

Approve Allocation of East Bay Municipal Utility District Fee Credits

City Council
July 18, 2017



Background

- 6/6/17 – Council approved Water Infrastructure Agreement for Alameda Point with EBMUD
 - City required to connect service to parcels and facilitate owners and tenants becoming EBMUD customers
 - EBMUD will give City a \$19.5M and \$7M credit for System Capacity Charges (SCC) and Wastewater Capacity Charges (WCF) to offset fees of existing and future tenants

Priorities for EBMUD Credits

- City Facilities
- Existing Tenants
- Upcoming Purchase Transactions
- Site A Phase 1
- Future Transactions with Public Benefits

Recommended Allocation of Credits

Summary of Staff Recommendation for Allocation of SCC & WCF Credits						
			%	SCC	WCF	Total
City Facilities			100%	\$3,000,000	\$1,000,000	\$4,000,000
Tenanted Buildings			100%	\$3,851,664	\$2,696,165	\$6,547,829
Buildings w/Purchase Options			100%	\$3,304,611	\$2,313,228	\$5,617,839
Site A Phase 1			35%	<u>\$2,815,750</u>	<u>\$1,096,835</u>	<u>\$3,912,585</u>
TOTAL				\$12,972,025	\$7,106,228	\$16,165,668
EBMUD Credits Available				\$19,554,797	\$7,569,407	\$27,124,204
Credits Remaining for Future Transactions				\$6,582,772	\$463,179	\$7,045,951

Criteria for Future Projects

- # of high-paying jobs
- Sales proceeds for infrastructure development
- In-kind infrastructure development
- Affordable and workforce housing
- Historic Preservation
- Sales tax generation
- Likelihood of attraction without incentives

City Council Action

Requested Action:

- Approve Allocation of EBMUD Fee Credits for Existing Transactions
- Provide Direction on Criteria for Allocation for Future Projects

