



Innovation District Infrastructure Improvement Area Update

Gainesville Utility Advisory Board

Item #170124

June 14, 2017

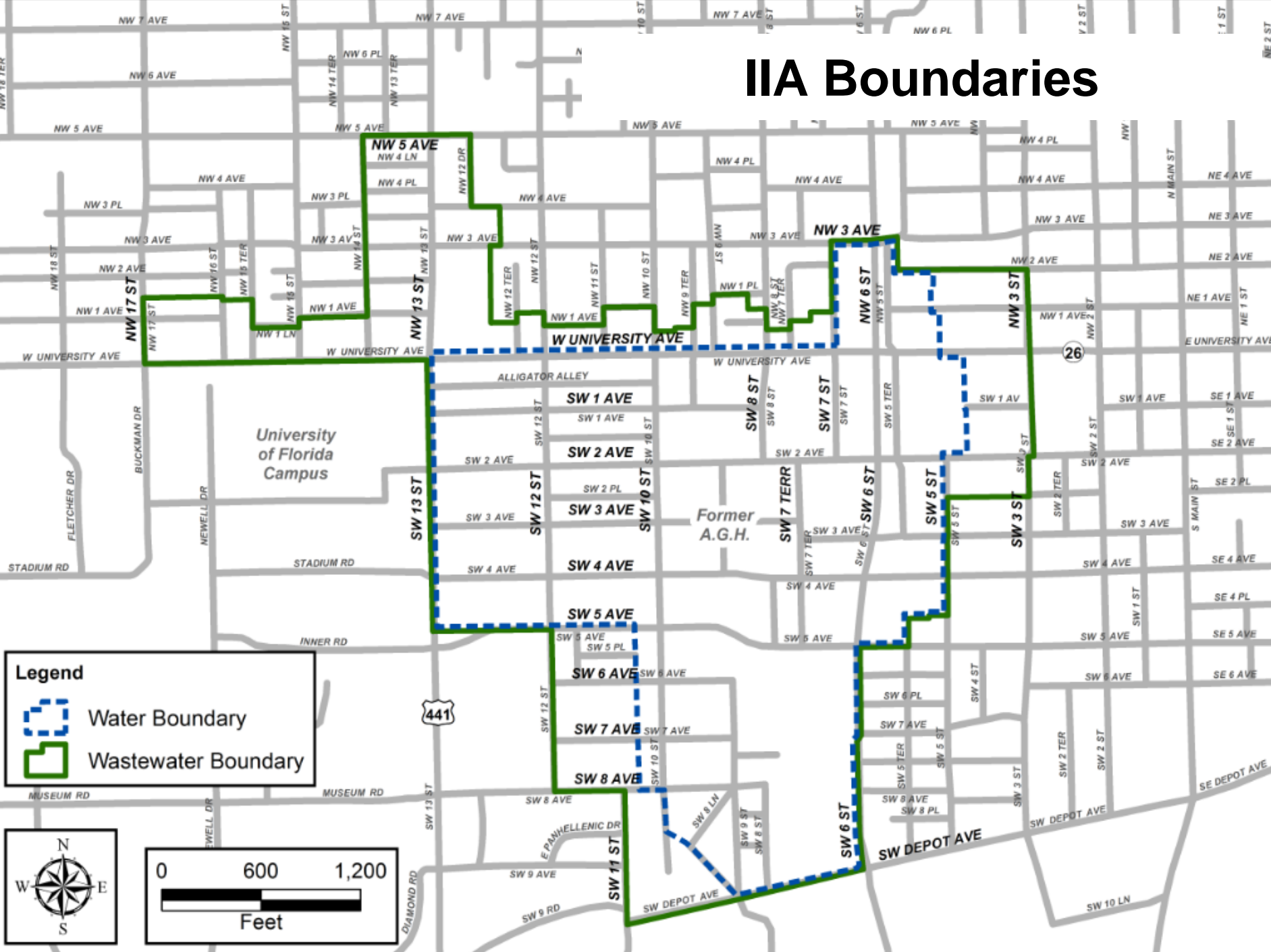
Overview

- 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

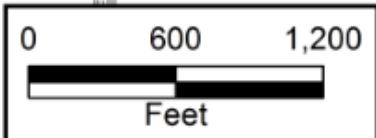
- Annual review of IIA revenues & expenditures as part of budget process
- Internal caps for cumulative (Expenditures – Revenues) of \$1.5M for water and \$1.5M for wastewater
- If cap exceeded at annual review, more detailed review of IIA & development of revised timeline for cost recovery

IIA Boundaries



Legend

-  Water Boundary
-  Wastewater Boundary



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



Wastewater IIA Boundary



Existing Gravity Sewer Mains

Sewer Main Improvements



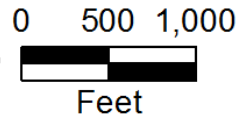
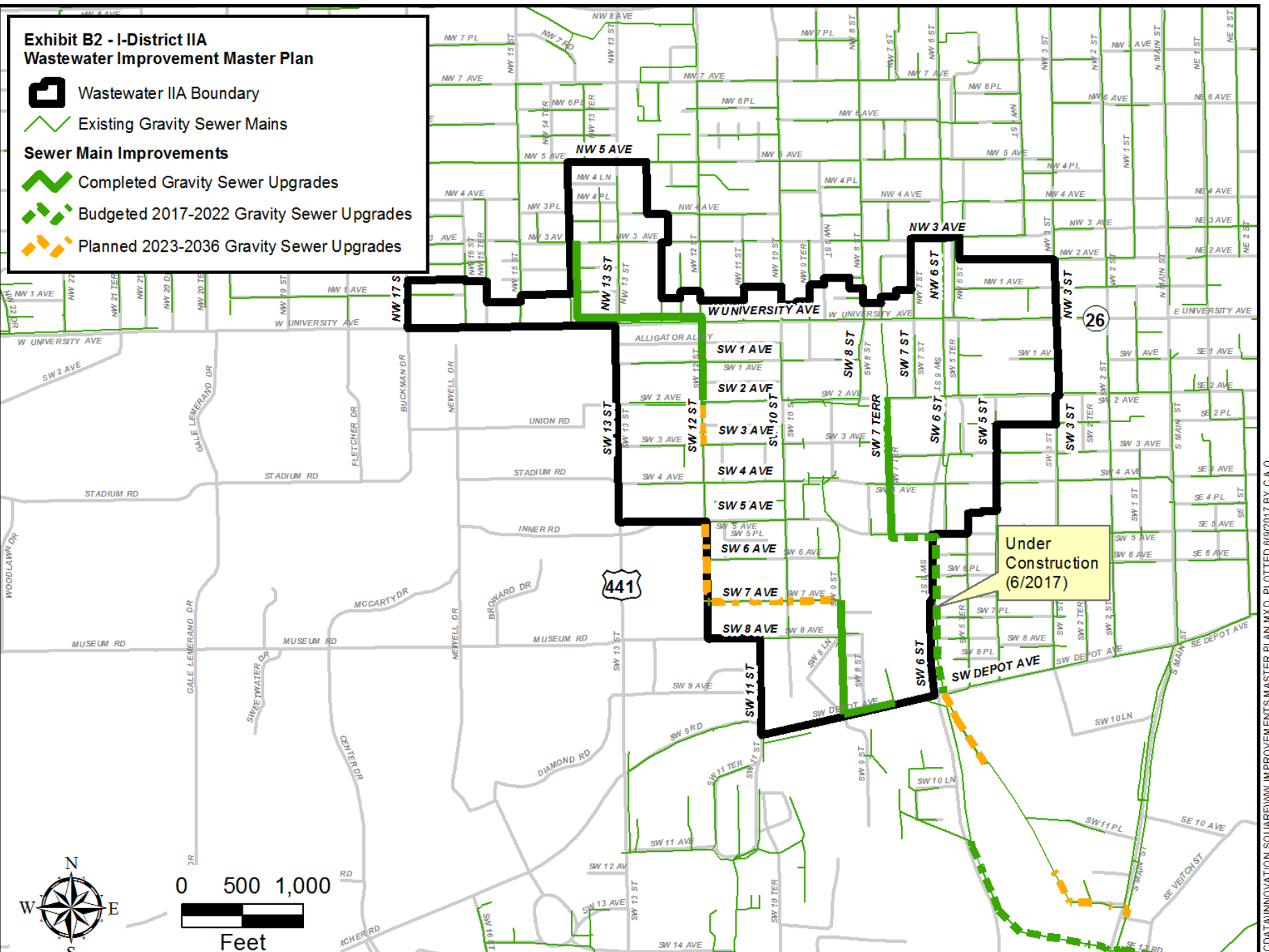
Completed Gravity Sewer Upgrades



Budgeted 2017-2022 Gravity Sewer Upgrades

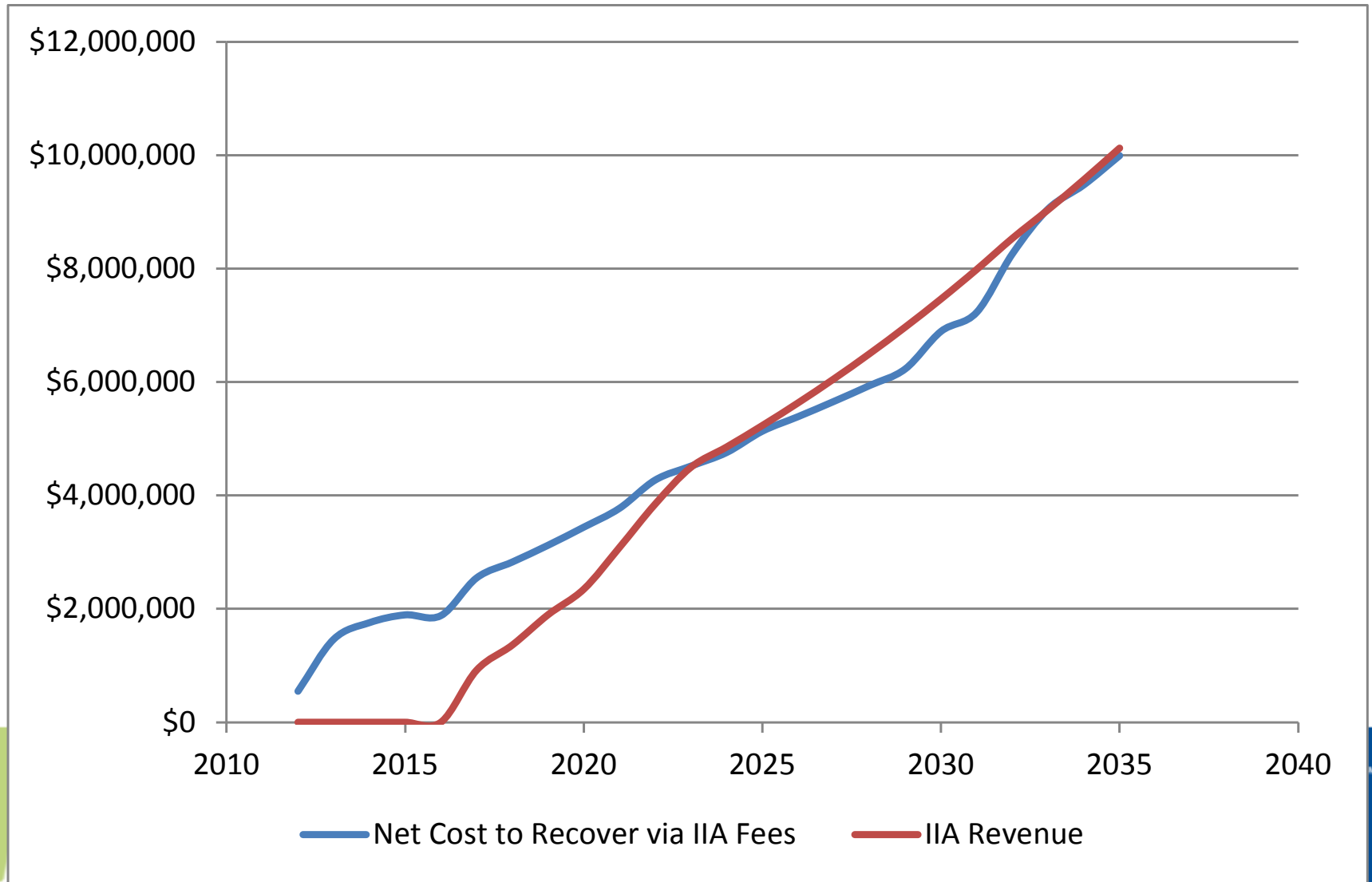


Planned 2023-2036 Gravity Sewer Upgrades



Under Construction (6/2017)

Projected Cumulative IIA Expenditures & Revenues with Interest



I-District IIA Expenditures & Revenue

Water

	A	B	C	D	E	F
Year	Water Improvement Cost	Water T&D Connection Charge Revenue	IIA Revenue	Total Revenue	Revenue - Expenditure	Cumulative Revenue - Expenditure with interest
2012-2016	\$1,137,655	\$182,794		\$182,794	-\$954,861	-\$1,108,523
2017	\$93,750	\$25,000	\$100,000	\$125,000	\$31,250	-\$1,127,156
2018	\$10,000	\$80,000	\$250,000	\$330,000	\$320,000	-\$857,878
2019	\$100,000	\$50,000	\$100,000	\$150,000	\$50,000	-\$846,483
2020	\$150,000	\$50,000	\$100,000	\$150,000	\$0	-\$884,574

I-District IIA Expenditures & Revenue

Wastewater

	A	B	C	D	E	F
Year	WW Capacity Improvement Cost	WW Collection Connection Charge Cost Share	IIA Revenue	Total Revenue	Revenue - Expenditure	Cumulative Revenue - Expenditure with interest
2012-2016	\$1,117,726	\$447,090		\$447,090	-\$670,636	-\$771,661
2017	\$1,234,320	\$480,000	\$600,000	\$1,080,000	-\$154,320	-\$960,705
2018	\$150,000	\$60,000	\$430,000	\$490,000	\$340,000	-\$663,937
2019	\$84,320	\$20,000	\$200,000	\$220,000	\$135,680	-\$558,134
2020	\$815,570	\$312,500	\$200,000	\$512,500	-\$303,070	-\$886,320

IIA Fees (2017 & Proposed 2018)

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

*Proposed 2018 fees same as 2017.

Recommendations

- Annual update next summer
- Any changes in fees for FY2019 will be proposed as part of the FY2019 budget process