Highline Public Schools Board Action Report

DATE: June 9, 2026

FROM: Dr. Ivan Duran, Superintendent

LEAD STAFF: Jackie Bryan, Chief Financial Officer

For Introduction: 06/18/2026 For Action: 07/01/2026

I.TITLE Resolution 11-26 - Bonds To Replace and Rebuild Deteriorating Schools and Improve Safety

Select one: ☒ New Item ☐ Renewed Item ☐ Annual Item ☐ Revised Item

II. WHY BOARD ACTION IS NECESSARY

Chapter 39.36.050 of the Revised Code of Washington (RCW) sets forth that the, "governing body of a taxing district desiring to place a ballot proposition authorizing indebtedness before the voters may submit the proposition at any special election." Resolution 11-26 would authorize an election in November 2026 to seek the approval of voters to issue bonds.

III. BACKGROUND INFORMATION

Highline's Capital Planning & Construction team, working with the community-led Capital Facilities Advisory Committee (CFAC), has identified and budgeted for a bond issue in the principal amount of $595,400,000 to address aging schools and critical facility needs across Highline. The state does not provide direct funding for school construction, and Highline must run a bond to cover construction costs in order to become eligible for limited state matching grants.

The proposed bond would fund the rebuild of Sylvester Middle School at its current location, the rebuild of Cascade Middle School at the Salmon Creek site, and partial rebuilds and full modernizations of Chinook Middle School and the Southern Heights site for CHOICE Academy, along with other districtwide capital improvements.

These investments are intended to ensure students learn in safe, modern and well-maintained schools equipped to support current and future educational needs. Across Highline, bond funding would also address critical, major capital, repairs and replacement of core building systems, including heating, roofing, electrical, and plumbing infrastructure that have exceeded their intended lifespan and are no longer serviceable through routine maintenance in a fiscally responsible manner.

The proposed projects would also create updated learning environments designed to support career and technical education (CTE), STEM-based design and engineering instruction, and other hands-on learning opportunities at Chinook, Cascade, Sylvester middle schools. In addition, the bond would provide modern safety and security improvements, including updated camera systems, secure classroom hardware, modern fire systems, and controlled-entry access at the rebuilt and modernized schools.

As a result of prior planning by Highline for this authorization request, repayment of these bonds is projected to begin increasing the bond-debt portion of district property taxes from the 2026 rate of $2.30 per $1,000 of assessed value, to a projected rate of $2.36 per $1,000 in 2027.

IV. RECOMMENDED MOTION

I move that the Highline School Board adopt resolution number 11-26, which places on the November 3, 2026 ballot

for voter approval a proposition authorizing Highline to issue general obligation bonds in the principal amount of no more than $595,400,000. Proceeds from the sale of these bonds would pay the costs of capital projects, including rebuilding Sylvester, Cascade, and Chinook Middle Schools, and making other capital improvements and addressing critical needs.

V. FISCAL IMPACT/REVENUE SOURCE

The fiscal impact of this motion will be approximately $595 million in bond issuance expenditures to fully implement the capital plans developed for this bond authorization.

The revenue source for this motion is issuance of up to $595,400,000 in general obligation bonds that, by this action, will be placed before voters in an election on November 3, 2026.

Expenditure: ☒ One-time ☐ Annual

VI. APPLICABLE POLICY(S)

This action is in compliance with the following:
RCW 28A.530.010 & 020, RCW 39.36.050, RCW 84.52.056 and Policy 6910 - Construction Financing

VII. ALTERNATIVES

Failure to approve this resolution would result in school building conditions continuing to deteriorate and the current maintenance backlog increasing substantially.

VIII. COMMUNITY ENGAGEMENT

Community Engagement Required: ☒ Yes ☐ No

At the June 3, 2026, school board meeting, CFAC presented this proposed bond package following two years of planning, study, deliberation and community engagement. CFAC serves as Highline Public Schools' primary community-led facilities planning and engagement committee, bringing families, students, staff and residents directly into the process of evaluating Highline's facility needs and shaping long-term capital investment recommendations. The committee reached strong consensus before advancing this recommendation to the board.

CFAC was established in 2015 following two unsuccessful bond measures that highlighted the need for deeper and more representative community involvement in facilities planning. Since that time, CFAC recommended the district's successful 2016 and 2022 bond packages. The committee includes residents selected through a lottery process, as well as representatives appointed by local jurisdictions, community organizations, and high schools, ensuring a broad cross-section of community perspectives.

To inform its recommendation, CFAC conducted several community ThoughtExchanges to support their decision. ThoughtExchanges included feedback from staff, students, families, and community members from impacted school communities, as well as feedback from families and staff across Highline.

Staff also led several listening sessions with staff and community members, and the district also surveys families and the broader community regarding their priorities. The feedback has been a consistent and strong demand for access to modern, safe learning environments and buildings.

Finally, independent pro and con committees will be formed, and those committees will submit statements for and against the bond proposition that will be printed in the November voters' pamphlet.

IX. ATTACHMENTS

Highline Resolution No. 11-26
Pro and Con Committee Appointment Form (for reference at Action)

HIGHLINE SCHOOL DISTRICT NO. 401
KING COUNTY, WASHINGTON
(HIGHLINE PUBLIC SCHOOLS)

PROPOSITION NO. 1 - BONDS TO REPLACE AND REBUILD DETERIORATING SCHOOLS AND IMPROVE SAFETY

RESOLUTION NO. 11-26

A RESOLUTION of the Board of Directors of Highline School District No. 401, King County, Washington, providing for the submission to the voters of the District at a special election to be held on November 3, 2026, in conjunction with the State general election to be held on the same date, of a proposition authorizing the District to issue general obligation bonds in the aggregate principal amount of no more than $595,400,000, for the purpose of paying costs of replacing or rebuilding four deteriorating schools (Cascade, Chinook, Sylvester, CHOICE Academy), making critical districtwide core building system upgrades, and implementing districtwide health, security, fire system and earthquake safety upgrades, the principal of and interest on such bonds to be payable from annual excess property tax levies; designating the District's Chief Financial Officer and bond counsel to receive notice of the ballot title from the Auditor of King County, Washington; authorizing a request for a Certificate of Eligibility from the State Treasurer for participation in the Washington State School District Credit Enhancement Program pursuant to chapter 39.98 RCW; and providing for related matters.

ADOPTED: JULY 1, 2026

This document prepared by:

FOSTER GARVEY P.C.
1111 Third Avenue, Suite 3000
Seattle, Washington 98101
(206) 447-6264

HIGHLINE SCHOOL DISTRICT NO. 401
KING COUNTY, WASHINGTON
(HIGHLINE PUBLIC SCHOOLS)

RESOLUTION NO. 11-26

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BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HIGHLINE SCHOOL DISTRICT NO. 401, KING COUNTY, WASHINGTON, as follows:

Section 1. Findings and Determinations. The Board of Directors (the "Board") of Highline School District No. 401, King County, Washington (the "District"), takes note of the following facts and makes the following findings and determinations:

(a) The existing condition of aging school facilities and systems and associated rising maintenance costs, the need to improve student, staff and community safety, security and accessibility (including secure entrances and security camera upgrades), and the need to enhance the student learning environment, improve and expand educational opportunities and provide necessary student educational programs (including career/technical learning spaces), require the District to replace and rebuild deteriorating and educationally outdated schools and infrastructure by making the following neighborhood school improvements and safety upgrades: replacing or rebuilding four deteriorating schools (Cascade, Chinook, Sylvester, CHOICE Academy), making critical districtwide core building system upgrades, implementing districtwide health, security, fire system and earthquake safety upgrades, and developing designs and plans for construction, redevelopment or replacement of schools and facilities of the District, all as more particularly defined and described in Section 2 herein (the "Projects").

(b) The District lacks sufficient money to pay costs of the Projects.

(c) To pay costs of the Projects, it is necessary and advisable that the District issue and sell unlimited tax general obligation bonds in the aggregate principal amount of no more than $595,400,000 (the "Bonds"), or such lesser maximum amount as may be legally issued under the laws governing the limitation of indebtedness or required to carry out and accomplish the Projects.

(d) Pursuant to Article VII, Section 2(b) and Article VIII, Section 6 of the Washington Constitution and laws of the State of Washington, including Revised Code of Washington ("RCW") 28A.530.010, RCW 28A.530.020, RCW 39.36.050 and RCW 84.52.056, the District may submit to its voters at a special election, for their approval or rejection, a proposition authorizing the District to issue the Bonds to pay costs of the Projects and to levy annual excess property taxes in amounts sufficient to pay principal of and interest on the Bonds when due (*i.e.*, repay the Bonds).

(e) The best interests of the District's students and other inhabitants require the District to carry out and accomplish the Projects.

Section 2. Description of the Projects. The Projects to be paid for with proceeds of the Bonds, including interest earnings thereon ("Bond Proceeds"), are more particularly defined and described as follows:

(a) Construct a new middle school to replace Cascade Middle School on a site to be determined by the Board, all as determined necessary and advisable by the Board.

(b) Rebuild and modernize Chinook Middle School, including, but not limited to: (1) replacing the oldest, most outdated buildings, facilities and infrastructure with new construction; (2) renovating and updating existing usable buildings and integrating such buildings with the new construction; and (3) removing and replacing portables with permanent classrooms, all as determined necessary and advisable by the Board.

(c) Construct a new middle school to replace Sylvester Middle School on a site to be determined by the Board, all as determined necessary and advisable by the Board.

(d) Rebuild and modernize the former Southern Heights Elementary School and site as a new facility and site for CHOICE Academy, all as determined necessary and advisable by the Board.

(e) Make critical districtwide core building system upgrades and site improvements, including, but not limited to: (1) upgrading building systems to improve operational efficiency and occupant comfort; (2) improving and upgrading plumbing and hot water systems; (3) upgrading aging heating, ventilation and air climate systems and equipment; (4) replacing and upgrading aging critical electrical infrastructure; (5) upgrading and replacing aging roofing systems; (6) upgrading key kitchen equipment, including walk-in freezers and coolers; (7) upgrading and modernizing elevator equipment; (8) upgrading inefficient exterior windows; (9) making site improvements; and (10) making other critical districtwide core building system and site improvements, all as determined necessary and advisable by the Board.

(f) Implement districtwide health, security, fire system and earthquake safety upgrades, including, but not limited to: (1) upgrading health, safety and security systems and equipment; (2) upgrading fire alarm systems; (3) improving deteriorating exterior wall systems; and (4) making other districtwide health, security, fire system and earthquake safety upgrades and improvements, all as determined necessary and advisable by the Board.

(g) Develop designs and plans for construction, redevelopment or replacement of Valley View Early Learning, Hilltop Elementary School and other schools and facilities of the District, all as determined necessary and advisable by the Board.

(h) Acquire, construct and install all necessary furniture, equipment, apparatus, accessories, fixtures and appurtenances in or for the foregoing, all as determined necessary and advisable by the Board.

(i) Pay incidental costs and other capital costs incurred in connection with carrying out and accomplishing the Projects pursuant to RCW 39.46.070 and other applicable laws. Such incidental costs and other capital costs constitute a part of the Projects and include, but are not limited to: (1) costs related to the issuance, sale and delivery of the Bonds; (2) payments for fiscal and legal costs; (3) costs of obtaining ratings and bond insurance; (4) costs of printing, advertising, establishing and funding accounts; (5) payment of interest due on the Bonds for up to six months after completion of construction; (6) necessary and related engineering, architectural, planning, consulting, inspection, permitting and testing costs; (7) administrative, managerial and relocation costs; (8) site acquisition, assessment and improvement costs; (9) demolition costs; (10) costs related to demolition and/or deconstruction of existing school facilities to recycle, reclaim and repurpose such facilities and/or building materials; (11) costs of on-site and off-site utilities and road improvements; and (12) costs of other similar activities or purposes, all as determined necessary and advisable by the Board.

The Projects, or any portion or portions thereof, shall be accomplished insofar as is practicable with available Bond Proceeds, together with any other money of the District legally available therefor, and in such order of time as shall be determined necessary and advisable by the Board. Subject to Section 6 of this resolution, the Board shall allocate the Bond Proceeds, together with any other money of the District legally available therefor, between the various parts of the Projects so as to accomplish, as near as may be, all of the Projects. The Board shall determine the exact order, extent and specifications for the Projects. The Projects are to be more fully described in the plans and specifications to be filed with the District.

Section 3. Calling of Election. The Director of Elections of King County, Washington, as *ex officio* Supervisor of Elections (the "Auditor"), is requested to call and conduct a special election in the District, in the manner provided by law, to be held on November 3, 2026, in conjunction with the State general election to be held on the same date, for the purpose of submitting to the District's voters, for their approval or rejection, the proposition authorizing the District to issue the Bonds to pay costs of the Projects and levy annual excess property taxes to repay the Bonds.

If the proposition is approved by the requisite number of voters, the District will be authorized to issue, sell and deliver the Bonds in the manner described in this resolution, spend the Bond Proceeds to pay costs of the Projects, and levy annual excess property taxes to repay the Bonds. The Bond Proceeds may be used, either with or without additional money now available or hereafter available to the District, for capital purposes only, as permitted by law, which does not include the replacement of equipment.

Section 4. Authorization to Issue the Bonds. The Bonds authorized may be issued as a single issue, as a part of a combined issue with other authorized bonds, or in more than one series, all as determined necessary and advisable by the Board and as permitted by law. Further, the Bonds may be issued, as determined necessary and advisable by the Board, as taxable bonds, tax-exempt bonds and/or any other type of bonds that are now or in the future may be authorized under applicable state and federal law.

Each series of the Bonds shall be issued as fully registered bonds; shall bear interest payable as permitted by law; shall mature within 21 years from the date of issuance of such series of the Bonds (but may mature at an earlier date or dates as fixed by the Board); shall be paid by annual property tax levies sufficient in amount to pay both principal and interest when due, which annual property tax levies shall be made in excess of regular property tax levies without limitation as to rate or amount; and shall be issued and sold in such manner, at such times and in such amounts as shall be required for the purpose for which each series of the Bonds are to be issued, all as determined necessary and advisable by the Board and as permitted by law. The life of the Projects to be financed with the Bond Proceeds shall, as near as practicable or as otherwise required by law, equal or exceed the term of the respective series of Bonds that finance such Projects. The amount, date, denominations, interest rates, payment dates, final maturity, redemption rights, price, and other terms and conditions of the Bonds (or parameters with respect thereto) shall be hereafter fixed by one or more resolutions of the Board authorizing the issuance, sale and delivery of each series of Bonds, which resolutions may delegate to a District officer or employee the authority to fix any of the foregoing, all as determined necessary and advisable by the Board and as permitted by law.

Pending the issuance of any series of the Bonds, the District may levy excess property taxes to repay those Bonds and may issue short-term obligations pursuant to chapter 39.50 RCW to pay for any portion of the costs of the Projects. Such obligations may be paid or refunded with the Bond Proceeds.

Section 5. Intent to Reimburse. The Board declares that to the extent, prior to the date the Bonds, or other bonds or obligations (which includes the Bonds, or other bonds or obligations, issued as tax-exempt bonds) are issued to pay costs of the Projects, the District makes capital expenditures for the Projects from money that is not (and is not reasonably expected to be) reserved, allocated on a long-term basis or otherwise set aside by the District under its existing and reasonably foreseeable budgetary and financial circumstances to pay costs of the Projects, those capital expenditures are intended to be reimbursed out of the Bond Proceeds, or proceeds of other bonds or obligations, issued in an amount not to exceed the principal amount of the Bonds provided by this resolution.

Section 6. Sufficiency of Bond Proceeds. If the Bond Proceeds are more than sufficient to carry out and accomplish the Projects (the "Excess Bond Proceeds"), and state or local circumstances require, the District may use the Excess Bond Proceeds to: (a) acquire, construct, install, equip and make other capital improvements to the District's facilities; or (b) retire and/or defease a portion of the Bonds or other outstanding bonds of the District, all as the Board may determine by resolution, after holding a public hearing thereon pursuant to RCW 28A.530.020. In the event that the Bond Proceeds, together with any other money of the District legally available therefor, are insufficient to carry out and accomplish all of the Projects, the District shall use the Bond Proceeds and other available money for paying the cost of that portion of the Projects that is determined by the Board most necessary and in the best interest of the District.

Section 7. Use of State Financing Assistance. It is anticipated that the District may receive money from the State of Washington as state financing assistance under chapter 28A.525 RCW with respect to the Projects (the "State Financing Assistance"). The State Financing Assistance shall be used, when and in such amounts as it may become available, to carry out and accomplish the Projects. If the State Financing Assistance is more than sufficient to carry out and accomplish the Projects (the "Excess State Financing Assistance"), and state or local circumstances require, the District may use the Excess State Financing Assistance to: (a) acquire, construct, install, equip and make other capital improvements to the District's facilities; (b) retire and/or defease a portion of the Bonds or other outstanding bonds of the District; or (c) provide for other purposes authorized by law, all as the Board may determine by resolution, after holding a public hearing thereon pursuant to RCW 28A.530.020.

Section 8. Alteration of Expenditures. If the Board subsequently determines that state or local circumstances, including, but not limited to, changed conditions or needs, regulatory considerations or incompatible development, should cause any alteration to the specific expenditures from the Bond Proceeds or the State Financing Assistance for the Projects, the District shall not be required to accomplish the Projects and may apply the Bond Proceeds or the State Financing Assistance (or both or any portion of each) to: (a) acquire, construct, install, equip and make other capital improvements to the District's facilities; or (b) retire and/or defease a portion of the Bonds or other outstanding bonds of the District, all as the Board may determine by resolution after holding a public hearing thereon pursuant to RCW 28A.530.020.

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Section 9. Form of Ballot Title. Pursuant to RCW 29A.36.071, the King County Prosecuting Attorney is requested to prepare the concise description of the aforesaid proposition for the ballot title in substantially the following form:

PROPOSITION NO. 1

HIGHLINE SCHOOL DISTRICT NO. 401
(HIGHLINE PUBLIC SCHOOLS)

BONDS TO REPLACE AND REBUILD DETERIORATING SCHOOLS AND IMPROVE SAFETY

The Board of Directors of Highline School District No. 401 adopted Resolution No. 11-26, concerning neighborhood school improvements and safety upgrades. This proposition would authorize the District to: replace or rebuild four deteriorating schools (Cascade, Chinook, Sylvester, CHOICE Academy), including new career/technical learning spaces, secure entrances, security camera upgrades; make critical districtwide core building system upgrades, including heating, roofing, electrical, plumbing; implement districtwide health, security, fire system and earthquake safety upgrades; issue $595,400,000 of general obligation bonds maturing within 21 years; and levy annual excess property taxes to repay the bonds, all as provided in Resolution No. 11-26. Should this proposition be:

Approved .....☐
Rejected .....☐

Section 10. Authorization to Deliver Resolution to Auditor and Perform Other Necessary Duties. The Secretary to the Board (the "Secretary") or the Secretary's designee is authorized and directed to: (a) present a certified copy of this resolution to the Auditor no later than August 4, 2026; and (b) perform such other duties as are necessary or required by law to submit to the District's voters at the aforesaid special election, for their approval or rejection, the proposition authorizing the District to issue the Bonds to pay costs of the Projects and levy annual excess property taxes to repay the Bonds.

Section 11. Notices Relating to Ballot Title. For purposes of receiving notice of the exact language of the ballot title required by RCW 29A.36.080, the Board hereby designates (a) the District's Chief Financial Officer (Jackie Bryan), telephone: 206.631.3181; email: jackie.bryan@highlineschools.org; and (b) bond counsel, Foster Garvey P.C. (Lee Marchisio), telephone: 206.447.6264; email: lee.marchisio@foster.com, as the individuals to whom the Auditor shall provide such notice. The Secretary is authorized to approve changes to the ballot title, if any, determined necessary by the Auditor or the King County Prosecuting Attorney.

Section 12. Authorization to Request Participation in Washington State School District Credit Enhancement Program. The Board finds and determines that, if the District receives voter approval to issue the Bonds in the manner described in this resolution, it will be in the best interests of the District's taxpayers to request the State of Washington's guaranty for payment of the Bonds under chapter 39.98 RCW, the Washington State School District Credit Enhancement Program.

Accordingly, the Board hereby requests the State Treasurer to issue a Certificate of Eligibility to the District pledging the full faith, credit, and taxing power of the State of Washington to guarantee the payment, when due, of the principal of and interest on the Bonds pursuant to chapter 39.98 RCW and the rules promulgated thereunder by the State Finance Committee. The Board designates each of the Secretary, the District's Chief Financial Officer and the District's Controller, or such other officers of the District who may in the future perform the duties of those respective offices, if any, and each of them acting alone, as the District officials authorized to file with the State Treasurer, on behalf of the District, the request for a Certificate of Eligibility.

Section 13. Execution; General Authorization and Ratification. This resolution may be executed by the Directors being present and voting in favor of the resolution, or only the President of the Board (the "President"), and attested by the Secretary, in tangible medium, manual, facsimile or electronic form under any security procedure or platform, and notwithstanding any other District resolution, rule, policy or procedure, or in any other manner evidencing its adoption. The President, the Secretary, the District's Chief Financial Officer, the District's Controller, other appropriate officials of the District and the District's bond counsel, Foster Garvey P.C., are further severally authorized and directed to take such actions and to create, accept, execute, send, use and rely upon such tangible medium, manual, facsimile or electronic documents, records and signatures under any security procedure or platform, and notwithstanding any other District resolution, rule, policy or procedure, as in their judgment may be necessary or desirable to effectuate the provisions of this resolution. All actions taken prior to the effective date of this resolution in furtherance of and not inconsistent with the provisions of this resolution are ratified and confirmed in all respects.

Section 14. Severability. If any provision of this resolution is declared by any court of competent jurisdiction to be invalid, then such provision shall be null and void and shall be separable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution, of the Bonds or of the levy or collection of the taxes pledged to repay the Bonds.

Section 15. Effective Date. This resolution takes effect from and after its adoption.

[*Remainder of page intentionally left blank; signature page follows*]

ADOPTED by the Board of Directors of Highline School District No. 401, King County, Washington, at a regular open public meeting held on July 1, 2026.

HIGHLINE SCHOOL DISTRICT NO. 401
KING COUNTY, WASHINGTON

_____
President and Director

_____
Vice President and Director

_____
Director

_____
Director

_____
Director

ATTEST:

_____
DR. IVAN DURAN
Secretary to the Board of Directors

CERTIFICATION

I, DR. IVAN DURAN, Secretary to the Board of Directors of Highline School District No. 401, King County, Washington (the "District"), hereby certify as follows:

1. The foregoing Resolution No. 11-26 (the "Resolution") is a full, true and correct copy of the Resolution duly adopted at a regular meeting of the Board of Directors of the District (the "Board") held at its regular meeting place on July 1, 2026 (the "Meeting"), as that Resolution appears in the records of the District, and the Resolution is now in full force and effect; and

2. The Meeting was duly convened, held and included an opportunity for public comment, in all respects in accordance with law, a quorum of the members of the Board was present throughout the Meeting, and a sufficient number of members of the Board present voted in the proper manner for the adoption of the Resolution.

Dated: July 1, 2026.

HIGHLINE SCHOOL DISTRICT NO. 401
KING COUNTY, WASHINGTON

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DR. IVAN DURAN
Secretary to the Board of Directors