



ORDINANCE NO. 4098-25

An Ordinance creating a special improvement project entitled "Everett Outdoor Event Center" Fund 342, Program 052, to accumulate costs for the planning and development of the Everett Outdoor Event Center, including costs for design services, consultant and legal fees, and initial property acquisition costs for the Everett Outdoor Event Center Project in the amount of \$4,800,000.

WHEREAS,

- A.** The City of Everett recognizes the community and economic benefits of an outdoor event center located in Downtown Everett to support both public recreation and professional sports.
- B.** The Everett Outdoor Event Center will serve as a home venue for the Everett AquaSox and the United Soccer League (USL) professional men's and women's soccer teams, and will also host concerts, civic events, and other public gatherings.
- C.** Previous actions taken by City Council are summarized below:
 - In September 2022, Everett City Council, Snohomish County Council, and Snohomish County Executive approved Joint Resolutions Nos. 7813 and 22-056 in support of a new Everett Outdoor Multipurpose Stadium (also known as Everett Outdoor Event Center).
 - In November 2023, Everett City Council approved a Professional Services Agreement (PSA) with Shields Obletz Johnsen, Inc (SOJ) to provide project management services for the Everett Outdoor Event Center project.
 - In November 2023, Everett City Council approved a PSA with Environmental Science Associates to provide State Environmental Policy Act (SEPA) consulting services for the Everett Outdoor Event Center project.
 - In December 2023, Everett City Council approved Resolution No. 7968 establishing the Stadium Fiscal Advisory Committee (SFAC) – an advisory committee to create transparency for Everett taxpayers and provide independent recommendations and guidance on fiscal matters related to stadium financing alternatives, private partnerships and ongoing support to the Mayor and City Council.
 - In October 2024, Everett City Council authorized the issuance of Progressive Design Build (PDB) contracting method Request for Qualifications and Request for Proposals for the Everett Outdoor Event Center.
 - In December 2024, Everett City Council approved Resolution No. 8117 selecting the downtown Everett site as the location for the proposed Everett Outdoor Event Center.
 - In December 2024, Everett City Council approved Amendment No. 1 to the PSA with SOJ.
 - In January 2025, Everett City Council approved a PSA with Bayley Construction, LP for preliminary project planning and pre-construction work for the Everett Outdoor Event Center.

- In April 2025, Everett City Council adopted Ordinance No. 4087-25 approving the appropriations of the 2025 revised City of Everett Budget, including project-related costs.

D. Funding in the amount of \$4,800,000 is needed to advance the design, consulting, and property acquisition costs for the Everett Outdoor Event Center.

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. A special improvement project is hereby established as Fund 342, Program 052 and shall be entitled “Everett Outdoor Event Center” to accumulate project costs.

Section 2. Authorization is hereby granted to the Executive Project Manager, under the administration of the Mayor, to assume full responsibility for conducting all tasks and performing all necessary steps to accomplish the actions authorized by this Ordinance.

Section 3. The estimated cost of partial design, consultant services, and initial property acquisition is \$4,800,000.

Section 4. The sum of \$4,800,000 is hereby appropriated for the “Everett Outdoor Event Center” as follows:

A. Use of Funds	
Design Services	\$3,000,000
Consultant and Legal Services	\$ 550,000
Initial Property Acquisition Costs, such as earnest money or option payments	<u>\$1,250,000</u>
Total	\$4,800,000
B. Source of Funds	
Fund 148 – Park Impact Fees	\$1,300,000
Fund 162 - CIP 4	\$ 500,000
Fund 162 - CIP 2	<u>\$3,000,000</u>
Total	\$4,800,000

Section 5. The appropriation shall not lapse but shall be carried forward from year to year until fully expended or the purpose has been accomplished or abandoned without the necessity of reappropriation.

Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers, and any internal references.

Section 7. The City Council hereby declares that should any section, paragraph, sentence, clause or



phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.

Section 8. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

Section 9. It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.



Cassie Franklin, Mayor

ATTEST:



Ashleigh Scott, City Clerk

PASSED: 06/11/2025

VALID: 06/16/2025

PUBLISHED: 06/14/2025

EFFECTIVE DATE: 06/30/2025












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Final Audit Report

2025-06-16

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