected to have 11,700 workers, an 80% increase over 2010 estimates.

The Des Moines Marina is the only marina located between Seattle and Tacoma. It serves as a regional, national and international destination providing access to Puget Sound for boaters and visitors.

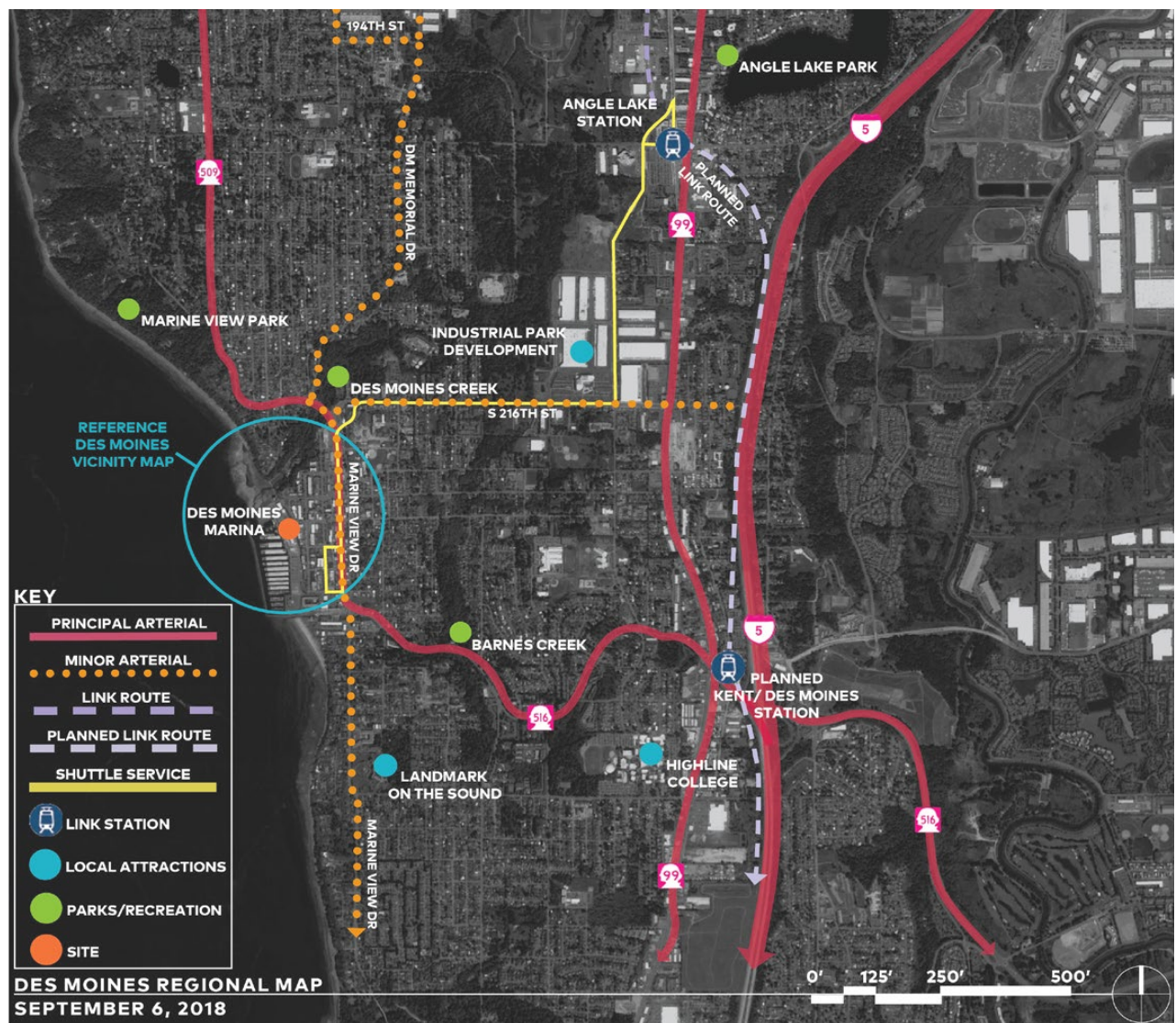
The median household income in Des Moines is \$71,200, which is 4% above that of southwest King County.



DOWNTOWN DES MOINES

The parcel is within walking distance of Downtown Des Moines, which is located immediately inland to the east. The City plans to invest in a dramatic series of stairs, the Marina Steps, which would connect the Marina with Downtown. The development parcel is adjacent to the planned Marina Steps.

Downtown Des Moines is home to various commercial and residential uses, and is undergoing redevelopment on a number of prominent sites, including the renovation of the historic Des Moines Theater, additional housing/mixed use, as well as a major campus renovation (\$250 million) of Wesley Des Moines, a nearby retirement community.



PARCEL INFORMATION



The parcel is within Des Moines' Downtown Commercial (D-C) zoning. Key zoning aspects are summarized below:

ZONING SUMMARY

MAXIMUM HEIGHT: 35'

MAXIMUM FAR: 2.50

ALLOWED USES: Commercial, incl:
Office, Retail, Hotel,
Makers Space

The development parcel is currently used for boat storage and surface parking space for automobiles.

The parcel is located just north of the planned Marina Steps and is envisioned as a 30,000 square foot site.

DES MOINES MARINA DISTRICT PROJECTS



Des Moines Marina District Projects

- 01_WASSON HOUSE REMOVAL
- 02_VAN GASKEN HOUSE & OVERLOOK II
- 03_TRAFFIC CALMING
- 04_EXPANDED PEDESTRIAN ACCESS
- 05_RANGER TUGS SHOWCASE
- 06_QUARTERDECK
- 07_HARPER STUDIOS / SOUNDVIEW STRENGTH & CONDITIONING
- 08_ALLEY UNDERGROUNDING
- 09_DES MOINES THEATER
- 10_CREOLE SOUL
- 11_MARINE MAMMAL RESCUE
- 12_MARINA SCULPTURE GARDEN
- 13_MARINA STEPS
- 14_MARINA DEVELOPMENT AREA
- 15_223RD "URBAN CREEK" BIOSWALE
- 16_SALMON HABITAT ENHANCEMENT
- 17_NORTH BULKHEAD RENOVATION
- 18_PASSENGER FERRY DOCK
- 19_GREEN BELTWAY
- 20_BEBE NAILS RENOVATION
- 21_ORIGINS RESTAURANT
- 22_GREEN ROOF ADAPTIVE PURPOSE BUILDING
- 23_DOCK REPLACEMENTS
- BEAUTIFICATION PLANTERS DOWNTOWN/MARINA

SURVEY

A survey of the property was recently completed by the City in order to provide topographic, easement, utility and other information relevant to future development. The survey can be found in the documents folder at www.marinasteps.com

SOILS

The City contracted with a third-party firm to conduct a geotechnical analysis of the development parcels and adjacent areas. The results of this analysis can be found in the documents folder at www.marinasteps.com

THE CITY'S VISION

This parcel is part of the City's vision to redevelop the Marina, expand the waterfront esplanade and connect the City's existing natural areas to its downtown.

A key component of this vision is the Marina Steps, a series of stairs that will connect the Marina with downtown and provide a unique gathering space for locals and tourists alike.

Just south of the steps the City plans to build a structure to create a more permanent space for the farmers market and serve as dry storage for boats.

Both the Steps and the buildings will incorporate many environmental features, including green stormwater treatment to enhance water quality entering the Puget Sound.

The City is working with Skylab Architecture to produce a preliminary design for the Marina Steps, and has the capacity to fund the project by issuing bonds.

A key component of this vision is the Marina Steps, a series of stairs that will connect the Marina with Downtown and provide a unique gathering space for locals and tourists alike.





Once a developer is selected, the City will work with them to determine the most efficient way to construct the Marina Steps along with the private development parcels. We are open to working with a developer who will build the Marina Steps and the other development parcels.

Des Moines is also making additional improvements to the adjacent areas of Beach Park and Overlook Park above the Marina, and we foresee a pedestrian-friendly environment that connects the natural and built areas surrounding the Marina.

Des Moines wants to become one of the premier boating destinations in the Puget Sound, and the redevelopment of the Marina will extend to the waterside as well. Here, we will upgrade and expand our facilities, with many more options for day-use and long-term boaters.

We're also looking into the potential for passenger ferry service from the Des Moines Marina to Tacoma, Seattle and other Puget Sound locales.

The City is seeking partners who share in its vision to transform the Marina into a walkable, vibrant, mixed-use area that helps support the environmental sustainability of the local and regional area.

PARTNERSHIPS

The City of Des Moines is working with many partners on the redevelopment of its Marina. Some of these entities may be willing to partner with prospective developers.

ECONOMIC DEVELOPMENT

- Port of Seattle has funded a series of redevelopment planning grants
- Highline College, Small Business Development Center
- Brewery 192 in Kenmore - interest in locating a facility in the Marina
- Member of Southside Chamber of Commerce and Soundside Alliance to promote and attract economic development

MARINA

- Ranger Tugs currently located in the Marina to showcase boats for sale
- Silverback Marine interested in boat production and sales space
- SR3 Marine Mammal Rescue (a non-profit) located in South Marina

ENVIRONMENTAL

- Forterra - sustainability features of Marina redevelopment
- Water Resource Inventory Area 9 plans include enhanced salmon habitat at the Marina and the Des Moines Creek (adjacent to the Marina)
- Puget Sound Partners - environmental enhancements in the Marina redevelopment

PASSENGER FERRY SERVICE

- City has completed a passenger ferry service demand analysis
- Working closely with Puget Sound Regional Council and other regional agencies on state legislation to support analysis of expanded ferry service
- Potential private ferry service interest

ACADEMIC

- Maritime High School will be using the Des Moines Marina for classroom instruction aboard a moored vessel



DEVELOPMENT INCENTIVES



The City anticipates working with interested partners, below are some tools that may be considered for use on the project depending on the mixture of uses and the attainment of the desired City goals.

- Land Value Write-Down
- Ground Lease or Sale
- Carry Cost of the Land
- Shared Parking
- Entitlement and Permitting Assistance
- Parking Requirement Flexibility
- Public Outreach

The list above is not inclusive or exclusive. Other tools may be proposed and used based upon further discussion between the selected partner(s) and the City.



SUBMISSION REQUIREMENTS

At this stage in its process, the City seeks to identify interested developers, business owners, and prospective tenants for its development parcel.

If your team is interested in developing the parcel or operating a business in this location, please submit the following information:

- Business name and contact information
- Key team members and partners
- Concept/vision for development parcel
- Description of relevant past experience
- References
- Evidence of financial capacity (could include financial statements, lender references, or letters of interest from investment partners)

Submissions are due by October 8th, 2021, at 5:00 P.M.

Responses should be addressed and sent digitally to:

Michael Matthias, City Manager
mmatthias@desmoineswa.gov

TIMING & RFQ REVIEW PROCESS

September 1, 2021	RFQ issued
October 8, 2021	Response deadline
October 11-October 29, 2021	Interviews/presentations
October 11-October 29, 2021	Response evaluation by Review Committee
November 30, 2021	Selection of partner(s)
December 1, 2021	Exclusive Negotiating Agreement period begins



APPENDICES

Additional information can be found at
www.marinasteps.com

The following documents are located at the above City website as of the RFQ release date, supplemental documents may be added afterwards as needed:

- ALTA survey
- Geotechnical report
- Relevant third-party reports and presentations to City Council, including market analyses and Marina report
- Survey maps

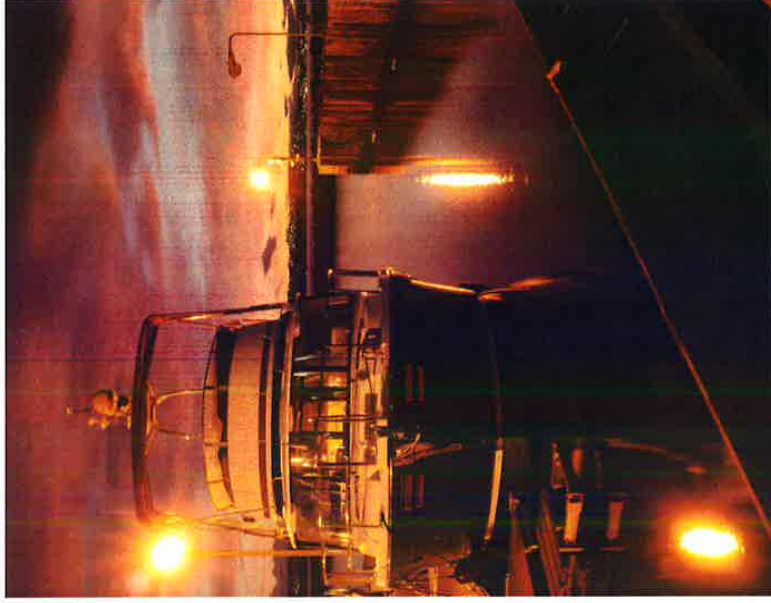


DEVELOPMENT OPPORTUNITY AT DES MOINES MARINA
EMBARCADERO HOSPITALITY GROUP – MCBRIDE-COHEN AND TEAM
RFQ - SUBMISSION



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COVER LETTER

Dear Mayor Pina, Des Moines City Council, City Manager Matthias and the Staff of the City of Des Moines and The Des Moines Marina, We believe the development opportunity at the Des Moines Marina, featuring the Marina Steps and the proposed 223rd Street Urban Creek Bioswale is one of the most exciting public-private re-development projects in the Northwest.

Our team is drawn to Des Moines' vision of enhancing and transforming the Marina for the benefit of the community. With its rare, waterfront location adjacent to downtown as well as The Des Moines Beach Park and Events Center and the Des Moines Creek Trail, and with unobstructed views of the Olympic Mountains, The Des Moines Marina is a vital asset to the community and the surrounding area, and it presents transformative opportunities for pedestrian connectivity, green technology, and exceptional enhancements to the livability of Des Moines as well as being an outstanding economic driver.

We became aware of the City's efforts to redevelop this site four years ago, and we were immediately impressed with Des Moines' vision and strategic efforts to position the Marina for enhanced development. The City's success in attracting the new business park and connectivity via new light rail, shuttle and METRO bus, as well as progress on the passenger ferry and the marine mammal facility are impressive, and important to the viability of future development. We further appreciate the City's thoughtful approach to salmon habitat and water restoration and filtering features, and investments in Des Moines Beach Park, Overlook Park, and The Des Moines Creek Trail.

We have assembled a team of vision-driven, creative and accomplished developers, hoteliers and financial partners who know what it takes to deliver on big ideas and who deeply appreciate the importance of collaboration and community engagement to ensure our projects are of and for the community. Our team has delivered on complex public/private development projects of this scale and complexity, including working with cities and ports on transformative waterfront developments. Most importantly, we have a shared mission, a sense of responsibility and the enthusiasm, capacity and practical skills to transform Des Moines' vision into reality that fulfills its promise and matches the beauty of the site.

There is complexity to this site that will require creativity, collaboration and sustained effort, and we believe this is a once in a generation opportunity to help fulfill the potential of The Des Moines Marina.

Thank you for your consideration, and we look forward to the possibility of working with you on this incredible opportunity.

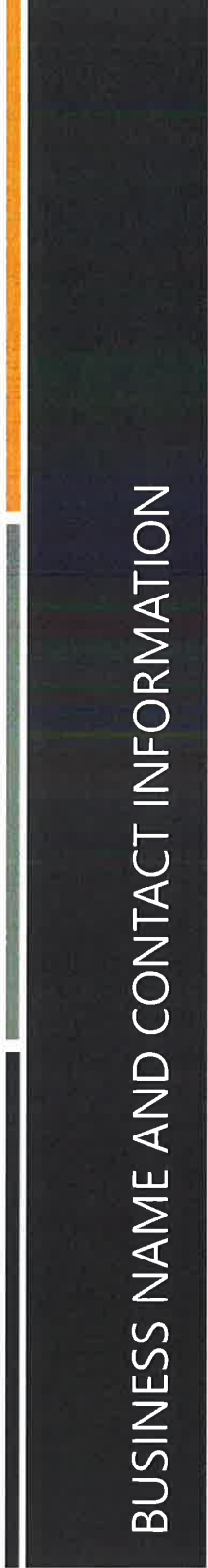
Sincerely,

Sondra Storm, Embarcadero
Hospitality Group

Tom LaTour, Tom LaTour Group

Loren M. Cohen, McBride Cohen
Management Group, LLC

Dale Scott, Scott Hospitality, LLC



BUSINESS NAME AND CONTACT INFORMATION

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Managing Director
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Loren@mcconstruction.com

DEVELOPMENT TEAM

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Eric Kildahl
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DEVELOPMENT TEAM

MCBRIDE-COHEN MANAGEMENT GROUP, LLC

Loren McBride Cohen



Managing Partner

Loren M. Cohen is the Managing Director and Owner of McBride-Cohen Management Group, LLC (the "Company"), overseeing all aspects of the Company's affiliated development projects, including day-to-day executive management responsibilities related to Point Ruston - a \$1.4+ billion mixed-use project that is redeveloping a nearly 100-acre Superfund site situated along the waterfront in Tacoma, WA, and South Pier at Tempe Town Lake - a \$1.5+ billion mixed-use project in bustling Tempe, Arizona. Loren is a second-generation builder-developer, with the developments undertaken by the Cohen-family being renowned throughout their respective markets - having started in business in the 1970s in the greater Los Angeles-area and becoming a renowned custom home builder-developer throughout Southern California and earning a reputation for quality and excellence while completing numerous custom homes as a 'Builder to the Hollywood Stars'. The Company and its affiliates have a thirty+ year business history in the state of Washington and have become a market leader throughout the Puget Sound, receiving numerous awards including three-time Builder of the Year (Master Builders Association). As a noted family of real estate investors, the Company and its affiliates have brought dozens upon dozens of projects to fruition, including hospitality/hotels, casinos, golf courses, and residential (for-rent and for-sale) uses. Loren serves on the Boards of several non-profits and is a "Washington General" serving on the Washington State Leadership Board. Loren is also an attorney licensed to practice law in the state of Washington.

DEVELOPMENT TEAM TOM LATOUR GROUP

Tom LaTour



Principal

For over forty years, including over 24 years leading Kimpton Hotel and Restaurant Group before retiring as its Chairman and CEO, Tom LaTour has been an innovative leader in the travel and hospitality industry and as a result, has the insight and creative vision necessary for planning and executing the total guest experience, including project design, aesthetics, and management.

LaTour was a pioneer in the development of chef-focused boutique hotels and led the expansion of Kimpton from one hotel in San Francisco to forty-three boutique hotels and restaurants throughout seventeen cities in the United States and Canada. Over his almost twenty-five years with Kimpton, his dedication and visionary leadership led to tremendous economic success while inspiring the boutique/lifestyle hotel trend that is now a powerhouse hospitality segment throughout North America.

In addition to being a founding partner of Burke LaTour Dern, LaTour is a founding partner at LaTour Hotels and Resorts and is the developer, owner, and operator of LaTour Vineyards in Napa Valley.

DEVELOPMENT TEAM

EMBARCADERO HOSPITALITY GROUP



SONDRA STORM
PRINCIPAL

Sondra is co-founder of Embarcadero Hospitality Group and has a proven track record of building teams to meet their full potential and managing hospitality projects to achieve exceptional outcomes. Passionate about hospitality, Sondra draws people together and infuses groups with a relentless energy to achieve ambitious goals. Not easily deterred by obstacles, she is able to find creative pathways forward to make projects happen when most would give up.



MARK KELLER
PRINCIPAL

With over 30 years of experience in the hotel industry, Mark has overseen the development and management of more than 25 properties – ranging from independent boutique hotels to limited service and full-service branded hotels. Mark is a sought-after consultant for local governments, urban planning firms and private owners. Co-Founder of Embarcadero Hospitality Group, the properties Mark has directed have won numerous national and regional awards for customer service, profitability, and management excellence.



DAVID MILLSTEIN
PRINCIPAL

David Millstein is an attorney and founder of Millstein & Associates, a business law firm in San Francisco. He has many years of experience in real estate, commercial transactions and financing, working more than 30 years in both the private and public sectors. The many positions he has held include running the San Francisco District Attorney's office for the elected official while serving as the Chief Assistant. He earned his law degree at the University of California at Berkeley Boalt School of Law.

DEVELOPMENT TEAM SCOTT HOSPITALITY, LLC

Dale Scott



Founding Principal

Scott's career combines four decades of executive experience in large property general management, multi-unit chain management and new lodging product development. His diversified management background includes senior executive positions within Hilton Hotels, Hyatt Hotels, Hyatt International Hotels, President of Tucker Hotels and nine years as President of Glacier Park Inc, Hospitality Concessionaire for Glacier National Park, MT and Waterton Lakes National Park AB Canada.

Scott's accomplishments include establishing several successful companies, repositioning and revitalizing hotels, restaurants, retail stores and transportation companies as well negotiating entitlements and acquiring financing for numerous projects.

While president of Glacier Park Inc., the primary concessionaire in Glacier National Park and Waterton Lakes National Park, located in a culturally diverse, international setting, he successfully worked with the National Park Leaderships in both Canada and the USA for the extensive restructuring of the historic seven-lodge accommodations.

Scott established strong and meaningful relationships with the National Park Service, Parks Canada, the Blackfeet Nation, State and Federal agencies. He helped draft federal legislation to assist the rebuilding of the Glacier National Park service infrastructure.

A graduate from the British Columbia Institute of Technology, Hotel & Restaurant Administration, Scott has completed the following studies: Cornell University, Finance; Northwestern University, Sales & Marketing and the University of Colorado, Economics; The Disney Institute, Theme Park Studies, American Hotel & Lodging Assn, Certified Hotel Administrator (CHA).

Scott was the co-founder of the Glacier, Waterton Visitors Assn and the Glacier Fund and sat on the Boards of The American Indian Institute, Christian Ministry in the Parks, Indianapolis 500 Festival and President of Kiwanis Club of Indianapolis.



DEVELOPMENT TEAM

ERIC KILDAHL – PARTNER WITH DALE SCOTT

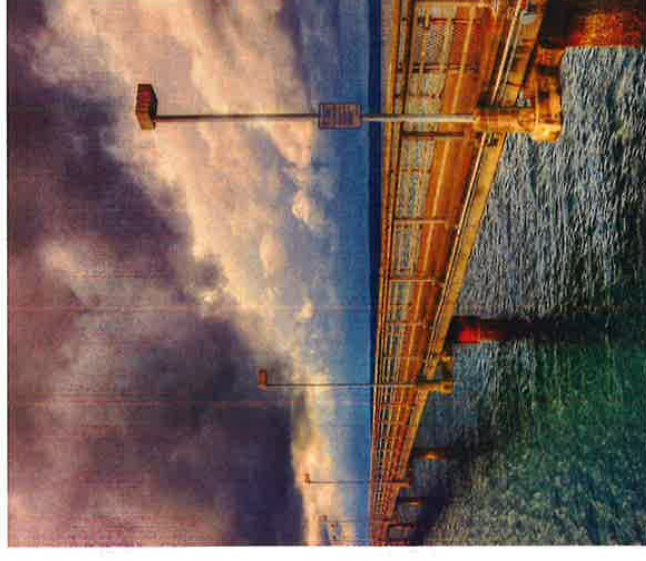
Eric has a BA in Secondary Education and Environmental Biology from the University of Montana, as well as a US Coast Guard Captains License and is a PADI Master Scuba Instructor. His professional career has been wide-ranging from teaching/certifying over 300 scuba divers, running Scuba Operations for Live Aboard Dive Boat in the British Virgin Islands and piloting vessels through the Intercoastal Waterways from Miami to Chicago, to the development and growth of multiple businesses including an international vacation company, a residential mortgage company, a wholesale fabric company that not only supplied major companies such as Patagonia, Tommy Bahamas, North Face and Under Armor but also provided multiple custom products for the Child Development Centers all Domestic and International United States Air Force Bases. In addition, Eric has also consulted with multiple companies including start-ups in evaluating and developing operational protocols and procedures, sales and marketing and expansion plans.

Eric has varied interests and experiences that have allowed him to be successful in the business, philanthropic, and the athletic worlds. His collective experience and abilities to learn from, work with, and lead people will continue to enable him to continue to develop and grow successful businesses and philanthropic ventures both domestically and internationally.

CONCEPT/VISION DES MOINES MARINA - THE BIG PICTURE

A vibrant, waterfront mixed-use marina development that enhances and showcases the natural beauty and character of Des Moines and will become both a catalytic economic driver for the city, as well as a legacy of environmental restoration and sustainability for current and future generations.

Featuring signature public spaces -- including a waterfront esplanade, dramatic Marina Steps that will serve as a grand pedestrian connection from the Marina to downtown, and the 223rd Street Urban Creek Bioswale -- this stunning waterfront destination will further enhance the quality of life of the people of Des Moines and attract visitors from the greater Puget Sound area and beyond.



CONCEPT/VISION DEVELOPMENT SITE

We view the identified 30,000 sq ft parcel and the adjacent Marina Steps as necessary catalysts for additional development and for fulfilling the overall vision for Des Moines. Our concept focuses on this important parcel, but we recognize the connectivity of this site with the rest of the Marina and the City of Des Moines and we anticipate working closely with the city and community on phasing and timing to ensure both short- and long-term goals are integrated into our plans.



CONCEPT/VISION SHOWPIECE WATERFRONT HOTEL WITH ROOFTOP BAR



Rendering derived from [Place.la](#) from City of Des Moines and Skylab Architecture

A highly customized, upscale hotel at the Marina Steps will be an iconic showpiece for Des Moines, attracting business travel from the nearby business parks, drawing recreational visitors to the waterfront, and serving as a gathering place for locals.

We anticipate a 75 to 100 room, "all suites" hotel designed to capture both business and recreational overnight stays as well as longer stays from business travelers who are looking for a beautiful, engaging, and walkable alternative to the hotels along International Boulevard.

CONCEPT/VISION

SHOWPIECE WATERFRONT HOTEL WITH ROOFTOP BAR

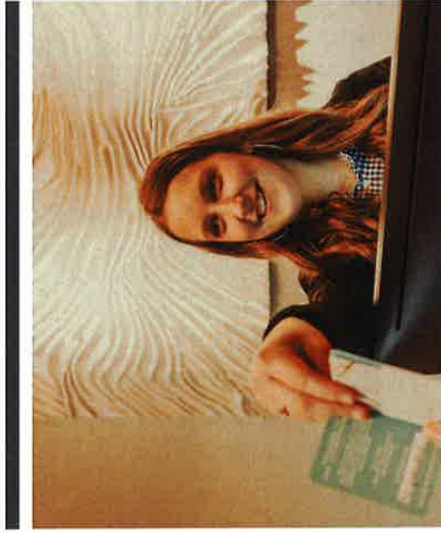


The hotel's design will honor the incredible natural beauty of the site, with special attention to maximizing views and capturing the energy and unique appeal of Des Moines, the Marina and the Puget Sound. We will work with local artists and makers to create an aesthetic that celebrates and tells the story of the region.

The hotel will include an inviting lobby and rooftop bar with incredible views, as well as special amenities for cyclists and boaters to maximize its appeal and connectivity to nearby outdoor recreation.

The rooftop at The Independence Hotel, designed specially to embrace the river views.

MCBRIDE-COHEN MANAGEMENT GROUP, LLC, EMBARCADERO HOSPITALITY GROUP, LLC



CONCEPT/VISION SHOWPIECE WATERFRONT HOTEL WITH ROOFTOP BAR

- The hotel will embrace state-of-the-art green energy and sustainability, a staff empowerment model, and robust community partnerships that will be the foundations of the project's spirit and success.
- The guests at the hotel will help to activate the other uses at the Marina and bring an economic boost in visitor spending and transient occupancy taxes to Des Moines.

CONCEPT/VISION SHOWPIECE WATERFRONT HOTEL WITH ROOFTOP BAR



MCBRIDE-COHEN MANAGEMENT GROUP, LLC, EMBARCADERO HOSPITALITY GROUP, LLC

- Our team of hotel operators has extensive experience with both branded and independent, boutique properties. We anticipate either an independent, or “soft branded” hotel to allow for maximal customization and to align with current trends in hospitality that place a premium on unique experiences.
- Going independent or with a “soft brand”, also has the benefit of not imposing a price ceiling on guests, allowing us to market to higher-income recreational travel as well as business class travelers.
- A “soft brand” choice would add the benefit of travelers who make decisions based on their loyalty points programs. Ultimately, the brand will be decided with further analysis, including in-depth conversations with the existing leisure and business customer bases, to ensure that the right choice and positioning is achieved.

CONCEPT/VISION SHOWPIECE WATERFRONT HOTEL WITH ROOFTOP BAR

■ Its location on the waterfront in a stunning setting, with its beach, walkable trails, access to a fishing pier and boat moorage, and its connectivity to downtown Des Moines, the business parks and SeaTac, make it a highly desirable location for local business travelers.

■ While also becoming an outstanding tourist and high-end recreation destination with boating, biking and other leisure focused drivers.



CONCEPT/VISION FOOD AND BEVERAGE

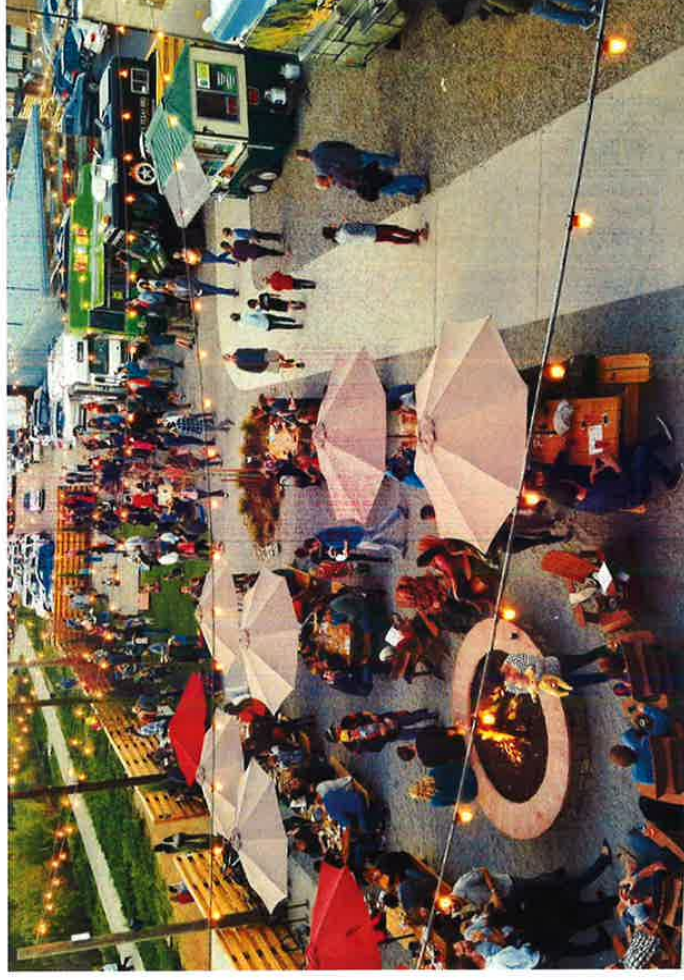


- Any great hotel must have strong food and beverage options either within the hotel or nearby.
- We anticipate a rooftop deck and bar with limited food options to be right-sized to the scope and sq ft. of the hotel. The rooftop will be a special place that draws locals and visitors and contributes to the overall experience at the hotel.
- A roof-top bar is essential for the site as it will drive up the value of the rooms and presents important revenue opportunities for the hotel.

CONCEPT/VISION FOOD AND BEVERAGE

■ The rooftop bar alone will not meet all the food and beverage needs of the Marina and the hotel and Marina would benefit greatly from additional food and beverage nearby, this could include flexible, creative concept like a food truck hub that involves multiple self-contained food trucks with shared seating as well as the possibility of the recruitment of an inviting, sit-down restaurant.

■ We have worked on projects where a food truck pod was envisioned and can see potential applications for this site.



CONCEPT/VISION MARINA STEPS

- We applaud the city's vision for the Marina Steps and its recognition of the Steps as the anchor to the Marina's redevelopment. In addition to the innovative salmon and water restoration and filtering features and reconnection of natural drainage, the steps will dramatically connect downtown to the waterfront, encourage pedestrian activity, and quickly become an iconic community gathering space.
- We also view the simultaneous development of the Marina Steps as crucial for the development of the hotel and all future phases. We have experience working with cities and ports in public, private partnerships where a public amenity is involved, and we look forward to creative collaboration on maximizing the benefit of this important centerpiece element.



Rendering derived from [Place.la](#) from City of Des Moines and Skylab Architecture

CONCEPT/VISION

THE BIG PICTURE – FUTURE COMMERCIAL, OFFICE AND RESIDENTIAL

- In recognition of the larger vision, beyond the 30,000 sq ft. development site, we see great potential for additional commercial/retail, office and residential.
- The RFQ details adjacent sites for the city's priorities for additional Marina development.
- We see that enhanced waterfront pedestrian esplanades and plazas, office or retail for outdoor recreation, bike and kayak rentals and boating services, and right-sized residential could be excellent complementary assets as well – of course, within the context of the view and height restrictions as well as the other uses of the Marina.



CONCEPT/VISION

THE BIG PICTURE – PARKING

- There is currently ample surface parking on the site for public access and for boat owners. Much of this parking is required under regulations that stipulate 1 parking space for every 2 slips.
- This surface parking presents an opportunity, given the often-prohibitive expense of one-to-one structured parking. A Hotel in this type of setting will house a substantial number of customers without cars, given the proximity to Sea-Tac airport, the light rail stations, shuttles to the business park(s) and bus transportation – as well as the people arriving by private boats and the possibility of high-speed ferry service and teams of business-persons that will share one vehicle, or take their vehicles off-site during work hours.
- There is a great opportunity to discuss substantial shared parking with the Marina that provides nighttime usage of some parking spaces that are currently mostly used during daytime hours

MCBRIDE-COHEN MANAGEMENT GROUP, LLC, EMBARCADERO HOSPITALITY GROUP, LLC



CONCEPT/VISION GUIDING PRINCIPLES

- **Enhanced Connectivity between downtown and the Marina**
- **Pedestrian access**
- **Economic activation**
- **Regional connectivity**
- **Environmental sustainability.**



RELEVANT PAST PROJECTS POINT RUSTON® – MCBRIDE-COHEN MANAGEMENT GROUP, LLC

■ MCMG is the construction and development manager for the Point Ruston® project, a mixed-use waterfront neighborhood developed on an exceptional 97-acre property within the Seattle-Tacoma metropolitan area. Through single purposes entities 100% owned and controlled by Loren M. Cohen, Point Ruston® has become the best performing mixed-use project in the entire Pacific Northwest, with a development budget exceeding \$1.4 Billion.

■ Situated along nearly one-mile of Puget Sound shoreline, Point Ruston® features the best in Pacific Northwest living, dining, shopping, recreation and entertainment. A vibrant mixed-use neighborhood, Point Ruston® is designed as a lifestyle center, with a focus on experiential retail and lifestyle amenities. With more than 900 units of housing and hospitality providing dwellings for more than 1,500 residents in approximately 2.5 million total sq. ft. of mixed-use real estate, Point Ruston features nearly 1.1 million sq. ft. of commercial and retail space, with 960 additional residential units and 78,000 square feet of commercial space in the pipeline.

■ The Shops at Point Ruston® feature the retail core of the Point Ruston® neighborhood, consisting of a 9-screen Century Theatre cinema, dozens of retail shops & restaurants, along with a full-service 194-key resort-quality Silver Cloud Hotel, all anchored by over 50-acres of open space and recreational amenities, including the mile long Waterwalk promenade.



RELEVANT PAST PROJECTS

POINT RUSTON®

MCBRIDE-COHEN MANAGEMENT GROUP, LLC

- As the 100% owner, manager, and general contractor of Point Ruston®, McBride-Cohen Management Group (MCMG) is perfectly situated to undertake this Des Moines Marina re-development project.

- With an emphasis on designing regional destinations, MCMG is one of the few developers in the region with a track record of this type of development, including developing waterfront properties of significant size. Indeed, MCMG and its nearby Point Ruston® project can help catalyze this Des Moines Marina re-development project.

- As the master developer of Point Ruston, MCMG, through Loren M. Cohen, merges design, construction and development management into one group - providing all facets of day-to-day design, development, construction, property management & administration.

RELEVANT PAST PROJECTS

SOUTH PIER AT TEMPE TOWN LAKE™

MCBRIDE-COHEN MANAGEMENT GROUP, LLC



South Pier at Tempe Town Lake™ is a resort-inspired, mixed-use neighborhood in Tempe, Arizona featuring a thriving entertainment destination with unparalleled waterfront connectivity, views, and recreational amenities, all located along the beautiful Tempe Town Lake waterfront. South Pier envisions over 2,800 residential units in high-rise style buildings, with more than 3,500,000 SF of commercial, retail space and office space, a robust offering of public recreational amenities – including a 95-meter over-water Observation Wheel and Pedestrian Pier – along with two signature hotels and significant structured parking. Situated in the heart of the vibrant and growing Greater Phoenix Metropolitan Area, South Pier™ is situated on more than 27 waterfront acres - in a desert climate – making it one the most desirable and unique developments in the entire Southwestern United States. MCMG manages all facets of the design, development, construction, marketing, and sales of South Pier™, with Loren M. Cohen serving as Managing Director and 100% owner of the underlying development entities.

RELEVANT PAST PROJECTS INDEPENDENCE, OR – EMBARCADERO HOSPITALITY GROUP



The Independence Hotel - A public, private partnership, EHG, and partner Tokola Properties were selected as the lead developer of the hotel portion of the 13-acre site through an RFQ process with the City of Independence. EHG is the management company, an owner and played a crucial role in the design of the hotel. On the west bank of the Willamette River, in the mid-Willamette Valley wine region, the boutique upscale hotel embraces the river with a highly customized design intended to serve the local university, wine tourism, cycling, and water sports friendly amenities including in-room room bike storage, a 24-hour bike work-room, outdoor bike-wash stations and full-service restaurant and bar. The hotel was developed simultaneously with the City's development of a waterfront trail system.



Highly customized design to embrace the river and bring the "outside in"; rooftop deck, restaurant riverfront patio, suites with riverfront balconies, and a covered patio for year-round outdoor dining.





The hotel was developed simultaneously with a bike/pedestrian riverfront trail and park, the hotel rents bikes, and has a bike-work room for cyclists.

RELEVANT PAST PROJECTS DUNDEE, OR – EMBARCADERO HOSPITALITY GROUP



The Dundee Hotel - A Wine Country boutique hotel in the heart of the Willamette Valley, amidst the region's most acclaimed wineries. EHG and partners purchased the charming boutique hotel, located on Dundee's rapidly evolving Main Street, and while operating completed a renovation that has dramatically increased the hotel's revenues and valuation. The new property has state of the art, high design board room and a "squad room" with six bunks for group trips to wine country and features local artists and makers. EHG has served on the local tourism board and helped the city secure funding for a new city park and is assisting the City in funding major Main Street improvements and tourism campaigns and infrastructure.

RELEVANT PAST PROJECTS

NORTHWEST PORTS, HOSPITALITY CONSULTING – EMBARCADERO HOSPITALITY GROUP

Port of Vancouver— Vancouver, Washington. Catalytic development in a prime riverfront location. The Port of Vancouver sought EHG as a consultant with the goal of attracting a hotel development to its waterfront parcel as an anchor tenant for the redevelopment of this crucial downtown parcel. EHG worked closely with the Port on-site plan analysis and site plan design, hospitality feasibility, and market segment analysis on prime, 12-acre downtown riverfront infill site. EHG developed an RFQ release and successfully recruited developers. EHG and the Port interviewed finalists and negotiated with the selected developer, resulting in the completion of a development agreement on a waterfront AC Hotel by Marriott. Located downtown Vancouver, on the Columbia River, the AC will feature 4,000 square feet of meeting space and structured parking. Construction on the AC is 60% complete and is scheduled to open in 2022.



RELEVANT PAST PROJECTS

NORTHWEST PORTS, HOSPITALITY CONSULTING – EMBARCADERO HOSPITALITY GROUP

Port of Everett – Everett, Washington. Anchor oceanfront redevelopment of former industrial site.

EHG was brought in to assist the Port of Everett in attracting a hotel development as part of a major redevelopment of the Port. EHG conducted feasibility analysis and site plan refinement with the full development team. EHG wrote an RFQ and successfully recruited a developer.

The final product selection is a Hotel Indigo that opened in 2020.



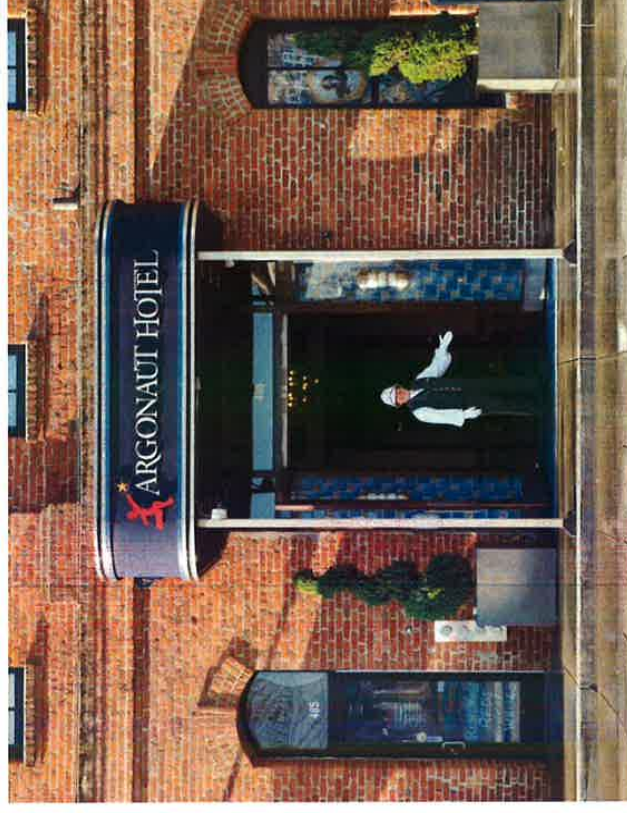
RELEVANT PAST PROJECTS

ARGONAUT HOTEL – KIMPTON HOTELS

As CEO and Chairman of Kimpton Hotels & Restaurants, Tom LaTour oversaw the development of the Argonaut Hotel, an adaptive reuse of the Haslett Warehouse, a historic building on San Francisco's iconic Fisherman's Warf.

This showpiece San Francisco hotel was made possible through Kimpton's collaboration with the National Park Service, which owns the building and operates the Maritime National Historical Park. This public private partnership facilitated a win/win creating an exceptional tourist destination while supporting the Maritime National Park.

The adaptive reuse of a historic building along with the complexity of the site called for maximal creativity and tenacity, resulting in a successful and treasured property.

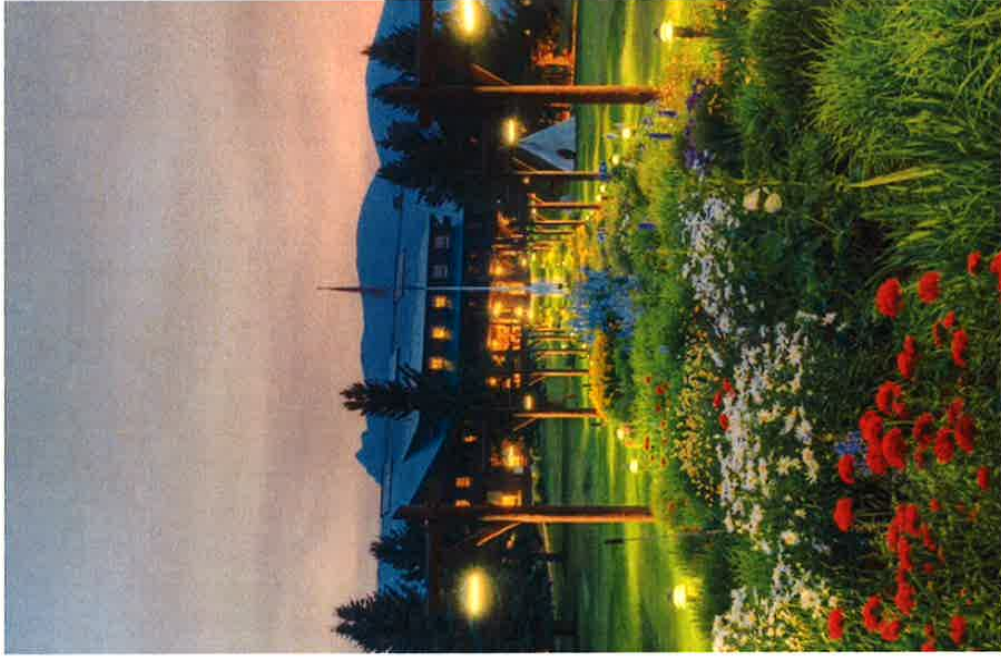


RELEVANT PAST PROJECTS HOSPITALITY MANAGEMENT - DALE SCOTT

■ Dale Scott is a practiced hotel manager with several decades experience as GM, Senior Positions and as a full-service hotel management company providing comprehensive hospitality services from opening properties to assisting lenders and owners in turning around non-performing assets.

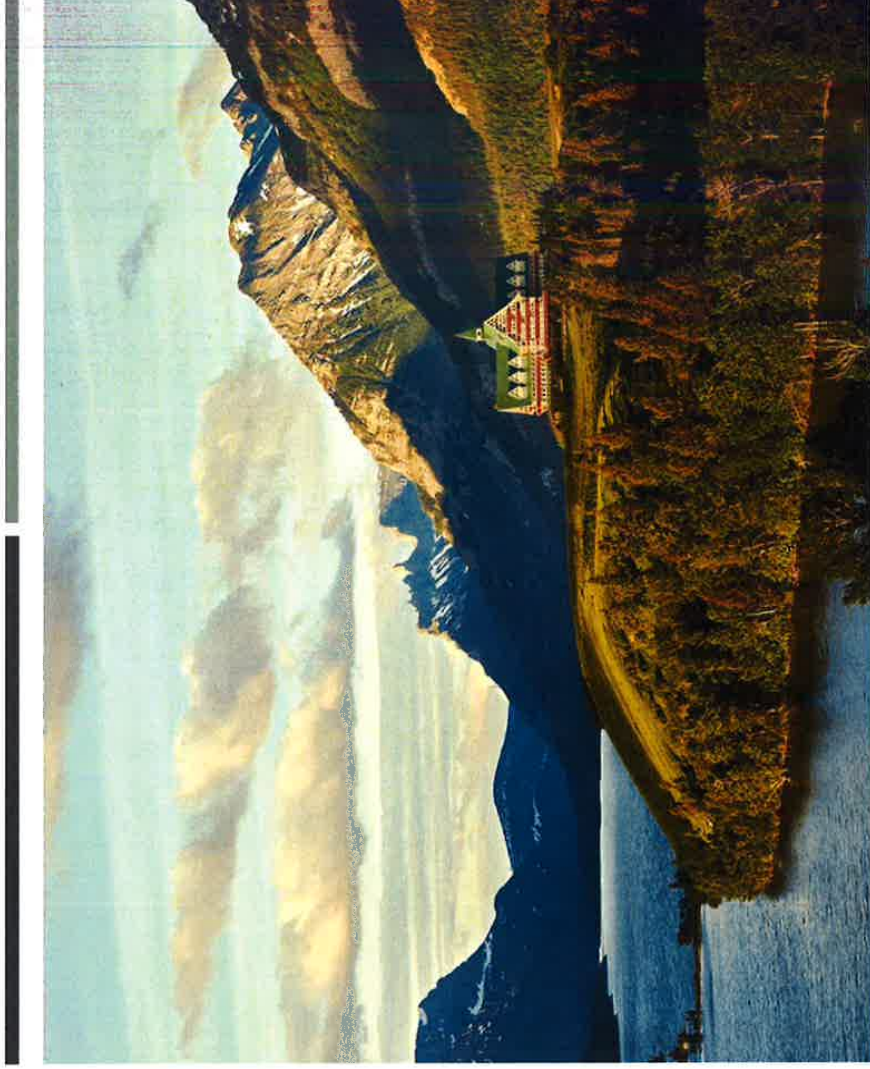
■ Scott's extensive resume includes being the General Manager at the Hyatt Recency on the Embarcadero in downtown San Francisco. It is a high-profile and complex property near the water that immediately became an San Francisco landmark.





RELEVANT PAST PROJECTS HOSPITALITY MANAGEMENT- DALE SCOTT

While president of Glacier Park Inc., the primary concessionaire in Glacier National Park and Waterton Lakes National Park, Scott worked with National Park Leaderships in both Canada and the USA for the extensive restructuring of the historic seven-lodge accommodations in the Park.



RELEVANT PAST PROJECTS

HOSPITALITY MANAGEMENT - DALE SCOTT

Prince of Wales Hotel, a unique waterfront resort located in Waterton Lakes National Park in Southern Alberta, in CA. Part of the greater Glacier area and one of the lodges Scott oversaw as president of Glacier Park Inc.

TEAM EXPERIENCE HIGHLIGHTS

Our team's principals have developed and managed over 70 Independence boutique hotels, branded properties and resorts

Tom La Tour, CEO of Kimpton Hotels for 24 years, grew the company to 45 properties, led Kimpton to be one of the most highly regarded hotel companies with preeminent service and financial performance

Embarcadero Hospitality Group principals co-developed and managed over 25 properties on the West Coast, including several top of the market waterfront locations.

McBride Cohen has 45 years of experience developing and building both residential and commercial projects. MC's executive team is comprised of approximately 100 dedicated real estate & construction professionals with a breadth of experience.

With more than two billion dollars of completed projects in their resume, MC is one of the most prolific builder-developers in the western United States.

Exceptional public private partnership collaborations and completed projects.

McBride Cohen and EHG are based in Washington and Oregon, with robust ties to northwest communities and hospitality networks

Multiple bottom lines, success is connected to a holistic approach that honors investors, staffs, guests and communities

REFERENCES

MCBRIDE-COHEN MANAGEMENT GROUP, LLC

Mayor Victoria Woodards

City of Tacoma
(253) 591-5000
victoria.woodards@cityoftacoma.org

Mayor Mark Mitchell (former)

City of Tempe
(480) 330-9332
azmarkmitchell@gmail.com

James R. Korbein, CEO

Silver Cloud Hotels
(425) 637-9800
jimk@silvercloud.com

Adam LaSacco, Vice President

JP Morgan Chase Bank, N.A.
(480) 333-4469
adam.m.lasacco@jpmorgan.com

MCBRIDE-COHEN MANAGEMENT GROUP, LLC, EMBARCADERO HOSPITALITY GROUP, LLC

EMBARCADERO HOSPITALITY GROUP

Robert Holmes

The Holmes Group
(206) 999-2600
rholmes@thgadvisory.com

Mayor John McArdle

City of Independence Mayor
(508) 838-1212
mcardle.john@ci.independence.or.us

Shawn Irvine

City of Independence
Economic Development Director
(503) 837-1191
shawn@ci.independence.or.us

Jack Flug

Port of Vancouver
Senior Financial Analyst
(360) 823-5314
jflug@portvanusa.com

FINANCIAL CAPACITY - TEAM

- Our team has successfully financed and developed over 70 hotels, and we've designed and built numerous multi-family units and mixed-use projects.
- Our team members are sought after by both public and private landowners for feasibility, financial analysis and modeling and how elements of placemaking and design contribute to the bottom line.

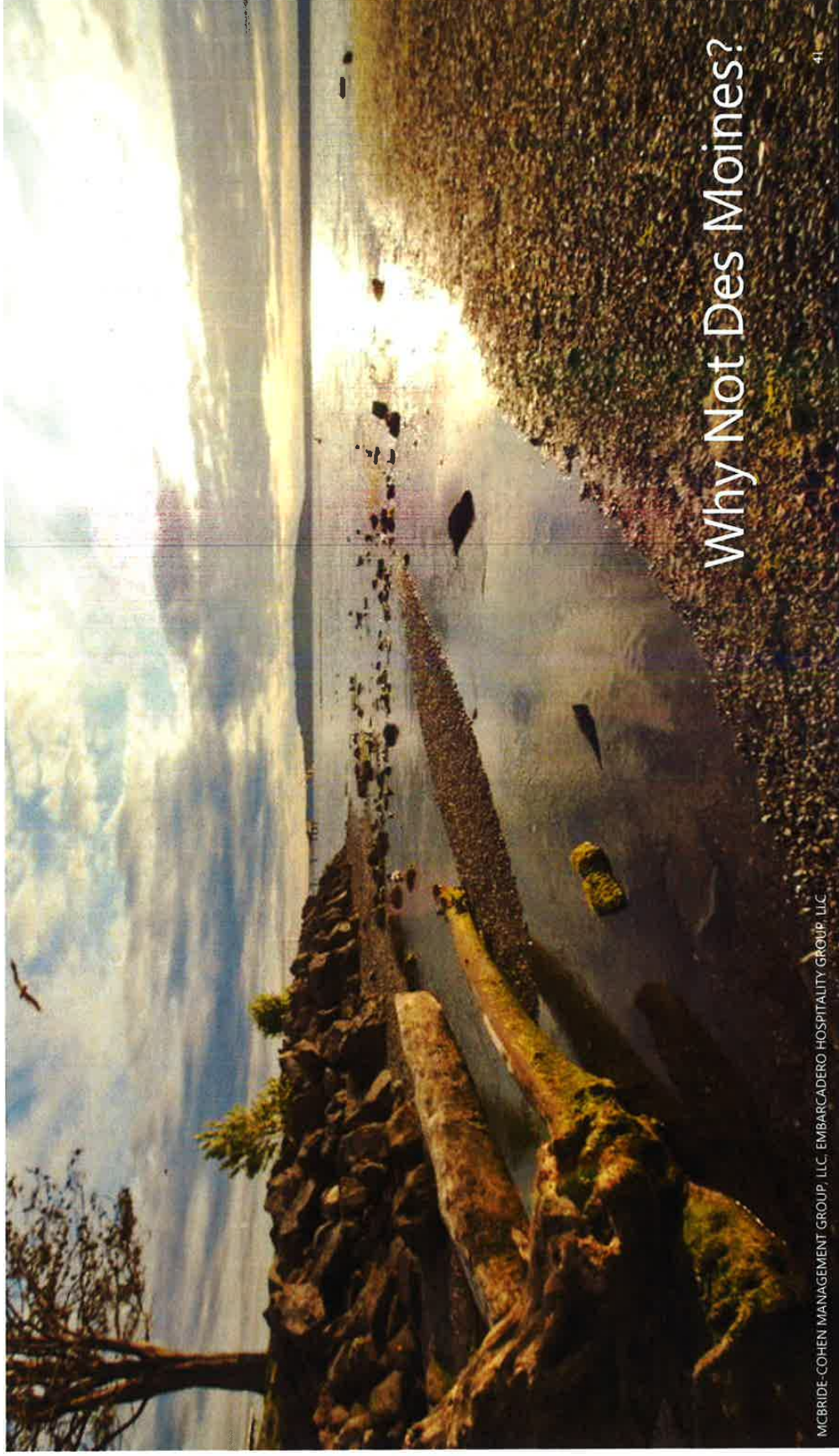


Kimpton's Hotel Monaco, a major public, private partnership and adaptive reuse of a National Historic Landmark in Washington DC, Developed by Team Member, Tom LaTour.

FINANCIAL CAPACITY

MCBRIDE-COHEN MANAGEMENT GROUP, LLC

- MCMG is a vertically integrated real estate development company providing development, financing, design, construction management, and operational services to various closely-held real estate developments through various subsidiaries and affiliates of MCMG, which collectively employ approximate 115 real estate professionals.
- Financing towards the overall development of the proposal will be provided through equity investments provided by its ownership, along with standard construction financing. MCMG has access to significant capital debt market resources. In the previous decade MCMG has successfully raised enormous amounts of construction financing, funding large scale real estate developments with total financings exceeding one and half billion dollars (\$1.5 Billion).
- In just the past 12 months MCMG has undertaken real estate transactions exceeding \$400,000,000 in value. Since Q4 2018 MCMG (through its affiliates) has total sales volumes exceeding \$300,000,000 and has more than \$160,000,000 in sales currently in escrow.
- MCMG currently has more than \$700 Million in active capital markets fundraisings and is slated to close nearly \$1 Billion dollars in project financings over the next 24 months.
- MCMG stands in unique company as one of the few developers in the nation with a successful track record taking on projects costing in excess of one billion dollars. MCMG maintains a balance sheet with the gross value of its holdings in excess of \$590,000,000, while its owner maintains a balance sheet exceeding \$200,000,000.



October 8, 2021

Michael Matthias
City Manager
21630 11th Ave. S.
Suite A
Des Moines, WA 98198

Dear City of Des Moines Staff,

A project worth visiting, a vision and a new name worth buying into, and a city worth calling home.

We are pleased to present this RFQ outlining the terms to partner with the City of Des Moines to create a new step forward for the City of Des Moines in developing the Des Moines Marina.

Our Team, starting with our architecture team consisting of two firms- Tiscerano Architecture (<https://www.tiscerano.net/about>) who has marina experience with the latest project being the Waterfront Place Hotel Indigo project in Everett. Their extensive public sector experience includes Washington Department of Transportation – Mukilteo Ferry Terminal, Sound Transit – new and improvement projects for Sound Transit around the greater Seattle area. Tiscerano also has extensive experience in mixed-use and commercial projects.

Johnson Braund (<https://www.johnsonbraund.com>) who is a hotel and multifamily specialist across the nation, and based in Tukwila, WA. Johnson Braund specializes in Architectural and Interior Design services. Areas of expertise are with hotels, affordable & multi-family housing, renovations, and small commercial design.

Also, from our team is Civil Engineering firm Navix Engineering, Navix (<http://navixeng.com>). Navix has extensive experience working across the nation in a range of industries including data centers, health care, industrial, and private urban development with a broad knowledge of local jurisdictions and codes.

Venture Real Estate Group, LLC (“Venture”) has been an active investor in the Northwest for approximately 15 years, with its most recent offer of over \$400M on a hotel portfolio with one of our investors which is a billion dollar firm, Andy founder of Venture has grown the company to now institutional sized projects including the similar and successful JV project, 119 unit Adriana which is a few blocks from the Des Moines Marina. Venture has been involved in numerous other projects in the Northwest including a 373 unit development currently under contract in University Place, WA with plans to break ground in 2022. Venture was founded in 2006 with offices on Lake Bellevue, in Bellevue, WA. For more information on Venture Real Estate Group, LLC, please visit www.vreg.co.

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SUITE 230

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425.732.3200 | F

T.OGETHER E.VERYONE A.CHIEVES M.ORE



Our vision for the Marina is to create a bigger mixed-use project that will attract more visitors to the city both locally in the Northwest and nationally/internationally, when visitors fly in to Seatac International Airport. We propose to rename the Des Moines Marina to South Beach and to include the entire area and give it a name and branding that resonates more than the Des Moines Marina. South Beach would include the Des Moines Marina, Des Moines Beach, Des Moines Beach Park, and Marina Steps in order to unify the vision, and truly show how special the marina, pier, beach and beach facilities are and will be with the plan we have. As a result we have identified a bigger parcel than is being proposed. We think the current site at 30,000 SF and a three-story height limit is too small and won't attract enough attention.

We hope to continue the discussions with the city and are open to a design and project the city will consider.

Best Regards,



Andrew P. Langsford
Founder & Principal

40 LAKE
BELLEVUE DR.
SUITE 230

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WASHINGTON
98005

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T.OGETHER E.VERYONE A.CHIEVES M.ORE

vreg

OCTOBER 2021

Waterfront Experience



TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN



Who We Are

Tiscareno Associates is a Seattle-based architecture and urban design firm specializing in multifamily, mixed-use and transit-oriented design. Our team has developed a reputation among residential and commercial clients for responsiveness, leadership, and ability to balance fresh ideas with unwavering commitments to budgets and schedules.

Since 2002, we have gathered everyone around the same table—client, architects, contractors, staff—for fresh, collective thinking that solves every problem with ingenuity and teamwork. Move it all forward with smooth processes, a keen attention to budget, and a solid track record of design approvals.

This is architecture done the Tiscareno way—bringing value and collaboration to each and every project.



BOB TISCARENO

TISCARENO ASSOCIATES

FOUNDING PARTNER, PRESIDENT

AIA, NCARB
BobT@tiscareno.net

INDUSTRY EXPERIENCE

25+ years licensed architect

EDUCATION

Bachelor of Architecture
University of Southern California;
Master of Architecture in Urban Design
Harvard University

CERTIFICATIONS

Licensed Architect: WA, OR, CA
American Institute of Architects (AIA)
NCARB Certified

EXPERIENCE TYPE

Commercial Facilities
Government Building
Master Planning
Mixed-Use
Multifamily Residential
Office Buildings
Retail
Transit Oriented Development
Tenant Improvements
Transportation
Sustainable Design

BIO

Bob Tiscareno's multifamily expertise, design vision for growing cities, and nearly 30 years' experience working on urban projects have shaped communities throughout the greater Seattle area. In 2002 Bob started Tiscareno Associates and today it is a mid-size, full-service architecture and planning firm located in downtown Seattle, with a record of high-visibility projects that recently include The Danforth on First Hill, Ballard Modera, Infinity Shore Club Condos on Alki Beach, Metro 112 in Bellevue, and the Redmond Triangle. Recent transit-oriented developments include Kent Station, River Park in Redmond, and Redmond Square.

Bob's work has been recognized with awards from organizations including NAIOP, American Institute of Architects, and Gold Nugget Awards. Most recently he won the Multifamily Executive Awards 2018 Grand Award in the category of Green Design for The Cove apartments, a project whose sustainable units have sold for the highest price/square feet in Seattle. His articles have appeared in national and local publications (including Puget Sound Business Journal, Daily Journal of Commerce).

Bob holds a Master of Architecture in Urban Design from Harvard University and a Bachelor of Architecture from the University of Southern California. He is a member of the Urban Land Institute's Northwest District Multifamily Council and a member of the National Association of Industrial and Office Properties (NAIOP).



Waterfront Place Apts

Waterfront Place Apartments is the first residential waterfront construction in Port of Everett's 65-Acre Waterfront Place Redevelopment. The 2-building, 266-unit project was designed to maximize water views, integrate with future retail, encourage pedestrian activity and reflect Everett's historic character. The buildings received individual but complementary design palettes that capture two distinct Everett personas: its timber and industrial history (south building) and its maritime use (north building). Street-level patios and stoops lead residents directly to sidewalks, enabling connections to pedestrian benches, plantings, and landscape features that enhance the promenade. Insets on the face of both buildings modulate the massing so as not to overshadow walkways and future buildings, while also serving as residential balconies. The client is Sealevel Properties.



Everett, WA
266 Units





Infinity Shore Club

Infinity Shore Club Residences is a six-story, luxury condominium project on Alki Beach with sweeping views of Elliott Bay and the Seattle Skyline. The 40-unit building includes one, two, and three bedroom residences as well as two levels of below-grade parking. High-end amenities include a two-story lobby entrance, infinity pool, fitness room, car wash station, dog-washing room, and a green roof deck. The project's design follows the curvature of the shoreline and responds to the context of its neighborhood. Large balconies with moveable walls and glass railings echo the neighborhood's horizontal lines, while lending an indoor-outdoor livability to the space. Its natural and soft tones complement the rich textures of warm wood, stone tile, and glass that clad the exterior. The client is Vibrant Cities.



Alki, Seattle
40 Condos



August 31st, 2021 construction progress



Riverpark

The task: organize six acres of residential, commercial, retail, and open space on the Sammamish River into a cohesive, happenin' gateway to downtown Redmond, give it a European flavor, and supply enough parking for the hundreds of people who will use it each day. The firm's award-winning master plan handily achieves all three goals, arranging the buildings on a human scale, designing them to relate to each other, and encouraging pedestrian movement among them. Every detail of this important and huge project was closely reviewed by the city, which wanted something special for this prominent location. The firm's ability to coordinate large, multi-discipline teams kept both the planning and construction on schedule and on budget. The client is Legacy Partners.



Redmond, WA
6 Acres



TISCARENO ASSOCIATES

ARCHITECTURE + URBAN DESIGN

1200 Sixth Avenue, Suite 605

Seattle, WA 98101

Phone: 206-325-3356

Fax: 206-701-9769

Email: info@tiscareno.net

Website: tiscareno.net



Urban Housing Projects



JOHNSON BRAUND INC

15200 52nd Avenue South, Suite 300

Seattle, WA 98188

206-766-8300

www.johnsonbraund.com



Projects selected include:

Park Lane Mixed-Use Apartments (2015-2018) Kirkland, WA

DEVELOPER/OWNER:

Kirkland Main Street, L.P.

Continental Properties, LLC.

Contact: Ed Segat, 425-233-6184; ESegat@continentalproperties-inc.com

CONTRACTOR:

Compass Harbor Construction

Contact: Dan Selin; 206-486-8991; dans@compass-gc.com

IN-HOUSE PROJECT TEAM:

Diana Wogulis Keys, Lead Designer & Director of Housing

Jeffrey A. Williams, Principal

Oregon 42 Mixed-Use Apartments (2012-2014) West Seattle, WA

DEVELOPER/OWNER:

West Seattle Apartment Investors, LLC

The ConAm Group

Contact: Mike Mahoney; 858-614-7342; mmahoney@conam.com

CONTRACTOR:

SD Deacon

IN-HOUSE PROJECT TEAM:

Diana Wogulis Keys, Lead Designer & Project Manager

Joe Giampietro, Director of Housing (Former)

Greg L. Allwine, Principal

Tukwila Village (2011-present) Tukwila, WA

DEVELOPER/OWNER:

Tukwila Village Development Associates, LLC

Pacific Northern Construction Co., Inc.

Contact: Bryan Park; 253-231-5001; bryanp@housing4seniors.com

CONTRACTOR:

Inter-City Contractors, Inc.

Contact: Greg Herring; 425-806-8560; gregh@intercitycontractors.com

IN-HOUSE PROJECT TEAM:

Diana Wogulis Keys, Lead Designer & Director of Housing

Greg L. Allwine, Principal

**PARK LANE MIXED-USE
KIRKLAND, WA**



Park Lane Mixed-Use provides 128 units of market-rate apartments in a 5-story building on a prominent downtown Kirkland site adjacent to the library, park and transit center. The building is configured with frontage on a new public plaza and the recently constructed Park Lane pedestrian-oriented *woonerf-style* street improvements. Commercial / retail tenant spaces and the residential lobby anchor the corners and frontage of the plaza and woonerf.

Upper level residential units are thoughtfully designed to provide efficient floor plans, to maximize the opportunity for territorial views and provide access to residential open spaces provided at podium terrace and courtyards. Parking is provided in 3 levels of structured garage.

The prominent site in downtown Kirkland required detailed Design Review presentations. An in-house video rendering presentation provided the Design Review Board the ability to virtually walk around the building and assess it's success in meeting the pedestrian-oriented district requirements.



PROJECT STATISTICS

LOCATION:

207 Park Lane Kirkland, WA 98033

ZONING: CBD-1B

SITE AREA: 0.96 Acres

STATS:

128 Market Rate Units (133 du/a)

12,894 SF Commercial / Retail Space

CONSTRUCTION:

Type VA over Type IA Podium

SCHEDULE: Completed 2018



PROJECT STATISTICS

LOCATION:

4502 42nd Ave. SW Seattle, WA 98116

ZONING: NC 3-65

SITE AREA: 0.53 Acres

STATS:

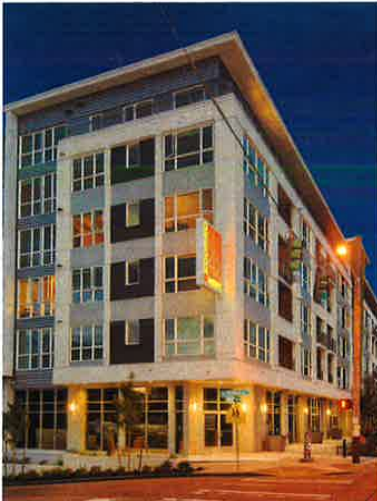
131 Units (247 du/a)

2,875 SF Commercial / Retail Space

CONSTRUCTION:

Type VA over Type IA Podium

SCHEDULE: Completed 2014



Oregon 42 Mixed-Use provides 131 market-rate apartment units in a very densely designed development. The ConAm Group came to Johnson Braund, Inc. to redesign an approved project to increase density and meet their unit mix and design criteria. JB was able to increase building yield by 34 units, while maintaining similar building exterior design concept, new larger units and indoor and outdoor amenity spaces. The project was approved under the City of Seattle minor MUP revision process.

The seven-story building (5 over 2 podium) provides a range of well designed live-work, loft, studio, 1 and 2 bedroom units. The units are designed to maximize the tremendous view opportunities in all directions from the site. Parking is provided in 2 levels of below grade structured parking.

An impressive roof terrace also provides amazing views and multiple amenities for residents including: pea-patch gardening, pet area, fire pit gathering area, dining area with fireplace and barbecue stations.



**TUKWILA VILLAGE
TUKWILA, WA**



Tukwila Village Development Associates, LLC was selected by the City of Tukwila to develop 5.66 acres of City-owned land on Tukwila International Boulevard.

Tukwila City Council approved The **Tukwila Village Vision** on 09-17-07: *Tukwila Village will be a welcoming place where all residents can gather and connect with each other. This mixed-use development will draw upon Tukwila's strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza. The Village may also include office, live/work and residential space. This active, vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride.*

Johnson Braund, Inc. has worked very closely with the entire project team, City staff and the public to ensure that the vision set forth has been met. The resulting project is a three phase development totaling 402 units and approx. 34,000 sf of commercial, retail & office space, including a community commons, cafe and public plaza. Thoughtful site planning promotes connectivity and community for Tukwila Village residents as well as the surrounding neighborhood.



PROJECT STATISTICS

LOCATION:

14200 Tukwila International Boulevard,
Tukwila, WA 98188

ZONING:

NCC (Neighborhood Commercial Center)
HDR (High Density Residential)
URO (Urban Renewal Overlay District)
Disposition & Development Agreement

SITE AREA: Total 5.66 Acres

Phase 1 (Buildings D & E): 1.94 Acres
Commons & Plaza: .73 Acre
Phase 2: (Building A): 1.47 Acres
Phase 3: (Building B): 1.52 Acres

STATS: 402 units (71 du/a)

Phase 1:

Building D: 68 units / 16,000 sf office
Building E: 125 units / 3,250 sf comm.
Commons: 4,994 sf commons & cafe

Phase 2:

Building A: 80 units + 4 live-work units/

8,165 commercial

Phase 3:

Building B 125 units / 1,800 sf comm

CONSTRUCTION TYPE:

Type VA over Type IA podium

SCHEDULE: Phase 1 & Commons;

Under Construction





REFERENCES

The talented staff at Johnson Braund, Inc. is ready to consult with you on your next project. We're here to help make the job easy. From programming and feasibility studies, schematic design, through construction management, we are the firm for successful design solutions that are on time and on budget.

We welcome the opportunity to meet with you to discuss our qualifications for your future housing projects. In the meantime, feel free to contact our references. Reference letters are included on the following pages.

OWNER/CLIENTS

SouthEast Effective Development (SEED)

Contact: Lance Matenson
5117 Rainier Ave S. Seattle, WA. 98118
Office: 206.760.4281 Website: www.seedseattle.org

Projects: Rainier Court Phase I, II, III and IV
Claremont & Claremont Place, Seattle, WA

Pacific Northern Construction Company, Inc. (PNCC & SHAG)

Contact: Bryan Park
201 27th Avenue SE, Bldg. A, Suite 300 Puyallup, WA 98374
Office: 253.231.5001 Cell: 206.369.6461 Website: www.housing4seniors.com

Projects: SHAG Affordable Senior Living - multiple projects
Current on the boards: Tukwila Village, Tukwila WA
Crossroads Senior Living, Bellevue, WA

CONTRACTORS:

Inter-City Contractors, Inc. (ICC)

Contact: Greg Herring
17425 68th Ave NE Kenmore, WA 98028
Office: 425.806.8560 Website: www.intercitycontractors.com
Projects: SHAG Affordable Senior Living - multiple projects
Current on the boards: Tukwila Village, Tukwila WA
Crossroads Senior Living, Bellevue, WA
Rainier Court IV, Seattle, WA

Compass General Construction

Contact: Dan Selin
733 7th Avenue, Suite 212 Kirkland, WA 98033
Office: 206-486-8991 Website: compassgeneralconstruction.com
Projects: Vik Condominiums, Ballard, WA
Park Lane Mixed-Use, Kirkland, WA





September 26, 2016

To whom it may concern:

As Executive Director of SouthEast Effective Development (SEED), I have worked with Johnson Braund, Inc. and their housing group, mostly with Diana Keys, Director of Housing, for almost four years. SEED itself has worked with them for over 12 years. This long term relationship has resulted in the successful completion of 456 affordable housing units for both seniors and families at Rainier Court with 98 more affordable senior housing units planned in the next phase of development. *Johnson Braun, Inc. played a key role in the success of this complex urban brownfield re-development, adapting their design to the constraints of a contaminated urban site, while meeting complex City of Seattle land use and design review requirements.*

Our most recent project is The Columbia Gardens (Phase III of the Rainier Court development) was 70 affordable apartments located in the Genesee neighborhood of SE Seattle. Johnson Braund's thoughtful design solutions, project team coordination, responsiveness to planning department requirements, assistance with public funding submittals and sustainable programs implementation were crucial to the success of this project. I have been especially struck by Johnson Braund's inventiveness in problem solving and their attention to cost concerns while preserving a high standard of quality in design. They are also exceptionally practical and construction savvy. Their virtual walk through video technology is at the cutting edge and makes a strong impression in the design review and public presentation processes.

I have enjoyed the commitment, integrity and timeliness that they have shown in meeting and exceeding our expectations as a valued team member. They have truly been an asset in helping SEED meet our goal of serving the Southeast Seattle community with housing that is well-designed, easy to build and creates an enduring addition to the community – and equitable access to housing in a multicultural neighborhood. I can give an unequivocally positive recommendation of Johnson Braund.

If you have further questions about Johnson Braund, Inc., please contact me at (206) 760-4281.

Sincerely,



Lance Matteson
Executive Director
SouthEast Effective Development (SEED)



201 – 27th Avenue SE, Suite A300
Puyallup, WA 98374

T: 253.231.5003
F: 253.231.5010

September 28, 2016

Bellwether Housing
1651 Bellevue Avenue
Seattle, Washington 98122

RE: Letter of Reference for Johnson Braund, Inc.

To Whom It May Concern:

On behalf of Pacific Northern Construction Company, Inc. (PNCC), and our non-profit partner, the Senior Housing Assistance Group (SHAG), we are contacting you to serve as a reference for Johnson Braund, Inc., an architectural design firm, in connection with their response to your Request for Proposal for Architectural Services.

Together with SHAG, we are the largest developer, owner and operator of affordable independent retirement living communities for seniors in the Pacific Northwest. Johnson Braund Design Group, Inc. is our architectural and landscape design firm of choice and they have consistently provided us excellent and imaginative architectural and landscape design services in connection with our development of more than 30 affordable apartment communities containing an aggregate of more than 5,000 affordable dwelling units over the past 20 years, including several complex mixed-use developments such as (i) Arrowhead Gardens, a mixed-use development featuring an affordable senior living campus containing a Village Center community building and three (3) residential building containing an aggregate of 449 affordable dwelling units and approximately 5,000 square feet of ground level commercial/retail space located in the Highland Park neighborhood of West Seattle which was recently completed in 2010; (ii) Cedar Park Apartments, a mixed-use development featuring an affordable senior living community containing 206 affordable dwelling units and approximately 3,000 square feet of ground level commercial/retail space located in the Lake City neighborhood of Northeast Seattle which was completed in 2008; (iii) Linden Place at Bitter Lake, a mixed-use development consisting of two (2) phase including an affordable senior living community containing 251 affordable dwelling units and approximately 11,000 square feet of ground level commercial/retail space (The New Haven Apartments) and an affordable multifamily living community containing 140 affordable dwelling units and approximately 2,000 square feet of ground level commercial/retail space (The Cambridge Apartments) located in the Bitter Lake neighborhood of North Seattle which were completed in 2007; (iv) The Terrace Apartments, an affordable senior living community containing 136 affordable dwelling units located on the edge

Bellwether Housing
September 28, 2016
Page 2

of Downtown Seattle overlooking the International District and Elliot Bay which was completed in 2006; (v) Rainier Court, a mixed-use development located in the North Rainier neighborhood of South Seattle consisting of (a) three (3) completed phase including an affordable senior living community containing 208 affordable dwelling units and approximately 9,000 square feet of ground level commercial/retail space (Courtland Place at Rainier Court) completed in 2004, an affordable multifamily living community containing 178 affordable dwelling units and approximately 9,000 square feet of ground level commercial/retail space (The Dakota at Rainier Court) completed in 2005, and another affordable senior living community containing 70 affordable dwelling units completed in 2014 (Columbia Gardens at Rainier Court), and (b) a fourth and final pending phase (as yet unnamed, but referred to as Rainier Court Phase IV) consisting of an 93-unit affordable senior living community containing affordable dwelling units in a mid-rise building and attached townhomes which are expected to begin construction by mid-2017; and (vi) Tukwila Village, a three-phase mixed-use, mixed-income senior living and community center development co-sponsored with the City of Tukwila, Washington, of which the first phase is currently under construction.

Our respect and admiration for the creativity, professionalism and responsiveness of Johnson Braund, Inc. is evidenced by our repeated selection of them to provide architectural design services. Without a doubt, Johnson Braund, Inc. is our preferred architectural design firm. We owe no small measure of our success to them. In addition, we have found that they are highly competent, extremely flexible, and are as responsive to aesthetic and design considerations, as they are sensitive to budgetary and scheduling constraints.

If you have any further questions regarding Johnson Braund, Inc., please contact me at (253) 231-5001 (business office) or (206) 369-6461 (cellular). Good luck with your development.

Sincerely,

PACIFIC NORTHERN CONSTRUCTION COMPANY, INC.



Bryan M. Park
President

c.c. Diana Keys, Johnson Braund, Inc.



INTER-CITY CONTRACTORS INC.

September 26, 2016

To Whom It May Concern:

Re: Johnson Braund, Inc.

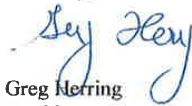
It is with pleasure and confidence that I recommend Johnson Braund, Inc. for architectural services for Housing projects in the City of Tukwila and greater King County area.

As a general contractor, myself and my firm have successfully work together with Johnson Braund, Inc. on many housing projects, ranging from large-scale high-density urban mixed use projects to medium-density suburban affordable apartment housing. In fact, I have been working with Johnson Braund, Inc. on a project in Tukwila, called Tukwila Village. We have spent at least 4 years in the preconstruction and planning phase and as of July 2016, we are finally onsite performing construction. I am very impressed with the level of detail Johnson Braund, Inc. provided during the preconstruction phase. This is now proving to be a definite benefit to the construction team. Reference attached list of projects that ICC has completed with Johnson Braund, Inc. acting as Project Architect. The list is impressive and the unique thing is the repeat client nature.

Johnson Braund, Inc. has a professional staff that has the ability to work with and coordinate all design disciplines so the final project documents provide the construction team with the necessary information to perform. This helps reduce construction related problems so the project stays on schedule and budget.

I would encourage you to consider working with Johnson Braund, Inc. on all your future housing projects. Please feel free to contact me direct if you have any questions or need additional information. My email: gregh@intercitycontractors.com

Sincerely,



Greg Herring
President

17425 68th Ave NE PO Box 82405 Kenmore, WA 98028
Phone: (425) 806-8560 Fax: (425) 806-8566
email: info@intercitycontractors.com
Lic. #INTERC1977PZ



INTER-CITY CONTRACTORS INC.

Project list with Johnson Braund, Inc. as the Project Architect:

Inter-City Contractors, Inc.- Projects completed since 2003:

<u>Project Name</u>	<u>Description</u>	<u>Owner</u>	<u>Year</u>
Columbia Garden Senior Apartments	70 Units	Rainier Court Associates 2003-III, LLC	2014
Claremont Apartments (City Funded)	68 Affordable Units Mixed Use	Southeast Effective Development	2011
Arrowhead Garden Senior Apartments	449 Units, Mixed Use	Arrowhead Sr. Housing Associates	2010
Cedar Park Senior Apartments	206 Units, Mixed Use	Lake City Way Sr. Housing Associates LP	2008
Cambridge Family Apartments	178 Units, Mixed Use	Bitter Lake Village Associates, (2) LP	2007
New Haven Senior Apartments	251 Units, Mixed Use	Bitter Lake Village Associates (1) LP	2007
Washington Terrace Senior Apartments	136 Units	Washington Terrace Associates LP	2006
The Dakota at Rainier Court	178 Units Market Rate, Mixed Use	Rainier Court Associates 2003-IIA, LLC	2005
Courtland Place at Rainier Court	206 Units Senior, Mixed Use	Rainier Court Associates 2002-I, LLC	2004
The Sequoia Apartments	57 Unit Market Rate Senior	Rightland LLC	2004

Projects completed prior to 2003

<u>Project Name</u>	<u>Type</u>	<u>Project Owner/Developer</u>	<u>Year</u>
Sunset Apartments-279 units	Senior Apartment	South Hill Associate(2001) LP	2002
Woodrose Apartments-197 units	Senior Apartment	Racine Associates LP (PNCC)	2000
Terrace View Apts-5 units	Senior Apartment	Hong Louie	2000
Boardwalk Apartments-260 units	Market Rate, Mixed Use	Capitol Way Associates LP (PNCC)	1999
Auburn Court Apartments -300 units	Senior Apartment	Auburn North Associates (PNCC)	1998
Commencement Place Apts-51 units	Senior Apartment	Commencement Place (PNCC)	1998
Conservatory Place Apts-40 units	Senior Apartment	Conservatory Place Apts (PNCC)	1997
Meridian Court Apts-200 units	Senior Apartment	Meridian Court Apts (PNCC)	1997
Willamette Court Apts-100 units	Senior Apartment	Willamette Court Apts (PNCC)	1997
Gowe Court Apartments-50 units	Senior Apartment	Gowe Court Apts (PNCC)	1997
Park Court Apartments-130 units	Senior Apartment	Park Court Apts LP (PNCC)	1996
Green River Court Apts-130 units	Senior Apartment	Green River Court Apts LP (PNCC)	1996
Meeker Court Apts-130 units	Senior Apartment	Meeker Court Apts LP (PNCC)	1996
Titus Court Apartments-100 units	Senior Apartment	Titus Court Apts LP (PNCC)	1995
Cedar River Court Apts-91 units	Senior Apartment	Cedar River Court Apts LP (PNCC)	1994
Webster Court Apts-92 units	Senior Apartment	Webster Court Apts LP (PNCC)	1994

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September 26, 2016

JOHNSON BRAUND, Inc.
15200 52nd Ave S
Seattle, WA 98188

Re: Architectural Reference

To Whom It May Concern:

Compass specializes in the construction of mixed-use projects in the Seattle region. We recently completed the 117 unit Vik condominium project located in the Ballard neighborhood of Seattle and are currently under construction on a 128 unit mixed use apartment project in Kirkland. Johnson Braund, Inc. is the Architect for both projects.

We were very pleased when the Owner / Developer selected Johnson Braund, Inc. Their seasoned staff, led by Diana Keys, proved to be an excellent partner. On both projects, we developed a strong, team-oriented relationship that extended through the design, permitting and construction process. The Vik project completed on time and under budget which is, in part, a direct result of a complete and well-coordinated design and responsive Architect.

On occasion, we see the Contractor's constructability suggestions disregarded by other Architects, but we found that Johnson Braund was open to our suggestions for cost effective details, products and building systems, while still respecting the intent of the design. This collaborative attitude helped optimize value, control costs and deliver great buildings. Document production and coordination was timely and details were spot-on without need for significant constructability revisions, value engineering or RFI's.

We hope that our working relationship will continue for many years. I gladly give them our highest endorsement as an Architect.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Dan Selin'.

Dan Selin
President
Compass General Construction



The three principals of the firm bring a wealth of experience in the cost-effective design of housing for all market types, expertise in thoughtful, compact design of urban housing units, and a strong familiarity with local jurisdiction entitlement process, building codes and construction.

Project Design & Management: Diana Wogulis Keys, LEED AP
Director of Housing, Vice President

Principal in charge: Jeff Williams, AIA , President

Principal: Greg L. Allwine, AIA, Secretary

Johnson Braund's mission to build lasting relationships is exemplified in the tenure of these team members with the firm. Greg has been with the firm since it's inception in 1977 and both Diana and Jeff have been at Johnson Braund, Inc. for the last 20 years.

See following pages for resumes of key team members.



JOHNSON BRAUND INC.

Johnson Braund has a long and successful history of partnering with all the major hotel brands - planning, designing and overseeing construction on select service hotels across the country. From the 1990s when Johnson Braund completed all west coast projects for Marriott, to now as we continue working on prototype development for several brands, we provide creative and cost-effective designs that can be approved and built quickly and efficiently.

From our offices in Seattle and Nashville, we handle wood-framed low-rise and urban high-rise projects across the country. Our renovation studio has completed hundreds of custom and portfolio renovation projects in over 40 states.

Contact: Jeff Williams, President
jeffw@johnsonbraund.com
Direct (206) 204-0508



MARRIOTT FULL SERVICE - BELLEVUE



AC HOTEL - BELLEVUE



HYATT PLACE - SEATTLE



ELEMENT HOTEL - TUKWILA

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
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ARCHITECTURE INTERIOR DESIGN

Marina Vision

What we see in partnering with the city

The City of Des Moines Marina is a fantastic development opportunity, one that could redefine the Des Moines waterfront. To fully optimize this potential, we have designed a bigger project. The total development area we are proposing is to enlarge the development site from 30,000 SF to 67,700 and take the height limit from 35ft to 40 ft. We believe this larger project is feasible and big enough to actually achieve scale. A project smaller than what we have designed will not attract investment and developers to the opportunity in our opinion.

The building will be mixed-use with multifamily, retail, hospitality, and office spaces. There will be approximately 80-100 multifamily units, along with approximately 80-100 hotel keys/rooms. The bottom floor will include retail and office for housing the Marina Office/Harbor Master, which we are proposing to move into the building. As a result, we would either move the existing building to another location the city desired or knock it down.

Each floor has 66 units with the top floor having 33 units with the setback from the shoreline, and the ground floor being retail. We as you will see flipped the design to face more units towards the marina and the water:



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venture real estate group

Rough building area:

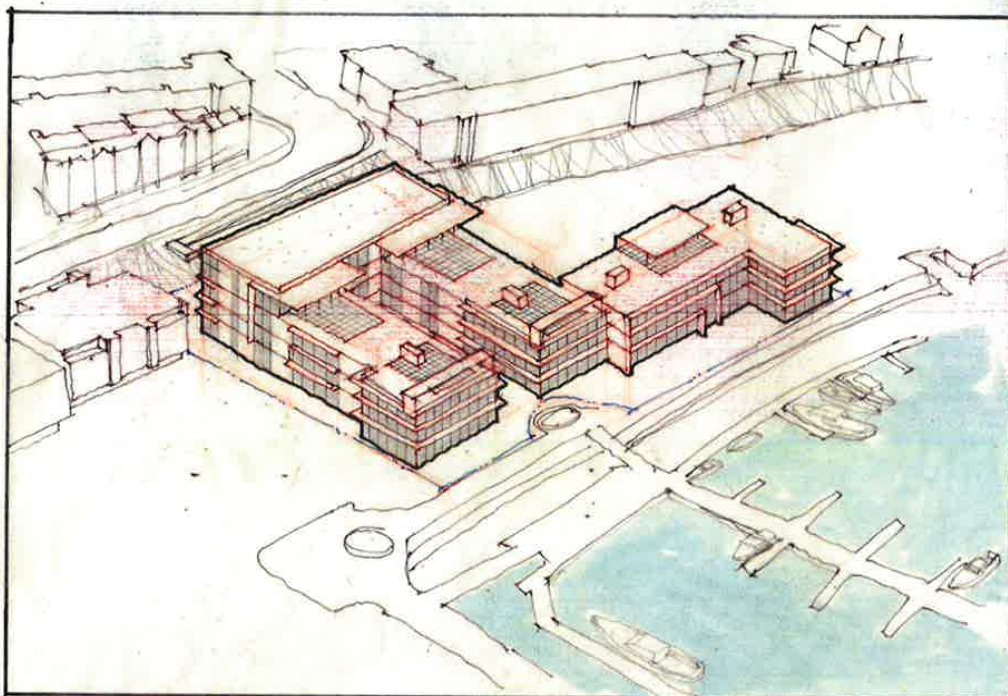
1st – 44,000 sq.ft

2nd – 38,000 sq.ft

3rd – 38,000 sq.ft

4th – 19,000 sq.ft

Total – 139,000 sq.ft



Our vision for the Marina is to attract more visitors to the city both locally in the Northwest and nationally/Internationally, when visitors fly in to Seatac International Airport.

We are proud to announce that we propose to rename the Des Moines Marina to South Beach, which would encompass the entire waterfront area. South beach would give the development a name and branding that resonates more than the Des Moines Marina. We feel the Des Moines Marina name has served its purpose well, but the city is coming into its own and into a new era. We would like to be a part of this bright future and work together to see this become a wonderful success story for the city of Des Moines.

South Beach would include the Des Moines Marina, Des Moines Beach, Des Moines Beach Park, and Marina Steps in order to unify the vision, and truly show how special the marina, pier, beach and beach facilities are and will be with this plan.

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vreg

References

Stanton Beck

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Seattle Attorney in Construction
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becks@lanepowell.com

Mark Plenge

Walker & Dunlop
Managing Director | Capital Markets
P: (408)747-7448
mplenge@walkerdunlop.com

Howard Behar

Former President of Starbucks, Author and Speaker
P: (206)972-7776
hb@howardbehar.com

Brian Scalabrino

Current Partner in the Adriana, Investor, Former NBA player, Current
commentator, Radio show host
P: (206) 949-7925
bscalabrino@yahoo.com

Karen Dahnners

Current Investor, has invested in multiple VREG projects
P: (425)681-4120
karendahnners@msn.com

Mike Hemmens

Citi Community Capital (The Adriana)
Director West Regional Market
P: (805)557-0933 M: (805)358-5673
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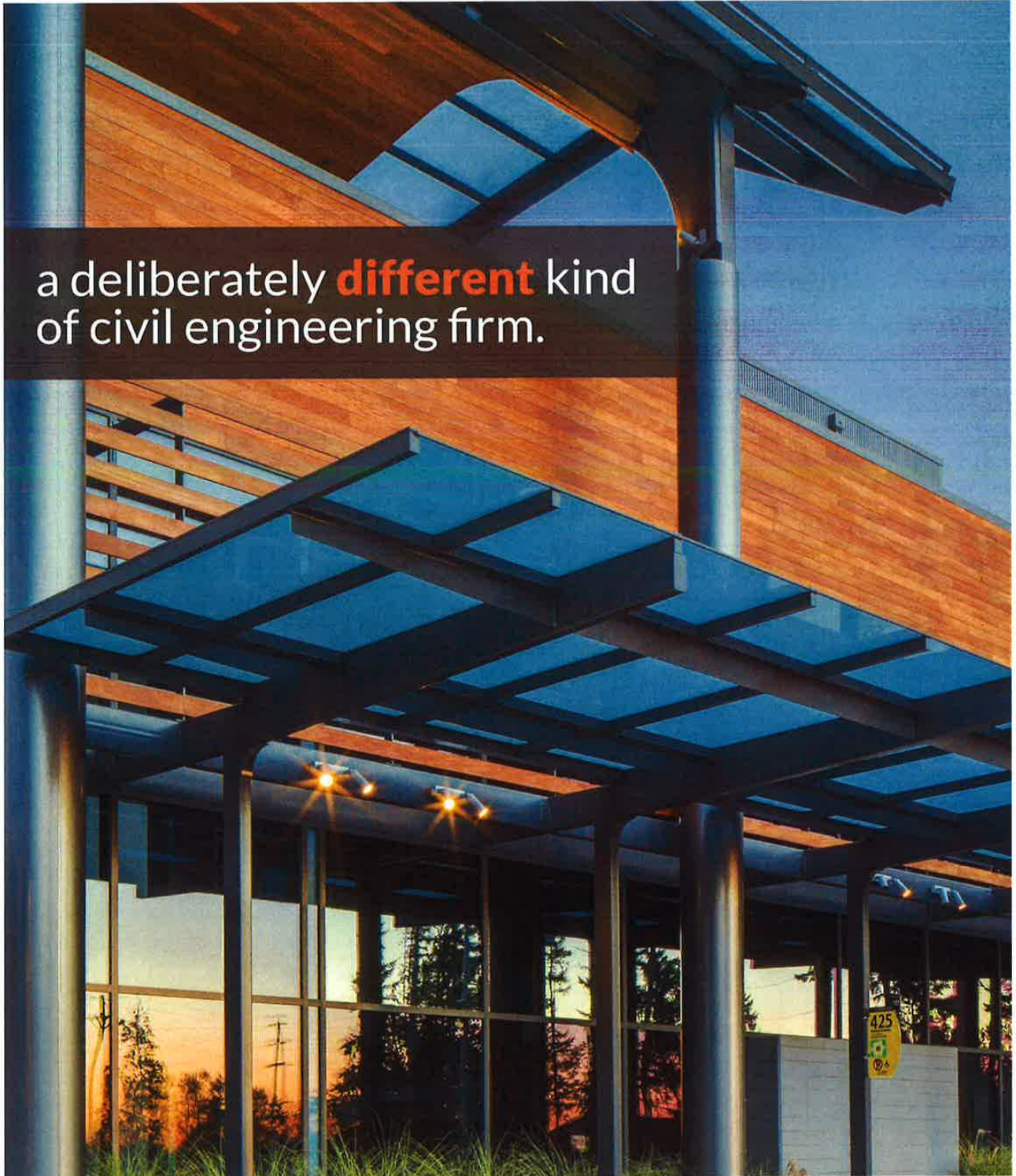
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a deliberately **different** kind
of civil engineering firm.





FIRM PROFILE

WE'VE BUILT OUR COMPANY TO REDEFINE OUR FIELD.

We are not afraid to think big, consider new possibilities and continually strive for new and better ways of getting things done.

WE KNOW WHO TO CALL, WHAT TO ASK AND **HOW TO EXECUTE**

From planning to project management, civil engineering design to site development, we thrive on complex, innovative and technically-sophisticated projects.

WE MAKE PROJECTS REAL AND **WE MAKE THEM WORK.**

Our thorough understanding of real estate and land development issues coupled with our engineering expertise helps our clients see the big picture from the beginning.

KEY SERVICES

- Civil Engineering
- Site Design
- Feasibility Analysis
- Land Use Planning
- Project Management
- Permitting
- Stormwater Management Design
- Site Planning
- Shoring Design
- Cost Estimating



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MIXED USE

OVERVIEW Mixed-use projects in urban settings present unique development challenges and no one is more capable of navigating the urban development process than Navix. Navix staff have designed and managed the civil and shoring for hundreds of projects in urban settings. We have the technical skills and the personal relationships with City departments to effectively advocate for our clients, expedite the permitting process, and expertly negotiate City infrastructure improvement demands. We are skilled at designing creative solutions to stormwater management challenges, from blue roofs to integrated landscape/stormwater elements, in order to minimize buried infrastructure beneath buildings. Our shoring systems can be found on some of the deepest and most complex excavations in the Northwest, and we understand the constraints of utilities and adjacent structures that may affect the developability of a site. Navix can provide early guidance and design to assist the team with building layout and risk factors associated with excavation support.



Project Examples

- Avenue Bellevue - Bellevue, WA
- 802 Pine Residential + Hotel - Seattle, WA
- 1512 5th Avenue - Seattle, WA
- 2nd & Virginia - Seattle, WA
- 523 15th Avenue E - Seattle, WA
- Marquee on Meeker - Kent, WA



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OVERVIEW

Navix Engineering understands that with civic projects, careful master planning, team collaboration, and thoughtful design that responds to the community needs are paramount. Navix has provided entitlements guidance, site design, and civil engineering for a number of convention, congregational, open-space, and community facilities in the Northwest. We thrive on the collaborative nature these projects foster and approach site design challenges as opportunities to innovate.

Project Examples

- Federal Way Performing Arts and Events Center - Federal Way, WA
- Walla Walla Heritage Center - Walla Walla, WA
- Crossroads Bible Church Community Activity Center - Bellevue, WA
- Sambica Activity Center - Bellevue, WA
- First Slavic Christian Church - Mukilteo, WA



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OVERVIEW

The civil team at Navix has performed services for educational and institutional facilities all over the western United States, including master planning, feasibility studies, renovations and additions, and full design. Navix has successfully provided solutions for issues with site development, vehicular and pedestrian access, community concerns, and budget constraints. Additionally, since construction time plays a large factor in how institutional projects are constructed, Navix establishes open communication early to expedite design decisions and integrate critical scheduling requirements.

Project Examples

- Open Window School - Bellevue, WA
- Explorer Community School - Redmond, WA
- Bright Horizons - Seattle, WA and Mercer Island, WA
- Northwest School for the Deaf Addition - Shoreline, WA
- Grace Academy School - Marysville, WA
- University of Portland Joe Etzel Field Expansion and Chiles Plaza Improvements - Portland, OR



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RESIDENTIAL

OVERVIEW

Navix is involved in the design of sites for thousands of apartments, condominiums, townhouses, and hotels in the Northwest. From downtown high-rises with multiple towers on a shared podium, to suburban townhomes, to large-scale single-family residential plats, Navix is experienced with all types of residential development. Navix understands site and utility issues that could affect development, and we frequently assist the architect with our expert site design expertise and jurisdictional knowledge.



Project Examples

- 8th & Cherry (Trinity Church Tower) - Seattle, WA
- 222 Dexter - Seattle, WA
- Hub U-District Apartments & Public Park - Seattle, WA
- CREW Apartments - Seattle, WA
- Lake Wilderness Mixed Use (Monarch Apartments) - Maple Valley, WA
- Metric Apartments - Bellevue, WA
- Aegis of Bellevue at Overlake - Bellevue, WA
- Avenue Bellevue - Bellevue, WA
- Bayside Residential Development, Ph. 1 & 2 - Bremerton, WA



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OVERVIEW

Healthcare projects require intricate coordination with users, designers, public agencies, and contractors to deliver complex projects on tight schedules and budgets, while maintaining 24/7/365 operations, incorporating aesthetics, functionality, safety, and flexibility. Navix's commitment to excellence shines under these circumstances as we thrive on the complex. Your Navix team can guide you through site planning and design, accessibility/mobility design, design of utility systems and relocations, water reuse elements, permitting strategies, and stormwater management design.



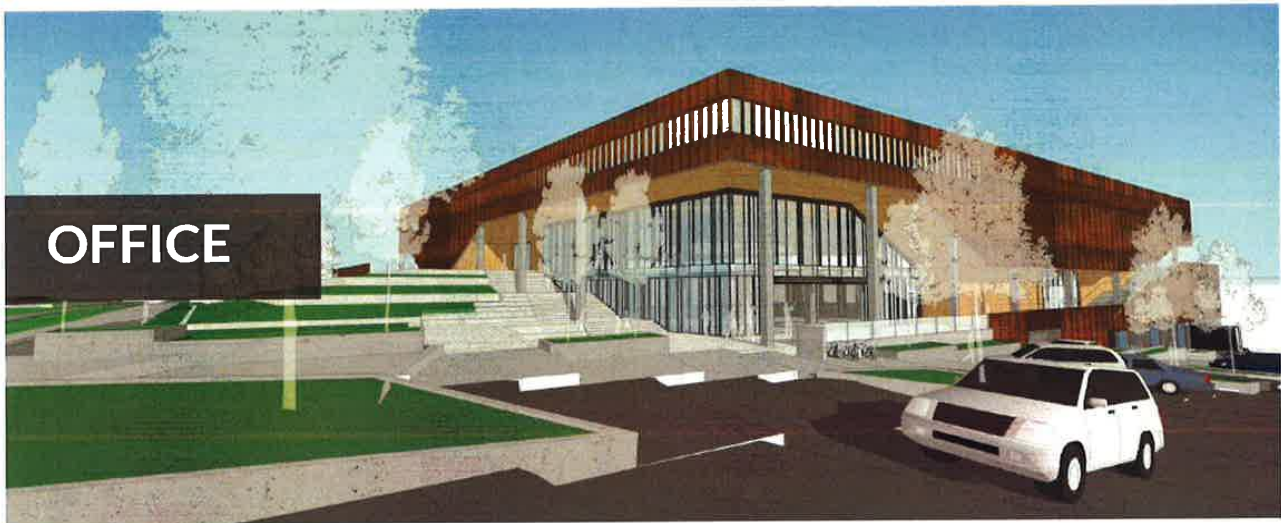
Project Examples

- Kaiser Permanente Medical Office Building - Puyallup, WA
- Kaiser Permanente Burien Clinic - Burien, WA
- MultiCare Auburn Medical Center Emergency Department Expansion - Auburn, WA
- Olympic Medical Center South Emergency Department Expansion - Port Angeles, WA
- Highmark Medical Center - Issaquah, WA
- Issaquah Medical Building - Issaquah, WA



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OVERVIEW

Navix understands that with civic projects, careful master planning, team collaboration, and thoughtful design that responds to the community needs are paramount. Navix has provided entitlements guidance, site design, and civil engineering for a number of convention, congregational, open-space, and community facilities in the Northwest. We thrive on the collaborative nature these projects foster and approach site design challenges as opportunities to innovate.



Project Examples

- Dunn Lumber Headquarters - Seattle, WA
- PACCAR Project Uptime - Renton, WA
- Holmberg Mechanical Headquarters - Seattle, WA
- 74 S. Jackson - Seattle, WA
- NE8 - Bellevue, WA
- SRO Office Tower Development Concept Design - Bellevue, WA



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OVERVIEW

Navix is steeped in retail land development experience, having led the land use entitlements, site planning, planning approvals and permitting, civil design, and project management for many successful retail projects throughout the Northwest. Navix understands the big picture, and provides clients with strategic design planning upfront to pave a smooth course through difficult jurisdictions. Navix staff include expert site planners who are adept at maximizing building visibility, vehicular and pedestrian access and circulation, and parking configuration, providing developers and end users with the most functional, efficient and leasable sites. Navix will help you design and permit your project quickly to minimize time to market.

SERVICES PROVIDED:

- Site Planning
- Site Investigation/Due Diligence Reports
- Land Use/Entitlements Strategy
- Civil Engineering
- Permitting
- Project Management



Project Examples

- Lynnwood Crossroads Shopping Center - Lynnwood, WA
- Federal Way Crossings Shopping Center - Federal Way, WA
- Marketplace @ Factoria Improvements - Bellevue, WA
- Center of Physical Arts (Crossfit Deliverance) - Seattle, WA
- TopGolf - Renton, WA
- Magic Toyota - Edmonds, WA
- McDonald's - 50+ locations



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OVERVIEW Navix has unparalleled experience providing civil design for millions of square feet of industrial space throughout the United States. From warehouse sites to master-planned data center campuses, Navix has intimate knowledge of how to engineer a successful industrial development. An in-depth understanding of site design and planning, truck maneuvering and access, environmental and geotechnical constraints, grading and drainage opportunities, physical security and utility redundancy considerations is why our clients have led us across the United States in support of their projects.

Additionally, Navix staff have led the site selection, due diligence, and civil design for billion-dollar mission critical developments across the country. Leveraging our mastery of 3D modeling, we provide accurate, fast-paced team coordination and design that allows these projects to hit their aggressive milestone dates again and again. Getting Navix involved early allows us to clear obstacles quickly.



Project Examples



- 40+ mission critical data centers for Global Technology Corporations - Various locations, United States
- Powdermill Business Center at Seaway - Everett, WA
- Soundview Innovation Campus - Everett, WA
- Majestic Glove - Everett, WA
- MTorres - Everett, WA
- Pacific Seafoods - Mukilteo, WA



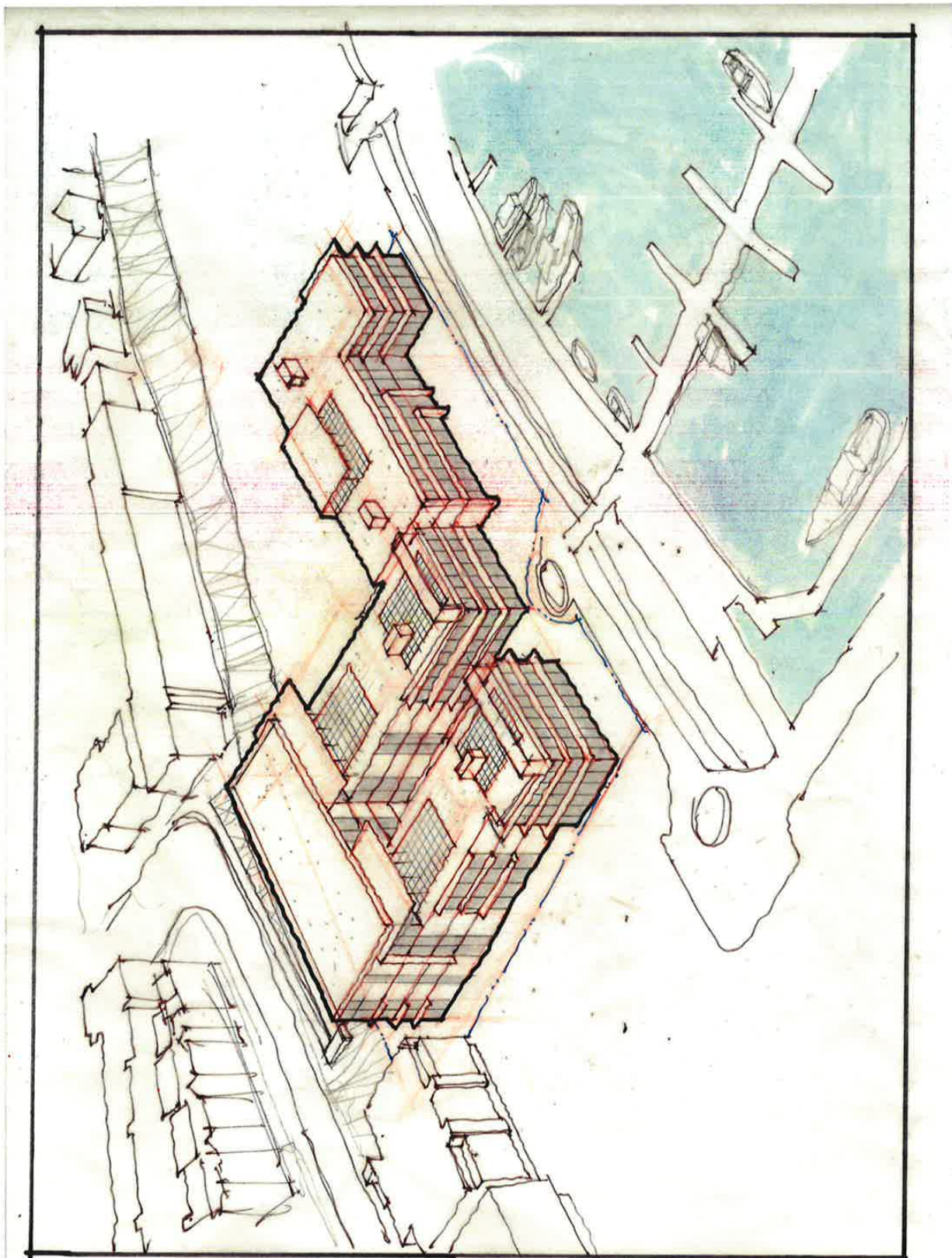
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Venture Story & Vision

Venture Real Estate Group is a Real Estate Investment Firm founded on a vision of providing the premier real estate investment opportunities and creating a unique community of people inspired to invest, build, rehab and develop world class properties and portfolio, providing industry leading returns, with truly exceptional service. We're a smaller company with a huge vision and extremely dedicated to seeing this vision happen by following century old core & sound Investment principles & philosophies, but also utilizing cutting edge technology to improve profitability, as well as building and maintaining strong long-term relationships by upholding high levels of integrity by always doing the right thing, doing business that is win-win, and following through on promises, and lastly solving complex problems which lead to the best and often unseen equity and value.

Since 2006, when Andy founded the firm, the vision was to invest in the best real estate, in the best locations, and turn healthy profits. Andy bought his first house at 23 years old after studying real estate investments and wanting to follow the family business. Andy's grandmother was one of the first female brokers in the 1940's in South Africa. She went on to start and own her own company and said she would build her company while her 8 kids slept! She also went on to have over 20 patents around the world for various inventions following in the footsteps of her uncle who helped invent the Steam Engine. Of those 8 kids, one went on to be a real estate developer, Andy's uncle, another aunt went on to start her own property management company, Andy's aunt, and another in Cape Town went on to be a successful real estate broker. Andy at the age of 10 moved to Sequim, WA where his Dad would build a Best Western Hotel, and they moved into the hotel!

Andy went on to play competitive tennis and earn a scholarship and moved to the Seattle area. He had an offer from Gonzaga University to play tennis, but really liked the coach at the smaller Green River College, who had won the NWAC State championship over 7 times in a row, and players had gone on to play professionally. Andy chose Green River, and went on to play #1, and eventually after college, started his own real estate firm, Venture Real Estate at 25. After college, and his first home purchase, Andy flipped his first property the next year, then bought a fourplex,

Venture Story & Vision

and project after project, worked his way up to the 119-unit Adriana that was just completed, and the latest project, the acquisition of a \$400M portfolio which at the writing of this, is still in the works.

As co-owner of Venture Real Estate Group and Managing Broker, Jamie believes it's her privilege to serve our clients, community and investors well at Venture. She also prides herself in being a fierce negotiator. She knows and believes Venture has the best team



fully equipped to plan, strategize, envision and skillfully negotiate every deal. Prior to joining the firm Jamie's career in real estate included structuring and managing investments, developments and projects for the Government for over 9 years. As well as providing an array of user clients to improve the efficiency and maximize the value of their real estate holdings.

Jamie relocated to Seattle after obtaining her undergraduate in Real Estate and Land Use in Omaha, in order to obtain her master's degree. Jamie soon was recruited and joined Venture. Jamie in her career has built out large commercial projects representing the Corps, and it was a great transition into Private Real Estate.

Our team of elite real estate professionals at Venture and the various architects, engineers, and professionals we work with have strived to redefine the future of the industry, with cutting-edge technology, world-class systems, and an unmatched dedication to superior market knowledge.

Our strategy is to continue is to locate and acquire value add Multifamily, Land, Hospitality, and or Mixed-Use projects. Some of our biggest returns have come from smaller apartment projects less than 50 units. From a scale standpoint, our vision is to raise and invest \$1B in both smaller apartments/projects that are 50 units or less, as well as larger projects that are 100+ units in size.

Venture Strategy & Philosophy

Our foundation is built upon the following main core principles: Market knowledge, Integrity, No brainer deals, VREG Core Fundamentals, and Long-standing relationships. Each deal must meet our Investment Criteria and has to check off all the boxes before we do a deal. It's better to pass on a good deal than to buy a bad one, as Dolf De Roos says, the long-time real estate investor and author.

Market Knowledge, we are deeply versed in the market, and take every step needed to ensure we know the market. We are consistently tracking data, and talking with experts in their related fields daily. When we do rental valuations for instance, we will do them sometimes a dozen times during due diligence to ensure our data is correct, and there hasn't been a change in the market.

Integrity is doing the right thing every time with no question. We will always make the right decision, no matter the cost. Our reputation is far more important than trying to hit numbers that aren't real, or doing a deal that we shouldn't be doing because the numbers are inflated.

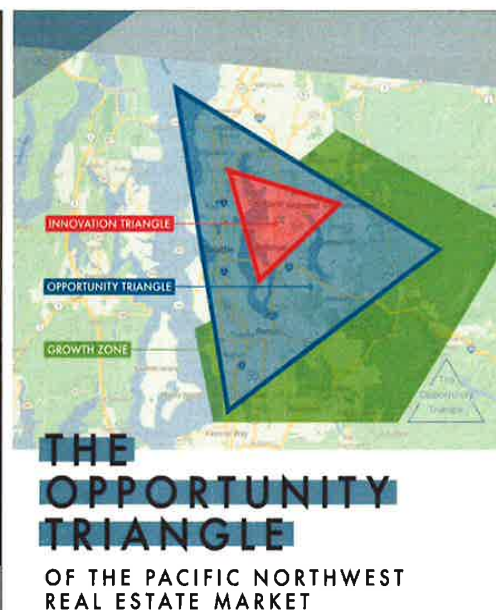
If an opportunity has any question on if it is a great deal, we simply don't do it. We have our strict core fundamentals we follow and our previously mentioned investment criteria. We acquire no brainer deals. These are opportunities that do arise and these are the deals that we at Venture focus on and are committed to finding and executing at a high level.

Our success is derived from the extremely valuable relationships we have created and fostered over the years with our investors, clients, and vendors and is reflected through past testaments and continued results. We have established a foundation of trust that we don't take lightly, as we continue to grow we want to grow and see success with those who we have been in relationship with for years.

Venture Magazine: 2021 State of the Market

Venture Magazine: 2021 State of the Market was launched in Spring of 2021. This 68-page issue delves into the Seattle's area 2021 real estate market and post covid future. Howard Behar, author and former president of Starbucks, is our featured cover story sharing his approach to leadership that is useful to exceed in any industry. Forbes contributor, Micah Solomon also wrote an article about principles of hospitality any business could apply to increase their level of customer service.

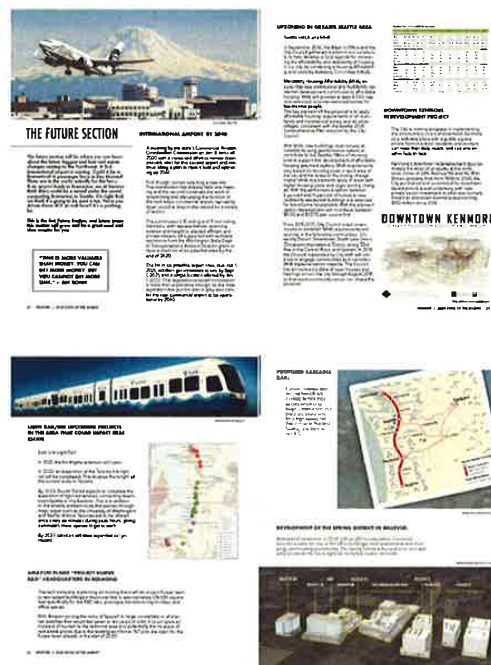
Local real estate economists, professors, and high-level professionals all provide their outlook on the real estate market and their opinions on investing. The Future Section returns bringing the latest news on the developments affecting the ever-changing Pacific Northwest. We also introduce the Opportunity Triangle, rating the top cities for real estate ownership around the Puget Sound.



Venture Magazine: 2020 State of the Market

Venture Magazine: 2020 State of the Market was launched in Spring of 2020. The magazine includes insight about the real estate market and upcoming recession for 2020 from economists and professionals in the industry and compiles these results in our market report. Karen Dahners, one of our long-time clients is featured in our cover story explaining her extensive experience in investing in real estate, along with an interview with real estate attorney Greg Russell, who contributes ideas surrounding syndications.

By combining our expertise in the industry with the knowledge and experience of so many other professionals, we believe that this magazine will offer great investment tips. Our futures section touches on some of the large projects coming to the Pacific Northwest in the coming years, which will have an effect on investment decisions.



Venture Magazine:2019 State of the Market

Venture Magazine: 2019 State of the Market was launched in Spring of 2019. This 16-page publication included a collection of detailed investment information as well as insider opinions and analysis from some of the top performers in the industry. The cover story featured an interview with NBA Champion and Venture Real Estate Group investment partner, Brian Scalabrine.

The magazine also includes a 2019 Market Survey Report from 100 top leading real estate experts in the greater Seattle area with varying backgrounds-from property managers, to architects, to engineers and real estate developers- to give their take on the current real estate market, as well as a few tips on how to navigate what's to come in the future.

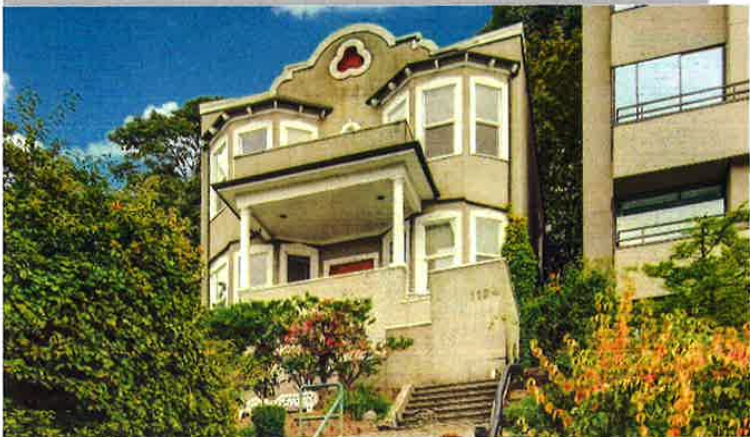


Venture Project Examples

Andover Apartments



Capitol Hill Lakeview Apartments



The Wilson-Kirkland rehab



Orchard Apartments



The Adriana Senior Apartments



When this site was located, Andy Langsford, President & Founder of Venture Real Estate Group, had a vision. This vision turned into what would be the ground-up development of a 119-unit apartment project that would help change the skyline of the growing downtown Des Moines, WA. Along with his business partner Brian Scalabrine, former NBA World Champion with the Boston Celtics, they began to bring this vision to life.

After assembling various land parcels in Downtown Des Moines, the project required multiple talks with the City of Des Moines to allow the development to reach its full potential including increasing the building's height limit to reveal sweeping views of the Puget Sound from the Adriana's roof-top deck, as well as reducing parking requirements which eliminated one level of underground parking, saving the project over \$1M.

The building is fully completed, stabilized, and currently running at about 95-97% occupancy

The Adriana 119-Unit Development





Kent Apartments



Retail & Assemblage on Land



Address: 710 S 226th St Des Moines



[40 LAKE
BELLEVUE DR.
SUITE 230
BELLEVUE
WASHINGTON
98005](#)



WWW.VREG.CO
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*This Document in its entirety is meant for informational purposes only and not an offering for investment or syndication of any kind. The financial information provided has not been independently audited or prepared by a certified public accountant. All terms and returns mentioned are estimates only and may vary from actual results. Past performance is not indicative of any future performance. We recommend that you consult with your independent legal and financial advisors on these matters.

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MARINA REDEVELOPMENT RESPONSE TO RFQ

SUBMISSION REQUIREMENTS

- [1]

KEY TEAM MEMBERS

MAXIMUM 120 POINTS
- [2]

CONCEPT/VISION OF DEVELOPMENT PARCEL

MAXIMUM 180 POINTS
- [3]

DESCRIPTION OF RELEVANT PAST EXPERIENCE

MAXIMUM 120 POINTS
- [4]

REFERENCES

MAXIMUM 60 POINTS
- [5]

EVIDENCE OF FINANCIAL CAPACITY

MAXIMUM 120 POINTS

NOTES

600 Points Possible

TOTAL

- [1]
- RELEVANT EXPERIENCE

- [2]
- DOES CONCEPT PRESENTED ALIGN WITH CITY'S VISION
CITY HAS BEEN CLEAR THAT RESIDENTIAL DEVELOPMENT IS NOT AN OPTION
DOES CONCEPT VISION ADHERE TO SITE SPATIAL AND HEIGHT REQUIREMENTS
Maybe, partially....

- [3]
- EXPERIENCE IN SIMILAR PUBLIC/PRIVATE PROJECTS

- [4]
- REFERENCES ARE RELATED TO RELEVANT EXPERIENCE

- [5]

Average Score

39.60

Embarcadero Hospitality Group	Cascadia Group	Venture Real Estate Group
117	48	69
175	72	13
104	64	54
56	13	40
98	65	22
550	262	198

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A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Draft Resolution No. 21-056: Censure
of Councilmember Anthony Martinelli

FOR AGENDA OF: November 18, 2021

DEPT. OF ORIGIN: Legislative

ATTACHMENTS:

DATE SUBMITTED: November 10, 2021

- A. Draft Resolution No. 21-056 and
attachments

CLEARANCES:

- ☐ Community Development ____
☐ Marina ____
☐ Parks, Recreation & Senior Services ____
☐ Public Works ____

CHIEF OPERATIONS OFFICER: _____

- ☐ Legal ____
☐ Finance ____
☐ Courts ____
☐ Police ____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: _____

Purpose and Recommendation

The purpose of this agenda item is for the Council to consider a formal censure for Councilmember Martinelli.

Motion

Motion 1: "I move to adopt Draft Resolution No. 21-056 to formally censure Councilmember Anthony Martinelli."

Background

At the Council's meeting on November 4, 2021, the Council passed a motion 6-1 to bring forward a formal censure for Councilmember Martinelli. Based on the Council's discussion at that meeting, as well as input from the maker of the motion, Draft Resolution No. 21-056 was drafted for Council consideration.

The basis for the censure is provided in the draft document and attachments.

Discussion

A censure is a formal statement that expresses severe disapproval of someone or something.

Approval of the censure as written will remove Councilmember Martinelli from his appointed Council Committee positions until the end of this term, which is December 31, 2021.

DRAFT RESOLUTION NO. 21-056**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, CENSURING COUNCILMEMBER ANTHONY MARTINELLI FOR 1) ACTING IN A MANNER UNBECOMING OF A COUNCILMEMBER 2) BRINGING DISREPUTE TO THE COUNCIL AND 3) COMMISSION OF AN UNLAWFUL ACT.**

Whereas, public officials hold a public trust and are expected to adhere to a standard of behavior that does not violate or appear to violate that trust, and

Whereas, the citizens of Des Moines should be able to trust in the honesty and integrity of their City Councilmembers, and

Whereas, the City of Des Moines has adopted a policy that states that public officials are assumed and expected to act in accordance with all laws and codes, and

Whereas, the Des Moines City Council expressly found on October 22nd 2020, that domestic violence offenses are among the most significant criminal violations of City code in terms of both seriousness and impact to the victims and community, and

Whereas, the Council also found that crimes of domestic violence can result in short- and long-term negative effects suffered by not just the direct victims but also the child witnesses, and

Whereas, children witnessing acts of domestic violence have been shown to suffer near-term effects such as anxiety, guilt, isolation, low self-esteem, and behavioral issues, and

Whereas, the short- and long-term psychological effect on children who witness acts of domestic violence makes those children additional victims of the violence, which merits treatment as a separate crime, and

Whereas, in October of 2021, the City Council once again unanimously proclaimed October as Domestic Violence Awareness Month, and declared that every one of our residents deserves to live a life free from violence and abuse, and

Whereas, the Council further encouraged the community to ensure that victims of domestic violence know that they are not alone and that the Council is here to support survivors of domestic violence as they courageously move forward to enjoy full and healthy lives, and

Whereas, on August 12, 2021, the Des Moines Police Department received a phone call from someone who identified themselves as the mother of the partner of City Councilmember Anthony Martinelli. The mother reported that her daughter was in a "very abusive" relationship and that Councilmember Martinelli had choked her daughter and "threatens to hit her regularly," (Attachment 1) and

Whereas, given Councilmember Martinelli's status as a Des Moines elected official, the matter was referred to the City of Tukwila police department for investigation and a final report was prepared (Attachment 2), and

Whereas, based on the information in the police report, Councilmember Martinelli was charged with six criminal law violations:

Incident in December of 2020

1. Assault 4th Degree - Domestic Violence
2. Exposing Children to Domestic Violence
3. Reckless Endangerment - Domestic Violence

Incident in March of 2021

4. Harassment - Domestic Violence
5. Interfering with Reporting Domestic Violence

Incident in August of 2021

6. Harassment - Domestic Violence, and

Whereas, Councilmember Martinelli was arrested on these offenses and two separate judges reviewed the filings and found that probable cause existed to believe that Mr. Martinelli committed the charged offenses, and

Whereas, the Court also determined "that there is a substantial danger that Anthony J. Martinelli, will commit a violent crime and interfere with the administration of justice," (Attachment 3) and

Whereas, although Councilmember Martinelli is awaiting trial and is presumed innocent until proven guilty, the nature and severity of the allegations require the Council to make an immediate and forceful denunciation of the alleged actions, and

Whereas, holding a public office requires the trust of the public and actions that betray are unacceptable, and

Whereas, Councilmember Martinelli was provided notice of this proposed censure at the November 4, 2021 City Council meeting and he has been provided an opportunity to provide input, and

Whereas, the City Council finds that the actions of Councilman Anthony Martinelli have brought disrepute to the City and the City Council, and

Whereas, the purpose of a censure motion is to denounce misdeeds; now therefore

THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

1. Councilman Anthony Martinelli is hereby censured for acting in a manner unbecoming of a Councilmember.
2. Councilman Anthony Martinelli is hereby censured for bringing disrepute to the Council.
3. Councilman Anthony Martinelli is hereby censured for commission of an unlawful act.
4. The City Council approves of the removal of Councilmember Anthony Martinelli from all committee assignments for the remainder of his appointments.
5. Notice of this Resolution of Censure shall be sent to all media outlets to whom the City of Des Moines sends official notices of public hearing.
6. Notice of this Resolution of Censure shall be posted for a period of sixty days on the public notice bulletin board outside City Hall.

RESOLVED this _____ day of _____, 2021.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

NOTICE:

Attachments 1, 2 and 3 of Draft Resolution No. 21-056 have been removed from this packet (Pages 195-350 of the November 18, 2021 packet) and they will not be posted on the City's website.

A motion to remove the items from the packet was made at the November 18, 2021 Council meeting. The Council voted as follows:

In support of removing the attachments:

Councilmember Buxton

Councilmember Bangs

Councilmember Nutting

Deputy Mayor Mahoney

Mayor Pina

Opposed to removing the attachments:

Councilmember Harris

Not present at the meeting:

Councilmember Martinelli

Although the attachments have been removed from the packet, they are available for review through a public records request made to the City Clerk. Information on this process can be found at www.desmoineswa.gov.

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: 2022 Vehicle Purchase

ATTACHMENTS:

1. 2022 Vehicle Purchase List

FOR AGENDA OF: November 18, 2021

DEPT. OF ORIGIN: Public Works

DATE SUBMITTED: November 10, 2021

CLEARANCES:

- ☐ Community Development NA
- ☐ Marina N/A
- ☐ Parks, Recreation & Senior Services N/A
- ☒ Public Works /s/ AM

CHIEF OPERATIONS OFFICER: 

- ☒ Legal /s/ TG
- ☒ Finance 
- ☐ Courts N/A
- ☐ Police N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: 

Purpose and Recommendation

The purpose of this agenda item is for City Council to purchase five Police Interceptor AWD/SUV Patrol Vehicles with the accompanying light and electronics set up of said vehicles; purchase one Chevrolet Tahoe Patrol Vehicle with the accompanying light and electronics set up of said vehicle; one Nissan Rogue Social Worker Vehicle; One Ford Escape Social Worker Vehicle; One Ford Explorer Evidence Vehicle; One Ford Escape Building Inspector Vehicle; One Ford Transit Van Parks and Recreation Vehicle; One Ford F-350 flatbed dump Marina Vehicle; two Public Works Vehicles, (1) F-550 w/ dump bed (SWM); (1) F-350 w/ flatbed dump (Parks). The following motion will appear on the consent calendar:

Suggested Motion

Motion 1: "I move to approve the purchase of vehicles identified in Attachment 1 for a total estimated amount of **\$905,000** and to authorize the City Manager or the City Manager's designee to sign the purchase orders at the time they are created."

Background

The anticipated 2022 Budget includes the replacement of the following vehicles and equipment: nine (9) new Police Department fleet vehicles. Six (6) of the nine (9) Police Department vehicles are being funded by American Rescue Plan Act (ARPA) funds and the remaining three would be funded by the vehicle replacement fund. In addition, administration is requesting to purchase; one (1) Building Department fleet vehicle; one (1) Public Works fleet truck; one (1) Parks and Recreation Transit Van; one (1) Parks fleet truck; one (1) Marina fleet truck.

Given that the combined estimated total of these purchases is over the City Manager's authorized signing authority of \$50,000.00, Council approval is necessary for these purchases.

Discussion

Police Department

The anticipated 2022 Budget includes three (3) new Police Department fleet vehicles from the vehicle replacement fund. These are 2022 Ford Police Interceptor AWD Pursuit-Rated Utility/SUV vehicles at a cost of approximately **\$87,000** each or **\$261,000** total.

The 2022 Budget also includes the following vehicles being purchased with one-time ARPA funds:

Two (2) 2022 Ford Police Interceptor AWD Pursuit-Rated Utility/SUV vehicles at a cost of approximately **\$87,000** each.

A 2022 Police Rated Chevrolet Tahoe that will be set up with lights and electronics and will be black and white in color at a cost of approximately **\$90,000**.

A 2022 Nissan Rouge for a newly hired social worker costing approximately **\$33,000**.

A 2022 Ford Escape for a newly hired social worker costing approximately **\$35,000**.

A 2022 Ford Explorer Evidence vehicle costing approximately **\$45,000**.

The total ARPA funded vehicles is **\$377,000**.

Building Department

The anticipated 2022 Budget includes one (1) new Building Department fleet vehicle. The new vehicle is a 2022 Ford Escape 4WD SUV. The total price for this vehicle including tax is approximately **\$35,000**.

Public Works Department

The anticipated 2022 Budget includes two (2) new Public Works vehicles. One (1) 2022 Ford F-550 dump truck; one (1) 2022 Ford F-350 flatbed dump. The total price for these five vehicles including tax and additional equipment is approximately **\$138,000**.

Parks and Recreation Department

The anticipated 2022 Budget includes one (1) new Parks and Rec fleet vehicle. The new vehicle is a 2022 Ford Transit Van. The total price for this vehicle including tax is approximately **\$37,000**.

Marina Department

The anticipated 2022 Budget includes one (1) new Marina fleet vehicle. The new vehicle is a 2022 Ford F-350 flatbed dump. The total price for this vehicle including tax is approximately **\$57,000**.

Alternatives

Council could decide to revisit the fleet replacements in the anticipated 2022 Budget.

Financial Impact

The current 2022 draft Budget anticipated a total of \$905,000.00 for these fleet replacements. The costs will be covered by both the current Vehicle Replacement Fund (Fund 501) and ARPA Funds.

Recommendation

Staff recommends adoption of the motion.

Concurrence:

The Finance, Legal, and Public Works Department concur.

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2022 Vehicle Purchase List

Description	Cost	Department	Replaces
*Ford Interceptor – Patrol Vehicles (2)	\$174,000	Police	New
*Ford Escape – Social Worker (1)	\$35,000	Police	New
*Nissan Rogue – Social Worker (1)	\$33,000	Police	New
*Chevrolet Tahoe – Patrol (1)	\$90,000	Police	New
*Ford Explorer – Evidence (1)	\$45,000	Police	New
Ford Interceptor – Patrol Vehicles (3)	\$261,000	Police	Existing Fleet
Ford F-550 Dump Truck Diesel (1)	\$79,000	PW - SWM	P-247
Ford F-350 flatbed Dump (1)	\$59,000	PW - Parks	P-237
Ford Transit Van (1)	\$37,000	Parks & Rec	R-245
Ford Escape Hybrid (1)	\$35,000	Building	CD-12
Ford F-350 Flatbed Dump (1)	\$57,000	Marina	M-14
Total including sales tax	\$905,000		

*ARPA Funded (\$377,000 of total)

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