

**Community Facilities District
No. 2016-1**

Agenda

Special Meeting Notice and Agenda

Tuesday, February 3, 2026

6:30 PM

**City Hall Council Conference Room: 15670 NE 85th Street; or Listen at
510-335-7371**

Board of Supervisors

Don Marcy, Chair

Mike Behn

Vanessa Kritzer

Angie Nuevacamina

Melissa Stuart

AGENDA**I. PUBLIC COMMENT**

Members of the public may provide comment in person at the time of the meeting.

In the event of difficulty attending a meeting, please email cityclerk@redmond.gov by 2 p.m. on the day of the meeting with either written comment or to provide name and phone number for remote public comment. Written comments will be distributed to the Supervisors and entered into the record and not be read during the meeting.

II. APPROVAL OF MINUTES

1. December 2, 2025, Regular Meeting (meeting recordings are available by contacting the City Clerk's Office)

[Minutes](#)

III. ITEMS OF BUSINESS

1. Recognition of the Redmond City Council's Approval of Appointment of Angie Nuevacamina to the Board of Supervisors
2. Appointment of Vice Chair
3. Adoption of a Resolution Amending Resolution No. 1, as Amended by Resolution No. 13, Setting the Meeting Time

[Resolution No. 16](#)

4. Approval of Invoice No. 2 - Overlake Accessibility Improvements Project

[Invoice No. 2](#)

5. Approval of Invoice No. 2 - NE 40th St. Shared Use Path

[Invoice No. 2](#)

6. Approval of 2026 Insurance Invoice

[Insurance Invoice](#)

7. CFD Project Updates

[Presentation](#)

IV. NEXT MEETING SCHEDULED

1. March 3, 2026



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-063

Type: Committee Memo

December 2, 2025, Regular Meeting (meeting recordings are available by contacting the City Clerk's Office)

**Community Facility District No. 2016-1
Board of Supervisors Meeting Minutes**

December 2, 2025

The regular meeting of Community Facilities District (CFD) No. 2016-1 was called to order by Chair Don Marcy at 6:40 p.m. The meeting was held in-person and remotely.

Board Members present and establishing a quorum:

- ☒ Don Marcy, Chair
- ☐ Vacant, Vice Chair
- ☒ Mike Behn
- ☒ Vanessa Kritzer
- ☒ Melissa Stuart

Staff in Attendance: Kelley Cochran, Finance Director, and Cheryl Xanthos, City Clerk. Councilmember Angie Nuevacamina attended the meeting.

I. Public Comment: There were no requests to address the Board.

II. Approval of Minutes:

MOTION: Supervisor Stuart moved to approve the minutes for the Regular Meeting of June 3, 2025. The motion was seconded by Supervisor Kritzer.

VOTE: The motion passed (4 - 0).

III. Items of Business:

A. Approval of Invoice No. 1 - Overlake Accessibility Improvements Project

MOTION: Supervisor Kritzer moved to approve Invoice No. 1 - Overlake Accessibility Improvements Project. The motion was seconded by Supervisor Stuart.

Kelley Cochran, Finance Director, stated that a quarterly update will be provided starting at the February meeting.

VOTE: The motion passed (4 - 0).

B. Approval of Invoice No. 1 - NE 40th St. Shared Use Path

MOTION: Supervisor Stuart moved to approve Invoice No. 1 - NE 40th St. Shared Use Path. The motion was seconded by Supervisor Kritzer.

Kelley Cochran, Finance Director, responded to Supervisor questions.

VOTE: The motion passed (4 - 0).

C. Discussion: Appointment of New Member to CFD 2016-01 Board of Supervisors

Supervisor Salahuddin resigned, leaving an open seat on the board. The Redmond City Council is slated to approve Councilmember Nuevacamina.

The appointment of the Vice Chair will be at the next meeting.

IV. Next Meeting:

January 6, 2026 - Canceled

It was requested that the meeting time change to 6:30 p.m. Staff will bring forth a resolution to facilitate that change.

MOTION: Supervisor Stuart moved to hold the next scheduled meeting on Tuesday, February 3, 2026, at 6:30 p.m. The motion was seconded by Supervisor Marcy.

VOTE: The motion passed (4 - 0).

Meeting adjourned at 6:56 p.m.

Minutes approved on this 3rd day of February, 2026.

Redmond Community Facility District
No. 2016-1

Don Marcy, Chair



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-058

Type: Committee Memo

Recognition of the Redmond City Council's Approval of Appointment of Angie Nuevacamina to the Board of Supervisors



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-061

Type: Committee Memo

Appointment of Vice Chair



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-057

Type: Committee Memo

Adoption of a Resolution Amending Resolution No. 1, as Amended by Resolution No. 13, Setting the Meeting Time

**COMMUNITY FACILITIES DISTRICT 2016-01
RESOLUTION NO. 16**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF REDMOND
COMMUNITY FACILITIES DISTRICT (CFD) NO. 2016-01
AMENDING RESOLUTION NO. 1, SETTING A NEW MEETING TIME

WHEREAS, Redmond CFD No. 2016-01 was formed by Redmond City Council Resolution No. 1453 and amended by Redmond City Council Resolution Nos. 1478 and 1591; and

WHEREAS, pursuant to RCW 36.145.090, the CFD is an independently governed special purpose district of the State of Washington; and

WHEREAS, Resolution No. 1 of CFD No. 2016-01 set the meeting place and time; and

WHEREAS, Resolution No. 13 of the CFD No. 2016-01 amended Resolution No. 1 to change the meeting time to start at 6:40 p.m.; and

WHEREAS, RCW 42.30.070 requires that regular meetings have a set time to comply with the requirements of the Open Public Meetings Act; and

WHEREAS, the Board of Supervisors has determined to enact this resolution in order to set the regular meeting time.

Now, therefore, the Board of Supervisors of Redmond Community Facilities District No. 2016-01 hereby resolves as follows:

Community Facilities District No. 2016-01

Resolution No. 16

Section 1. Meetings. Section 1.A. of CFD 2016-01
Resolution No. 1, previously amended by Resolution No. 13, is
further amended to read: the Board of Supervisors shall hold a
regular meeting on the first Tuesday of every month at 6:30 p.m.
in the City Council Conference Room at the Redmond City Hall,
15670 NE 85th Street, Redmond, Washington.

Section 2. Effective Date. This resolution shall become
effective immediately upon passage.

ADOPTED BY THE BOARD OF SUPERVISORS THIS 3rd DAY OF FEBRUARY,
2026.

REDMOND COMMUNITY FACILITIES
DISTRICT NO. 2016-01

Donald E. Marcy, Chair



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-059

Type: Committee Memo

Approval of Invoice No. 2 - Overlake Accessibility Improvements Project



Redmond
WASHINGTON

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Enhanced Livability
Environmental Sustainability**

January 20, 2026

Don Marcy, Board Chair
Redmond CFD No. 2016-01
15670 NE 85th Street
P.O. Box 97010, MS 4 NEX
Redmond, WA 98073-9710

Re: Overlake Accessibility Improvements

Dear Mr. Marcy:

Please find the attached progress billing up to December 31, 2025.

Work Activities for the Reporting Period

- For the reporting period, activities have thus far been limited to staff beginning scoping of the planned work.

% Complete and Invoice for the Reporting Period

As of the latest invoice up to December 31, 2025:

- The project is approximately 1% complete

If you have any questions or concerns, please contact me at 425-556-2728.

Sincerely,

Micah Ross

Micah Ross,
Senior Engineer

City Hall

15670 NE 85th Street
PO Box 97010
Redmond, WA
98073-9710



Redmond
WASHINGTON

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Enhanced Livability
Environmental Sustainability**

Billing Summary to Date

Issuing Company and Remittance Address City of Redmond / MS 3SFN Attn: Nida Hermoso, Finance Manager (Accounting) 15670 NE 85th Street P.O. Box 97010 Redmond, WA 98073-9710	Invoice No. 2																																										
Customer Address Don Marcy, Board Chair Redmond CFD No. 2016 -01 15670 NE 85th Street P.O. Box 97010, MS 4NEX Redmond, WA 98073-9710	Date 01/20/2026 Project Number 2332-316-00 2332-316-01 2332-316-02 2332-316-03 Period Covered From 11/01/2025 To 12/31/2025																																										
Project Title Overlake Accessibility Improvements	Total \$ 236.80 Invoice \$ - Amount \$ 236.80																																										
<p>Progress Payment Number: 2</p> <table> <tr> <td>Total Previously Invoiced:</td> <td>\$</td> <td>1,989.20</td> </tr> <tr> <td>Expenses</td> <td>\$</td> <td>236.80</td> </tr> <tr> <td>Less Dept. of Ecology Grant</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Amount This Invoice</td> <td>\$</td> <td>236.80</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Total Expenses to Date</td> <td>\$</td> <td>2,226.00</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Amount Outstanding:</td> <td>\$</td> <td>-</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Original Contract Amount:</td> <td>\$</td> <td>1,500,000.00</td> </tr> <tr> <td>Approved Change Orders:</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Total Authorized Contract Amount:</td> <td>\$</td> <td>1,500,000.00</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Remaining Contract Amount:</td> <td>\$</td> <td>1,497,774.00</td> </tr> </table> <p>I certify that the charges invoiced are true and correct and include only such charges as were directly incurred in the performance of work on the project, have not been previously submitted, and are in accordance with terms of the Agreement.</p>		Total Previously Invoiced:	\$	1,989.20	Expenses	\$	236.80	Less Dept. of Ecology Grant	\$	-	Amount This Invoice	\$	236.80				Total Expenses to Date	\$	2,226.00				Amount Outstanding:	\$	-				Original Contract Amount:	\$	1,500,000.00	Approved Change Orders:	\$	-	Total Authorized Contract Amount:	\$	1,500,000.00				Remaining Contract Amount:	\$	1,497,774.00
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<p style="text-align: center;"> <i>Micah Ross</i> <hr/> Micah Ross </p>																																											



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Environmental Sustainability

Remit To

PO Box 97010
Redmond, WA 98073-9710

Invoice Date: 01/20/2026

Invoice #: 2

Page: 1

Billing Address

City of Redmond/MS 3SFN
Attn: Nida Hermoso, Finance Manager (Accounting)
15670 NE 85th Street
P.O. Box 97010
Redmond, WA 98073-9710

Customer Address

Don Marcy, Board Chair
Redmond CFD No. 2016-01
15670 NE 85th Street
PO Box 97010, MS 4NEX
Redmond, WA 98073-9710

Due Date: 1/20/2026

Project # 2332-316-XX

Line #	Description	Amount
1	Progress Bill #2	\$ 236.80
Balance Due		236.80

City Hall

15670 NE 85th Street
PO Box 97010
Redmond, WA
98073-9710



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-060

Type: Committee Memo

Approval of Invoice No. 2 - NE 40th St. Shared Use Path



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January 20, 2026

Don Marcy, Board Chair
Redmond CFD No. 2016-01
15670 NE 85th Street
P.O. Box 97010, MS 4 NEX
Redmond, WA 98073-9710

Re: NE 40th Shared Use Path Project

Dear Mr. Marcy:

Please find attached the 2nd progress billing up to December 31, 2025

Work Activities for the Reporting Period

- For the NE 40th Shared Use Path Project we completed the following activities:
 - Performed surveying of the project area.
 - Prepared the basemap for the project plans.
 - Began generating the alternatives analysis.
 - Conducted design coordination meetings.

% Complete and Invoice for the Reporting Period

As of the latest invoice up to December 31, 2025

- The Design effort is up to 10% complete

If you have any questions or concerns, please contact me at 425-556-2792

Sincerely,

Signed by:


FE294028401F430...
Aaron Noble

cc: Steven Gibbs

City Hall

15670 NE 85th Street
PO Box 97010
Redmond, WA
98073-9710

Form Rev. 2020-09-16



Redmond
WASHINGTON

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Billing Summary to Date

Issuing Company and Remittance Address City of Redmond / MS 3SFN Attn: Nida Hermoso, Finance Manager (Accounting) 15670 NE 85th Street P.O. Box 97010 Redmond, WA 98073-9710	Invoice No. 2
	Date 01/20/2026
Customer Address Don Marcy, Board Chair Redmond CFD No. 2016 -01 15670 NE 85th Street P.O. Box 97010, MS 4NEX Redmond, WA 98073-9710	Project Number 2333-316-00 2333-316-01 2333-316-02 2333-316-03
	Period Covered From 11/01/2025 To 12/31/2025
Project Title NE 40th St Shared Use Path (163rd - 172nd)	Total \$ 2,145.81 Invoice \$ - Amount \$ 2,145.81

Progress Payment Number: 2

Total Previously Invoiced: \$ 6,197.29

Expenses \$ 2,145.81

\$ -

Amount This Invoice \$ 2,145.81

Total Expenses to Date \$ 8,343.10

Amount Outstanding: \$ -

Original Contract Amount: \$ 3,873,202.00

Approved Change Orders: \$ -

Total Authorized Contract Amount: \$ 3,873,202.00

Remaining Contract Amount: \$ 3,864,858.90

I certify that the charges invoiced are true and correct and include only such charges as were directly incurred in the performance of work on the project, have not been previously submitted, and are in accordance with terms of the Agreement.

Aaron Noble

Aaron Noble



Connected Community
Enhanced Livability
Environmental Sustainability

Remit To
PO Box 97010
Redmond, WA 98073-9710

Invoice Date: 01/20/2026
Invoice #: 2
Page: 1

Billing Address
City of Redmond/MS 3SFN
Attn: Nida Hermoso, Finance Manager (Accounting)
15670 NE 85th Street
P.O. Box 97010
Redmond, WA 98073-9710

Customer Address
Don Marcy, Board Chair
Redmond CFD No. 2016-01
15670 NE 85th Street
PO Box 97010, MS 4NEX
Redmond, WA 98073-9710

Due Date: 1/20/2026

Project # 2333-316-XX

Line #	Description	Amount
1	Progress Bill #2	\$ 2,145.81
Balance Due		2,145.81

City Hall

15670 NE 85th Street
PO Box 97010
Redmond, WA
98073-9710



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-065

Type: Committee Memo

Approval of 2026 Insurance Invoice



February 03, 2026

Don Marcy, Board Chair
Redmond CFD No. 2016-01
15670 NE 85th Street
PO Box 97010, MS 4NEX
Redmond, WA 98073-9710

Re: Community Facility District 2016-1 Approval of Insurance Invoice for 2026 renewal

Dear Mr. Marcy:

Please approve payment of the attached invoice for Community Facility District 2016-1 (CFD 2016-1). The following is a summary of the attached invoice:

- Leavitt Group Northwest Invoice #1149603 for \$660 to renew the first year of the three-year policy.
 - The policy is in effect from 1-4-2026 to 1-4-2029. It provides Crime Coverage of \$1,000,000. The Employee Theft single-loss limit is \$1,000,000, with a \$25,000 Loss Retention.
 - The next renewal invoice is due in January 2027.

If you have any questions or concerns, please contact me at 425-556-2180.

Sincerely,

Nida Hermoso

Nida Hermoso, Finance Manager

cc: Malisa Files, Chief Operating Officer
Kelley Cochran, Director of Finance

Leavitt Group Northwest

PO Box 833
Auburn, WA 98071

INVOICE

Customer	Redmond Community Facilities District 2016-1
Acct #	87968
Date	12/15/2025
Customer Service	Jeff Olsen-Assigned Cathy Fleck
Page	1 of 1

Redmond Community Facilities District 2016-1
Redmond, WA

Payment Information	
Invoice Summary	\$ 660.00
Payment Amount	
Payment for:	Invoice#1149603
106656313	

Thank You

Please detach and return with payment



Customer: Redmond Community Facilities District 2016-1

Invoice	Effective	Transaction	Description	Amount
1149603	01/04/2026	Renew policy	Policy #106656313 01/04/2026-01/04/2027 Travelers / Travelers Casualty & Surety Company Crime - Renew policy	660.00

Online payments can be made at <https://leavittnorthwest.epaypolicy.com/>. Please have your account number and zip code ready. Fees apply.

Total

\$ 660.00

Thank You

Leavitt Group Northwest

PO Box 833
Auburn, WA 98071

(800)726-8771

Date

12/15/2025



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-064

Type: Committee Memo

CFD Project Updates

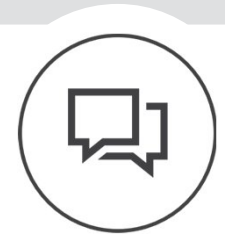


Community Facilities District 2016-1 Update

February 3, 2026

Micah Ross, Senior Engineer



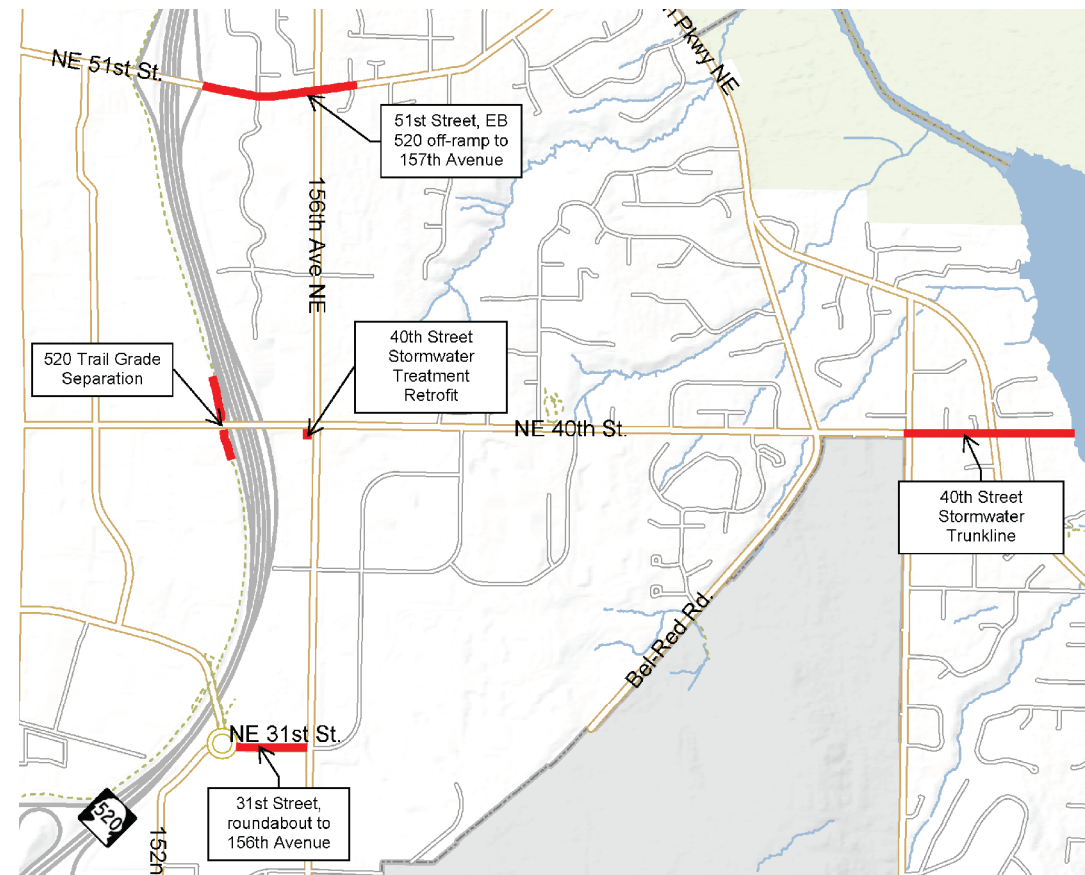


Background

- Formed by Resolution No. 1453 (June 21, 2016)
 - Based upon petition from Microsoft
 - Purpose to finance design and construction of identified multimodal projects
 - Amended in 2017 and 2024 to expand project scope
 - Projects added to the Capital Investment Program in 2023-24 budget
- Governed by the terms of Chapter 36.145 RCW
- Administered consistent with City Fiscal Policy by Board of Supervisors

Completed Projects

- NE 40th Street Stormwater Trunkline
- NE 40th Street Water Quality Facility
- NE 31st Street Improvements
- NE 51st Street Improvements
- 520 Trail Grade Separation at 40th Street





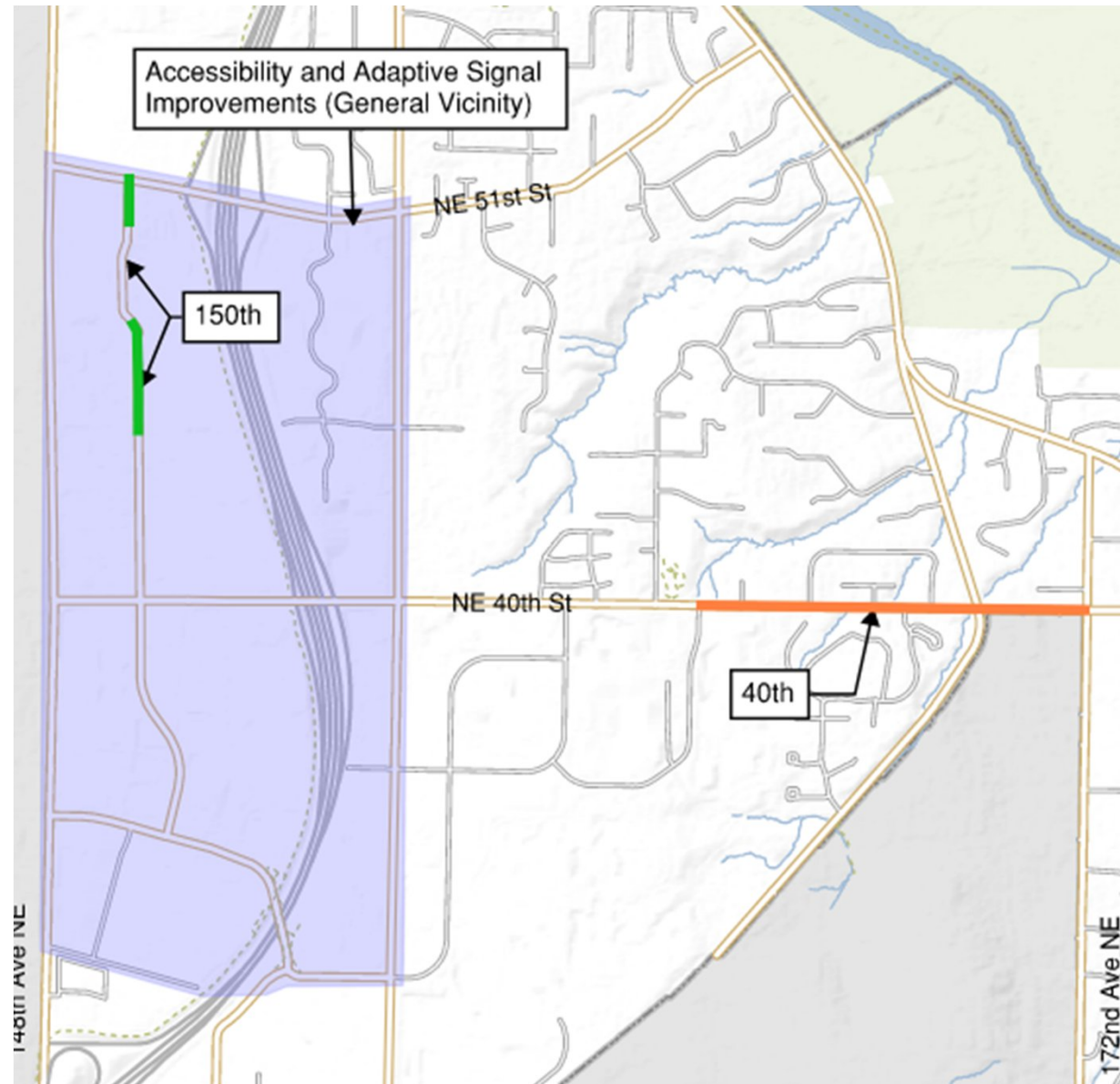
Completed Projects

- Cost savings and additional funding sources on the completed projects led to a remaining balance of \$10+ million
- Petition was approved to amend the project list to include four additional projects

Current Projects

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- Overlake Accessibility
- Overlake Adaptive Signals
- 40th Street Shared Use Path
- 150th Ave Improvements





Current Projects

Accessibility

Improve pedestrian ramps and push buttons to meet current ADA standards

Begin design Q2-Q3 2026

Adaptive Signals

Expand the deployment of the City's adaptive signal control system to Overlake

Beginning Q2 2026



40th Street Shared Use Path

- Continues existing path from 163rd Ave to Bel-Red Road
- On-street cycle track from Bel-Red to 172nd Ave
- Currently in design
- Opening late 2027 or early 2028

150th Ave Improvements

- Widen roadway to add bicycle lanes in both directions
- Address sight distance at curve
- Begin design fall 2026
- Will incorporate crossing requested by CBRE near Building 126



Thank You

Any Questions?





City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-062

Type: Committee Memo

March 3, 2026