



ORDINANCE NO. 4177-26

An ORDINANCE amending Ordinance no. 4098-25 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 property acquisition costs for the Everett Outdoor Event Center Project.

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 Shiels 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.
 - In August 2025, Everett City Council adopted Ordinance 4098-25 approving funding in the amount of \$4,800,000 to advance the design, consulting, and property acquisition costs for the Everett Outdoor Event Center.
- D. The City plans to issue limited tax general obligation (LTGO) bonds. The bond proceeds will be used to repay an interfund loan as authorized by, and consistent with Resolution 2925
- E. An additional \$10,600,000 is needed to advance the design and for partial property acquisition costs for the Everett Outdoor Event Center.

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. Section 3 of Ordinance no 4098-25 which reads as follows:

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

Be and the same is hereby amended to read as follows:

The estimated cost of design, consultant services, and partial property acquisition is \$15,400,000.

Section 2. Section 4 of Ordinance no. 4098-25 which reads as follows:

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

Be and the same is hereby amended to read as follows:



The sum of \$15,400,000 is hereby appropriated for the “Everett Outdoor Event Center” as follows:

A. Use of Funds

Design Services and Consultant Services	\$ 7,700,000
Partial Property Acquisition	<u>\$ 7,700,000</u>
Total	\$15,400,000

B. Source of Funds

Interfund Loan	\$10,600,000
Fund 148 – Park Impact Fees	\$ 1,300,000
Fund 162 - CIP 4	\$ 500,000
Fund 162 - CIP 2	<u>\$ 3,000,000</u>
Total	\$15,400,000

Consultant services includes project management, legal, and other project services. The Mayor may, as needed, sign amendments to professional services agreements without prior City Council approval so long as the total cost for Design and Consultant Services does not exceed \$7,700,000.

Section 3. 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 4. 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 5. 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 6. 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 7. 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:



Marista Jorve, City Clerk

PASSED: 04/29/2026

VALID: 04/30/2026

PUBLISHED: 05/02/2026

EFFECTIVE DATE: 05/14/2026













ORD 4177-26_CB 2604-21 EOEC Funding Ordinance Amendment 4-22-26_SD

Final Audit Report

2026-04-30

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