



**MEMO TO:** Planning and Public Works Committee of the Whole

**FROM:** Carrie Hite, Parks and Recreation Director

**DATE:** August 11, 2020

**SUBJECT:** Seek Council Guidance on Redmond Senior Center Recommendations

**I. PURPOSE**  For Info Only  Potential Agenda Item  Scheduled for Council Action  
*City Council Business Meeting – August 18, 2020*

**II. RECOMMENDATION**

Council is requested to continue to discuss and provide guidance on the following recommendations in preparation for a Council decision on August 18, 2020:

1. Urgency: Within three years (by spring 2023), open a new facility to replace the senior spaces lost in the Senior Center closure and meet the most urgent recreation needs of the entire community.
2. Ongoing Community Engagement: Engage the Redmond community, and especially those most affected by the closure of the Senior Center, to be informed and involved in the planning and design of recreation spaces (including dedicated space for seniors) that meet the needs and interests of the community now and in the future. Continue to engage the existing Stakeholder Group.
3. Scale and Use: Build a larger facility than what exists today at the Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. Growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages, and cultures.
4. Funding: To the extent possible, develop a funding package that utilizes existing cash reserves, grants, and potential revenue sources from future development to finance a larger building than what exists today.
5. Partnerships: The community center design should be built to accommodate partners in a later phase. This would include adding cost to a construction project to address structural integrity to build additional floors.

**III. DEPARTMENT CONTACTS**

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Malisa Files, Finance Director

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**IV. DESCRIPTION/BACKGROUND**

At the study session on July 28, 2020, the Community Stakeholder Group presented the recommendations for the future of the Redmond Senior Center. Throughout the study session discussion, Council had additional questions, which were addressed at the PHS Committee of the Whole on August 4, 2020.

Most of the questions Council had were related to financing.

Voter approved bonds supply the government with additional funding to construct buildings or improvements. Typically, a local government would use voter approved bonds, if the funds were not available within the organization’s cash flow and the improvement is one that the Council wants the community’s feedback on whether or not to construct the improvement. Councilmanic bonds do not provide the City with additional funds, but rather the funding for the improvement relies on the City’s cash flow to pay back the debt. The pros and cons to both types of financing are illustrated below.

**Pros and Cons of Councilmanic versus Voter Approved Bonds**

	<b>Pros</b>	<b>Cons</b>
<b>Councilmanic Bonds (non-voted)</b>	1. Timing is flexible 2. No costs related to an election	1. Relies on City's cash flow for debt service
<b>Voter Approved Bonds</b>	1. Generates additional revenue for debt service	1. Additional election costs are incurred (approximately \$70,000 for election) 2. Additional costs incurred for communications 3. Timing relies on King County election schedule

Council will also be asked to continue the discussion to provide guidance regarding the five recommendations listed at the beginning of this memo.

**V. TIME CONSTRAINTS**

The community has voiced the sense of urgency for this project. The longer the City waits to make a decision, the more costly the project due to the variable bid climate, low bonding rates, and escalation of building costs.

## **Financial Notes**

In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. This original scope of work includes replacement of all exterior cladding, roof/coping/flashing, windows, HVAC replacement, seismic retrofits, electrical and plumbing repairs, and a fire alarm upgrade.

Staff have prioritized this project in the 2021-2026 CIP and continued to identify the original \$15M set aside for this project in the draft CIP. Additionally, the draft CIP also factors in debt service to pay for the remainder of the construction. The City will be seeking a state appropriation for this project as well.

As Council considers funding, it is important to understand that the City Administration has an interest to request a \$5M direct appropriation from our State Legislature in this next biennium for this project. Staff is also working on a process to consider partners in a future phase, working toward securing a partner with the funds to contribute to the structural integrity of the building. In addition, staff is exploring models of community investment for this project ( i.e. solar panel investment).

## **VI. LIST OF ATTACHMENTS**

Attachment A: Matrix of Council Questions from July 28, 2020 Study Session  
Attachment B: Envision Redmond Senior Center Building Stakeholders Report  
Attachment C: Envision Redmond Senior Center PowerPoint presentation from July 28, 2020

For background, following are links to earlier Council discussion on this topic:

[Webpage: Envision the Future of The Redmond Senior Center Building](#)

[PDF: Community Priorities for the Future of Redmond's Community Centers-2017](#)

[Meeting Materials: 12/3/2019 Business Meeting](#)

[Meeting Materials: 2/11/2020 Study Session](#)

[Meeting Materials: 3/3/2020 Parks and Human Services Committee of the Whole](#)

[Meeting Video: 6/2/2020 Parks and Human Services Committee of the Whole](#)

[Meeting Materials: 6/23/20 Special Meeting](#)

[Meeting Materials: 7/7/2020 Parks and Human Services Committee of the Whole](#)