



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6939  
June 2, 2026  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6939: Authorizing a FEMA Building Resilient Infrastructure Grant Application for replacement of the emergency generator at the Mercer Island Community & Event Center	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve Resolution No. 1696 authorizing the City Manager to submit an application to the Washington State Military Department, Emergency Management Division for the Federal Emergency Management Agency Building Resilient Infrastructure and Communities grant program for the Mercer Island Community and Event Center Generator Replacement project and commit a 12.5% local matching share toward the total project costs.	

<b>DEPARTMENT:</b>	Finance
<b>STAFF:</b>	Matthew Mornick, Finance Director Jason Kintner, Chief of Operations Ryan Daly, Interim Parks, Recreation, and Facilities Director LaJuan Tuttle, Deputy Finance Director Amanda Keverkamp, Emergency Manager Connor Dimick, CIP Project Manager Amelia Tjaden, Management Analyst II
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Resolution No. 1696
<b>CITY COUNCIL PRIORITY:</b>	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

The purpose of this agenda item is to approve Resolution No. 1696 (Exhibit 1) authorizing the City to submit a federal Building Resilient Infrastructure and Communities grant application.

- In March, the Federal Emergency Management Agency (FEMA) released a notice of funding opportunity for the restarted Building Resilient Infrastructure and Communities (BRIC) program. This

is a nationally competitive grant program aimed at shifting the federal focus away from reactive disaster spending and toward proactive investments in community lifelines and critical infrastructure resilience. Applications are due June 15, 2026.

- MICEC serves as the City's primary emergency shelter, Emergency Operations Center (EOC), and interim City Hall. Following the permanent closure of City Hall in October 2023 due to asbestos contamination, these essential public safety operations were consolidated at MICEC.
- Since 2023, the EOC has been activated eight times, and the City has operated under declared local emergencies for over 200 days, including extended power outages. The City of Mercer Island relies heavily on MICEC to sustain operations during emergencies. The community also utilizes MICEC for the purposes of a charging station, warming or cooling shelter, and a safe gather place during emergencies.
- The facility's current 200-kW backup generator is aging and undersized for the new operational demands and was identified for replacement in the 2025-2030 Capital Improvement Program (project number 90.05.0011). The generator replacement was also included in the King County 2025-2030 Regional Hazard Mitigation Plan.
- The estimated replacement cost for the generator is \$1,250,000 - \$1,750,000. If awarded, the grant will fund up to 87.5% of the project cost, the balance is a required match.
- Resolution No. 1696 authorizes the City Manager to submit a federal BRIC grant application and commits a 12.5% local matching share toward the total project costs.

## BACKGROUND

### MICEC Emergency Generator Replacement

MICEC serves as the City's primary emergency shelter, Emergency Operations Center (EOC), and interim City Hall. Following the permanent closure of City Hall in October 2023 due to asbestos contamination, these essential public safety operations were consolidated at the MICEC.

Since that closure, the EOC has been activated eight times, and the City has operated under declared local emergencies for over 200 days, including extended power outages. The facility's current 200-kW backup generator is aging and undersized for the new operational demands. The standby power system is limited and only provides power for select emergency building systems of the MICEC (kitchen, restrooms, gymnasium, and server infrastructure), leaving critical shelter spaces like the lobby, meeting rooms, dining areas, and pet sheltering facilities entirely without emergency power during outages.

Replacement of the generator at MICEC was included in the 2025-2030 adopted Capital Improvement Program (CIP) (project number 90.05.0011). The estimated replacement cost for a new 1,000-kW generator is \$1,250,000 - \$1,750,000. The cost estimate includes replacing and upsizing the generator, reconfiguring the automatic transfer switch, and addressing upgrades to the building's electrical systems.

## ISSUE/DISCUSSION

### Grant Opportunity

On March 26, 2026, FEMA released a combined Notice of Funding Opportunity for the restarted BRIC program. This is a nationally competitive grant program aimed at shifting the federal focus away from reactive disaster spending and toward proactive investments in community lifelines and critical infrastructure resilience. The grant application requires approval of a resolution (see Exhibit 1) that authorizes submission of the grant application (also known as a "sub-application"), identifies the City Manager as the Authorized Agent

for the City, commits to a 12.5% funding match, and confirms other grant requirements. The City Manager is recommending the City apply for this funding to replace the existing 200-kW generator at MICEC with a new 1,000-kW generator and perform other required upgrades to meet emergency operational requirements.

The City must satisfy several federal and state parameters to secure application eligibility in this nationally competitive grant:

- **Local Hazard Mitigation Plan:** A federal prerequisite dictates that the City must be formally annexed into an active, FEMA-approved hazard mitigation plan. The City satisfies this requirement through the Mercer Island Annex in the King County 2025-2030 Regional Hazard Mitigation Plan ([AB 6722](#)).
- **Design Readiness Threshold:** For this combined grant cycle, WA EMD is only forwarding infrastructure proposals that meet explicit design readiness metrics. The MICEC generator replacement project timeline bridges this gap: a request for proposals for engineering and design was published in April, conceptual design (30%) is targeted for early June 2026, and full, detailed design will finish in the fall of this year.
- **Cost-Effectiveness:** The full application requires demonstrating a positive benefit-cost ratio using FEMA's strict benefit-cost analysis toolkit. The City will complete this eligibility requirement.
- **Deadlines:** Staff completed and submitted the required Step 1 Pre-Application Form to WA EMD prior to the state's April 17, 2026, cutoff. Upon a formal invitation to Step 2, the City has until June 15 to submit the detailed, final grant application. The final deadline for the State of Washington to submit its aggregated package to FEMA is July 23, 2026.

### Financial and Budgetary Impacts

BRIC grants operate on a reimbursement basis. The City will cover all project expenditures during the period of performance and submit regular billing requests to WA EMD. Eligible pre-award design and engineering costs incurred prior to the formal award are also eligible for reimbursement.

- **Preliminary Design Project Cost Estimate:** \$1,250,000 - \$1,750,000.
- **Federal Share (FEMA):** 75% of eligible direct project costs (\$938,000 - \$1,313,000).
- **State Share (WA EMD):** Washington State will contribute up to 12.5% of the matching funds (\$160,000 - \$220,000), subject to legislative approval.
- **Local Match:** The City is responsible for covering the remaining 12.5% share (\$160,000 - \$220,000).

The City Council approved \$103,405 in 2026 to design the project and that work is currently underway and will provide a more refined project cost estimate. The cost of the design work will be included as part of the City's match.

### NEXT STEPS

Upon Council approval of Resolution No. 1696, staff will finalize and submit the City's application by the June 15, 2026 deadline. The State will review all applications and decide which will be included in the final package submitted to FEMA to compete nationally by the July 23, 2026 federal deadline. If FEMA awards the grant, the City has 36 months from the date of the award to seek reimbursement for the 87.5% match.

## **RECOMMENDED ACTION**

Approve Resolution No. 1696 authorizing the City Manager to submit an application to the Washington State Military Department, Emergency Management Division for the Federal Emergency Management Agency Building Resilient Infrastructure and Communities grant program for the Mercer Island Community and Event Center Generator Replacement project and commit a 12.5% local matching share toward the total project costs.