

Base Reuse

CITY OF Alameda



Base Reuse

- What We Do
 - Leasing & Property Management
 - Manage all existing facilities on 880-acre site, recruit new tenants, negotiate new leases
 - 66 commercial and 68 residential leases
 - Generate over \$11 million annually in lease and license revenue
 - Maintenance & Operations
 - Base Reuse funds Public Works Dept. ~\$2M annually to execute repairs of existing facilities
 - Redevelopment
 - Implement community's plan to transform base into a mixed-use transit oriented development
 - Oversee Navy's environmental clean-up and conveyance
 - Manage planning and entitlement efforts
 - Facilitate community outreach
 - Solicit developer interest and negotiate transactions



New Initiatives

- Major New Leases
 - Google, Brix Beverage, Wrightspeed Technologies, Proximo Spirits
 - Ongoing marketing and negotiations with new potential tenants
- Phase 2 Conveyance
 - Navy conveyance and Tidelands Trust Exchange
- Site A Development
 - Implementation with Alameda Point Partners for 68-acre TOD with 800 residential units, 600,000 sq.ft. of commercial

New Initiatives

- Main Street Neighborhood Specific Plan
 - Planning document to create regulatory framework
 - Enables redevelopment of APC supportive housing facilities
- \$10 million TIGER Grant
 - Proposed West Alameda transportation improvements include Bus Rapid Transit, bus queue-jump lanes, bikeways, & pedestrian paths



Previous Cuts/Budget Demands

Operating Budget Cut 2x

1. In 1999, when cooperating services (Navy) funds ended
2. In 2002, leasing and property management were privatized when developer arrived

2013-2015

- \$4.2 million SunCal settlement

2013-2014

- \$1.2million on Nelson's Marine clean-up



Budget Approach

- **Generate more revenue than expenditures, previous years drew down on fund balance**
- **Maintain a minimum unrestricted \$2 million surplus for emergencies and contingencies**
- **Additional set-aside funds for potential pier replacements**

Budget Overview

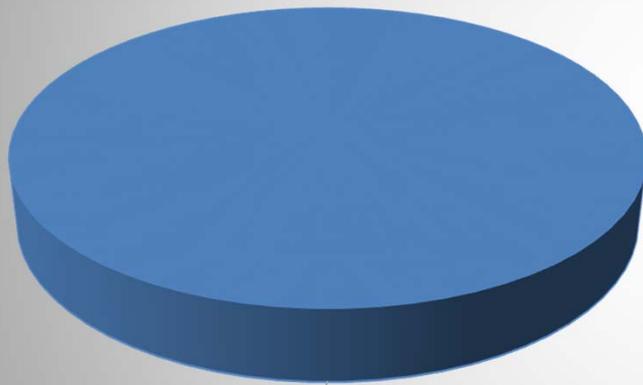
PROGRAM	FY 14-15 Projected	FY 15-16 Budget	FY 16-17 Budget
Revenues	\$11,858,000	\$12,005,000	\$11,806,000
Expenditures & Transfers Out	\$12,768,000	\$11,619,000	\$11,661,000
NET	\$(910,000)	\$386,000	\$145,000
Beginning Fund Balance	\$3,567,568	\$2,657,568	\$3,043,568
Ending Fund Balance	\$2,657,568	\$3,043,568	\$3,188,568
Pier Replacement Reserves	\$420,534	\$420,534	\$420,534
ENDING AVAILABLE FUNDS	\$2,237,034	\$2,623,034	\$2,768,034

Base Reuse

DIVISION	FY 14-15 Projected	FY 15-16 Budget	FY 16-17 Budget
Revenues			
Lease Revenue (100%)	\$11,858,000	\$12,005,000	\$11,806,000
TOTAL REVENUE	\$11,858,000	\$12,005,000	\$11,806,000
Expenditures			
Personnel Services (12%)	\$1,120,000	\$1,307,000	\$1,365,000
Services and Supplies (59%)	\$7,618,000	\$6,527,000	\$6,321,000
Fixed Charges (29%)	\$3,175,000	\$3,175,000	\$3,175,000
TOTAL EXPENDITURES	\$11,913,000	\$11,009,000	\$10,861,000

Fiscal Year 15-16

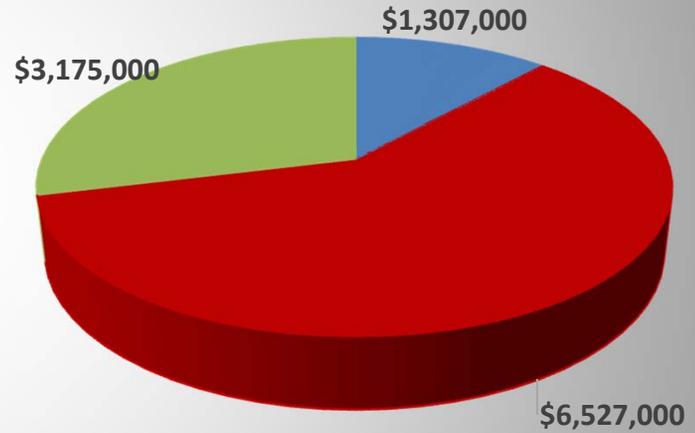
Revenues



\$12,005,000

■ Lease Revenues

Expenditures



\$3,175,000

\$1,307,000

\$6,527,000

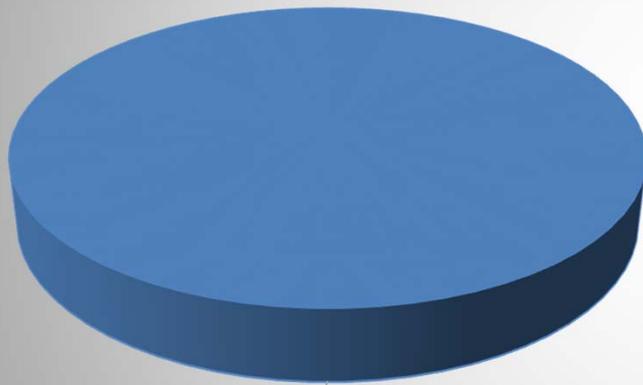
■ Personnel Services

■ Services and Supplies

■ Fixed Charges

Fiscal Year 16-17

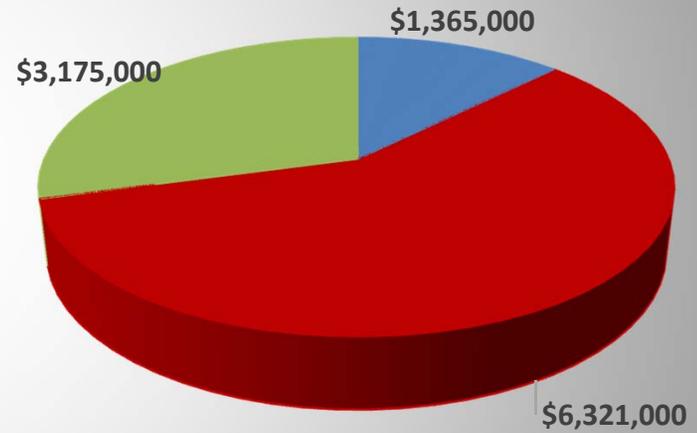
Revenues



\$11,806,000

■ Lease Revenues

Expenditures



■ Personnel Services

■ Services and Supplies

■ Fixed Charges



Questions