

Overview / Mission Statement

The Base Reuse Department is responsible for the reuse and redevelopment of the former Naval Air Station Alameda and has two facets: Leasing and Property Management and Redevelopment. The Leasing and Property Management Team maintains the entire 880-acre site, manages the existing 133 leases, and recruits new tenants. The Redevelopment Team implements the community's plans to develop the former base into a mixed-use, transit-oriented development. This work includes overseeing the Navy's environmental clean-up and conveyance process, community outreach, planning and entitlement, and developer solicitation and transactions. Additionally, Base Reuse funds site maintenance executed by the City's Department of Public Works.



Workplan Highlights

- In FY 13-14, the Department drafted and received approval for the Alameda Point Planning Guide, a Zoning Ordinance Amendment, Master Infrastructure Plan, Alameda Point Transportation Demand Management Plan, and Environmental Impact Report implementing the 1996 Community Reuse Plan.
- The Department completed Phase 1 of the State Lands Exchange in FY 13-14.
- In FY 14-15, the Department drafted and received approval for the Waterfront and Town Center Specific Plan.
- The Department entered into an Exclusive Negotiating Agreement with Alameda Point Partners (APP) for Site A, a 68-acre first phase of development, consistent with the City's approved plans in FY 14-15.
- In FY 15-16 and FY 16-17, the Department will move forward with subsequent phases of Navy environmental clean-up and conveyance, finalize the transaction documents with APP for site development, draft a Specific Plan for the Main Street Neighborhood, and apply for a TIGER transportation grant to construct Bus Rapid Transit in West Alameda.

Goals / Performance Measurements

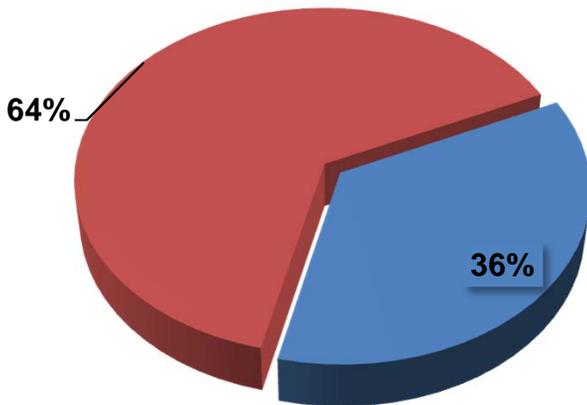
1. Facilitate the transfer, reuse and development of former federal lands by effectively implementing planning and contractual development documents for Alameda Point.
2. Assist with development activities within the Tidelands areas and implement the approved land swap legislation and agreement.
3. Administer an efficient commercial and residential leasing program for Alameda Point.
4. Facilitate State legislation to restore tax increment funds to former military properties.

Goal No. / Performance Measurement	Relates to Objective	FY 13-14 Actual	FY 14-15 Estimate	FY 15-16 Budget	FY 16-17 Budget
1. Number of jobs created (by type; e.g., food and beverage, maritime, commercial).	3	N/A	5	10	25
2. Number of new square footage leased by type (e.g., retail, office, industrial).	3	N/A	13,115 sf	25,000	10,000
3. Number of business contacts made.	3	N/A	61	61	61
4. Percent of commercial tenants rating customer services as good or better.	3	N/A	N/A	75%	75%
5. Percent of commercial tenants who receive a personal contact annually.	3	N/A	11%	11%	11%
6. Number of electric vehicle charging stations, biodiesel, and compressed natural gas facilities available at Alameda Point.		N/A	0	0	1

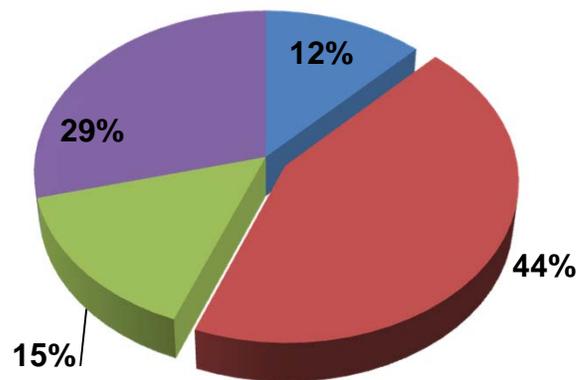
Expenditure Summary by Program

Program Expenditures	FY 13-14 Actual	FY 14-15 Budget	FY 14-15 Projected	FY 15-16 Budget	FY 16-17 Budget
Reuse Development	\$ 8,964,661	\$ 8,442,000	\$ 9,914,000	\$ 8,705,000	\$ 8,348,000
AP Maintenance	2,036,775	2,376,000	1,999,000	2,304,000	2,513,000
Total Program Expenditures	\$ 11,001,436	\$ 10,818,000	\$ 11,913,000	\$ 11,009,000	\$ 10,861,000
Program Revenues	12,105,445	11,813,000	11,858,000	12,005,000	11,806,000
Income (loss) before transfer	1,104,009	995,000	(55,000)	996,000	945,000
Transfers out	441,728	910,526	855,000	610,000	800,000
Net change in Fund Balance	662,281	84,474	(910,000)	386,000	145,000
Beginning Fund Balances	2,905,287	3,567,568	3,567,568	2,657,568	3,043,568
Ending Fund Balances	3,567,568	3,652,042	2,657,568	3,043,568	3,188,568
Reserved - Piling Replacemt	1,812,000	1,812,000	420,534	420,534	420,534
Ending Available Fund Bala	\$ 1,755,568	\$ 1,840,042	\$ 2,237,034	\$ 2,623,034	\$ 2,768,034

Expenditures by Program / Category



- Reuse Development
- AP Maintenance
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- Personnel Services
- Contractual Services
- Other Operational Costs
- Cost Allocation

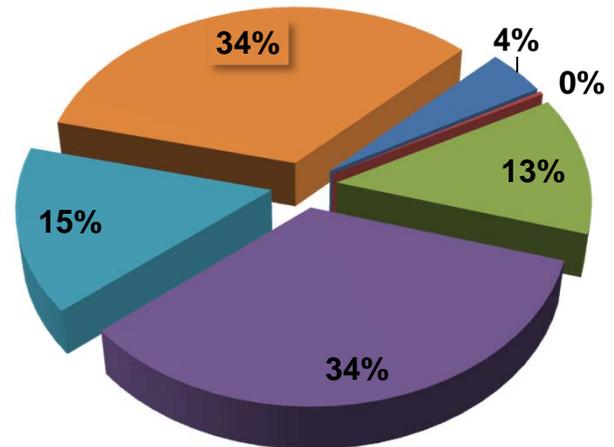
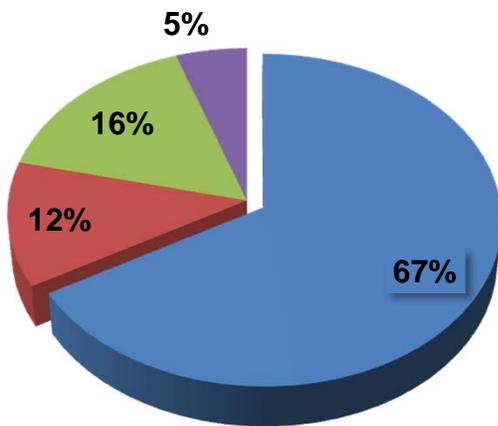
Expenditure Summary by Category

<u>Expenditure Category</u>	<u>FY 13-14 Actual</u>	<u>FY 14-15 Budget</u>	<u>FY 14-15 Projected</u>	<u>FY 15-16 Budget</u>	<u>FY 16-17 Budget</u>
Personnel Services	\$ 950,373	\$ 1,106,289	\$ 1,120,000	\$ 1,307,000	\$ 1,365,000
Contractual Services	5,480,814	5,045,117	6,317,000	4,979,000	4,583,000
Other Operational Costs	1,394,845	1,491,199	1,301,000	1,548,000	1,738,000
Cost Allocation	3,175,404	3,175,395	3,175,000	3,175,000	3,175,000
Total Program Budget	\$ 11,001,436	\$ 10,818,000	\$ 11,913,000	\$ 11,009,000	\$ 10,861,000
Less: Program Revenues	12,105,445	11,813,000	11,858,000	12,005,000	11,806,000
Net Program Budget	\$ (1,104,009)	\$ (995,000)	\$ 55,000	\$ (996,000)	\$ (945,000)

Full-Time Personnel Summary

<u>Program</u>	<u>Program Number</u>	<u>FY 13-14 Budget</u>	<u>FY 14-15 Budget</u>	<u>FY 15-16 Budget</u>	<u>FY 16-17 Budget</u>
Reuse Development	819099	4.05	4.00	4.60	4.60
AP Maintenance	818003	3.40	3.40	3.40	3.40
Totals		7.45	7.40	8.00	8.00

Expenditures by Personnel / Other



■ FT Salary ■ Pension
■ Medical/OPEB ■ Other

■ Legal Services ■ Other
■ Contract Services ■ Municipal Service Fees
■ Utilities ■ Structural Repair

Program Description

The Reuse and Development program supports the operations, maintenance, reuse, and development of the former Alameda Naval Air Station, working with two private partners – Cushman & Wakefield for leasing and PM Realty Group for property management

Key Objectives

1. Administer leases and manage lease revenues to reduce land holding costs.
2. Facilitate transfer of land from the Navy and convey land to developers for redevelopment consistent with the City's plans.
3. Provide property management services, including maintenance and security for properties at Alameda Point.
4. Actively recruit and negotiate leases with new tenants.

Budget Highlights / Significant Changes

- Major recent leases signed include Google, Brix Beverage, Wrightspeed Technologies, and St. George Spirits.
- Revenues have decreased due to several building vacancies during transitions to new tenants.
- Expenditures are projected to decrease during FY 14-15 and 15-16 due to one-time legal settlement costs and one-time expenditures for planning and entitlement costs related to planning for Alameda Point in FY 12-13 and FY 13-14.
- Personnel costs have increased to add a Redevelopment Project Manager and reconfigure administrative staffing previously shared with the Community Development Department.



Program Summary

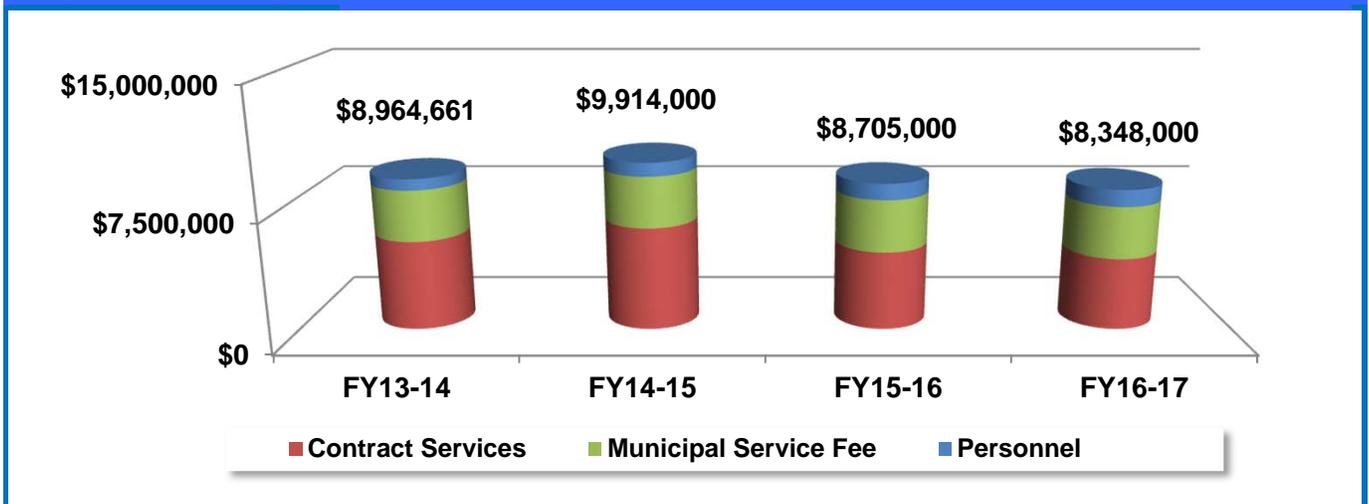
Base Reuse Fund (858)

<u>Expenditure Category</u>	<u>FY13-14 Actual</u>	<u>FY14-15 Budget</u>	<u>FY14-15 Projected</u>	<u>FY15-16 Budget</u>	<u>FY16-17 Budget</u>
Full-Time Personnel	\$ 659,410	\$ 762,009	\$ 803,000	\$ 956,000	\$ 999,000
Contractual Services	5,275,492	4,650,577	6,082,000	4,647,000	4,247,000
Other Operational Costs	13,319	12,973	13,000	14,000	14,000
Cost Allocation	3,016,440	3,016,441	3,016,000	3,088,000	3,088,000
Total Program Budget	\$ 8,964,661	\$ 8,442,000	\$ 9,914,000	\$ 8,705,000	\$ 8,348,000
% Variance			-17%	-12%	-4%
Less: Program Revenues	12,105,445	11,813,000	11,858,000	12,005,000	11,806,000
Net Program Budget	\$ (3,140,784)	\$ (3,371,000)	\$ (1,944,000)	\$ (3,300,000)	\$ (3,458,000)

Full-Time Personnel Summary

<u>Position</u>	<u>Bargaining Unit</u>	<u>FY13-14 Budget</u>	<u>FY14-15 Budget</u>	<u>FY15-16 Budget</u>	<u>FY16-17 Budget</u>
City Manager	EXME	0.40	0.40	0.40	0.40
Chief Operating Officer - AP	EXME	1.00	1.00	1.00	1.00
Assistant Comm Dev Director	MCEA	0.40	0.40	0.65	0.65
Assistant City Attorney II	MCEA	0.50	0.50	0.50	0.50
Community Dev. Director	EXME	0.10	0.05	0.05	0.05
Redevelopment Project Mgr	MCEA	-	-	1.00	1.00
Development Manager	MCEA	0.50	0.50	-	-
City Planner	MCEA	0.25	0.25	-	-
Administrative Technician III	MCEA	0.40	0.40	-	-
Executive Assistant	MCEA	-	-	1.00	1.00
Office Assistant	MCEA	0.50	0.50	-	-
Totals		4.05	4.00	4.60	4.60

Expenditures by Fiscal Year



Program Description

The Alameda Point Maintenance program funds staff and materials needed to maintain the City occupied or utilized buildings at Alameda Point, including the cost of all utilities for Alameda Point. This program also provides staff and materials needed to maintain the roads from curb to curb at Alameda Point. Alameda Point's sewer collection system, in accordance with state and federal requirements, is managed and maintained as well through this program. The program is responsible for complying with cyclical sewer cleaning and videoing approved by the Environmental Protection Agency, responding to and resolving sanitary sewer overflows, and performing necessary repairs to sewer mains and lower laterals as required.



Key Objectives

1. Respond to emergency service requests within 24 hours and non-emergency service requests within 30 days.
2. Maintain facilities at a level to prevent any interruption of occupancy, and in a secure, clean, and aesthetically acceptable condition.
3. Perform regulatory tests and compliance for City utilized buildings, including fire suppression, alarms detection, pest control and elevator compliance.
4. Maintain road surfaces to prevent any interruption of use.
5. Perform monthly inspection and perform quarterly cleaning of all sanitary pump stations.
6. Comply with the EPA's unfunded mandate to clean 15 miles of sewer within a ten-year cycle.
7. Video and identify needed remedial sewer repairs.

Budget Highlights / Significant Changes

- The proposed increase in expenditures for FY 13-14 is due to projected increases in costs and the implementation of the recently updated Cost Allocation Plan.
- This program incorporates the former programs Roads and Grounds Maintenance (818004) and Sanitary Sewer (818007).



Program Summary

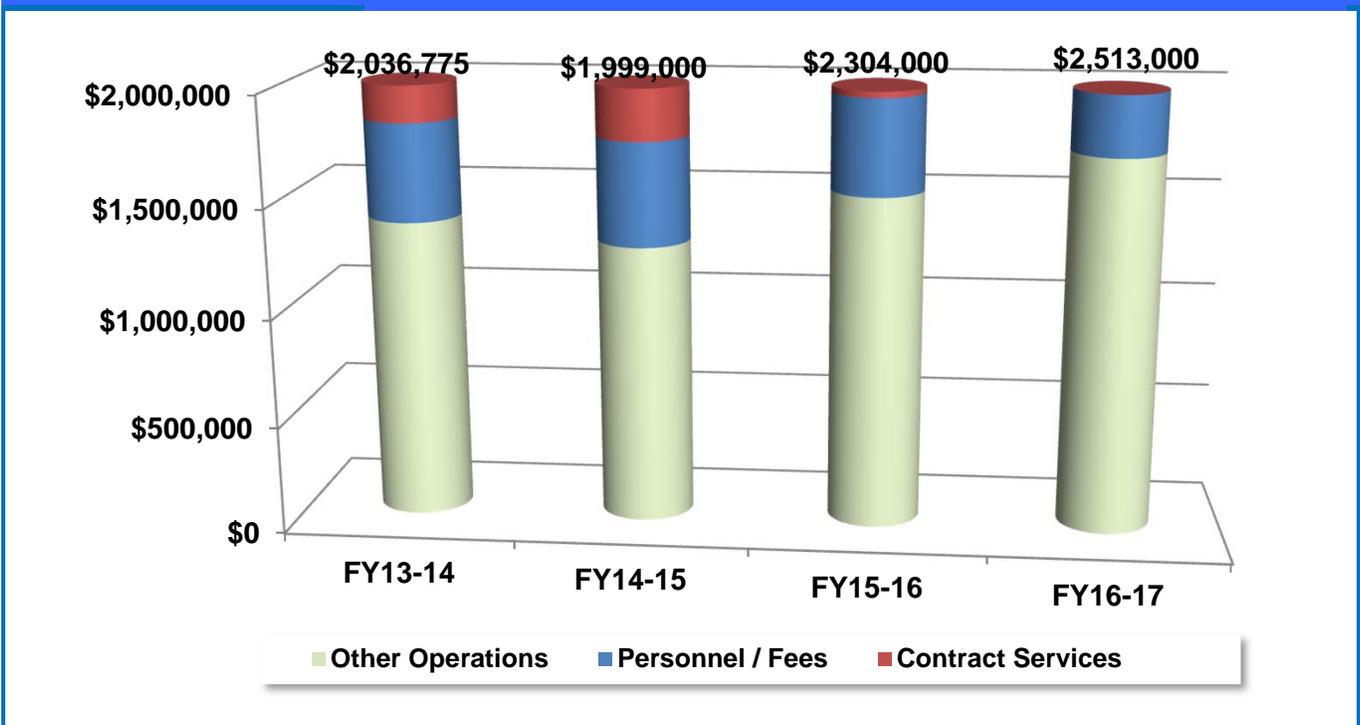
Base Reuse (858)

<u>Expenditure Category</u>	<u>FY13-14 Actual</u>	<u>FY14-15 Budget</u>	<u>FY14-15 Projected</u>	<u>FY15-16 Budget</u>	<u>FY16-17 Budget</u>
Personnel Services	\$ 290,963	\$ 344,280	\$ 317,000	\$ 351,000	\$ 366,000
Contractual Services	205,322	394,540	235,000	332,000	336,000
Other Operational Costs	1,381,526	1,478,226	1,288,000	1,534,000	1,724,000
Cost Allocation	158,964	158,954	159,000	87,000	87,000
Total Program Budget	\$ 2,036,775	\$ 2,376,000	\$ 1,999,000	\$ 2,304,000	\$ 2,513,000
% Variance			16%	15%	9%
Less: Program Revenues	-	-	-	-	-
Net Program Budget	\$ 2,036,775	\$ 2,376,000	\$ 1,999,000	\$ 2,304,000	\$ 2,513,000

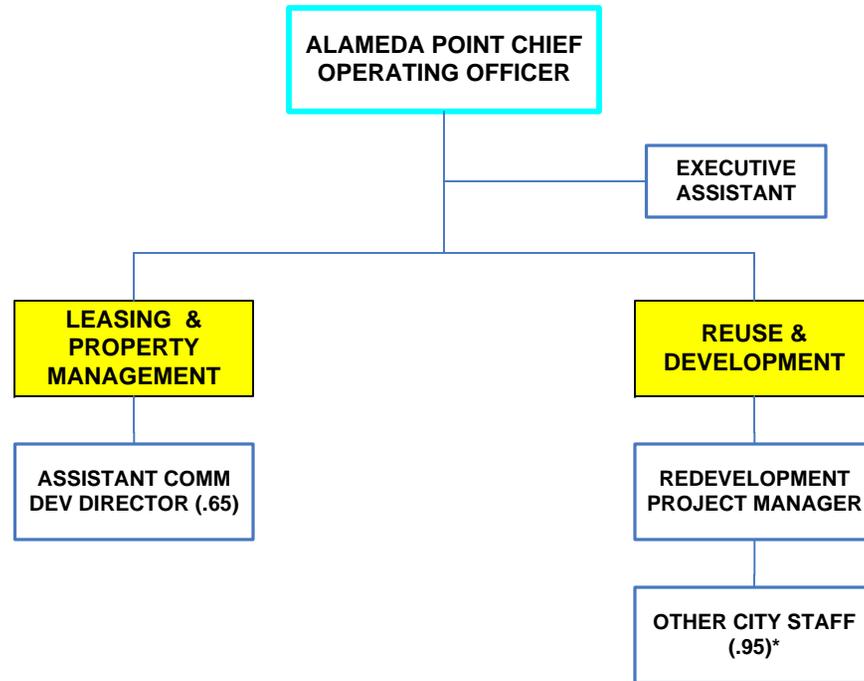
Full-Time Personnel Summary

<u>Position</u>	<u>Bargaining Unit</u>	<u>FY13-14 Budget</u>	<u>FY14-15 Budget</u>	<u>FY15-16 Budget</u>	<u>FY16-17 Budget</u>
Public Works Maint. Worker II	ACEA	2.20	2.20	2.20	2.20
Public Works Maint. Worker I	ACEA	1.00	1.00	1.00	1.00
Public Works Supervisor	MCEA	0.20	0.20	0.20	0.20
Totals		3.40	3.40	3.40	3.40

Expenditures by Fiscal Year



Base Reuse FY 15-16 / 16-17



*Other City staff are accounted for in the City Manager, City Attorney, and Community Development Department's organization chart.