



Lindsay Tract Area Improvement District
Property Owner Meeting – July 13, 2022



FRANCISCO
AND ASSOCIATES

Project Overview and Updates

- August 2021 – Community Open House
- September 2021 – City Council Approves Conceptual Design Plans

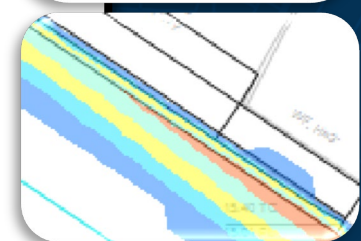
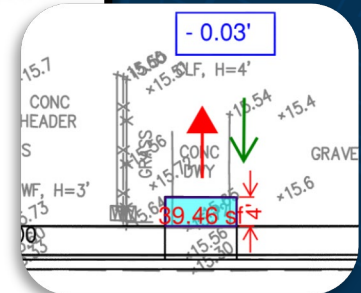


Project Overview and Updates

- Improvements will include
 - Pavement Rehabilitation
 - Drainage Improvements
 - Curb, Sidewalk & Driveway Replacement
 - Green Infrastructure Improvements
 - ACWD Water Main Replacement
- Project Benefits
 - Improved neighborhood aesthetics
 - Elimination of ponding/flooding
 - Walkability
 - Property values



Project Overview and Updates



About ACWD

- 105 square mile service area
 - Fremont
 - Newark
 - Union City
- 345,000+ customers
- 86,221+ connections



The ACWD Main Renewal Program

- Renew water mains approaching the end of their useful life.
- Prioritize based on factors such as pipe age, material, ground conditions, seismic vulnerability, consequence of failure, and leak history.
- \$117M investment planned over the next 10 years in ACWD Capital Improvement Program.
- Program includes both large transmission mains and local small diameter mains.



Lindsay Tract - ACWD's Water System Scope and Funding

Renewal of approximately 1 mile of 4 to 8 inch pipeline

Installation of new service laterals; fire hydrant assemblies; and various other valves and appurtenances

Installation of system connections to the existing water mains

Funded through ACWD's Capital Improvement Program Budget



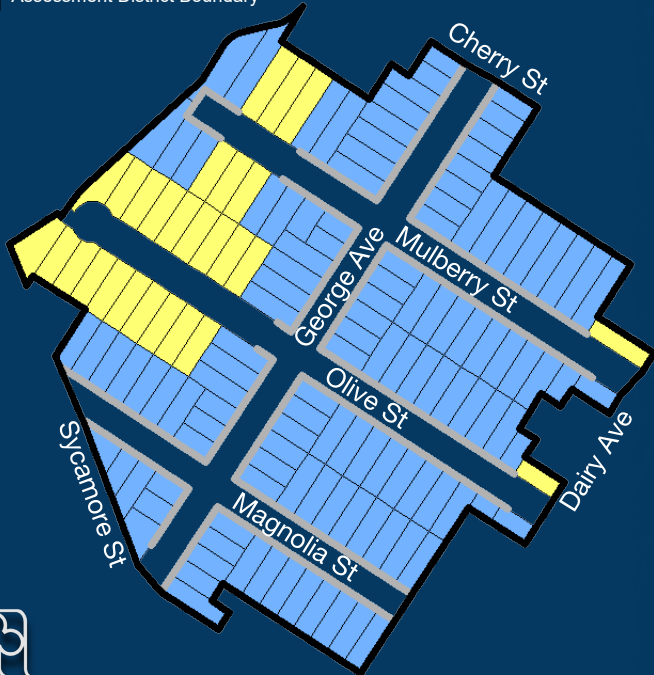
Project Cost and Funding Sources

Improvement Description	Estimated Cost	% of Total Cost	Funding Source
Pavement, Drainage & Green Infrastructure	\$4,265,145	44%	100% City
ACWD Water Main Improvements	\$3,009,205	31%	100% ACWD
Curb & Sidewalk Improvements	\$1,945,752	20%	98% AID; 2% City
Driveway & Walkway Improvements	\$421,844	4%	100% AID
TOTALS	\$9,641,946	100%	

- 76.4% of construction costs funded by City and ACWD
- 23.6% of costs - Proposed **Area Improvement District (AID)**
 - Curb, sidewalk & driveway/walkway improvements

Proposed Area Improvement District

- Proposed Curb and Sidewalk Improvements
- Parcels Adjacent to Proposed Curb and Sidewalk Improvements
- Parcels Not Adjacent to Proposed Curb and Sidewalk Improvements
- Assessment District Boundary



Base Benefit Assessment

- Corresponds to portion of curb and sidewalk project costs benefiting all blue and yellow parcels within the Lindsay Tract Assessment District.
- \$7,789.37 per parcel

Enhanced Benefit Assessments

- Corresponds to driveway, walkway, and portion of curb and sidewalk project costs providing additional benefits to blue parcels directly adjacent to proposed improvements.
- \$98.83 per Linear Foot of new curb and sidewalk
- \$33.35 per Square Foot of new driveway and walkway conform area

Example 1 Assessment (Principal) Calculation

Parcel Characteristics

- 50 Linear Feet of New Curb and Sidewalk Improvements
- 56 Square Feet of New Driveway and Walkway Conform
- 4-Foot Conform Depth

New Curb and Sidewalk Assessment Calculation

$$50 \text{ LF} \times \$98.83 \text{ per LF} = \$4,941.50$$

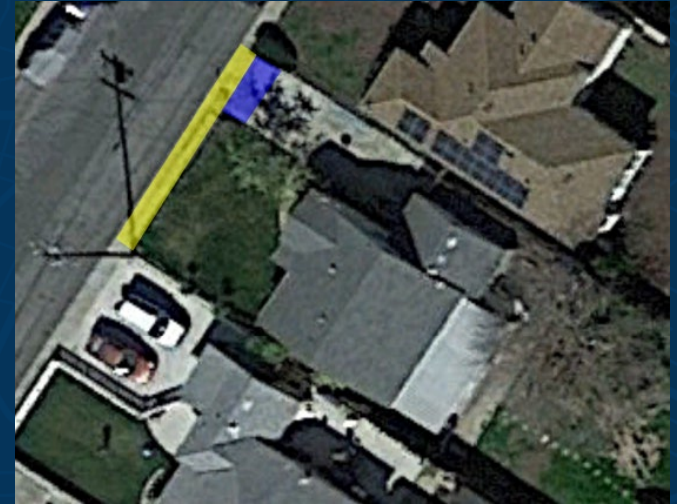
New Driveway and Walkway Conform Assessment Calculation

$$56 \text{ SF} \times \$33.35 \text{ per SF} = \$1,867.60$$

Total Assessment (Principal) Calculation

Base Assessment + New Curb & Sidewalk Assessment + New Driveway & Walkway Assessment = Assessment (Principal)

$$\$7,789.37 + \$4,941.50 + \$1,867.60 = \$14,598.47$$



Example 2 Assessment (Principal) Calculation

Parcel Characteristics

- 50 Linear Feet of New Curb and Sidewalk Improvements
- 280 Square Feet of New Driveway and Walkway Conform
- 10-Foot Conform Depth

New Curb and Sidewalk Assessment Calculation

50 LF x \$98.83 per LF = \$4,941.50

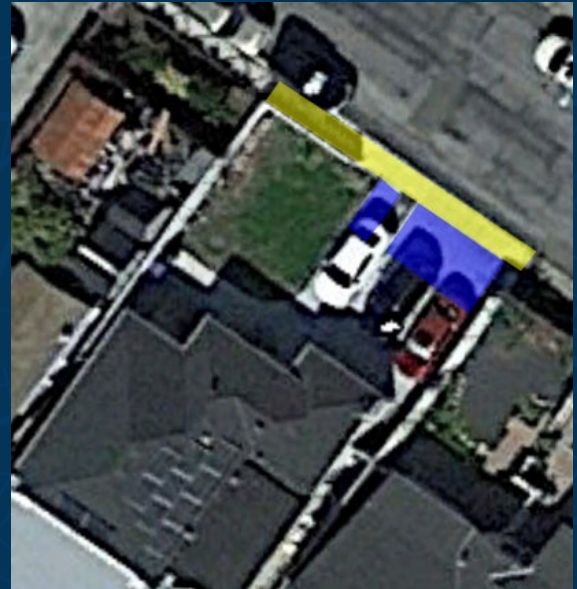
New Driveway and Walkway Conform Assessment Calculation

280 SF x \$33.35 per SF = \$9,338.00

Total Assessment (Principal) Calculation

Base Assessment + New Curb & Sidewalk Assessment + New Driveway & Walkway Assessment = Assessment (Principal)

\$7,789.37 + \$4,941.50 + \$9,338.00 = \$22,068.87



Example 3 Assessment (Principal) Calculation

Parcel Characteristics

- 197 Linear Feet of New Curb and Sidewalk Improvements
- 274 Square Feet of New Driveway and Walkway Conform
- 4-Foot Conform Depth

New Curb and Sidewalk Assessment Calculation

197 LF x \$98.83 per LF = \$19,469.51

New Driveway and Walkway Conform Assessment Calculation

274 SF x \$33.35 per SF = \$9,137.90

Total Assessment (Principal) Calculation

Base Assessment + New Curb & Sidewalk Assessment + New Driveway & Walkway Assessment = Assessment (Principal)

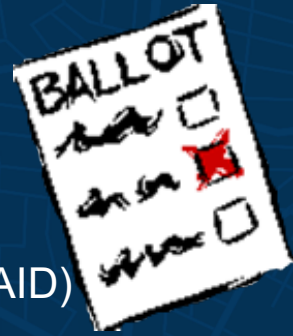
\$7,789.37 + \$19,469.51 + \$9,137.90 = \$36,396.78



Assessments and Financing Summary

- Proposed Assessments (Principal) vary based on linear feet of new curb and sidewalk directly adjacent to property and square feet of new driveway/walkway conform.
- Assessment District can be formed if majority of property owners returning a ballot, weighted by proposed assessment amount, do not oppose the formation.
- Property owners will have option to pay the entire principal assessment amount upfront and avoid added financing and administration costs.
- City will issue bonds to finance the remaining principal assessment amount.
- Bonds will be financed over 30-year term and paid annually through property taxes.
- Property owners can prepay remaining principal any time before end of 30-year term.
- City program for deferred payment will be made available to qualified low-income applicants.

AID Formation Process



- Preparation of Engineer's Report for Area Improvement District (AID)
- City Council adopts Resolution of Intention to form AID
- Notice and Ballot mailed to affected property owners (45 days prior to PH)
- City Council conducts Public Hearing and Ballot Tabulation
- If majority property owners do not oppose, City Council can adopt Resolution of Formation
- Property owners can elect to pay entire principal assessment amount upfront
- Bonds are issued to finance remaining principal assessment amount
- Assessments placed on FY 2023-24 Property Tax Bills



Thank you!

We are happy to answer any questions you may have.



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