Civic Center Station

City of Pittsburg Webinar
May 21, 2014

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Leigha Schmidt, Planner

Special Counsel:
David Fama, Attorney-Jones Hall
Katie Dobson, Attorney-Jones Hall
Agenda

• Background of the Railroad Avenue Specific Plan
• Financing and How the CFD Works
• Fee Structure
• Next Steps
• Voting Process
• If you wish to ask a question during the webinar, please use the chat option during the presentation.
On 11/02/09, by Ordinance 09-1319 and Resolution 09-1103, the City Council of the City of Pittsburg (City) adopted the Railroad Avenue Specific Plan (RASP).

http://www.ci.pittsburg.ca.us/index.aspx?page=207
eBART is the extension from the Pittsburg/Bay Point Station to East County.
East Contra Costa BART Extension (eBART)

The District received one proposal in response to the RFP for the Procurement of eBART Vehicles from Stadler, Inc. on April 30, 2013. The proposal is currently in evaluation and award is anticipated early 2014.

NEW! eBART Next Segment Study
Please let us know what you think about a possible future eBART extension and where you would like a possible future station located.

eBART Next Segment Power Point Presentation. Click here.
Please send comments and questions about eBART Next Segment to ecc@bart.gov.

eBART is coming to East Contra Costa County! Construction on this exciting project has already commenced. Being part in coordination with the Highway 4 widening project, the combined project represents approximately $1 billion invested in the corridor.

Get the eBART project factsheet. Click here.

Get BART news & service alerts
CLICK TO SUBSCRIBE

http://www.bart.gov/about/projects/ecc
Financing

• BART opened bids for the eBART project in April 2014. Concurrently, BART accepted bids for the construction of the Pittsburg Civic Center Station; that is separate from the eBART project.

• To date, the City has contributed $1.3 million for the design and construction of the Pittsburg Civic Center Station.

• The estimated cost to construct Pittsburg Civic Center Station is $12.7-14.5 million.

• While other transportation agencies have expressed their intention to assist in funding the construction of Pittsburg Civic Center Station, the City anticipates a funding gap.
Financing-continued

• City formed a mello roos district named Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area) (CFD) to meet the funding gap of the construction of the Pittsburg Civic Center Station and pay for other public improvements such as bike lane/racks, bus stops, streetscape, and other improvements to enhance the transit oriented development.

• Various properties were selected for the CFD based on development opportunities, location, and potential benefits to the property owner.

• In connection with the CFD, the City will levy a **one time special tax** that will only be triggered **if** the property owner decides to develop property within the CFD.
<table>
<thead>
<tr>
<th>Location</th>
<th>Residential Fee Per Dwelling Unit</th>
<th>Commercial Fee Per Square Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to ¼ mile from Station</td>
<td>$2,000</td>
<td>$1.50</td>
</tr>
<tr>
<td>Beyond ¼ mile but within ½ from Station</td>
<td>66% of $2,000 or $1,320</td>
<td>66% of $1.50 or $0.99</td>
</tr>
<tr>
<td>Beyond ½ mile from Station</td>
<td>33% of $2,000 or $660</td>
<td>33% of $1.50 or $.49</td>
</tr>
</tbody>
</table>
## Example—Development Within 1/4 Mile Radius

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units</td>
<td></td>
<td>100 Units</td>
</tr>
<tr>
<td>Engineering Fees</td>
<td></td>
<td>$3,100,268</td>
</tr>
<tr>
<td>Building Fees</td>
<td></td>
<td>$264,536</td>
</tr>
<tr>
<td>CFD</td>
<td></td>
<td>$200,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>$3,564,804</td>
</tr>
<tr>
<td>% of CFD</td>
<td></td>
<td>6%</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sq. ft.</td>
<td></td>
<td>100,000 sq. ft.</td>
</tr>
<tr>
<td>Engineering Fees</td>
<td></td>
<td>$580,721</td>
</tr>
<tr>
<td>Building Fees</td>
<td></td>
<td>$177,028</td>
</tr>
<tr>
<td>CFD</td>
<td></td>
<td>$150,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>$907,749</td>
</tr>
<tr>
<td>% of CFD</td>
<td></td>
<td>17%</td>
</tr>
</tbody>
</table>
Timeline

• 01/21/14 - Adopted Resolution 14-12073, Resolution of Intention of the City of Pittsburg to Establish Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area), Levy a One Time Special Tax to Finance the Construction and/or Acquisition of Certain Public Facilities, and Approve a Proposed Boundary Map for Community Facilities District No. 2014-1.

• 01/21/14 - Adopted Resolution 14-12074, Resolution to Transfer the Land Use Function for Certain Property Owned by the Successor Agency for the Redevelopment of the City of Pittsburg.

• 03/03/14 - Adopted Resolution 14-12094, Resolution of Formation of a Community Facilities District and to Levy a One Time Special Tax in Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area) in a public hearing.
Timeline-continued

– Accept the CFD Report

• 03/03/14 - Adopted Resolution 14-12095, Resolution Calling for a Special Election in Community Facilities District No. 2014-1 (Railroad Avenue Specific Plan Area) in a public hearing.

• 05/19/14 - Sample ballots were mailed out. If you have not yet received your sample ballot, you should receive it shortly.

• 05/27/14 - Ballots will be mailed out and are due to the City Clerk on 06/16/14.
Timeline-continued

• 06/16/14 - The special election will be held. If the ballot measure passes, an Ordinance Levying a Special Tax in the CFD will be introduced.

• At the final City Council meeting for the CFD, the second reading and adoption of the Special Tax Ordinance will be completed. – Date TBD
Votes Required

• A 2/3 of the votes cast is required to pass the CFD.
• A property owner will be given 1 vote per acre or portion of an acre:
  – .01 acre - 1.0 acre = 1 vote
  – 1.01 acres - 2.0 acres = 2 votes
  – If a property owner owns multiple properties, then the total acreage will be taken into consideration.

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property 1</td>
<td>1.58</td>
</tr>
<tr>
<td>Property 2</td>
<td>0.52</td>
</tr>
<tr>
<td>Property 3</td>
<td>0.38</td>
</tr>
<tr>
<td>Total acreage</td>
<td>2.48</td>
</tr>
</tbody>
</table>

2.48 acres = 3 votes
For further questions or concerns, you may contact the following staff:

• Joe Sbranti, City Manager
  • 925-252-4923
  • jsbranti@ci.pittsburg.ca.us

• Tina Olson, Finance Director
  • 925-252-4848
  • toolson@ci.pittsburg.ca.us

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