



# Innovation District Infrastructure Improvement Area Update

Utility Advisory Board  
Item #180059  
June 14, 2018

# Overview


- Purpose: 20 yr master plan and funding mechanism for water & sewer capacity improvements in designated area
- City Commission direction starting in 2011
- Ordinance passed & effective as of April 7, 2016
- Annual Review of revenues & expenditures per City Commission direction


# Review Procedures

- Annual review of IIA revenues & expenditures as part of budget process
- Internal caps for cumulative (Expenditures – Revenues) of \$1.5M for water and \$1.5M for wastewater
- If cap exceeded at annual review, more detailed review of IIA & development of revised timeline for cost recovery





# Exhibit B1 - I-District IIA Water Improvement Master Plan


 Water IIA Boundary

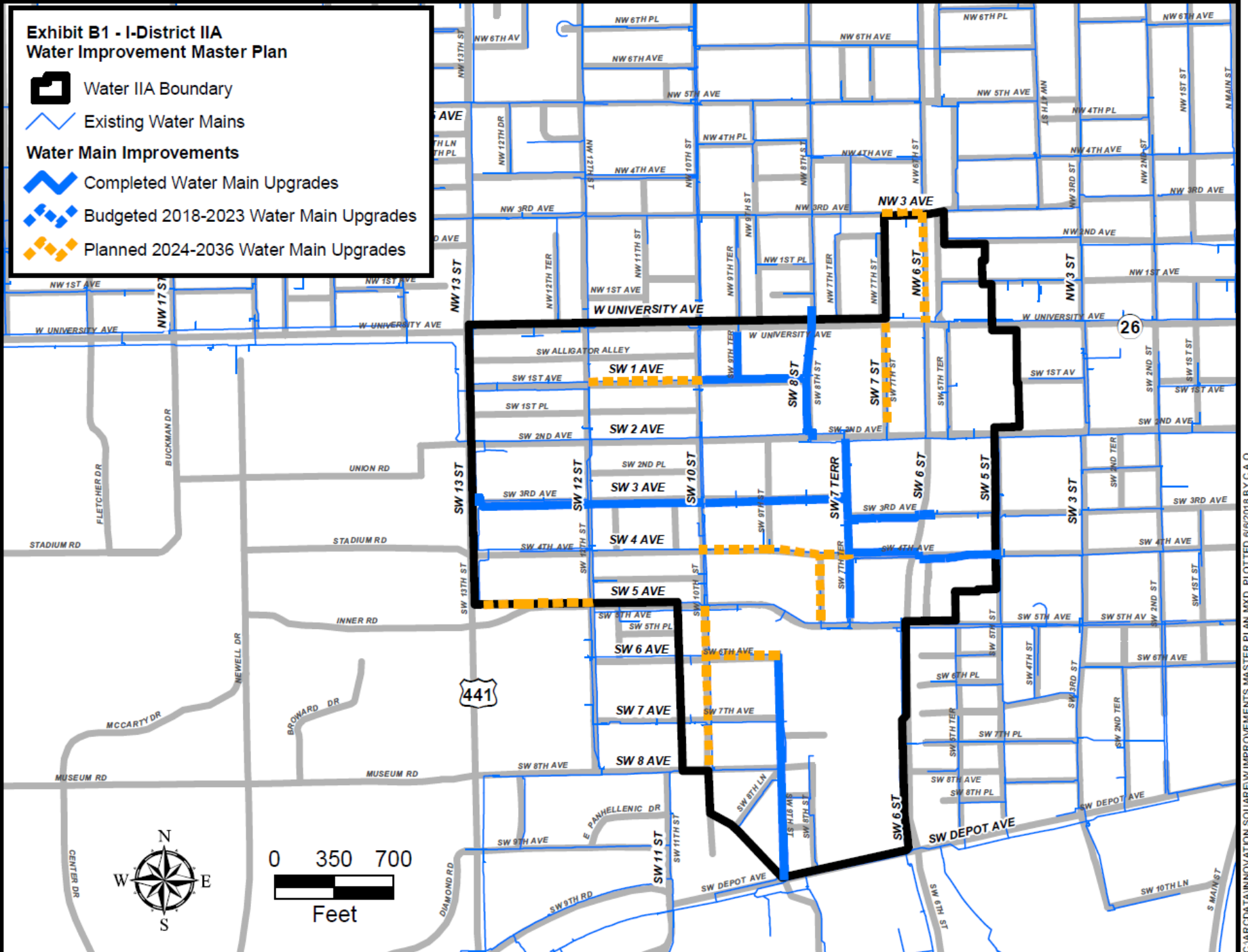
 Existing Water Mains

## Water Main Improvements

 Completed Water Main Upgrades

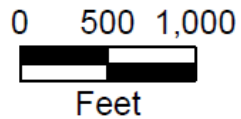
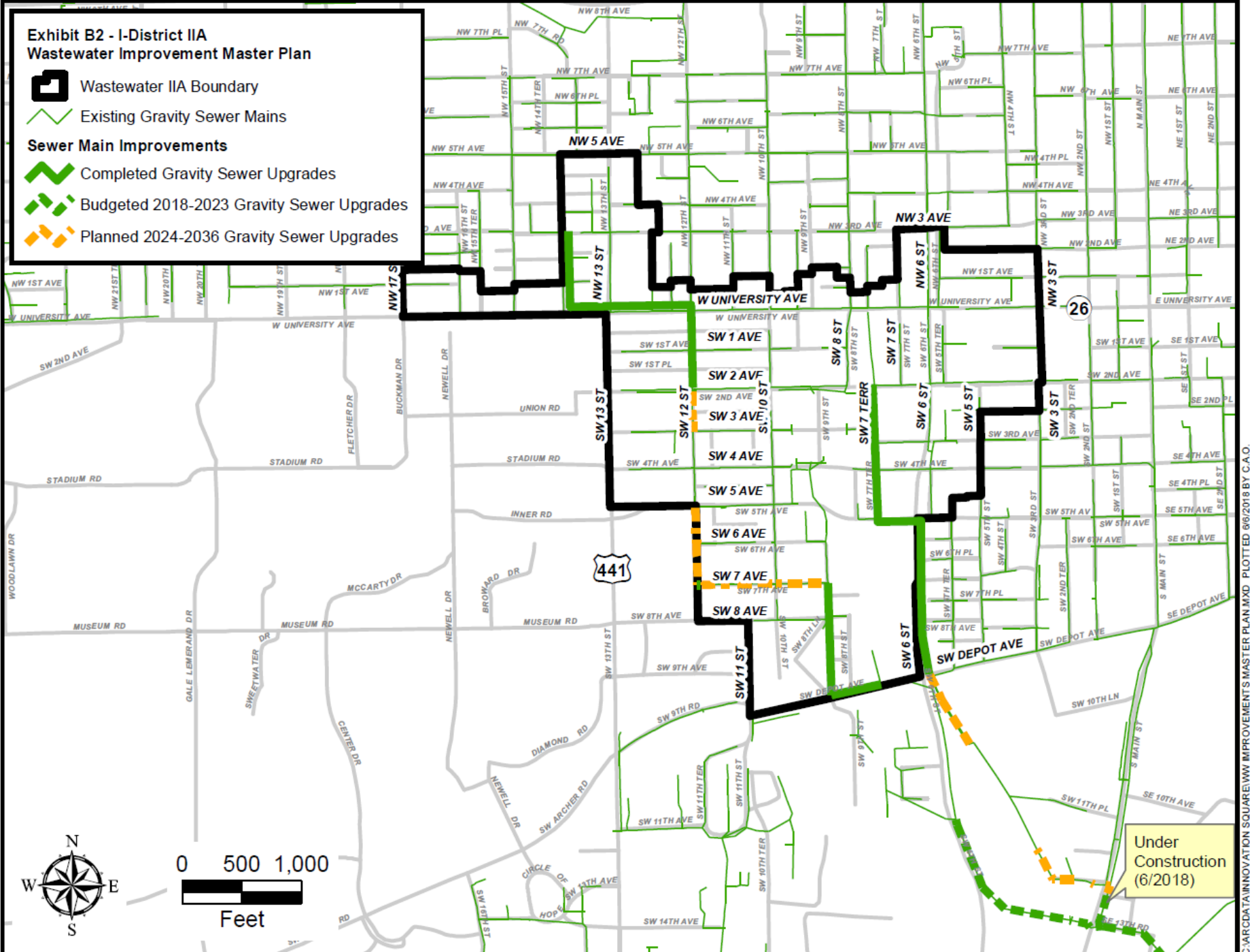
 Budgeted 2018-2023 Water Main Upgrades

 Planned 2024-2036 Water Main Upgrades



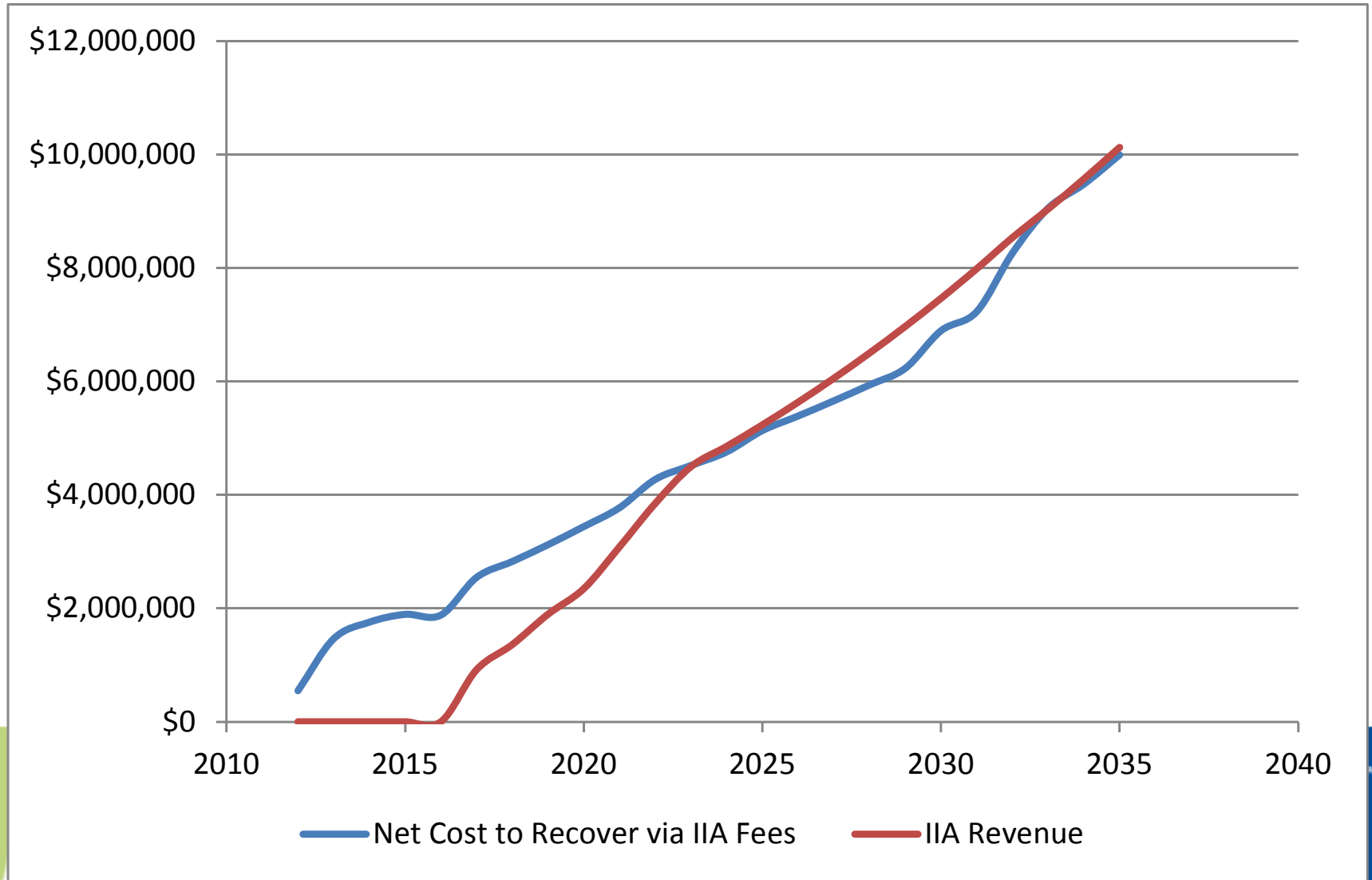
**Exhibit B2 - I-District IIA  
Wastewater Improvement Master Plan**

-  Wastewater IIA Boundary
-  Existing Gravity Sewer Mains
- Sewer Main Improvements**
-  Completed Gravity Sewer Upgrades
-  Budgeted 2018-2023 Gravity Sewer Upgrades
-  Planned 2024-2036 Gravity Sewer Upgrades



Under Construction  
(6/2018)

# Projected Cumulative IIA Expenditures & Revenues with Interest



# I-District IIA Expenditures & Revenue

## Water

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>Year</b>	<b>Water Capacity Improvement Cost</b>	<b>Water T&amp;D Connection Charge Revenue</b>	<b>IIA Revenue</b>	<b>Total Revenue</b>	<b>Revenue - Expenditure</b>	<b>Cumulative Revenue - Expenditure with interest</b>
<b>2012-2016</b>	\$1,137,655	\$182,794		\$182,794	-\$954,861	-\$1,108,523
<b>2017</b>	\$2,984	\$3,100	\$46,596	\$49,696	\$46,712	-\$1,111,694
<b>2018</b>	\$84,000	\$90,000	\$250,000	\$340,000	\$256,000	-\$905,721
<b>2019</b>	\$10,000	\$40,000	\$120,000	\$160,000	\$150,000	-\$796,478
<b>2020</b>	\$10,000	\$40,000	\$100,000	\$140,000	\$130,000	-\$702,319
<b>2021</b>	\$100,000	\$40,000	\$100,000	\$140,000	\$40,000	-\$693,924



# I-District IIA Expenditures & Revenue

## Wastewater

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>Year</b>	<b>WW Capacity Improvement Cost</b>	<b>WW Collection Connection Charge Cost Share</b>	<b>IIA Revenue</b>	<b>Total Revenue</b>	<b>Revenue - Expenditure</b>	<b>Cumulative Revenue - Expenditure with interest</b>
<b>2012-2016</b>	\$1,117,726	\$447,090		\$447,090	-\$670,636	-\$771,661
<b>2017</b>	\$1,075,814	\$430,326	\$534,226	\$964,552	-\$111,262	-\$917,648
<b>2018</b>	\$1,040,000	\$416,000	\$326,000	\$742,000	-\$298,000	-\$1,256,942
<b>2019</b>	\$28,500	\$11,400	\$315,000	\$326,400	\$297,900	-\$1,015,604
<b>2020</b>	\$228,000	\$91,200	\$250,000	\$341,200	\$113,200	-\$948,106
<b>2021</b>	\$10,000	\$0	\$250,000	\$250,000	\$240,000	-\$750,771

# FY 2018 IIA Fees

<b>Use</b>	<b>Unit</b>	<b>Water</b>	<b>WW</b>
<b>Office/Dry Laboratory</b>	ft <sup>2</sup>	\$0.60	\$0.62
<b>Parking Garage</b>	ft <sup>2</sup>	\$0.60	NA
<b>Commercial/Institutional</b>	ft <sup>2</sup>	\$1.01	\$1.02
<b>Wet Laboratory</b>	ft <sup>2</sup>	\$1.21	\$1.23
<b>Multifamily Residential</b>	Bedrooms	\$281.51	\$286.19
<b>Hotel/Motel</b>	No. Rooms	\$402.15	\$408.84

# Proposed FY 2019 IIA Fees

Use	Unit	Water	WW
Office/Dry Laboratory	ft <sup>2</sup>	\$0.62	\$0.63
Parking Garage	ft <sup>2</sup>	\$0.62	NA
Commercial/Institutional	ft <sup>2</sup>	\$1.04	\$1.05
Wet Laboratory	ft <sup>2</sup>	\$1.24	\$1.27
Multifamily Residential	Bedrooms	\$289.95	\$294.78
Hotel/Motel	No. Rooms	\$414.21	\$421.11
<b>Percent Increase from 2017/18</b>		<b>3.0%</b>	<b>3.0%</b>

\*Proposed inflationary increase of 3% based on Engineering News Record Construction Cost Index

# Recommendation

- UAB recommend that the City Commission approve the proposed FY2019 I-District Infrastructure Improvement Area Fees