



ORDINANCE NO. 4178-26

AN ORDINANCE authorizing and providing for acquisition, including through the exercise of eminent domain, of land and real property rights for Parcel 26 for the purpose of constructing the Everett Outdoor Events Center Project; and authorizing the Mayor to enter into agreements related to acquisition of Parcel 26; and amending Ordinance 4100-25.

WHEREAS,

- A. The City is proceeding with design of the “Everett Outdoor Events Center” or “EOEC.” The EOEC is a stadium facility for minor league baseball, soccer, and other uses. The City has awarded a progressive design build contract for the EOEC.
- B. The City Council in Ordinance 4100-25 authorized and provided for acquisition, including through the exercise of eminent domain, of the properties identified in Ordinance 4100-25 as the “EOEC Properties.” Project staff have proceeded with the acquisition process for the EEOC Properties.
- C. During the design and planning process, project staff has identified that “**Parcel 26**” is also necessary for the EOEC project. A map of the EEOC Properties including Parcel 26, together with the legal description of the Parcel 26, is attached to this Ordinance as **Exhibit “A.”**
- D. Based on all available information, the City Council has determined that it needs to acquire Parcel 26 to construct the Everett Outdoor Events Center.
- E. The City Council finds and concludes that the public health, safety, necessity, and convenience demand that the City undertake the Everett Outdoor Events Center Project at this time and that, in order to carry out the Everett Outdoor Events Center Project, it is necessary for the City to acquire the land and real property rights described in this Ordinance as Parcel 26.
- F. The City Council finds and concludes it necessary and in the best interests of the public that the City acquire Parcel 26, subject to the making or paying of just compensation to the owners thereof.
- G. The City Council intends to pay for the land and real property rights to be acquired through eminent domain from the general funds of or other funds available to the City.

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

Section 1. The “WHEREAS” provisions of this ordinance and Ordinance 4100-25 shall constitute findings, determinations, and conclusions of the City Council, which are incorporated by reference as if fully set forth herein.

Section 2. The City Council finds and concludes that the land and real property rights within the City of Everett, Snohomish County, Washington, referred to as Parcel 26 and described and depicted in **Exhibit “A”** attached hereto, are necessary and must be acquired for the Everett Outdoor Events Center Project, subject to making or paying just compensation to the owners thereof in the matter provided by law.

Section 3. The City Council finds and concludes that the use of Parcel 26 for the Everett Outdoor Events Center Project is a public use. The City specifically finds and concludes that the acquisition of Parcel 26 is necessary for that public use and is in the best interests of the citizens.

Section 4. The Mayor, or her designee, is authorized to take all actions necessary to acquire Parcel 26 or interests therein, including through the exercise of eminent domain if necessary. The Mayor is also authorized pursuant to this Ordinance to enter into any agreements needed to acquire Parcel 26 and facilitate relocation under applicable law, including but not limited to, agreements to acquire the land and real property rights voluntarily in lieu of eminent domain, purchase and sale agreements, option agreements, settlement agreements, and lease agreements. The City will not close the purchase of Parcel 26 or take possession of Parcel 26 unless the purchase and sale agreement, option agreement, settlement agreement, lease agreement or other agreement is approved by the City Council and the City Council provides the necessary funding.

Section 5. The cost and expense of acquiring the land and real property rights described in this Ordinance shall be paid from general funds of or other funds available to the City, all as authorized by the City Council.

Section 7. The map attached to this ordinance in **Exhibit “A”** is added to the **Exhibit “A”** of Ordinance 4100-25.

Section 8. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.



Cassie Franklin, Mayor

ATTEST:



Marista Jorve, City Clerk

PASSED: 04/29/2026

VALID: 04/30/2026

PUBLISHED: 05/02/2026

EFFECTIVE DATE: 05/14/2026



CITY ID:	ADDRESS AND TAX PARCEL NUMBER	LEGAL DESCRIPTION
26	2210 PACIFIC AVE 00437868900100 00437868901400	PARCEL A: LOTS 14 AND 15, BLOCK 689, PLAT OF EVERETT DIVISION I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. PARCEL B: LOTS 1, 2 AND 3, BLOCK 689, PLAT OF EVERETT DIVISION I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.











ORD 4178-26_CB 2604-22 EOEC Eminent Domain Ordinance (Parcel 26).Final_SD (002)

Final Audit Report

2026-04-30

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