

Civic Center Modernization Project
Existing City Assets and Potential Revenues

Description	Potential Revenue (in \$ Millions)
<p>Existing General Fund Revenue</p> <ul style="list-style-type: none"> • Infrastructure Fund - \$1.5 M/year currently set a side – unallocated • Facilities Fund ~ \$400 K /year for Civic Center repairs. A new or renovated Civic Center would reduce the need for repairs • NOVA Space rental – currently \$330 K/year <p>Assume from the three sources above an annual revenue stream of \$2 M is pledged for debt service. Assume a 4% interest rate and 30 year term.</p>	\$35 M
<p>Land</p> <ul style="list-style-type: none"> • Former Onizuka Air Force Station (2 parcels 5.02 acres) \$17 M • 1484 Kifer Road (4.74 acres) \$11 M • Downtown Charles Street (9 Gen. Fund parcels 1.44 acres) <u>\$8 M</u> <li style="text-align: right;">Total \$36 M • Civic Center <ul style="list-style-type: none"> ○ Office \$6.5 M/acre ○ Residential \$6.5 - \$7.0 M/acre ○ Hotel \$3.5 M/acre ○ Civic Center Prototype F assumed 2 acres \$0 to \$14 M ○ Assume no revenue from the sale of land at the Civic Center based on staff recommendation 	\$36 M
<p>Use of Current General Fund Reserves</p> <ul style="list-style-type: none"> • Capital Projects reserve \$8.6 M currently unallocated • Infrastructure Fund \$7.1 M current balance + \$1.5 M FY 16-17 allocation = \$8.6 total 	\$17 M
<p>Other Funding Sources</p> <ul style="list-style-type: none"> • Park Dedication Fees - Quantities of park space vary significantly among the prototypes. Assume 10 acres of park space and related parking with development costs of \$800 K/acre • Enterprise Funds – This funding source would be available to fund a portion of City Hall. Staff dedicated to providing utility services or development review services are funded by separate enterprise funds. Enterprise funds should pay a fair share the costs related to office space to support those services. <ul style="list-style-type: none"> ○ Costs for City Hall vary among the alternatives from \$56 M to \$72 M with an average among all prototypes of \$64 M. ○ Based on a preliminary analysis assume 30% of City Hall space is allocated to enterprise funds • PEG (TV Broadcasting) – PEG funds are a revenue from cable TV providers for local television broadcasting and can be used to fund capital facilities and equipment. 	\$8 M \$19 M \$1 M
Total Estimated Potential Revenue	\$116 M