

Excerpt from ***Behind the Boomtown: Growth and Urban Redevelopment in Emeryville***, East Bay Alliance for a Sustainable Economy and U.C. Berkeley Center for Labor Education and Research, May 2003, Page 40.

Table 1.4: Chiron Obligations Under 1995 Development Agreement¹

<i>Chiron Obligation</i>	<i>Note</i>	<i>Estimated Cost Over Project Life</i>
<u><i>Annual Community Impact Fees²</i></u>		
Senior Center Fee	\$20,000/yr for 27 yrs	\$540,000
Emeryville School Fees	\$20,000/yr for 27 yrs	\$540,000
Low Income School Care (Child Center)	\$20,000/yr for 27 yrs	\$540,000
Mass Transit Fee	\$20,000/yr for 27 yrs	\$540,000
Municipal Services Fee	\$.18 to \$1.3 mill. based on sq.ft. (for 27 yrs) ³	\$17,015,00
Annual Capital Program contribution	\$100,000/yr for 10 years	\$1,000,000
	<i>Subtotal</i>	<i>\$20,175,000</i>
<u><i>One Time Community Impact Fees</i></u>		
Art Fee	As per City Public Art Ordinance	\$1,200,000
Building Permit/Processing	City estimate for entire project	\$2,541,000
Small Business Incentive Fee	\$100,000 for each of 1st three buildings	\$300,000
Sewer Connection Fee	Standard, as per City ordinance	\$481,000
Public Safety Fee	\$200,000 for each of 1st three buildings	\$600,000
One-time Capital Program contribution	For senior center, playing fields, etc.	\$500,000
	<i>Subtotal</i>	<i>\$5,622,000</i>
<u><i>Public Facilities</i></u>		
Construction of Public Park	About .75 acres within 7 yrs ⁴	\$1,300,000
Neighborhood Street Improvements	Help maintain character of neighborhood	\$25,000
Construction of Private Auditorium	Must make available to community	n/a
	<i>Subtotal</i>	<i>\$1,325,000</i>
<u><i>Community Programs</i></u>		
Education Initiative	Chiron to run education programs at EUSD	not available
Job Information and Recruitment	Chiron to make effort to hire locally	not available
<u><i>Traffic and Utility Improvements⁵</i></u>		
Traffic Mitigations from EIR	Must pay for off-site improvements	Unknown
Underground Utility Improvements	Must pay for increasing utility capacity	Unknown
Source: City of Emeryville	<i>TOTAL</i>	<i>\$27,122,000</i>

¹ The dollar amounts assume that the full 2.2 million square feet are built within the life of the Development Agreement, which is 30 years.

² Annual fees begin the first year of occupation of the first building and run till the end of the Development Agreement. The first building opened three years after initiation of the agreement, leaving 27 years left in the Development Agreement.

³ The municipal services fee is graduated based on the number of buildings Chiron completes. To calculate the total cost, we estimated the fee for the first five years (\$50,000 for first two years, \$175,000 for next three) and added an average of the fees for five buildings over the next 25 years (\$175,000 for one building, \$500,000 for two, \$750,000 for three, \$1 million for four and \$1.3 million for five).

⁴ We estimate the cost of a .75-acre park as equivalent to development of the City's Stanford Park, a .8-acre park completed in 1992 (source: City of Emeryville, Finance Department, *CIP for Fiscal Years 2001-2002 through 2005-2006*, 2001.)

⁵ The cost sharing agreements between the City and Chiron are exceedingly complicated and dependent of many factors, including construction of the now defunct Kaiser Medical Center. We estimate that Chiron has reimbursed the City \$4.7 million to date for street extensions and intersection improvements (source: printout of the Chiron project cost accounting obtained from Karen Reid, City of Emeryville, Finance Department, Feb 2003).