

**Civic Center Modernization Project**  
**Existing City Assets and Potential Revenues**  
**Preliminary Financing Plan**

Description	Potential Revenue (in \$ Millions)
<p><b>Existing Revenue to be used for Debt Service</b></p> <ul style="list-style-type: none"> <li>• Infrastructure Fund - \$1.5 M/year currently set a side – unallocated</li> <li>• Facilities Fund ~ \$400 K /year for Civic Center repairs. A new or renovated Civic Center would reduce the need for repairs</li> <li>• NOVA Space rental – currently \$352 K/year</li> </ul> <p>Assume from the three sources above an annual revenue stream of \$2 M is pledged for debt service. Assume a 3.5% interest rate and 30 year term.</p>	\$37M
<p><b>Land Sales</b></p> <ul style="list-style-type: none"> <li>• Former Onizuka Air Force Station (2 parcels 5.02 acres)      \$21 M</li> <li>• 1484 Kifer Road (4.74 acres)      \$18 M</li> <li>• Downtown Charles Street (9 Gen. Fund parcels 1.44 acres)      <u>\$9 M</u></li> <li style="text-align: right;">Total      \$48 M</li> </ul>	\$48 M
<p><b>Use of Current General Fund Reserves</b></p> <ul style="list-style-type: none"> <li>• Capital Projects reserve \$4.4 M currently unallocated</li> <li>• Infrastructure Fund \$8.5 M current balance at end of FY 2018-18 + \$1.5 M FY 18-19 and 19-20 allocation = \$11.5 total</li> <li>• Facilities Fund balance at end of 2017-18 = \$1.3 M + \$410 K for 2018-19 and \$345 K in 2019-20 = \$2.1 M</li> </ul>	\$18 M
<p><b>Other Funding Sources</b></p> <ul style="list-style-type: none"> <li>• Park Dedication Fees – Phase 1 of both alternatives include approximately 10 acres of open space. Assume 80% of open areas are eligible for park dedication fees and 20% are for building access. Site development costs are \$2.2 M/acre.</li> <li>• 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 of costs related to office space to support those services and would result in increased utility rates and development service fees. <ul style="list-style-type: none"> <li>○ Costs for City Hall average \$122 M including underground parking, and 20% of site development costs. Based on a preliminary analysis assume 50% of City Hall space is allocated to enterprise funds.</li> </ul> </li> <li>• 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.</li> </ul>	<p>\$18 M</p> <p>\$61 M</p> <p>\$2 M</p>
<b>Total Estimated Potential Revenue</b>	<b>\$184 M</b>

Note: Other potential funding sources could include utility cost savings and public benefit contributions.