



BEX /BTA Oversight Committee

February 13, 2026, 8:30 – 10:30 AM

JSCEE Room 2750

Minutes

1. Call to Order

- a. Luis Adan called the meeting to order at 8:31 AM
- b. Roll call:
 - i. Committee members present: Luis Adan, Warren Johnson, Mike Fink, Nicky Kamemoto-Lyons, Duncan Griffin, Adib Altallal, Sherry Edquid, Monty Anderson
 - ii. Committee members absent: Steve Tatge, Janet Donelson, Jennifer DuHamel
 - iii. Board Directors present: Jen LaVallee
 - iv. Board Directors absent: Vivian Song,
 - v. Capital Projects Staff present: Fred Podesta, Richard Best, Aliye Aliye, Becky Asencio, Vince Gonzales, Jen Lincoln
- c. The meeting agenda: Warren Johnson made a motion to approve the agenda, Mike Fink seconded. The motion passed unanimously.
- d. The meeting minutes: Mike Fink made a motion to approve the minutes from January 9, 2026. Nicky Kamemoto-Lyons seconded. The motion passed unanimously.

2. BEX V & BTA V Project Financial Updates

Capital Projects Senior Business Analyst Aliye Aliye reported on the BEX V Capital Levy through December 31, 2026. He highlighted that the scheduled levy collections were complete but that outstanding levy collections were expected to trickle in over the next several years. He clarified that the payments on the John Stanford Center for Educational Excellence would conclude this year with funds from the BTA V capital levy.

Mr. Aliye reported on the BTA V Capital Levy through December 31, 2026. He conveyed that the program was 44% and there were no variances. Mr. Best confirmed that Seattle Public Schools (SPS) financial contributions to the Memorial Stadium Project were a percentage each month based upon construction progress. He explained that the Van Asselt Solar Project team was applying for grant funding, which would be supplemented with BTA V levy dollars. He clarified that while funds remain fenced for a Downtown School Project in the BEX IV capital levy there was less urgency due to current SPS enrollment trends and budget status.

3. Board Member – BEX/BTA Committee Introductions

Richard Best conveyed that two new School Board Directors would be replacing President Topp and Director Mizrahi on the committee. He introduced Director Jen LaVallee representing District 7. He noted that Director Vivian Song was also assigned to the committee but was unable to attend the February 13 meeting.

4. Rainier Beach High School – Methane Gas

Mr. Best referred to a recent article which addressed methane distribution at the Rainier Beach High School Project. He described the measures that were taken at the project site. He highlighted the ventilation system and the below grade moisture intrusion barrier which was designed to protect against water and methane gas. He conveyed that a consultant was in the process of being hired to conduct testing for the next year and if those results continued to demonstrate that no methane entered the building the ongoing testing would be transferred to SPS environmental health staff.

The committee and staff discussed ways to respond to community concerns. Director LaVallee recommended sharing the testing results and being proactive about communicating the data.

5. Seattle Construction Cost Index/Consumer Price Index

Capital Planning Manager Becky Asencio presented findings concerning the Consumer Price Index (CPI) and the Construction Cost Index (CCI) in the construction industry in Seattle. She compared the local CCI to national CPI and CCI rates. She highlighted the impacts experienced during the Covid pandemic and recent volatility due to tariffs. She described how the data influences SPS levy planning for escalation costs.

6. Non-School Property Inventory/Potential Uses

Ms. Asencio presented an overview of SPS non-school properties. She referred to the Revised Code of Washington (RCW) and SPS Board Policies that direct the lease and sale of surplus school district properties. She presented each property and highlighted its lease status and terms of the lease. Ms. Asencio conveyed that the team was working with a consultant to review all the SPS non-school properties. She concluded her presentation noting that the Long-Range Facilities Plan to be developed later this year would include non-school properties.

7. Adjourn

Mr. Adan adjourned the meeting at 10:29 AM.