

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

Agenda

Special Meeting Notice and Agenda

Monday, August 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

Vanessa Kritzer, Vice Chair

Angie Nuevacamina

Jordan Rash

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

- A. May 5, 2026, Regular Meeting (meeting recordings are available by contacting the City Clerk's Office)

[Minutes](#)

III. ITEMS OF BUSINESS

- A. Recognition of the Redmond City Council's Approval of Appointment of Jordan Rash and the Reappointments of Don Marcy and Angie Nuevacamina to the Board of Supervisors

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

[Invoice No. 4](#)

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

[Invoice No. 5](#)

- D. Approval of Invoice - 2022-2024 Accountability Audit

[Invoice No. L176521](#)

- E. CFD Project Updates

[Presentation](#)

IV. NEXT MEETING SCHEDULED

- A. September 1, 2026



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 8/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-481

Type: Committee Memo

May 5, 2026, Regular Meeting (meeting recordings are available by contacting the City Clerk's Office)

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

May 5, 2025

The regular meeting of Community Facilities District (CFD) No. 2016-1 was called to order by Vice Chair Vanessa Kritzer at 6:30 p.m. The meeting was held in-person and remotely.

Board Members present and establishing a quorum:

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

Staff in Attendance: Micah Ross, Senior Planner, Carol Helland, Director of Planning and Community Development, Kelley Cochran, Finance Director, and Cheryl Xanthos, City Clerk.

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 Special Meeting of March 3, 2026. The motion was seconded by Supervisor Nuevacamina.

VOTE: The motion passed (4 – 0).

III. Items of Business:

A. Approval of Invoice No. 4 - NE 40th St. Shared Use Path

MOTION: Supervisor Stuart moved to approve Invoice No. 4 for the NE 40th St. Shared Use Path. The motion was seconded by Supervisor Behn.

VOTE: The motion passed (4 - 0).

B. CFD Project Updates

Micah Ross, Senior Planner, provided a presentation to the Board of Supervisors and responded to Supervisor inquiries.

IV. Next Meeting:

June 2, 2026

Meeting adjourned at 6:45 p.m.

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

Redmond Community Facility District
No. 2016-1

Don Marcy, Chair



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 8/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-488

Type: Committee Memo

Recognition of the Redmond City Council's Approval of Appointment of Jordan Rash and the Reappointments of Don Marcy and Angie Nuevacamina to the Board of Supervisors



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 8/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-485

Type: Committee Memo

Approval of Invoice No. 4 - Overlake Accessibility Improvements Project



Redmond
WASHINGTON

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Enhanced Livability
Environmental Sustainability**

July 29, 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 June 30, 2026.

Work Activities for the Reporting Period

- For the reporting period, activities have thus far been limited to preliminary project scoping and project manager assignment

% Complete as of the Reporting Period

- 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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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. 4																														
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 07/29/2026 Project Number 2332-316-00 2332-316-01 2332-316-02 2332-316-03 Period Covered From 04/01/2026 To 06/30/2026																														
Project Title Overlake Accessibility Improvements	Total \$ 688.57 Invoice \$ - Amount \$ 688.57																														
Progress Payment Number: 4 <table> <tr> <td>Total Previously Invoiced:</td> <td>\$</td> <td>2,570.45</td> </tr> <tr> <td>Expenses</td> <td>\$</td> <td>688.57</td> </tr> <tr> <td></td> <td>\$</td> <td>-</td> </tr> <tr> <td>Amount This Invoice</td> <td>\$</td> <td>688.57</td> </tr> <tr> <td>Total Expenses to Date</td> <td>\$</td> <td>3,259.02</td> </tr> <tr> <td>Amount Outstanding:</td> <td>\$</td> <td>-</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>Remaining Contract Amount:</td> <td>\$</td> <td>1,496,740.98</td> </tr> </table> 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.		Total Previously Invoiced:	\$	2,570.45	Expenses	\$	688.57		\$	-	Amount This Invoice	\$	688.57	Total Expenses to Date	\$	3,259.02	Amount Outstanding:	\$	-	Original Contract Amount:	\$	1,500,000.00	Approved Change Orders:	\$	-	Total Authorized Contract Amount:	\$	1,500,000.00	Remaining Contract Amount:	\$	1,496,740.98
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<i>Micah Ross</i> Micah Ross																															



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Environmental Sustainability

Remit To

PO Box 97010
Redmond, WA 98073-9710

Invoice Date: 07/29/2026

Invoice #: 4

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: 7/29/2026

Project # 2332-316-XX

Line #	Description	Amount
1	Progress Bill #4	\$ 688.57
Balance Due		688.57

City Hall

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



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 8/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-482

Type: Committee Memo

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



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July 29, 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 progress billing up to June 30, 2026

Work Activities for the Reporting Period

- Alternatives analysis
- Pavement coring and evaluation
- 30% Design Generation

% Complete as of the Reporting Period

- The Design effort is up to 25% complete

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

Sincerely,

Aaron Noble

Aaron Noble

cc: Steven Gibbs

City Hall

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



Redmond
WASHINGTON

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Environmental Sustainability**

Billing Summary to Date

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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 07/29/2026 Project Number 2333-316-00 2333-316-01 2333-316-02 2333-316-03 Period Covered From 04/01/2026 To 06/30/2026																											
Project Title NE 40th St Shared Use Path (163rd - 172nd)	Total \$ 176,590.97 Invoice \$ 164,839.55 Amount \$ 11,751.42																											
Progress Payment Number: 5 <table> <tr> <td>Total Previously Invoiced:</td> <td>\$</td> <td>74,578.98</td> </tr> <tr> <td>Expenses</td> <td>\$</td> <td>176,590.97</td> </tr> <tr> <td>Amount This Invoice</td> <td>\$</td> <td>176,590.97</td> </tr> <tr> <td>Total Expenses to Date</td> <td>\$</td> <td>251,169.95</td> </tr> <tr> <td>Amount Outstanding:</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Original Contract Amount:</td> <td>\$</td> <td>3,873,202.00</td> </tr> <tr> <td>Approved Change Orders:</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Total Authorized Contract Amount:</td> <td>\$</td> <td>3,873,202.00</td> </tr> <tr> <td>Remaining Contract Amount:</td> <td>\$</td> <td>3,622,032.05</td> </tr> </table> 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.		Total Previously Invoiced:	\$	74,578.98	Expenses	\$	176,590.97	Amount This Invoice	\$	176,590.97	Total Expenses to Date	\$	251,169.95	Amount Outstanding:	\$	-	Original Contract Amount:	\$	3,873,202.00	Approved Change Orders:	\$	-	Total Authorized Contract Amount:	\$	3,873,202.00	Remaining Contract Amount:	\$	3,622,032.05
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<i>Aaron Noble</i> Aaron Noble																												



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Environmental Sustainability

Remit To

PO Box 97010
Redmond, WA 98073-9710

Invoice Date: 07/29/2026

Invoice #: 5

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: 7/29/2026

Project # 2333-316-XX

Line #	Description	Amount
1	Progress Bill #5	\$ 176,590.97
Balance Due		176,590.97

City Hall

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



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 8/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-486

Type: Committee Memo

Approval of Invoice - 2022-2024 Accountability Audit



Connected Community
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July 29, 2026

Donald 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 No. 2016-1 — Approval of Washington State Auditor Invoice for the 2022–2024 Accountability Audit

Dear Mr. Marcy:

Please approve payment of the following invoice from the Washington State Auditor's Office for the Community Facility District No. 2016-1 2022–2024 Accountability Audit.

The invoice presented for the Board's review and approval totals \$564.40 and include:

- Invoice No. L176521, dated July 10, 2026, in the amount of \$564.40

Please contact me at 425-556-2180 with any questions or concerns.

Sincerely,

Nida Hermoso

Nida Hermoso
Finance Manager

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

Invoice Voucher

Remit To: State Auditor's Office
PO Box 40021
Olympia, WA 98504-0021
Federal ID No. 91-6001098



Page: 1 of 1
Invoice No.: L176521
Invoice Date: 07/10/2026
MCAG No.: 3187
County: King

Redmond Community Facilities District No. 2016-1
Attn: c/o City of Redmond
PO Box 97010
Redmond, WA 98073-9710

Now accepting electronic payments
Send to: Washington State Auditor's Office
Routing: 123000848 Account: 153911801147
Account type: Checking
Please include invoice number

(Return this portion with your payment)

State Auditor's Office

(Detach and retain for your records)

Entity Name: Redmond Community Facilities District No. 2016-1

Invoice No.: L176521

Invoice Date: 07/10/2026

409. 5142
362. 40307. 00460

Audit No.: 53704

Audit Period: 22 - 24

Purchase Order:

Month/Year	Work Performed	Bill Rate	Hrs	Amount	Travel/Other Expenses	Total
06/26	Accountability Audit	\$141.10	4.0	\$564.40	\$0.00	\$564.40
Sub Total:			4.0	\$564.40	\$0.00	\$564.40

Total Due This Invoice:
(Hrs rounded to nearest tenth)

4.0 \$564.40 \$0.00 \$564.40

JV Number: 270263

**FULL PAYMENT DUE
IN 30 DAYS**

I hereby certify the amount listed herein is a
proper charge for services rendered:

Charleen A. Patten

By: Charleen A. Patten, Chief Financial Officer

For questions, please call (564) 999-0892 or (564) 999-0941 fax (360) 586-3105 or e-mail billing@sao.wa.gov



Memorandum

Date: 8/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-483

Type: Committee Memo

CFD Project Updates



Community Facilities District 2016-1 Update

August 3, 2026

Micah Ross, Senior Engineer





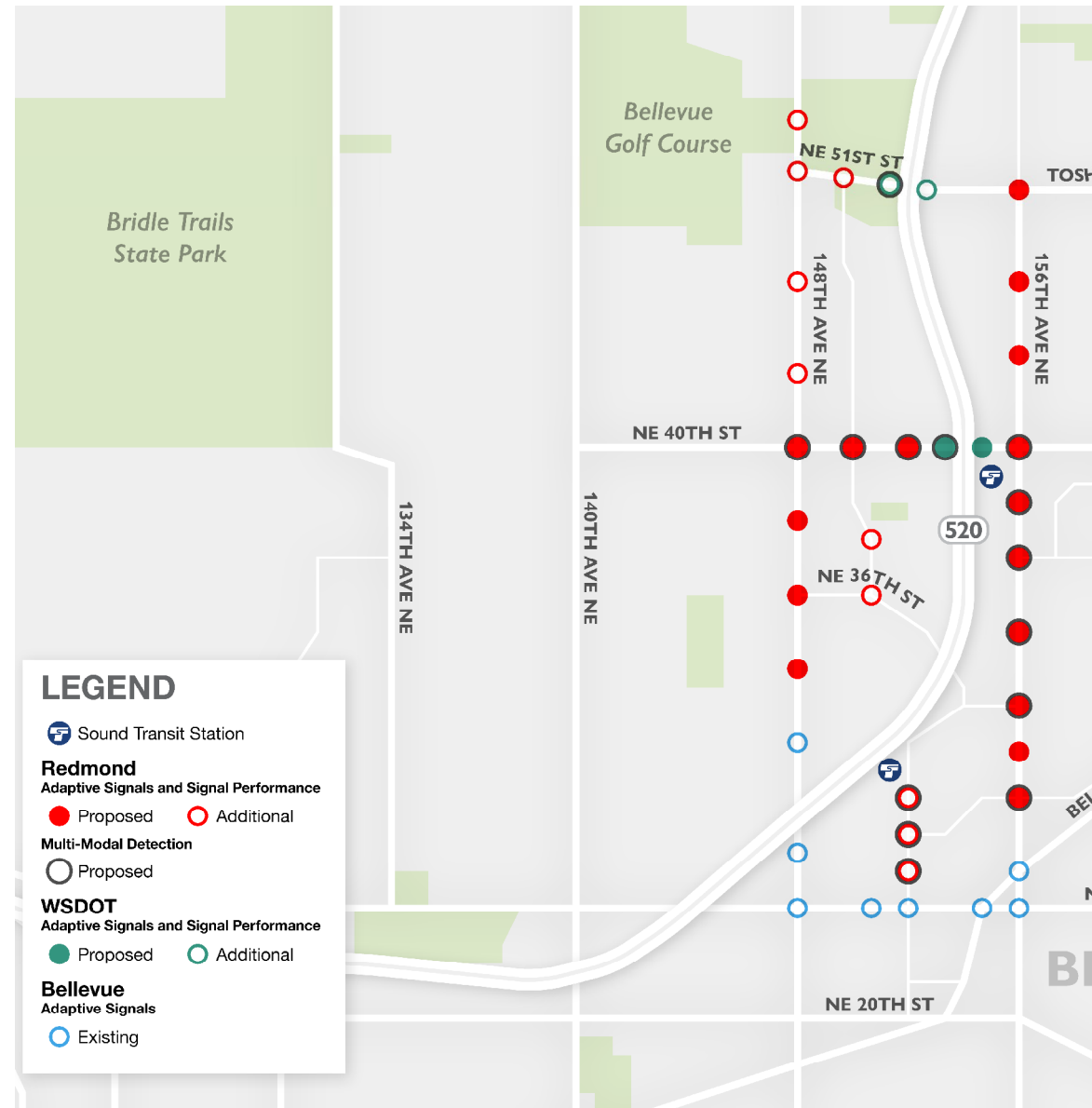
40th Street Shared Use Path

(163rd Ave to 172nd Ave)

- Preferred alternative has been selected
- Design will utilize existing road space for two-way cycle track between 164th Ct and NE 37th St
- Removing the two-way left turn lane narrows the roadway with the intent to reduce vehicle speeds
- Left turn lanes at 163rd Ave and Bel-Red signals will remain
- Separates bikes and pedestrians on the steepest section
- This alternative provides the most tree retention

Overlake Adaptive Signals

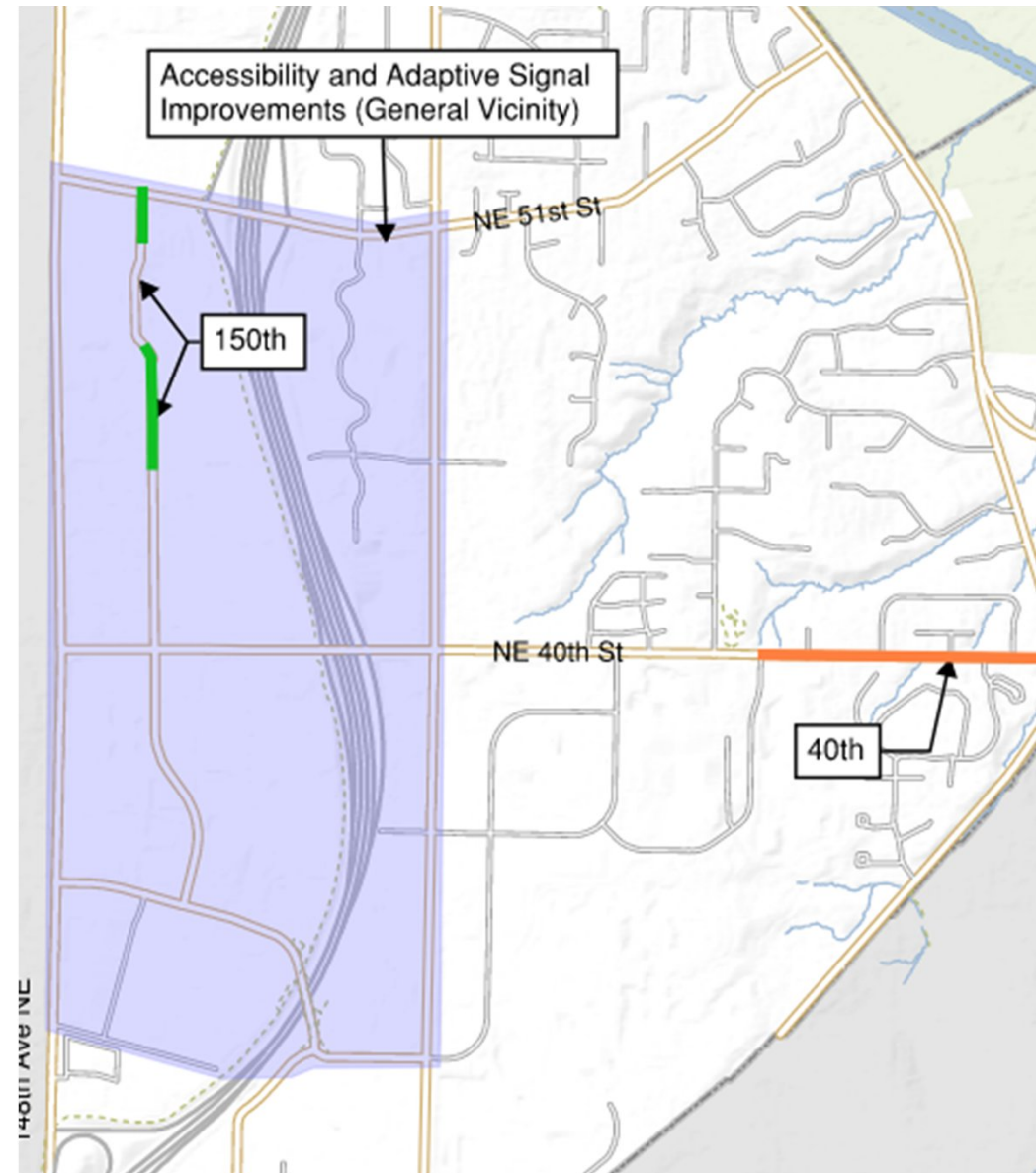
- The project is scheduled to kick off in Q4 2026
- Adaptive signal and multi-modal detection technologies to be deployed along key corridors
- System will provide performance measures to help monitor overall system health
- The team is currently focused on resolving remaining issues with the Downtown Redmond Adaptive Signals vendor and closing out the project



Overlake Accessibility

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- Project has preliminary scope defined
- Project manager has been assigned to the project
- Next step will be design consultant selection



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: 8/3/2026

Meeting of: Community Facilities District No. 2016-1

File No. CM 26-484

Type: Committee Memo

September 1, 2026