

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

Description	Potential Revenue (in \$ Millions)
<p>Existing Revenue to be used for Debt Service</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 \$352 K/year <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>Land Sales</p> <ul style="list-style-type: none"> • Former Onizuka Air Force Station (2 parcels 5.02 acres) \$21 M • 1484 Kifer Road (4.74 acres) \$18 M • Downtown Charles Street (9 Gen. Fund parcels 1.44 acres) <u>\$9 M</u> <li style="text-align: right;">Total \$48 M 	\$48 M
<p>Use of Current General Fund Reserves</p> <ul style="list-style-type: none"> • Capital Projects reserve \$4.4 M currently unallocated • 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 • 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 	\$18 M
<p>Other Funding Sources</p> <ul style="list-style-type: none"> • 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. • 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"> ○ 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. • 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. 	<p>\$18 M</p> <p>\$61 M</p> <p>\$2 M</p>
Total Estimated Potential Revenue	\$184 M

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