

# **SPECIAL EL CERRITO MUNICIPAL SERVICES CORPORATION MEETING**

## **AGENDA**

**Tuesday, June 18, 2013**

**Immediately Following the Adjournment of the 7:00 p.m. Concurrent City Council /Public Financing Authority / Pension Trust Board Meeting  
City Council Chambers**

### **Meeting Location**

El Cerrito City Hall  
10890 San Pablo Avenue, El Cerrito

Greg Lyman – Chairperson

Vice Chairperson Janet Abelson  
Boardmember Rebecca Benassini  
Boardmember Scott Hanin

Boardmember Jan Bridges  
Boardmember Mark Friedman  
Boardmember Karen Pinkos

### **ROLL CALL**

### **CONVENE SPECIAL MUNICIPAL SERVICES CORPORATION MEETING**

- 1. BOARD / STAFF COMMUNICATIONS**
- 2. ORAL COMMUNICATIONS FROM THE PUBLIC**

*All persons wishing to speak should sign up with the Board Secretary. Remarks are limited to 3 minutes per person and are limited to items listed on this special Municipal Services Corporation meeting agenda only.*

- 3. PRESENTATIONS – None**
- 4. ADOPTION OF THE CONSENT CALENDAR – Item No. 4**

#### **Approval of Minutes**

Approve the April 2, 2013 special meeting minutes.

- 5. POLICY MATTER**

#### **Proposed Fiscal Year 2013-14 Operating Budget**

Consideration and possible adoption of a Municipal Services Corporation resolution approving the Corporation's Fiscal Year 2013-14 Annual Budget.

### **ADJOURN SPECIAL MUNICIPAL SERVICES CORPORATION MEETING**

# SPECIAL EL CERRITO MUNICIPAL SERVICES CORPORATION MEETING

## MINUTES

**Tuesday, April 2, 2013**  
**Immediately Following the Adjournment of the 7:00 p.m. Regular City Council Meeting**  
**City Council Chambers**

**Meeting Location**  
El Cerrito City Hall  
10890 San Pablo Avenue, El Cerrito

Greg Lyman – Chairperson

Vice Chairperson Janet Abelson  
Boardmember Rebecca Benassini  
Boardmember Scott Hanin

Boardmember Jan Bridges  
Boardmember Mark Friedman  
Boardmember Karen Pinkos

### ROLL CALL

Boardmembers Abelson, Benassini, Bridges, Friedman, Hanin, Pinkos and Chair Lyman.

### CONVENE SPECIAL MUNICIPAL SERVICES CORPORATION MEETING

Chairperson Lyman convened the Special Municipal Services Corporation meeting at 9:22 p.m.

1. **BOARD / STAFF COMMUNICATIONS** – No comments.
2. **ORAL COMMUNICATIONS FROM THE PUBLIC** – No speakers.
3. **PRESENTATIONS** – None
4. **ADOPTION OF THE CONSENT CALENDAR – Item No. 4A**

Moved, seconded (Friedman/Pinkos) and carried unanimously to adopt Consent Calendar Item No. 4(A) as indicated below.

#### **Approval of Minutes**

Approve the March 19, 2013 special meeting minutes.

**Action:** Approved minutes as submitted.

### 5. **POLICY MATTER**

#### **Authorization to Enter into an Exclusive Negotiating Rights Agreement with Build, Inc. for the Mayfair Block**

Adopt a resolution designating Build, Inc. as the proposed developer for the Mayfair Block, and authorize execution of an Exclusive Negotiating Rights Agreement (ENRA) for negotiation of a

Disposition and Development Agreement (DDA).

**Presenter:** Dwayne Dalman, Senior Economic Development Project Manager.

**Action:** Moved, seconded (Abelson/Benassini) and carried unanimously to adopt Resolution No. 2013–04 as revised to include the assessor’s parcel numbers.

**SUPPLEMENTAL REPORT**

1. Revised resolution – *Submitted by Dwayne Dalman, Senior Economic Development Project Manager.*

**ADJOURNED SPECIAL MUNICIPAL SERVICES CORPORATION MEETING** at 9:29 p.m.

***El Cerrito  
Municipal Services Corporation***

**Agenda Report  
Item No.5**

**Date:** June 18, 2013  
**To:** El Cerrito Municipal Services Corporation Board  
**From:** Lori Treviño, Economic Development Manager  
**Subject:** Proposed Fiscal Year 2013-14 Operating Budget

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**ACTION REQUESTED**

Consideration and possible adoption of a Municipal Services Corporation Resolution approving the Corporation's FY 2013-14 Annual Budget.

**BACKGROUND**

The purpose of the El Cerrito Municipal Services Corporation (Corporation) is to benefit and support the El Cerrito community, by lessening the burden of government; pursuing projects and programs that create, support, and retain a strong and diverse economic base; provide housing and employment opportunities; increase sales and property tax revenue; and provide desired goods and services to the community.

The most significant role of the Corporation is responsibility for economic development and redevelopment projects and programs on behalf of the former Redevelopment Agency (RDA). In particular, the Corporation's activities implement the RDA's goals and objectives within the City of El Cerrito Redevelopment Project Area (Project Area) as described in the RDA's Redevelopment Plan (Redevelopment Plan) and its last Five-Year Implementation Plan.

The Corporation's implementation responsibilities and the RDA's corresponding funding obligations are contained in the Public Improvement and Cooperation Agreement for the City of El Cerrito Redevelopment Project Area (Cooperation Agreement). The RDA agreed to provide the Corporation with the funds necessary for such activities and projects from its available resources, including tax increment funds allocated to the RDA. The Corporation may use other funding sources for these and other activities.

**DISSOLUTION LEGISLATION**

On February 1, 2012, the State dissolved redevelopment agencies statewide. The RDA was replaced by the El Cerrito Redevelopment Agency Successor Agency (Successor Agency), which is responsible for paying the RDA's debts and funding its obligations. The Successor Agency's actions are subject to review and approval by a local Oversight Board and the State Department of Finance (DOF). Through the Cooperation Agreement, the RDA was obligated to fund the Corporation's implementation of projects and programs.

The Successor Agency has included the Cooperation Agreement on its Recognized Obligations Payment Schedule (ROPS), which has been approved repeatedly by the Oversight Board, only to be denied by the DOF. This includes the most recent ROPS that covered FY 2013-14. As such, the proposed budget does not include revenue from the Cooperation Agreement, as it depends on the uncertain outcome of Successor Agency contesting, and the Corporation and/or Successor Agency potentially litigating, DOF's disapproval of the Cooperation Agreement on its ROPS.

### **REVIEW OF FY 2012-13 AND USE OF RESERVES**

Overall, the Corporation's revenues in FY 2012-13 were significantly less than budgeted due to DOF's disapproval of the Cooperation Agreement for payment. Other revenues exceeded expectations, including lease revenue from the Cerrito Theater and vacant properties used for parking and storage. The Corporation limited expenditures and maintained reserves due to the uncertainty regarding funding of the Cooperation Agreement. However, ultimately, the Corporation utilized most of its reserves to fund economic development programs, as budgeted. Those included:

- Community-wide Strategic Plan and public information programs
- Design, manufacture and installation of street banners
- Funding to complete the City's San Pablo Avenue Specific Plan to facilitate economically feasible, sustainable, transit-oriented, and infill development
- Participation in regional sustainability efforts like the East Bay Green Corridor
- Business recruitment, retention and marketing programs
- Entrepreneur training workshops
- Graffiti abatement program
- Collaboration with key property owners on San Pablo Avenue on potential development, redevelopment or other improvements to their properties
- Coordination with Pleasantown Motion Picture Company to complete tenant improvements to the Cerrito Theater as provided in the Cerrito Theater Lease Agreement
- Negotiation of an Exclusive Negotiating Rights Agreement (ENRA) with Build Inc. for the development rights on the Mayfair Block
- Prefunding of at-risk economic development programs and administrative support from the City

### **PROJECTS AND PROGRAMS FOR FY 2013-14**

Revenues for FY 2013-14 are anticipated to include lease and interest income, totaling \$121,000. The proposed Fiscal Year 2013-14 Operating Budget totals \$288,000, and provides limited funding of economic development programs, lease obligations for improvements and maintenance of the Cerrito Theater, and administrative expenses. It assumes use of a developer deposit to fund negotiation of a Disposition and Development Agreement for the Mayfair Block.

## Agenda Item No. 5

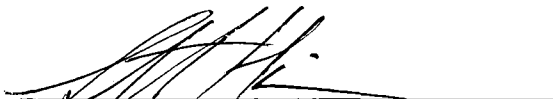
More specifically, in FY 2013-14, the Corporation will undertake, support, or participate in the following activities:

- As outlined in the ENRA with Build Inc., evaluate the developer's qualifications, financial resources, and development proposal to ensure they meet the Corporation's development and financial goals for the property
- Following developer evaluation, negotiate a Disposition and Development Agreement with Build Inc., while the development proposal goes through the City's entitlement process
- As the property owner for a potential catalyst project, collaborate with development partner Build Inc. and the City on completion of the City's San Pablo Avenue Specific Plan, supporting economically feasible, transit-oriented development and parking standards
- Develop a plan for income-generating use of vacant land, whether on a temporary (pre-redevelopment) or a permanent basis, including market-priced parking in support of parking demand management strategies
- Pursue predevelopment activities on other Corporation-owned properties, particularly with interested adjacent property owners and well-capitalized potential development partners
- Evaluate how the Corporation may meet its traffic impact mitigation obligations on Hill Street, possibly through funding the City's installation of pedestrian and circulation improvements and/or development of parking programs and multi-modal traffic standards
- Participate in regional sustainability efforts like Green Corridor
- Support business recruitment, retention and marketing programs to increase shopping and dining opportunities for residents and visitors, and to bolster economic development efforts and City revenues
- Continue graffiti abatement and entrepreneur training programs
- Collaboration with key property owners on San Pablo Avenue on potential development, redevelopment or other improvements to their properties
- Coordination with Pleasantown Motion Picture Company to complete tenant improvements to the Cerrito Theater as provided in the Cerrito Theater Lease Agreement

**LEGAL CONSIDERATIONS**

The actions being considered are consistent with California Corporations Law, the Corporation's public and charitable purposes, its Amended and Restated Bylaws, and the Board's previous actions.

**Reviewed by:**

A handwritten signature in black ink, appearing to read 'S. Hanin', is written over a horizontal line.

**Scott Hanin, Executive Director**

**Attachments:**

1. Resolution Approving the Proposed FY2012-13 Annual Budget

MUNICIPAL SERVICES CORPORATION RESOLUTION NO. 2013-XX

RESOLUTION OF THE BOARD OF DIRECTORS OF THE EL CERRITO MUNICIPAL  
SERVICES CORPORATION ADOPTING ITS FY 2013-14 ANNUAL BUDGET

WHEREAS, the El Cerrito Municipal Services Corporation (the “Corporation”) is a nonprofit public benefit corporation organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes; and

WHEREAS, the specific charitable and public purposes for which the Corporation is organized are to benefit and support the City of El Cerrito (the “City”) and the El Cerrito Redevelopment Agency (the “Agency”), in accordance with Section 509(a)(3) of the Internal Revenue Code of 1986, as amended, and to lessen the burdens of government of the City and the Agency; and

WHEREAS, the Corporation prepares and adopts a budget with the intent of implementing and/or funding projects and programs consistent with its charitable purposes and a financial system to carry out the projections and programs; and

WHEREAS, the Board of Directors of the Corporation (the “Board”) has reviewed the Corporation’s proposed FY 2013-14 Annual Budget in a public review session; and

WHEREAS, the proposed budget represents anticipated revenues to and proposed expenditures by the Corporation.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Municipal Services Corporation as follows:

1. The Board of Directors finds that the above recitals are true and correct.
2. The Board of Directors hereby adopts the Corporation’s FY 2013-14 Budget, incorporated by reference and attached as Exhibit A, with an appropriation limit of \$288,000.
3. This Resolution shall become effective immediately upon its adoption.

I CERTIFY that at a regular meeting on June 18, 2013, the Board of Directors of the El Cerrito Municipal Services Corporation passed this Resolution by the following vote:

AYES:	BOARD MEMBERS:
NOES:	BOARD MEMBERS:
ABSENT:	BOARD MEMBERS:



IN WITNESS of this action, I sign this document on June \_\_, 2013.

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Cheryl Morse, Secretary

APPROVED:

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Gregory B. Lyman, Board Chairperson

# Exhibit A

## EL CERRITO MUNICIPAL SERVICES CORPORATION

### PROPOSED FISCAL YEAR 2013-14 BUDGET

#### Board of Directors

Greg Lyman, Chairperson

Janet Abelson, Vice Chairperson

Rebecca Benassini, Board Member

Jan Bridges, Board Member

Mark Friedman, Board Member

Scott Hanin, Executive Director

Karen Pinkos, Board Member

#### Officers

Lisa Malek-Zadeh, Chief Financial Officer

Cheryl Morse, Secretary

The El Cerrito Municipal Services Corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes.

The general purpose of this Corporation is to have and exercise all rights and powers conferred on nonprofit corporations under the laws of California, provided that this Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of this Corporation.

# **FISCAL YEAR 2013-14 BUDGET**

## **EL CERRITO MUNICIPAL SERVICES CORPORATION**

*To serve its purpose of benefiting and supporting El Cerrito, the mission of the El Cerrito Municipal Services Corporation is to lessen the burden of government by pursuing projects and programs that create, support, and retain a strong and diverse economic base; provide housing and employment opportunities; increase sales and property tax revenue; and provide desired goods and services to the community throughout the City and the Redevelopment Project Area.*

### **INTRODUCTION**

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This document presents the Proposed Fiscal Year 2013-14 Budget for the El Cerrito Municipal Services Corporation (Corporation). The charitable and public purposes for which the Corporation is organized are to benefit and support the El Cerrito community by: (1) reducing the burden of government; (2) utilizing private and public funding sources to combat community blight and deterioration in the City and contribute to the physical improvement of the City; (3) providing and expanding economic opportunities for low and moderate income households in the City; (4) encouraging and stimulating economic development within the City by assisting the Agency to eliminate blight within the Agency's project areas; and (5) implementing and assisting the Agency in redevelopment activities and programs that will lessen neighborhood tensions, and combat community deterioration.

The Corporation is responsible for economic development programs and redevelopment projects on behalf of the former El Cerrito Redevelopment Agency (RDA). Many of the Corporation's activities implement the RDA's goals and objectives within the City of El Cerrito Redevelopment Project Area (Project Area) as described in the RDA's Redevelopment Plan (Redevelopment Plan) and Five-Year Implementation Plan. The Corporation's responsibilities and the RDA's corresponding funding obligations are contained in the Public Improvement and Cooperation Agreement for the City of El Cerrito Redevelopment Project Area (Cooperation Agreement).

The complete list of projects and programs that the Corporation agreed to undertake on behalf of the RDA over the life of the Redevelopment Plan is contained in the Cooperation Agreement and is included in this budget document as Appendix A. The RDA agreed to provide the Corporation with the funds necessary for such activities and projects from the RDA's available resources, including its annual tax increment revenue. The Corporation agreed to use RDA funds for the completion of projects and programs, which may include predevelopment costs, economic development programs, staffing, and administrative costs.

The Corporation receives other funding for its projects and programs. For example, the Corporation has real estate holdings, including the Cerrito Theater that it leases to Rialto Cinemas for operation as a movie theater and restaurant, and vacant land that it leases for storage and other purposes, but ultimately intends to develop, thereby catalyzing the revitalization of the San Pablo Avenue Corridor. The Corporation has received developer fees and contributions through its real estate transactions as well.

## **FINANCIAL OVERVIEW**

On February 1, 2012, pursuant to AB1x26 (Dissolution Act), redevelopment agencies were dissolved in California. The El Cerrito Redevelopment Agency Successor Agency (Successor Agency) is responsible for paying the RDA's debts and funding its obligations, but must receive approval of individual obligations from local Oversight Board and the California Department of Finance (DOF) prior to doing so. Under the Dissolution Act, the Successor Agency has included the Cooperation Agreement on its Recognized Obligations Payment Schedules for the former RDA's obligations. It has been approved repeatedly by the Oversight Board, only to be disapproved by the DOF.

The Corporation's ability to meet its contractual obligations to the former RDA relies on receiving ongoing funding pursuant to the Cooperation Agreement from the Successor Agency, but no payments were received during FY 2012-13. Instead, the Corporation relied primarily on its reserves to fund its operations, and also received rent and lease income. Due to uncertain revenues, the Corporation limited its expenditures, but was able to meet its financial obligations by the end of the fiscal year through use of its reserves.

## **ACCOMPLISHMENTS**

During FY 2012-13, the Corporation supported the El Cerrito community by providing grants for or direct involvement in the following activities:

- Community-wide Strategic Plan and public information programs
- Design, manufacture and installation of street banners
- Funding to complete the City's San Pablo Avenue Specific Plan to facilitate economically feasible, sustainable, transit-oriented, and infill development
- Participation in regional sustainability efforts like Green Corridor
- Business recruitment, retention and marketing programs
- Entrepreneur training workshops
- Graffiti abatement program
- Collaboration with key property owners on San Pablo Avenue on potential development, redevelopment or other improvements to their properties
- Coordination with Pleasantown Motion Picture Company to complete tenant improvements to the Cerrito Theater as provided in the Cerrito Theater Lease Agreement
- Negotiation of an Exclusive Negotiating Rights Agreement (ENRA) with Build Inc. for the development rights on Corporation-owned properties in the Del Norte area
- Prefunding of at-risk economic development programs and administrative support from the City

## **PROJECTS AND PROGRAMS**

Due to limited resources, the proposed FY 2013-14 Operating Budget is based on scaled-back implementation of the projects and programs in the Cooperation Agreement and similarly scaled-back revenues. The Corporation will continue to pursue economic development programs, incoming-generating use and/or development of its properties, and fulfillment of lease obligations on the Cerrito Theater. The proposed budget does not currently include funding of the Revitalization Grant Program.

In FY 2013-14, the Corporation will be undertake, support, or participate in the following activities:

- As outlined in the ENRA with Build Inc., evaluate the developer's qualifications, financial resources, and development proposal to ensure they meet the Corporation's development and financial goals for the property
- Following developer evaluation, negotiate a Disposition and Development Agreement with Build Inc., while the development proposal goes through the City's entitlement process
- As the property owner for a potential catalyst project, collaborate with development partner Build Inc. and the City on completion of the City's San Pablo Avenue Specific Plan, supporting economically feasible, transit-oriented development and parking standards
- Develop a plan for income-generating use of vacant land, whether on a temporary (pre-redevelopment) or a permanent basis, including market-priced parking in support of parking demand management strategies
- Pursue predevelopment activities on other Corporation-owned properties, particularly with interested adjacent property owners and well-capitalized potential development partners
- Evaluate how the Corporation may meet its traffic impact mitigation obligations on Hill Street, possibly through funding the City's installation of pedestrian and circulation improvements and/or development of parking programs and multi-modal traffic standards
- Participate in regional sustainability efforts like Green Corridor
- Support business recruitment, retention and marketing programs to increase shopping and dining opportunities for residents and visitors, and to bolster economic development efforts and City revenues
- Continue graffiti abatement and entrepreneur training programs
- Collaboration with key property owners on San Pablo Avenue on potential development, redevelopment or other improvements to their properties
- Coordination with Pleasantown Motion Picture Company to complete tenant improvements to the Cerrito Theater as provided in the Cerrito Theater Lease Agreement

## **BUDGET OVERVIEW**

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Revenues to the Corporation from the Cooperation Agreement were to be based on tax increment generated within the Project Area. (Tax Increment is the incremental growth property taxes collected in the Project Area over the fixed base value set in 1977.) To set the value of the original Cooperation Agreement, redevelopment staff had projected the RDA's total possible tax increment revenue remaining through the end of the Redevelopment Plan. Upon dissolution, the RDA lost all redevelopment powers and tax increment was replaced by Redevelopment Property Tax (RPT) revenue, which is calculated in the same manner.

The amount of tax increment available for projects that was originally projected (minus payments to the Corporation that had been made by the RDA prior to its dissolution and the amount required to be set aside in the Low and Moderate Income Housing Fund) was listed on the Successor Agency's initial Recognized Obligations Schedule (ROPS) of the former RDA's obligations. However, redevelopment dissolution is likely to hinder the growth of assessed values in redevelopment project areas, as the loss of redevelopment power means an inability to influence the development of underutilized, blighted and therefore low-valued properties. Many of the projects originally listed in the Cooperation Agreement relied on the RDA being able to use its redevelopment powers to facilitate development projects or to assist the Corporation in doing so. Thus, redevelopment dissolution has reduced both the potential revenue available to the Corporation and the range of potential projects it can undertake as originally planned.

Should the DOF ultimately approve the Cooperation Agreement as an enforceable obligation, the Corporation's potential revenue from it is projected to be much lower than originally anticipated when the contract was negotiated. Therefore the Successor Agency has listed a smaller amount for the remaining Cooperation Agreement obligation to the Corporation on its ROPS for FY 2013-14 than prior periods. The total outstanding amount is \$2,787,000 and the requested amount was \$696,750 for FY 2013-14.

The proposed FY 2013-14 budget assumes the DOF will not approve the Cooperation Agreement on the ROPS during the current fiscal year, but that the Corporation's revenue will include lease and interest income totaling \$121,000. Lease revenue from the Cerrito Theater has been strong and is expected to increase now that the wine bar is operational. The proposed FY 2013-14 budget includes expenditures totaling \$288,800 needed for the Corporation's projects, programs, and activities.

The City is currently utilizing a Revitalization Grant Program 2012 award from the Corporation to fund its economic development program. The City has committed to using these funds for ongoing economic development programs and other uses that are consistent with Corporation's charitable and public purpose. Should the funds not be needed, they will be returned to the Corporation or directed to a purpose consistent with the Corporation's mission. Should the DOF approve funding of the Cooperation Agreement by the Successor Agency, the Corporation may be able to continue funding economic development programs in the future, but currently the Corporation's activities are limited by its available resources.

The following table summarizes the Corporation's revenues and expenses, including uses of designated funds received starting with actuals since FY 2010-11, the budget and projected actuals for the current Fiscal Year, a proposed budget for FY 2013-14, and projections for subsequent years assuming no revenue from the Cooperation Agreement. While interest income is expected to be minimal, lease revenue from the Cerrito Theater has been strong and is expected to increase as the restaurant spaces become operational during FY 2012-13.

**El Cerrito Municipal Services Corporation  
Revenue and Expenses for FY 2010-11 through FY 2016-17**

	FY2010-11 Actual	FY2011-12 Actual	FY2012-13 Budget	FY2012-13 Projected	FY2013-14 Proposed	FY2014-15 Projected	FY2015-16 Projected	FY2016-17 Projected
<b>Starting Undesignated Balance</b>	\$0	\$94,611	\$1,059,699	\$1,059,699	\$225,776	\$167,366	\$190,466	\$216,014
<b>Revenue</b>								
Use of Money and Property	26,646	65,159	81,000	120,000	121,000	123,400	125,848	128,345
Charges for Services	1,350,892	1,031,340	1,287,000	0	0	0	0	0
Other Revenue	0	2,200,000	0	60,000	0	0	0	0
<b>Revenue Totals</b>	<b>\$1,377,538</b>	<b>\$3,296,499</b>	<b>\$1,368,000</b>	<b>\$180,000</b>	<b>\$121,000</b>	<b>\$123,400</b>	<b>\$125,848</b>	<b>\$128,345</b>
<b>Expenses</b>								
Professional Services	655,398	731,596	947,000	805,000	130,000	50,000	50,000	50,000
Property Services	25,910	30,588	45,000	17,000	78,000	50,000	50,000	50,000
Other Services	36,891	56,099	5,000	13,000	0	0	0	0
Supplies	3,018	3,116	0	6,000	300	300	300	300
Property & Capital	0	11,998	70,500	70,000	80,500	0	0	0
Loans & Grants	20,000	1,421,014	310,000	150,000	0	0	0	0
<b>Expense Totals</b>	<b>\$741,217</b>	<b>\$2,254,411</b>	<b>\$1,377,500</b>	<b>\$1,061,000</b>	<b>\$288,800</b>	<b>\$100,300</b>	<b>\$100,300</b>	<b>\$100,300</b>
<b>Net Annual Balance</b>	<b>\$636,320</b>	<b>\$1,042,088</b>	<b>(\$9,500)</b>	<b>(\$881,000)</b>	<b>(\$167,800)</b>	<b>\$23,100</b>	<b>\$25,548</b>	<b>\$28,045</b>
<b>Designated Balances</b>								
2004A Bonds	400,243	(273,000)		(15,000)				
Theater Tenant Improvements	141,467			(77,077)	(64,390)			
Hill Street		350,000						
Build Inc.				45,000	(45,000)			
<b>Ending Undesignated Balance</b>	<b>\$94,611</b>	<b>\$1,059,699</b>	<b>\$1,050,199</b>	<b>\$225,776</b>	<b>\$167,366</b>	<b>\$190,466</b>	<b>\$216,014</b>	<b>\$244,059</b>



## **APPENDIX A**

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Exhibit A to the Cooperation Agreement: List of Projects and Schedule of Performance and Payment

Map of City of El Cerrito Redevelopment Project Area

**Exhibit A**

**EI Cerrito Redevelopment Project Area  
List of Projects and Schedule of Performance and Payment  
Assigned to the EI Cerrito Municipal Services Corporation  
Cost Estimates in Millions**

<b>Projects and Programs</b>	<b>Project Costs</b>	<b>Soft Costs</b>	<b>Admin Costs</b>	<b>Total Cost</b>	<b>Timeframe for Performance (FY ending)</b>	<b>Timeframe for Payment</b>
<b>Facilitation of Private Investment*</b>						
Specific Plan Completion and Implementation	0.00	0.50	0.08	0.58	2012-2021	2012-2026
Del Norte Transit-Oriented Development						
Transit/Public Infrastructure	13.00	4.00	1.10	18.10	2012-2021	2012-2026
Knott Triangle	0.87	0.13	0.13	1.13	2012-2016	2012-2016
Mayfair Block	0.10	0.10	0.13	0.33	2012-2016	2012-2016
BART Parking Lots	0.44	0.07	0.07	0.57	2012-2016	2012-2016
Hill Street Parcel	0.10	0.10	0.13	0.33	2012-2016	2012-2016
Eastshore Triangle	1.31	0.20	0.20	1.70	2012-2016	2012-2016
North Gateway	0.44	0.07	0.07	0.57	2014-2018	2014-2018
Mitsubishi Block	0.65	0.10	0.10	0.85	2012-2016	2012-2016
Wall Street North	0.22	0.03	0.03	0.28	2017-2021	2017-2021
Wall Street South	0.22	0.03	0.03	0.28	2017-2021	2017-2021
South Blake	0.33	0.05	0.05	0.42	2017-2021	2017-2021
South Potrero	0.44	0.07	0.07	0.57	2017-2021	2017-2021
Madison Blocks	0.74	0.11	0.11	0.96	2017-2021	2017-2021
San Pablo/Alameda Midtown Site	0.44	0.07	0.07	0.57	2012-2016	2012-2016
Civic Center Parcel	0.10	0.10	0.10	0.30	2012-2016	2012-2016
DMV Block	0.87	0.13	0.13	1.13	2017-2021	2017-2021
Marshall's Center	0.87	0.13	0.13	1.13	2017-2021	2017-2021
Moeser Lane Shopping Center	0.44	0.07	0.07	0.57	2012-2014	2012-2014
Bank of America Block	0.44	0.07	0.07	0.57	2017-2021	2017-2021
South Stockton	0.44	0.07	0.07	0.57	2017-2021	2017-2021
South Eureka	0.22	0.03	0.03	0.28	2014-2018	2014-2018
Avila Site	0.26	0.04	0.04	0.34	2012-2016	2012-2016
Theater Block	0.87	0.13	0.13	1.13	2012-2016	2012-2016
Plaza BART Lots	0.87	0.13	0.13	1.13	2017-2021	2017-2021
Fairmount Auto Lots	0.44	0.07	0.07	0.57	2014-2018	2014-2018
Plaza Connection Fairmount/San Pablo	0.65	0.10	0.10	0.85	2014-2018	2014-2018
South Gateway	0.44	0.07	0.07	0.57	2017-2021	2017-2021
Cerrito Theater Property	1.00	0.15	0.15	1.30	2012-2021	2012-2026
<b>Subtotal</b>	<b>27.17</b>	<b>6.38</b>	<b>3.54</b>	<b>37.09</b>		

Soft costs are those costs associated with the actual design and construction of a project, including: preparation of engineering/architectural plan and specifications, design development and review, coordination of bidding processes, construction inspections, construction management and those other costs necessary to implement the design and construction of a public improvement.

Administrative Costs are those costs for services associated with the development of a public improvement or program, including: the purchase of land; negotiation and development of agreements; public outreach processes; approval and permitting processes; financial, legal and other specialized consulting services; financial compliance and other governmental reporting, including financial administrative oversight; the administration of housing projects including monitoring of affordable housing agreements and prevailing wage requirements, resale restrictions, or other covenants associated with affordable housing projects; the drafting of funding availability notices and development of affordable housing agreement documents; and additional indirect City costs associated with the administrative support needed to carry out these public improvements and programs.

\* May include land acquisition and/or assembly, site preparation, disposition and development of Agency properties, project specific infrastructure, Specific Plan implementation)

**Exhibit A**

**EI Cerrito Redevelopment Project Area  
List of Projects and Schedule of Performance and Payment  
Assigned to the EI Cerrito Municipal Services Corporation  
*Cost Estimates in Millions***

<b>Projects and Programs</b>	<b>Project Costs</b>	<b>Soft Costs</b>	<b>Admin Costs</b>	<b>Total Cost</b>	<b>Timeframe for Performance (FY ending)</b>	<b>Timeframe for Payment</b>
<b>Business Recruitment and Retention</b>						
Business Attraction, Retention and Expansion	0.72	0.00	0.34	1.06	2012-2021	2012-2026
Community Promotion and Events	0.20	0.00	0.10	0.30	2012-2021	2012-2026
Commercial Building Rehabilitation Assistance	1.20	0.00	0.57	1.77	2012-2021	2012-2026
Graffiti Abatement	0.40	0.00	0.19	0.59	2012-2021	2012-2026
<b>Subtotal</b>	<b>2.52</b>	<b>0.00</b>	<b>1.20</b>	<b>3.72</b>		
<b>Public Improvements</b>						
San Pablo Avenue transit & public infrastructure	1.00	0.20	0.00	1.20	2012-2021	2012-2026
Upper Fairmount streetscape improvements	0.17	0.00	0.00	0.17	2012	2012
Creekside Park Lighting	0.20	0.00	0.00	0.20	2012	2012
Fairmount/Ashbury Intersection Improvements	0.70	0.10	0.00	0.80	2012	2012
Central/Liberty Streetscape Enhancements	1.10	0.20	0.00	1.30	2012	2013
Central/San Mateo Intersection (I-80)	1.30	0.20	0.10	1.60	2014-2016	2014-2016
Potrero/I-80 Intersection Improvements	0.85	0.10	0.04	0.99	2012	2013
Ohlone Greenway Urban Greening (Plaza & Safeway)	1.20	0.20	0.00	1.40	2014	2015
Ohlone Greenway Crossing Safety Projects	0.50	0.06	0.00	0.56	2012	2013
Ohlone Greenway Master Plan Implementation	3.40	0.30	0.10	3.80	2012-2020	2012-2020
New Public Safety Building	18.80	5.00	1.20	25.00	2012-2021	2012-2026
New Senior Center	7.50	2.00	0.50	10.00	2012-2021	2012-2026
County-owned Facility (New Library)	13.80	3.80	0.80	18.40	2012-2021	2012-2026
<b>Subtotal</b>	<b>50.52</b>	<b>12.16</b>	<b>2.74</b>	<b>65.42</b>		
<b>TOTAL</b>				<b>106.23</b>		

Soft costs are those costs associated with the actual design and construction of a project, including: preparation of engineering/architectural plan and specifications, design development and review, coordination of bidding processes, construction inspections, construction management and those other costs necessary to implement the design and construction of a public improvement.

Administrative Costs are those costs for services associated with the development of a public improvement or program, including: the purchase of land; negotiation and development of agreements; public outreach processes; approval and permitting processes; financial, legal and other specialized consulting services; financial compliance and other governmental reporting, including financial administrative oversight; the administration of housing projects including monitoring of affordable housing agreements and prevailing wage requirements, resale restrictions, or other covenants associated with affordable housing projects; the drafting of funding availability notices and development of affordable housing agreement documents; and additional indirect City costs associated with the administrative support needed to carry out these public improvements and programs.

# CITY OF EL CERRITO

## Redevelopment Area Boundary



**Legend**

- RDA Boundary
- El Cerrito City Limit
- BART
- Railroad
- Highway/Freeway

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