

# What Should Edmonds Be?

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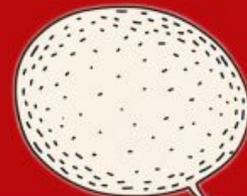
*vote on  
community  
ideas*

**&**

*add your  
own!*

2

**May 9th – May 25th**



# Who **we** are

*Keep Edmonds Vibrant!* is a group of residents committed to ensuring our city's long-term financial resiliency and vibrancy. We came together out of deep concern that Edmonds is currently on a path towards financial insolvency, and that without policy change to generate new and sustaining revenues, our city will be less vibrant tomorrow than it is today.



**Keep  
Edmonds  
Vibrant!**

**SAVE**



**Frances  
Anderson  
Center**

**Over 7,000 email petitions sent to Council in 72 hours!**

# What is our budget “emergency?”

1. Our **reserves** are below the minimum required under state law.
2. Edmonds **spends more** than it brings in
3. Edmonds has been **deficit spending** for several years.
4. If we remain on the current path, Edmonds may become **financially insolvent by 2027**.

**STRATEGIC OUTLOOK  
CITY OF EDMONDS GENERAL FUND  
REVENUES, EXPENDITURES, AND FUND BALANCES  
2022 - 2029 ANALYSIS**

	2022	2023	2024	2025	2026	2027	2028	2029
	Actual	Actual	Estimate	Budget	Budget	Outlook	Outlook	Outlook
<b>Beginning Fund Balance</b>	<b>15,915,319</b>	<b>11,902,952</b>	<b>2,492,460</b>	<b>757,457</b>	<b>556,022</b>	<b>665,887</b>	<b>(2,579,426)</b>	<b>(6,513,739)</b>
<b>Revenue</b>								
Property Taxes	14,843,369	14,892,420	15,750,000	15,936,000	11,676,000	11,804,000	11,934,000	12,065,000
Retail Sales Taxes	11,313,760	11,740,592	12,210,902	12,577,229	13,017,432	13,668,000	14,215,000	14,784,000
Other Sales Taxes	1,041,146	1,048,637	1,000,000	1,000,000	1,000,000	1,050,000	1,103,000	1,158,000
Utility Taxes	6,599,936	6,942,481	7,280,214	7,266,594	7,596,508	7,976,000	8,375,000	8,794,000
Other Taxes	410,894	381,405	360,900	360,100	370,100	389,000	408,000	428,000
Licenses/Permits/Franchise	1,790,243	2,079,139	2,045,705	1,817,670	1,823,250	1,914,000	2,010,000	2,111,000
Construction Permits	769,928	82,000	40,000	40,000	40,000	42,000	44,000	46,000
Grants	259,347	1,645,889	567,276	31,000	31,000	31,000	31,000	31,000
State Revenues	1,107,943	1,132,378	1,100,711	1,106,000	1,108,000	1,130,000	1,153,000	1,176,000
Charges for Goods & Services	3,020,628	3,993,576	4,382,360	4,114,738	2,859,783	2,946,000	3,034,000	3,125,000
Interfund Service Charges	-	-	3,910,821	4,460,521	4,097,040	4,302,000	4,517,000	4,743,000
Fines & Forfeitures	1,000,000	-	-	3,178,000	3,178,000	3,210,000	3,242,000	3,274,000
Miscellaneous Revenues	1,000,000	-	-	841,838	838,381	855,000	872,000	889,000
Interfund Loan	-	-	-	7,500,000	5,000,000	-	-	-
Other Financing Sources	-	-	-	-	-	-	-	-
Transfers	26,300	97,066	465,274	530,000	50,000	40,000	40,000	40,000
<b>Total Revenues</b>	<b>42,440,724</b>	<b>46,353,350</b>	<b>50,898,366</b>	<b>60,759,690</b>	<b>52,685,494</b>	<b>49,357,000</b>	<b>50,978,000</b>	<b>52,664,000</b>
Revenue % Change YOY	-4%	9%	10%	19%	-13%	-19%	-3%	7%
<b>Expenditures</b>								
Labor	17,498,082	20,237,110	25,039,816	25,252,000	25,252,000	25,252,000	25,252,000	25,252,000
Benefits	6,076,422	7,089,638	8,861,658	8,657,000	8,657,000	8,657,000	8,657,000	8,657,000
Supplies	837,671	829,316	655,650	655,199	658,084	678,000	698,000	719,000
Services	18,736,558	24,937,795	16,825,621	23,814,016	12,575,848	12,953,000	13,342,000	13,742,000
Capital	1,597,773	1,010,936	5,000	6,000	6,000	6,000	6,000	6,000
Debt Service	391,523	466,768	595,624	1,896,453	2,566,313	2,566,313	2,566,313	2,566,313
Transfers	1,315,062	1,192,279	650,000	680,000	675,000	600,000	600,000	600,000
<b>Total Expenses</b>	<b>46,453,091</b>	<b>55,763,842</b>	<b>52,633,369</b>	<b>60,961,125</b>	<b>52,575,629</b>	<b>54,794,313</b>	<b>57,200,313</b>	<b>59,724,313</b>
Expense % Change YOY	10%	20%	-6%	16%	-14%	4%	4%	4%
<b>Change in Ending Fund Balance</b>	<b>(4,012,367)</b>	<b>(9,410,492)</b>	<b>(1,735,003)</b>	<b>(201,435)</b>	<b>109,865</b>	<b>(5,437,313)</b>	<b>(6,222,313)</b>	<b>(7,060,313)</b>
<b>Ending Fund Balance</b>	<b>11,902,952</b>	<b>2,492,460</b>	<b>757,457</b>	<b>556,022</b>	<b>665,887</b>	<b>(2,579,426)</b>	<b>(6,513,739)</b>	<b>(11,185,052)</b>

**Temporary prop up**

**Deficit Spending**

**Financial Insolvency by 2027**

So, we have a ***spending problem***, right?

We have a ***revenue problem.***

# Our Goals

## 1. Define Vibrancy

What does “vibrancy” mean for Edmonds?

## 2. Determine Real Cost

How much does it cost to operate and sustain a vibrant Edmonds?

## 3. Identify Revenues

Where can we source new, long-term, stable revenues?

## 4. Make Recommendations

Which policies should be advanced to sustain a vibrant Edmonds?

# Keep Edmonds Vibrant!

[Join the conversation](#)

[About this project](#)

[FAQs](#)

[Moderation policy](#)

## What Should Edmonds Be?

Edmonds is facing a budget emergency, and on the path to financial insolvency. Frances Anderson, our beloved parks, and other assets will be on the chopping block in perpetuity, unless we identify and pursue new and sustained revenue sources to run the kind of thriving city we want to live in.

**Help us build a budget that enables Edmonds to thrive—**  
not just survive.

This conversation is open until **May 25th**.

**Here's how it works:**

### Join the conversation



Introduction



Revenue



Vision



Contact



Review

25% complete

### What strategies should Edmonds pursue to increase City revenues?



Anonymous wrote:

84 remaining

**Charge for downtown Halloween trick or  
treating or other big events**



Agree



Disagree

Pass / Unsure

# Focus Group #1

April 16, 2025



**What makes Edmonds special?**

**Where does Edmonds stand to improve?**

**What am I not willing to give up under any circumstances?**

# Focus Group #2

April 30, 2025

## Non-Property Tax Revenue-Generating Ideas

More  
Retail

Paid Parking

Add Red-light  
Cameras

Sell City  
Amenities

Gambling

Increased density

Sell City Hall

B&O Tax

Car tabs

Sales Tax Increase

Esperance

Impact Fees

And Several More!

# Online conversation

May 9–25, 2025

### Join the conversation

Introduction Revenue Vision Contact Review

25% complete

**What strategies should Edmonds pursue to increase City revenues?**

Anonymous wrote: 11 remaining

“Adopt-a-Park” or community fundraising program: City-led charity drives for parks, trails, and rec centers allowing business sponsorships.

Agree  Disagree  Pass / Unsure

Are your perspectives or experiences missing from the conversation? If so, add them in the box below — one at a time.

Share your perspective (you are not replying — submit a

## Polis

“An open-source, real-time system for gathering, analyzing and understanding what large groups of people think in their own words, enabled by advanced statistics and machine learning.”



**Objective:** host a **large**, but **community-written** conversation

# Two weeks.

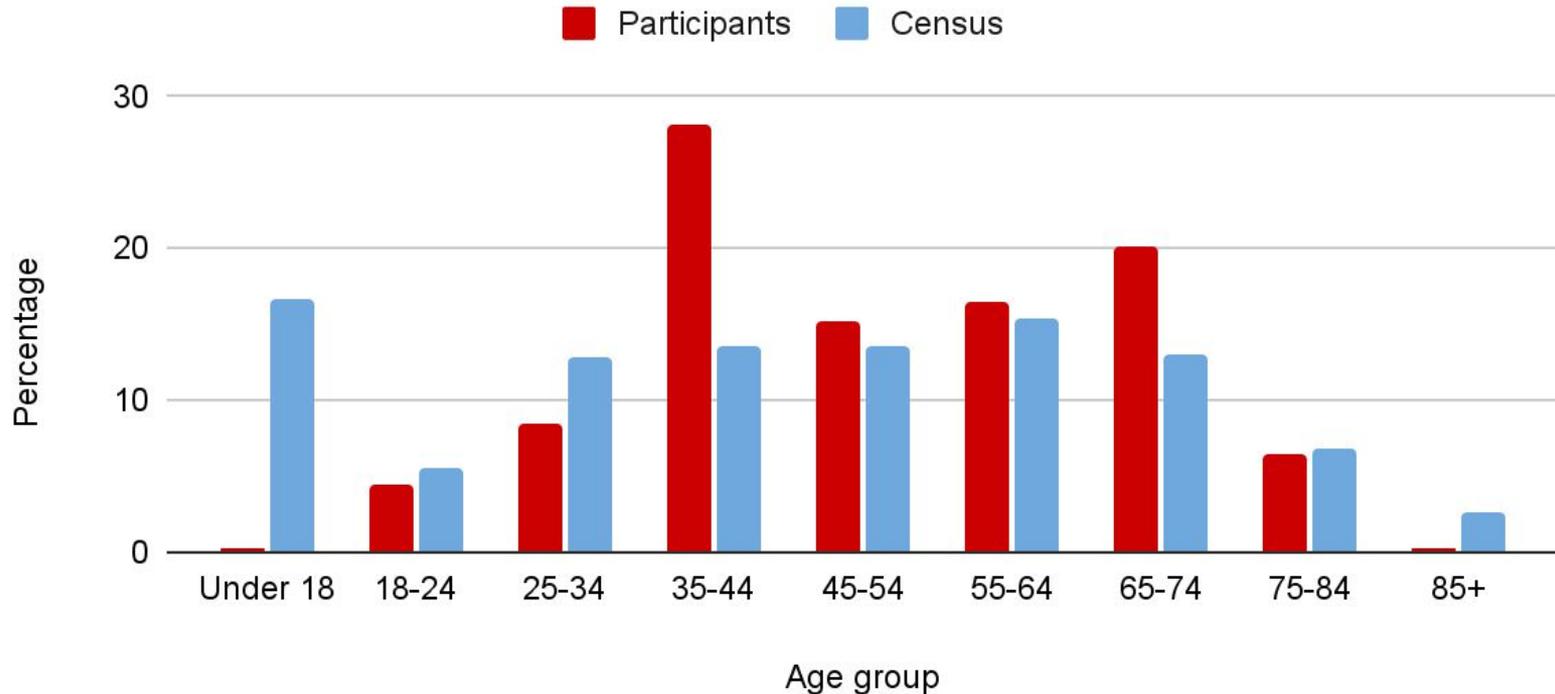
# 598

# Participants!

- Nearly 600 members of our community participated.
- 43,395 votes were cast.
- 683 ideas were submitted.

# Conversation participants (n=376) vs. Census demographics, Edmonds (ACS 2023)

Age group distributions (%)



These ideas belong to the

**community.**



# VISION

We agreed on  
some  
things...

*"We should maintain our current public amenities (e.g. FAC, public parks, Wade James Theatre, Yost Poll, ECA, etc.)."* 92%

*"Edmonds should be viewed by people of all ages to be an attractive place to call home."* 87%

*"Safety should be a top priority."* 80%

*"Edmonds should promote the growth and development of neighborhoods in strategic areas of the city to allow for more homes and ground-floor retail/commercial."* 69%

...more than  
others!

*“The downtown retail core of Edmonds should be car-free.” 40%*

*“We should invest in protected bike lanes to make the city safer for kids to bike.” 46%*

*“Keep the bowl area close to as-is for the next 50 years.” 48%*

*“We should pay 30-40% less for police service and match Shoreline’s per resident cost.” 30%*

*"We should promote and foster local business variety."* 92%

*"We should support strong local journalism."* 78%

# But we did agree on a lot!

*"Walkable, bikeable, quiet, clean air and housing options at various price points throughout all neighborhoods."* 79%

*"Edmonds should invest in safer, wider sidewalks to promote increased walkability."* 62%

*"We should prioritize and support our creative district and arts culture."* 76%

*"We should use tax dollars to improve and add parks and amenities beyond the Bowl."* 71%

*"Edmonds should have geographic representation (legislative districts) on city council to avoid overrepresentation from any one particular area."* 70%

*"We should pursue policies to increase and diversify our property tax base."* 64%

*"We should have city-staffing levels that are not disproportionately lower than cities of comparable size and location."* 68%

# NEW

# REVENUE

# S

We agreed on  
some  
things...

*"We could generate additional revenue by allowing more ground-floor business/retail opportunities in strategic locations."* **80% AGREE**

*"I am open to additional revenue being generated from charging for admissions to our public parks."* **92% DISAGREE**

*"I'm open to additional revenue being generated from adding school zone speeding cameras to more schools"* **71% AGREE**

*"I am open to additional revenue being generated from selling city-owned amenities (e.g. Frances Anderson Center, parks/greenspace, Wade James Theatre, etc.)"* **86% DISAGREE**

...more than  
others!

*"Rather than charging for parking on public streets, I want paid parking lots or a central garage, with street parking remaining free"* 42%

*"Frances Anderson Center is often mentioned as a scare tactic. How about selling the Arts annex next to the sewage plant? Seems like surplus."* 35%

*"I am open to additional revenue being generated from introducing an Employee/Head Tax, similar to Lynnwood"* 33%

*"We should increase the utility connection fee."* 30%

*"I am open to additional revenue being generated from increasing motor vehicle license fees from \$40 to \$50."* 69%

*"We should install more red-light cameras in high traffic areas."* 58%

**But we did  
agree on a  
lot!**

*"I am open to additional revenue generated from increasing the renewal fee for business license permits."* 53%

*"I think charging for parking in our downtown core during peak hours could help increase revenues."* 53%

*"We should allow gambling within city limits, so that we can tax it."* 64% MAJORITY DISAGREE

*"I am open to additional revenue being generated from an increase in the retail sales tax rate (Lynnwood, Mountlake Terrace, and Mukilteo all currently have higher sales tax rates)." 61%*

*"I am open to additional revenue being generated from annexing Esperance (currently unincorporated)." 68%*

*"Hire a grant writer! The last council nixed it from the budget, but a grant writer pays for themselves over and over and frees up city staff."* 74%



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**CONSENSUS  
STATEMENTS**

**DIVISIVE  
STATEMENTS**

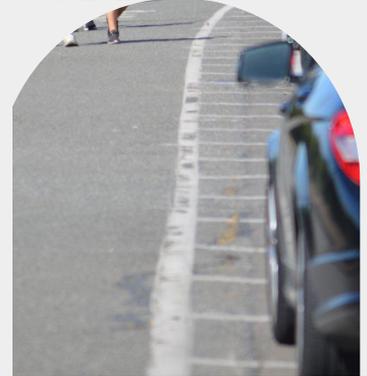
# What did we do with this data...



1. Help us define what  
“Vibrancy” means for Edmonds

2. Determine the  
Cost of Running a  
“Vibrant” Edmonds

3. Prioritize New  
Revenue Streams for  
Edmonds



# PART I: VIBRANCY

*“Vibrant”* Adjective

**Full of life, vigor, energy**

**Natural  
Environment**

**Amenities (FAC, parks,  
Chamber events,  
theatres, etc.)**

**Local Businesses**

**Destination  
Restaurants/Boutiques**

**Safe Streets**

**Growing Pop. of  
Young Families**

**Community Pride**

**Civic Engagement**

**Strong Journalism  
Strong Schools**

**Economic  
Accessibility**

**“One” Edmonds**

**Better Leverage  
Resident Input**

**More  
Revenue-Forward  
Policies**

**Improve Walkability (e.g.  
expanded sidewalks,  
protected bike lanes,  
community transport)**

**More Community  
Hubs/Destination  
Neighborhoods**

**Geographic  
Representation on  
City Council  
(Move to Districts)**

**What are  
residents **NOT**  
willing to give up?**

Downtown Views

History & Culture (murals, landmarks, arts)

Amenities (FAC, Yost Pool, Theatres)

Parks/Green Spaces

Local Business Variety

Public Safety

# PART II: COST ANALYSIS

**What's the required GF size to sustain  
a “vibrant” Edmonds?**

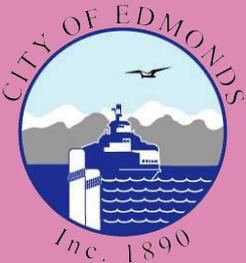
# An important note:

**We endeavor to build a budget that doesn't just get us to financial solvency.**

**Our goal as a city should never be to just get by.**

**Rather, we should build a budget that affords Edmonds the opportunity to thrive for generations to come.**

# 4 Independent Recommendations



## City Departments

Recommendations  
provided on June 3



## City's Paid Consultant

Former Budget  
Director of Redmond,  
Kenmore, Spokane

## Citizen Groups

### 1. Blue Ribbon Panel



### 2. Keep Edmonds Vibrant!

**Keep  
Edmonds  
Vibrant!**

# Blue Ribbon Panel

## 1. Revenue Generation

- a. New Fees
- b. Annexation to the Regional Fire Authority
- c. New Taxes

## 2. Expenditure Reductions **(temporary)**

- a. Hiring Freeze
- b. Deferring capital projects
- c. Headcount Reductions and Professional Service Cuts

## 3. Improved Budgeting Practices

## 4. Technology and Process Improvements



# We looked at comparable cities...

	Edmonds	Lynnwood	Issaquah	Bothell	Redmond
Population	42,783	40,953	39,472	48,610	75,721
Median Household Income	\$116,095	\$76,439	\$153,786	\$132,232	\$162,099
Median Home Value	\$840,200	\$635,800	\$934,100	\$871,300	\$1,090,000

# ...and our budget is significantly smaller.

	EDMONDS	LYNNWOOD	ISSAQUAH	BOTHELL	REDMOND
<b>2025-26 Biennial Budget</b>	<b>\$98,863,396</b>	<b>\$145,800,000</b>	<b>\$126,341,000</b>	<b>\$115,200,000</b>	<b>\$371,552,000</b>
<b>Yearly Budget</b>	<b>\$46,287,767</b>	<b>\$72,900,000</b>	<b>\$63,170,500</b>	<b>\$57,600,000</b>	<b>\$185,776,000</b>
<b>Per Capita Expenditures</b>	<b>\$1,082</b>	<b>\$1,780</b>	<b>\$1,600</b>	<b>\$1,185</b>	<b>\$2,321</b>
<b>Avg</b>	<b>\$1,522</b>				

*Note: To make fair and authentic comparisons between city budgets, we made modifications to these budgets to provide the most apples-to-apples comparisons. For instance, Bothell and Issaquah account for fire services in their GF expenditures; Lynnwood does not, and Edmonds only accounts for fire services in '25, but not '26. Accordingly, we removed expenditures for fire services from all jurisdictions. Additionally, Issaquah does not fund Public Works Administration from their GF; accordingly, Public Works Administration expenditures were added back to Issaquah's budget to make a fair and authentic comparison to other jurisdictions that do count public works administration in their GF. Finally, some jurisdictions did not offer annual breakdowns of their biennial budget. For instance, Bothell publishes only a combined '25 & '26 budget. In this particular case, we averaged the two years to estimate their annual budget.*

# Our staffing levels are lower

## Full-Time Employee (FTE) Count

	Edmonds	Lynnwood	Issaquah	Bothell
<b>Executive</b>	2	10	10	16.5
<b>Police</b>	84	129	82	81
<b>Parks &amp; Rec</b>	32	46	39	19*
<b>Finance</b>	4*	23	14	12
<b>TOTAL</b>	<b>280*</b>	<b>357</b>	<b>299</b>	<b>325*</b>

# Our pay for some positions are low

## Full-Time Employee (FTE) Cost Per Employee 2025

	Edmonds	Lynnwood	Issaquah	Bothell
<b># Police FTE</b>	<b>84.8</b>	<b>129.5</b>	<b>82</b>	<b>81</b>
<b>Salaries/Benefits</b>	<b>\$15,169,000</b>	<b>\$24,250,000</b>	<b>\$11,756,000</b>	<b>\$14,257,500</b>
<b>Cost per Employee</b>	<b>\$178,880</b>	<b>\$187,259</b>	<b>\$143,366</b>	<b>\$176,019</b>
<b># Parks FTE</b>	<b>32.1</b>	<b>46.5</b>	<b>38.75</b>	<b>19*</b>
<b>Salaries/Benefits</b>	<b>\$3,661,000</b>	<b>\$8,200,000</b>	<b>\$6,618,200</b>	<b>\$3,096,500</b>
<b>Cost per Employee</b>	<b>\$114,050</b>	<b>\$176,344</b>	<b>\$170,792</b>	<b>\$162,974</b>

# Residents want a fully-staffed city

*“We should have city-staffing levels that are not disproportionately lower than cities of comparable size and location.”*

**68% SUPERMAJORITY**

**AGREE**

- We **COMPARABLY FUND** and staff our **POLICE OFFICERS.**
- We **UNDERSPEND** on, and under staff, our **PARKS.**
- We **UNDERSPEND** on, and under staff, our **FINANCE** department.
- We **UNDERSPEND** on, and under staff, our **EXECUTIVE** (mayor’s) department.
- We **UNDERSPEND** on, and under staff, our **PLANNING AND ECONOMIC DEVELOPMENT** departments.

# A vibrant Edmonds costs money

- To be on par with our comparable peer cities (avg. \$1,522/resident), a “Vibrant” Edmonds requires being in the range of **~\$65 Million** annual expenditures for a city of our size and characteristics.
- That’s a **~\$19M difference** from what we’re currently spending (~\$46M).
- +\$2.6M/yr in needed investments per consultant’s recommendation (\$1M street improvements, \$500K facilities maintenance, \$300k IT replacements, \$800K loan reimbursements).

# To fully fund a vibrant Edmonds:

**\$68 Million\*** NOT \$46 Million

- To **operate on par** with comparable peer cities in our region.
- To **fully staff** our departments and set them up for success.
- To **protect and maintain** our Frances Anderson Center, parks and amenities.
- To **fully fund** a vibrant Edmonds.

*\*We also recommend pegging future revenue/expenditure growth to historical inflation.*

# PART III: REVENUE GENERATION

WHERE SHOULD THE ADDITIONAL  
REVENUE COME FROM?

**Historically** , we've done a really bad job of seizing opportunities to expand our revenue base.

**And because of it, we find ourselves in our current position.**

**We can't afford to make these mistakes again.**

**“We’ve made decisions in the past that, in some cases, have benefited others and impacted us...That revenue stream that is benefiting another city could have benefited us.”**

***Mayor Rosen 10/25/24  
My Edmonds News***



# Dismayed Port of Edmonds Withdraws Harbor Square Redevelopment Plan

The Port of Edmonds has withdrawn its application to the city for a major mixed retail residential development downtown near the marina after the City Council moves to craft its own plan.



Greg Johnston, Patch Staff 

Posted Tue, Apr 9, 2013 at 4:20 pm PT | Updated Tue, May 7, 2013 at 1:46 pm PT



## Council gets first look at Edmonds Citizens' Housing Commission recommendations

Posted: March 17, 2021

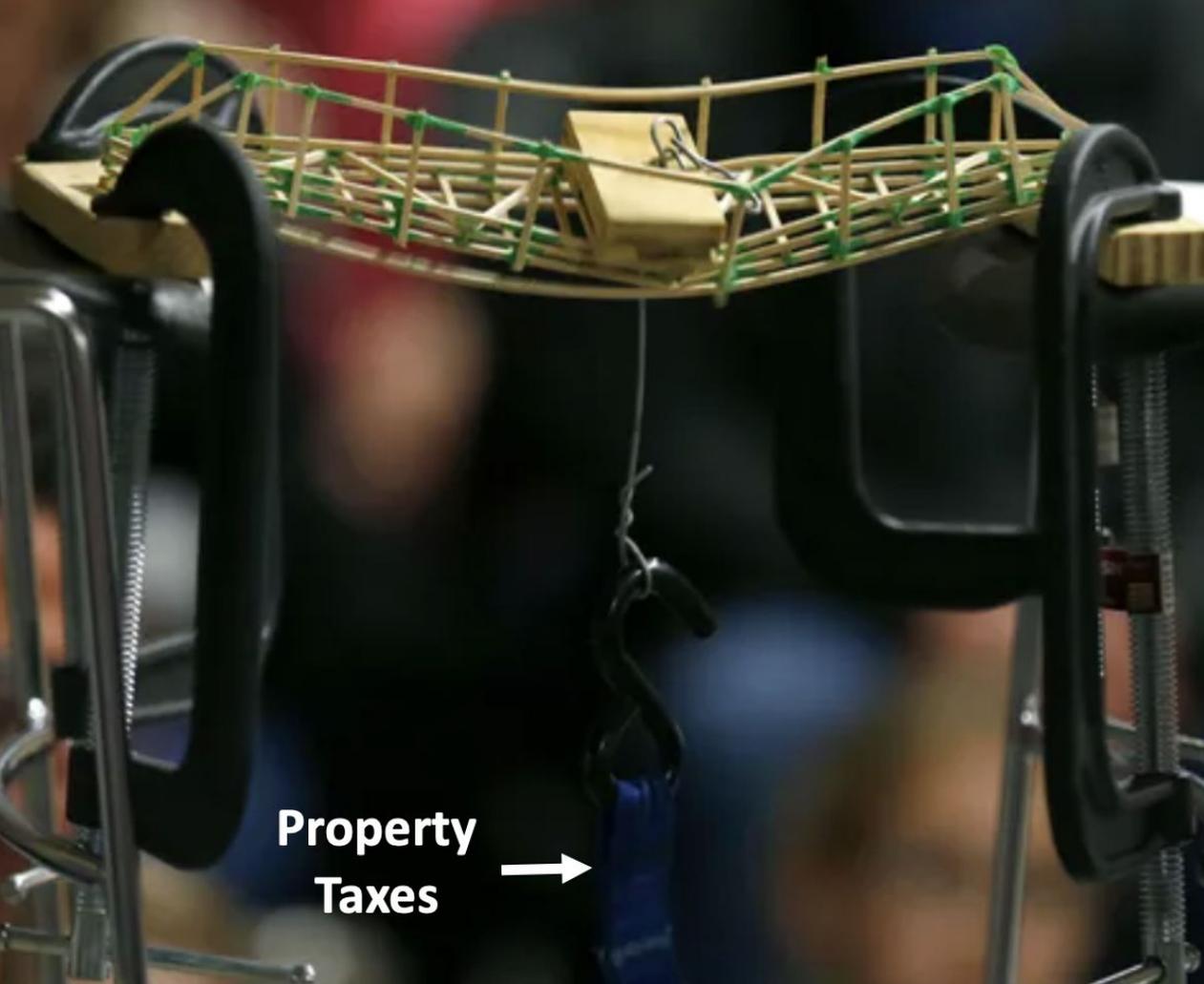


The first Citizens' Housing Commission open house, held in February 2020 before the COVID shutdown, elicited lively discussion among the participants and provided valuable information that helped shape the final commission recommendations.

**Those were all missed opportunities.**

**We can't afford to make them again.**

**So how do we proceed?**

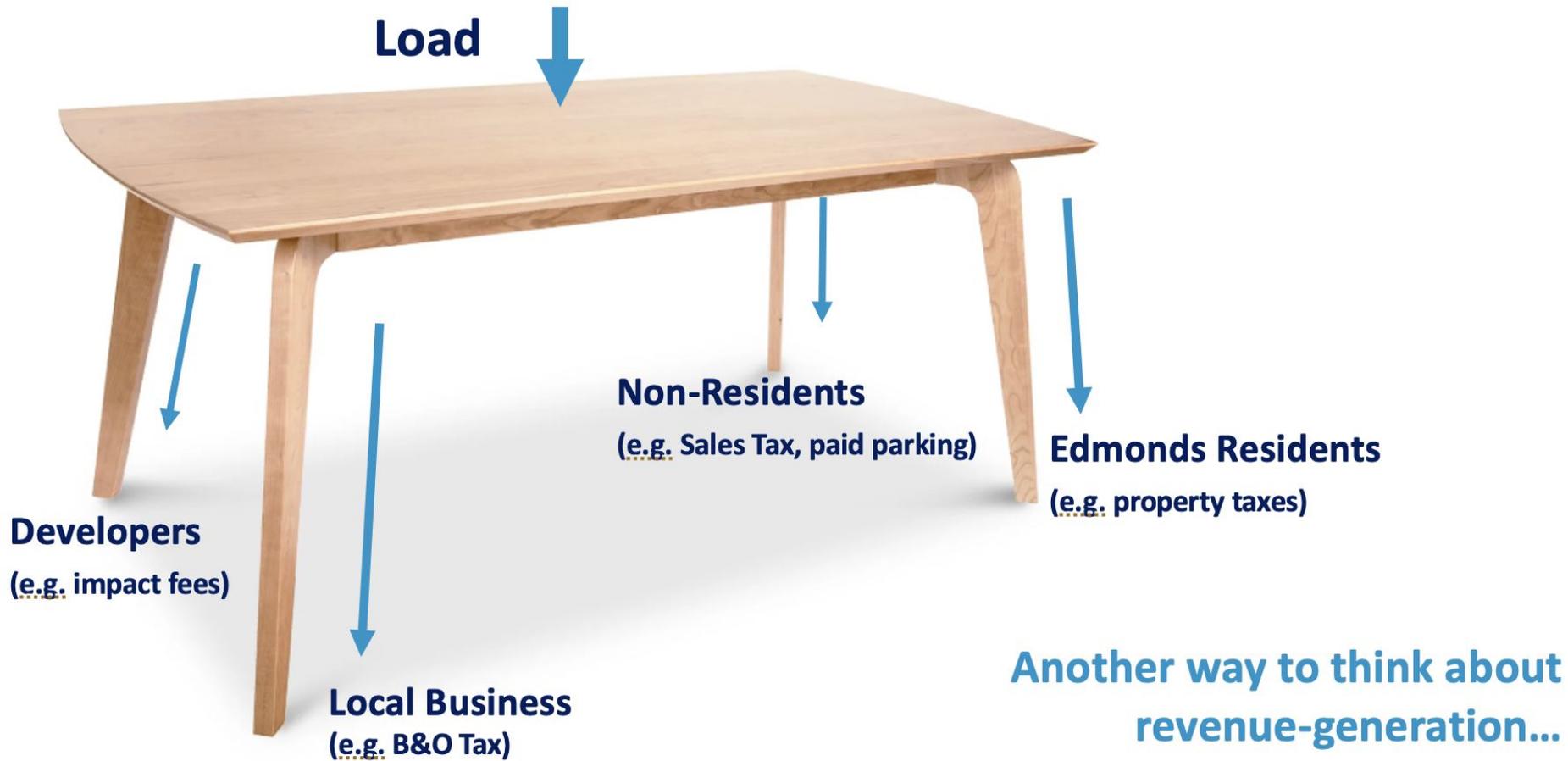


**Property  
Taxes**



**One way to think about  
revenue-generation...**

**...done solely through  
increased property  
taxes will equally  
disrupt efforts to  
promote future  
vibrancy.**



Another way to think about revenue-generation...

**...LOAD DISTRIBUTION**

**NEW REVENUES**

**(NON-PROPERTY TAX RELATED)**

# Changes already implemented to the tune of \$700,000.

CHANGE ALREADY IMPLEMENTED			
1	Increased Program Fees: Parks	\$162,721	Authorized in budget process and began 1/1/25
2	Utility Rates	\$150,000	3-year (2024, 2025 and 2026) utility rate adjustments approved fall 2023. Water 9.0% per year; Stormwater 8.5% per year and Sewer 10.5% (2024) and 10.0% (2025 and 2026)
3	Sell police cars	\$100,000	Reduces funds required to replenish the B-Fund - \$410,000 is a one time refund to the B-Fund today - estimated annual savings of \$100,000 in reductions to the interfund rental rates from PD moving forward.
4	Increased Facility Rental Fees: Parks	\$57,125	Authorized in budget process and began 1/1/25
5	RFA Annexation retain funds	\$42,000	Approved by voters
6	Increase/Pass Through Credit Card Fees: Parks	\$40,420	Authorized in budget process and began 1/1/25
7	Provide Street Striping Services to Others	\$40,236	Service was provided to Mukilteo
8	Increase Concession and Vendor Participation: Parks	\$38,170	Current fee is 10% of gross revenue
9	Increased Lease Rates for Existing Tenants: Parks (FAC)	\$21,041	CPI-U + additional rooms (2025 rate increase already in place) Authorized by Council in Lease approval
10	Increase/Pass Through Credit Card Fees: Planning	\$15,000	
11	Engineering Permit Fees	\$14,300	CPI adjustment of 3.8% for 2025. This amount may go up or down depending on development activity in 2025 - will want to make sure that these offset all direct and indirect costs
12	Increase fees for city services provided at Special Events	\$10,740	This began 1/1/25 and is in place now (Estimate does not include Police)
13	Building and Planning Permit Fees	\$5,000	Council passed resolution for CPI increases to fees, based on Dept. recommendation, effective Jan. 2025 - will want to make sure that these offset all direct and indirect costs
14	Staff Charges for Technical Review	\$10,000	Clarification on hourly rates to review engineering permits to increase permit revenue to off-set staff costs. Additional annual revenue dependent on permit activity.
15	Increased Event Sponsorships (City Events)	\$10,000	Examples: Movies in the Park, Sweetheart Dance, etc.
16	Increase Camera Fines from \$130 to \$145		We are currently updating g projections resulting from a delayed start
<b>ESTIMATE SUB TOTAL</b>		<b>\$716,753</b>	

# Immediate Term

Source at least **\$9,000,000** worth of new revenues by Dec. 31, 2025.

Policy Ideas	Affected Group	Estimated NET New Revenues	Popularity (Agree/Disagree/Unsure)
B&O Tax	Businesses	\$1,500,000	48% / 19% / 34%
Paid Public Parking in downtown during peak hours	Residents & Non-residents	\$250,000 Non-resident \$1,750,000 Resident Parking Pass	53% / 29% / 16%
School-Zone Speeding Cameras at ALL our Local Schools	Residents & Non-residents	\$1,000,000 (in excess of our current cameras)	71% / 22% / 6%
Pass-through Credit Card Utility Billing	Residents	\$1,000,000	N/A
Cultural/Public Safety Sales Tax Increase (.1-.3%)	Residents & Non-residents	\$1,250,000 (cultural .1%) \$1,250,000 (public safety .1%)	61% / 25% / 13%
Hire a grant writer to capture additional local, state, and federal grants.	No One!	\$1,000,000+	74% / 7% / 13%

# Note on Grants...

Edmonds is leaving REAL revenue on the table

## General funds:

	Edmonds	Lynnwood	Issaquah	Bothell
	2020-2023	2020-2023	2020-2023	2020-2023
Federal Grants	\$2,000,000	\$5,700,000	\$5,000,000	\$2,800,000
State Grants	\$570,000	\$28,500,000	\$8,700,000	\$1,400,000
Local Grants	\$340,000	\$11,000,000	\$5,000,000	\$2,300,000
<b>TOTAL GRANT FUNDS</b>	<b>\$2,910,000</b>	<b>\$45,200,000</b>	<b>\$18,700,000</b>	<b>\$6,500,000</b>

Source: State Auditor's Office <https://portal.sao.wa.gov/FIT/explore>

# Mid-Term

New revenues that will take **1-5 years** to show on books

Policy	Affected Group	Estimated NET New Revenues	Popularity (Agree/Disagree/Unsure)
Increase transportation impact and park impact fees	Developers	~\$2,000,000 per 1,000 new construction units	73% / 12% / 14%
Increase motor vehicle license from \$40 to \$50.	Residents	\$350,000 (must wait until 2027 for council to act)	69% / 20% / 9%
Annex Esperance	Non-residents	Difficult to ascertain. ~	68% / 9% / 28%

# Note on Impact Fees...

Edmonds is leaving REAL revenue on the table

	Shoreline	Edmonds	Diff. per UNIT	Diff. per 1000 UNITS
Transportation	\$4,913/unit	\$4,092/unit	-\$821	-\$821,000
Park	\$3,622/unit	\$2,340/unit	-\$1,282	-\$1,282,000
Total			-\$2,103	-\$2,103,000

# Long-Term

New revenues that will take **5+ years** to show on books

Policy	Affected Group	Estimated NET New Revenues	Popularity (Agree/Disagree/Unsure)
Grow and diversify property tax base by permitting greater density in strategic areas around the city.	Developers	Millions	69% / 13% / 16%
Grow sales tax base by permitting more ground-floor retail/commercial in strategic areas around the city.	Businesses	Millions	82% / 6% / 11%
Grow sales tax base by permitting hotels in downtown/waterfront to promote greater tourism.	Non-residents	Thousands	60% / 23% / 16%
Grow sales tax base by incentivizing the redevelopment of the waterfront/Harbor Square.	Businesses, residents, non-residents	Millions	67% / 17% / 15%
Sell and relocate city hall & police headquarters to a more central location within city.	Developers/Businesses	Millions	46% / 32% / 21% 43% / 29% / 27%

**LEVY**

# LEVY

\$21,419,000 TOTAL GAP 2025  
-\$716,000 Changes already implemented  
-\$9,000,000 Non-Prop. Tax New Revenues (immediate)  
=  
**\$11,703,000 LEVY LID LIFT AMOUNT**

# What Does a \$12m Levy Mean in Real Numbers?

- \$840,200 Edmonds **Median** Home Value
- **75 cents** per \$1,000 AV for a \$12M levy
- **=\$52.53/month** increase to the median homeowner's property tax bill.

Find out how much YOU would pay [here](#).

**\$52.53/mo.**

**to help keep  
Edmonds vibrant!**

# Our Commitment

# to You

Keep  
Edmonds  
Vibrant!

- Should the city elect to run a LEVY that promises us a Vibrant future, Keep Edmonds Vibrant will proudly take on the Citizens Group role to advocate in favor of it.
- But, the city must first commit to residents that we won't bear the entire burden of this correction.
- We ask for a commitment from Council that the city, on concurrent track, will pursue and enact policies amounting to at least \$9,000,000 of non-property tax sustained revenue growth before December 31, 2025.

Keep  
Edmonds  
Vibrant!