



RESOLUTION NO. 8232

**A RESOLUTION of the City of Everett setting a public hearing before the City Council
November 19, 2025, at 6:30pm to receive comments on the City's intent to modify the
boundaries of the Downtown Business Improvement Area**

WHEREAS,

1. The City, after a public hearing, adopted Ordinance No. 3582-17, establishing the current Downtown Business Improvement Area (BIA).
2. The City, after a public hearing, adopted Ordinance No. 3783-20, amending Ordinance No. 3582-17, extending the term of the BIA for five additional years, modifying the special assessment levy and the boundaries of the BIA, and authorizing a five-year budget for the BIA. Ordinance No. 3783-20 also provided that the annual assessment for each property would increase by either 3% or multiplied by the June-to-June percent change in the Consumer Price Index – Urban (CPI-U) for the Seattle, Tacoma, Bellevue area, whichever is greater.
3. The City, after a public hearing, adopted Ordinance No. 3936-23, establishing that annual assessment increases shall be based on either 3% or the CPI-U, whichever is greater, but capped at a maximum of 5%, providing stability and predictability for ratepayers.
4. Ordinance No. 3582-17, Ordinance No. 3783-20, and Ordinance No. 3936-23 are together referred to in this resolution as the “BIA Ordinance.”
5. Everett Downtown Business Improvement Area (BIA) provides enhanced services ensuring that our sidewalks are clean, graffiti is removed promptly, public spaces are maintained, and businesses are supported. These efforts have helped create a safer, more attractive, and economically vibrant Downtown Everett. As the service manager, the Downtown Everett Association (DEA) recommends updates to the new ordinance.
6. The Business Improvement District ratepayer renewal task force and City staff recommend an expansion of the BIA boundary to include the currently unserved portions of Pacific Avenue (south side) and Everett Avenue (north side). Single-family, duplex, and triplex residential parcels located within the proposed expansion areas are specifically excluded from the expansion area and will not be assessed. As Pacific and Everett Avenues are major gateways to

Downtown Everett, BIA services are needed to enhance a welcoming environment for locals and visitors coming to and from downtown.

7. The ratepayer renewal task force also recommends a change to the assessment calculation due to increases in service costs. New calculation: \$0.16 per \$1,000 of assessed value per the Snohomish County Assessor, plus \$0.11 per land square foot. Current formula: \$0.14 per \$1,000 of assessed value per the Snohomish County Assessor, plus \$0.09 per land square foot.
8. The current BIA term and BIA budget approved by City Council is for the five years effective January 1, 2020 and ending December 31, 2025. It is recommended to extend the term and provide a budget for the five years effective January 1, 2026, and ending December 31, 2030. All BIA services will remain the same except the addition of the downtown flower program in coordination with City of Everett.
9. Accordingly:
 - a. It is in the best interest of the property owners to amend the BIA Ordinance to extend the BIA term and provide a budget for the five years effective January 1, 2026, and ending December 31, 2030.
 - b. It is in the best interest of the property owners to amend the BIA Ordinance to add the adjoining properties on both sides of the Pacific Avenue and Everett Avenue that serve as major thoroughfares through the BIA.
 - c. It is in the best interest of the property owners to amend the BIA Ordinance to update the assessment rates and calculation method to reflect current service costs and the cumulative escalations from prior years, ensuring continued alignment with the annual budget. The proposed amending ordinance would rebase the formula to current levels.
10. The City will hold a public hearing to receive comments on the same.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND EVERETT CITY COUNCIL THAT:

Section 1: The City Council will hold a public hearing on the 19th day of November, 2025, at 6:30 p.m., or as soon thereafter as possible, in the City Council Chambers, 3002 Wetmore Avenue, in Everett, Washington, to consider amendments to the BIA Ordinance.

Section 2: Pursuant to Chapter 35.87A RCW, it is the intention of the City to extend the term of the BIA, established by the BIA Ordinance for five additional years, with the new boundaries described in **Exhibit A** to this resolution. These new boundaries expand the BIA to include the South side of Pacific Avenue and the North Side of Everett Avenues adjacent to the existing boundaries with exception for Single-family, duplex, and triplex residential parcels.



Section 3: The annual special assessment upon buildings and other real property, and the owners thereof, within the BIA would continue to be based on land square footage and assessed value. The proposed change to the special assessment will be by amendment to the BIA Ordinance as follows, with underlined text added to the BIA Ordinance and strikeout text deleted:

The amount of the ~~2021~~ 2026 annual assessment for each property shall be ~~\$0.14~~ \$0.16 per \$1,000 of assessed value per the Snohomish County Assessor, plus ~~\$0.09~~ \$0.11 per land square foot. ~~With the exception of Snohomish County property, the amount of the 2022 assessment shall be based on the previous year's assessment amount for each property and multiplied by either 3%, or multiplied by the June to June percent change in the Consumer Price Index—Urban (CPI-U) for the Seattle, Tacoma, Bellevue area, whichever is greater. The amount of each of the 2023, 2024, and 2025 assessments beginning in 2026~~ 2027, 2028, 2029, and 2030 assessments shall be based on the previous year's assessment amount for each property multiplied by either (A) one plus the June-to-June percent change in the Consumer Price Index—Urban (CPI-U) for the Seattle, Tacoma, Bellevue, with such percent change capped at five percent or (B) one plus three percent, whichever of (A) and (B) is greater.

Section 4: The City Council public hearing referenced in Section 1 above, will hear all protests and receive evidence for or against the proposed action and all persons who may desire to object to the action proposed should do so in writing and file said objection with the Everett City Clerk prior to the day before the hearing, or shall appear and present their objections at the public hearing as outlined in Section 1 above.

Section 5: The City Clerk shall give notice of the public hearing by: (1) one publication of the notice of hearing and copy of this resolution in a newspaper of general circulation in the City; and (2) mailing a complete copy of this resolution to the owners or reputed owners of property in the BIA whose names appear as the owners on the records of the City Treasurer, at the address for such owners as shown on the records of the City Treasurer, or at such other address for a particular owner as such owner may have previously requested in writing, or, if no address is shown there, to the address shown in the tax records of the Snohomish County Assessor.

Section 6: The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, numbering, section/subsection numbers, and any references thereto.



Councilmember introducing resolution

Passed and approved this 29th day of October, 2025.



Council President



EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED EXPANDED BIA

Beginning at the intersection of the centerline of Everett Avenue and the centerline of Broadway Avenue; thence southerly, along the centerline of Broadway Avenue to a intersect with a line projected from the southern boundary of Lot 19, Block 741, Plat of The Everett Land Company's First Addition to Everett, according to the Plat thereof recorded in Volume 3, Page 20 Plats, Records of Snohomish County;

Thence westerly to the southeast corner of Lot 19, Block 741 of said Plat; thence continuing westerly to the southwest corner of said Lot 19; thence northerly along the western boundary of the north-south alley in Block 741 to a point of intersection with the southern boundary of Lot 25, Block 741; thence westerly to the southwest corner of Lot 30, Block 741 of said Plat;

Thence continuing westerly to the southeast corner of Lot 21, Block 740 of said Plat; thence continuing westerly to the southwest corner of Lot 30, Block 740 of said Plat;

Thence continuing westerly to the southeast corner of Lot 21, Block 739 of said Plat; thence continuing westerly to the southwest corner of Lot 30, Block 739 of said Plat;

Thence continuing westerly to the southeast corner of Lot 28, Block 738, Plat of Everett, according to the Plat thereof recorded in Volume 3, Page 32 of Plats, Records of Snohomish County; thence continuing westerly to the southwest corner of Lot 32, Block 738; thence continuing westerly to the southeast corner of Lot 1, Block 738; thence continuing southerly to the southeast corner of Lot 9, Block 738; thence continuing westerly to the southwest corner of said Lot 9, Block 738 of said Plat;

Thence continuing westerly to the southeast corner of Lot 24, Block 737 of said Plat; thence continuing westerly to the southwest corner of Lot 24, Block 737; thence northerly to the southwest corner of Lot 32, Block 737; thence westerly to the southeast corner of Lot 5, Block 737; thence continuing westerly to the southwest corner of Lot 5, Block 737; thence northerly to the southwest corner of Lot 4, Block 737 of said Plat;

Thence westerly to the southeast corner of Lot 29, Block 736 of said Plat; thence westerly to the southwest corner of Lot 29, Block 736; thence continuing westerly along a line projected from the southern boundary of Lot 29, Block 736 to a point intersecting with the western boundary of the north-south alley in Block 736; thence southerly along the western boundary of the north-south alley in Block 736 to the southeast corner of Lot 1, Block 736; Thence westerly to the southwest corner of Lot 5, Block 736 of said Plat;

Thence westerly to the southeast corner of Lot 28, Block 735 of said Plat; thence southerly to the southeast corner of Lot 17, Block 735; thence westerly to the southwest corner of Lot 16, Block 735; thence northerly to the southwest corner of Lot 6, Block 735 of said Plat;



Thence westerly to the southeast corner of Lot 27, Block 734 of Plat of Everett Division H, according to the Plat thereof recorded in Volume 4, Page 50 of Plats, Records of Snohomish County; thence continuing westerly to the southwest corner of Lot 27, Block 734; thence northerly to the southwest corner of Lot 28, Block 734; thence westerly to the southeast corner of Lot 1, Block 734; thence westerly to the southwest corner of Lot 5, Block 734; thence northerly along the western boundary of Block 734 to a point lying 44 feet south of the northwest corner of Lot 5, Block 734 of said Plat;

Thence westerly to a point lying 44 feet south of the northeast corner of Lot 28, Block 733 of said Plat; thence continuing westerly to a point lying 44 south of the northern boundary of Block 733 and 16 feet west of the eastern boundary of Lot 30, Block 733; thence southerly to the northern boundary of Lot 27, Block 733 at a point lying 16 feet west of the eastern boundary of Lot 30, Block 733; thence westerly to the southwest corner of Lot 32, Block 733; thence continuing westerly to the southeast corner of Lot 1, Block 733; thence continuing westerly to a point on the southern boundary of Lot 3, Block 733 lying 12 feet west of the eastern boundary of said Lot 3; thence northerly for a distance of 59.5 feet along a line lying 12 feet west of the eastern boundary of Lot 3, Block 733; thence westerly along a line lying 59.5 feet south of the northern boundary of Block 733 of said Plat and continuing westerly along the projection of said line to intersect with the centerline of Norton Avenue;

Thence northerly along the centerline of Norton Avenue and continuing northerly along the centerline of West Marine View Drive (formerly known as Norton Avenue); to a point of intersection with a line projected from the northern boundary of Lot 13 in Block 616 of Plat of Everett Division G, according to the Plat thereof recorded in Volume 4, Page 41 of Plats, Records of Snohomish County, said point of intersection lying approximately 75 feet north of the northern boundary of Everett Avenue;

Thence easterly to the northwest corner of Lot 13, Block 616 of said Plat; thence continuing easterly to the northeast corner of Lot 13, Block 616; thence southerly to a point lying 12 feet north of the southeast corner of Lot 13, Block 616 of said Plat; thence easterly to a point lying 7 feet north of the northwest corner of Lot 17, Block 616 of Plat of Everett, according to the Plat thereof recorded in Volume 3, Page 32 of Plats, Record of Snohomish County; thence continuing easterly for a distance of 25 feet along a line lying 7 feet north of the north boundary of Lot 17, Block 616; thence southerly for a distance of 16 feet along a line lying 25 feet east of the eastern boundary of the north-south alley in Block 616; thence easterly to a point lying 16 feet north of the southeast corner of Lot 17, Block 616 of said Plat;

Thence continuing easterly to a point lying 16 feet north of the southwest corner of Lot 14, Block 615 of said Plat; thence northerly to the northwest corner Lot 14, Block 615; thence easterly to the northeast corner of Lot 14, Block 615; thence continuing easterly to the northwest corner of Lot 17, Block 615; thence northerly along the eastern boundary of the north-south alley in Block 615 to a point lying 3 feet south of the northwest corner of Lot 19, Block 615; thence easterly for a distance of 20 feet along a line lying 3 feet south of the northern boundary of Lot 19, Block 615; thence southerly along a line lying 20 feet to the east of the western boundary of Lot 19, Block 615 to the point of intersection with the northern boundary of Lot 17, Block 615; thence easterly to the northeast corner of Lot 17, Block 615 of said Plat;

Thence continuing easterly to the northwest corner of Lot 14 in Block 614 of Rucker's First Plat, according to the Plat thereof recorded in Volume 2 of Plats, page 101 of Plats, Records of Snohomish County; thence



continuing easterly to the northeast corner of Lot 14, Block 614 of said Plat; thence continuing easterly to the northwest corner of Lot 19, Block 614; thence northerly to the northwest corner of Lot 24, Block 614; thence easterly to the northeast corner of Lot 24, Block 614; thence southerly to the northeast corner of Lot 22, Block 614;

Thence easterly to the northeast corner of Lot 11, Block 613 of said Plat; thence easterly, along the northern boundary of Lot 11, Block 613 and continuing easterly along a line projected from northern boundary of Lot 11 to intersect with the projected centerline of the north-south alley in Block 613; thence northerly, and continuing along the projected centerline of said alley in Blocks 613 and 561, of said Plat; thence continuing northerly along projected alley centerline of Block 561, Plat of the Monitor Addition to Everett according to the Plat thereof recorded in Volume 3 of Plats, page 49 of Plats, to intersect the centerline of 25th Street; thence easterly, along the centerline of 25th Street to intersect the northerly projected centerline of the alley in Block 562, of said Plat; thence southerly along said projected alley centerline;

Thence continuing southerly along the projected alley centerline in Block 562 of said Plat, to intersect the centerline of 26th Street; thence easterly along the centerline of 26th Street to intersect with the northerly projected centerline of the alley in Block 611 of said Plat;

Thence southerly, along said projected alley centerline to the point of intersection with a line projected from the northern boundary of Lot 26, Block 611; thence easterly to the northwest corner of Block 26, Block 611; thence continuing easterly to the northeast corner of Block 26, Lot 611; thence southerly to the southeast corner of Lot 21, Block 611;

Thence easterly to the northwest corner of Lot 13, Block 610 of Plat of Everett, according to the Plat thereof recorded in Volume 3, Page 32 of Plats, Records of Snohomish County; thence continuing easterly to the northeast corner of Lot 13, Block 610 of said Plat; thence continuing easterly to the northwest corner of Lot 18, 610; thence continuing easterly to the northeast corner of Lot 18, Block 610 of said Plat;

Thence continuing easterly to the northwest corner of Lot 13, Block 609 of said Plat; thence continuing easterly to the northeast corner of Lot 13, Block 609; thence continuing easterly to the northwest corner of Lot 18, Block 609; thence northerly to the a point lying 12.5 feet south of the northwest corner of Lot 20, Block 609; thence easterly to a point lying 12.5 feet south of the northeast corner of Lot 20, Block 609 of said Plat;

Thence continuing easterly to a point lying 12.5 feet south of the northwest corner of Lot 11, Block 608 of said Plat; thence northerly to the northwest corner of Lot 6, Block 608; thence easterly to the northeast corner of Lot 6, Block 608; thence southerly to the southeast corner of Lot 6, Block 608; thence easterly to the northwest corner of Lot 24, Block 608; thence continuing easterly to the northeast corner of Lot 24, Block 608; thence continuing easterly along a line projected from the northern boundary of Lot 24, Block 608 of said Plat to intersect the centerline of Broadway Avenue; thence southerly along the centerline of Broadway Avenue to the point of beginning.

Situated in the City of Everett, County of Snohomish, State of Washington.












RES 8232_2025 DID Renewal_SD

Final Audit Report

2025-10-29

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