

**CITY OF ALAMEDA
COMMUNITY FACILITIES DISTRICT NO. 17-1
(ALAMEDA POINT PUBLIC SERVICES DISTRICT)

COMMUNITY FACILITIES DISTRICT REPORT**

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**CITY OF ALAMEDA
COMMUNITY FACILITIES DISTRICT NO. 17-1
(ALAMEDA LANDING MUNICIPAL SERVICES DISTRICT)**

INTRODUCTION. The City Council (the "City Council") of the City of Alameda (the "City") did, pursuant to the provisions of the City of Alameda Special Tax Financing Improvement Code (the "Law"), on March 7, 2017, adopt a resolution "Declaring Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes Therein - Alameda Point Public Services District" (the "Resolution of Intention"). In the Resolution of Intention, the City Council expressly ordered the preparation of a written Community Facilities District Report (the "Report") for the proposed City of Alameda Community Facilities District No. 17-1 (Alameda Point Public Services District) (the "District").

The Resolution of Intention ordering the Report did direct that the Report generally contain the following:

1. A brief description of the services proposed to be financed by the District; and
2. An estimate of the cost of providing the services, including and any City administrative costs.

For particulars, reference is made to the Resolution of Intention for the District, as previously adopted by the City Council.

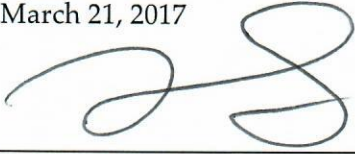
NOW, THEREFORE, I, the Acting Director of Public Works of the City of Alameda, do hereby submit the following data:

A. DESCRIPTION OF SERVICES. A general description of the services that the City Council has determined to be financed by the District is as shown in Exhibit "A" attached hereto and by this reference made a part hereof.

B. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. The proposed boundaries of the District are those properties and parcels on which special taxes may be levied to pay for the costs of the services. The proposed boundaries of the District are described on the map of the District recorded on March 9, 2017, in Book 18 at Pages 77-80 of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Alameda (instrument no. 2017058643), a copy of which map is on file with the City Clerk.

C. COST ESTIMATE. The cost estimate for the services is set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

Dated: March 21, 2017

By: 

Liam Garland,
Acting Director of Public Works,
City of Alameda

EXHIBIT A

CITY OF ALAMEDA COMMUNITY FACILITIES DISTRICT NO. 17-1 (ALAMEDA LANDING MUNICIPAL SERVICES DISTRICT)

DESCRIPTION OF SERVICES ELIGIBLE TO BE FUNDED BY THE DISTRICT

Services:

The services to be funded, in whole or in part, by the community facilities district (the "District") include the following provided or to be provided to the area within and in the vicinity of the District:

- Public safety services, including police and fire protection and, to the extent permitted by the City of Alameda Special Tax Financing Improvement Code, other general government services.
- Maintenance of bus shelters and bus stops within or adjacent to the area of the District.
- Maintenance of landscaping, publicly-owned structures and equipment in public areas and public parks, public easements and public right of way, such maintenance to include but not be limited to maintenance of planting areas, trees, bioretention filters, recreational equipment, public restrooms and drinking fountains, waterfront bulkhead improvements, and the furnishing of water for irrigation.
- Maintenance of sanitary sewers within or serving the area of the District, and including sewer systems, pipes, manholes and other appurtenances, pump stations, video inspection, FOG and root control, and sewer cleaning.
- Maintenance of sidewalks and public containers for integrated waste in or near to the area of the District.
- Maintenance of public signage in or near the District.
- Maintenance of flood protection facilities, including levees and seawalls.
- Maintenance of storm drainage systems within or serving the area of the District, and including storm drain pipes (solid and perforated), manholes, catch basins and drop inlets, cleanout of storm drains, trash capture devices and catch basin cleaning and inspection and other storm drain improvements in compliance with Municipal Regional Storm Water Permits.
- Maintenance and resurfacing of streets and roadways within or in the vicinity of the area of the District, and including slurry, overlay, curbs and gutters, curb ramps, striping and street sweeping and public parking.

- Maintenance of street lighting located within or in the vicinity of the District, and including decorative lighting and pull box assemblies.
- Maintenance of traffic signals within and in the vicinity of the District, and including electrical, LED replacement, maintenance and replacement.
- Graffiti removal from public improvements within and in the area of the District.
- Transportation demand management services and expenses, including but not limited to public or private bus services, including but not limited to the purchase of bus vehicles, purchase and distribution of or contributions towards bus and other transportation passes (including Alameda -Contra Costa Transit Districts' "EasyPass," "BikeLink" and "Clipper cards," or the equivalent of any of the foregoing), transportation demand management service staffing and other administrative costs, rideshare subsidies or contracts, website maintenance, safety educational and marketing materials, bike/pedestrian facilities, bike share station installation equipment and operations, monitoring contracts and surveys, and parking management.

The District may fund any of the following related to the services described above: the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the improvements, including repair, removal or replacement of all or part of any of the improvements, the furnishing of water for the irrigation and the furnishing of electric current or energy, for any lights or irrigation facilities, obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, obtaining supplies or appurtenant facilities necessary for such maintenance, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District, and will not supplant services already available within that territory when the District is created.

Administrative Expenses:

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of Alameda related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.

Other:

The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

EXHIBIT B

**CITY OF ALAMEDA
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(ALAMEDA LANDING MUNICIPAL SERVICES DISTRICT)**

COST ESTIMATE

	<u>Estimated Initial Annual Cost</u>
TDM Compliance Strategy	\$601,822
Municipal Services	319,397
Flood Control Maintenance, Improvements and Capital Reserve	353,288
Park and Shared Plaza Maintenance	73,140
CFD Administration	110,000
Total Estimated Initial Annual Cost	\$1,457,647
