



## **STAFF REPORT TO THE CITY COUNCIL**

**DATE:** Regular Meeting of July 11, 2017

**TO:** The Mayor and Members of the City Council

**SUBMITTED BY:** David Biggs, City Manager

**SUBJECT:** Development Site Update and Review

### **RECOMMENDED ACTION:**

Receive Report

### **FISCAL IMPACT OF RECOMMENDATION:**

None as a result of this action. The successful development of remaining development sites can result in additional revenues for the City in the form of property tax, sales tax, hotel bed tax, utility users tax and other revenues. There will also be an increase in expenses associated with providing municipal services to these developments and depending on the type, new revenues may or may not exceed these incremental expenses.

### **DISCUSSION:**

The City Council requested that an update on development sites in the City be made at a Council meeting in order to ensure the Council and community are informed of the current status and future plans for remaining sites.

Attached is a list of the primary development sites in Hercules. This exhibit list sites in two categories – committed or pending. Committed sites are those which have specific entitlements in place. Pending sites are those where there are pending development proposals or in the case of one site where there is a Development Agreement in place, or where there is active development interest. The listing identifies each site, the location, the current status/scope and area, and the property owner/developer.

In addition to the sites listed, there a number of other possible in-fill sites which are not listed as there is no current or pending activity of which the City is aware or the possibility of development is further in the future. These sites include the current BART park & ride lot area, and a parcel east of Willow adjacent to Highway 4. In addition, there are remaining development sites in the North Shore Business Park including a number of areas where Bio-Rad can accommodate future expansion of their operations.

Most of the development sites are north-west of Interstate 80 and are part of the City's Bayfront District. The recent completion of the Path to Transit Phase of Hercules Regional Intermodal

Transportation Center will facilitate the commencement of development in this area as seen by the recent approval of the first phase of the Bayfront master plan. The completion of development in this area is a high priority for the City.

**ATTACHMENTS:**

Attachment 1 – Development Site Listing

Attachment 2 – PowerPoint Presentation

<i>Financial Impact</i>			
<b>Description:</b>			
<b>Funding Source:</b>			
<b>Budget Recap:</b>			
Total Estimated cost:	\$	New Revenue:	\$
Amount Budgeted:	\$	Lost Revenue:	\$
New funding required:	\$	New Personnel:	\$
Council Policy Change: Yes <input type="checkbox"/> No <input type="checkbox"/>			