FIRST AMENDMENT TO CHARGING STATION SITE LICENSE AGREEMENT WITH ELECTRIFY AMERICA

Riverside Public Utilities

Board of Public Utilities
June 9, 2025

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MISSION SQUARE BUILDING

1. Located at 3750 University Avenue City acquired the building on October 13, 2015
2. RPU funded the purchase and is the building landlord
3. 127,533 square feet of rentable office and retail space
4. Six-story building, plus a basement level
5. 490 parking stall garage
6. 2.5 acres of land

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BACKGROUND

1. On September 26, 2017, the City Council approved a Supercharger Agreement with Tesla, Inc. for the installation of:
   a. 12 Tesla Supercharger Stations on the 3rd level of the Parking Garage
   b. 2 Tesla Supercharger Stations on 1st level

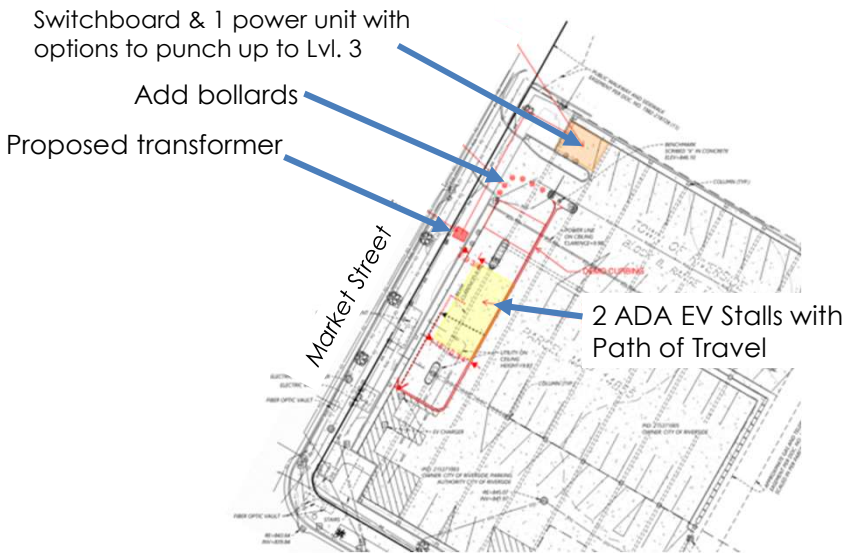
2. On December 12, 2023, the City Council approved a Charging Station Site License Agreement with Electrify America for the construction of six electric vehicle charging stations on Level 1 of the Mission Square Parking Garage

DISCUSSION

First Amendment with Electrify America:

1. Increases the number of electric vehicle charging stations from 6 to 8.
2. 2 charging stations on Level 1
   a. ADA designated
   b. Improves previous bank drive-thru area currently not utilized
3. 6 charging stations on Level 3
4. $6,720 site license annual revenue

SITE MAP LEVEL 1



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SITE MAP LEVEL 3

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FIRST AMENDMENT TERMS

1. Term: Ten-year.
2. Premises: 8 charging stations on 1,512 square feet and 540 square feet for equipment located at 3750 University Avenue, Level 1 and Level 3 Parking Garage.
3. Effective Date: Date of execution of First Amendment.
4. Term Commencement: Date on which charging station is first operational, or six (6) months after the effective date.
5. Termination: May be terminated by Riverside if charging stations are not operational within twelve (12) months of Effective Date.

UNCHANGED AGREEMENT TERMS

1. Maintenance: Electrify America will be responsible for maintenance costs of charging stations, charging infrastructure and parking stalls for the duration of the Agreement.
2. Options to Extend: Electrify America shall have two options to renew for an additional five years.
3. Expansion: Electrify America shall have the option to expand an additional 1,170 square feet for additional charging stations, with approval by the City.
4. Infrastructure Improvements: Electrify America accepts the Premises in an "as-is" condition. Electrify America will be responsible for installing any infrastructure improvements it deems necessary for the installation and operation of the EV charging stations, at Electrify America's sole cost and expense.
5. Electric Utility Service: Electrify America will be the customer of record for the electric service required for the EV charging stations and will be responsible for paying all electric service costs, infrastructure and billing.

STRATEGIC PLAN ALIGNMENT

Strategic Priority 5 – High Performing Government

Goal 5.4 – Achieve and maintain financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

Strategic Priority 6 – Infrastructure, Mobility & Connectivity

Goal 6.2 – Maintain, protect and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

Cross-Cutting Threads

Community Trust

Equity

Fiscal Responsibility

Innovation

Sustainability & Resiliency

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RECOMMENDATIONS

That the Board of Public Utilities recommend that the City Council:

1. Approve the First Amendment to the Charging Station Site License Agreement with Electrify America for the construction of eight (8) electric vehicle charging stations at the Mission Square Parking Garage, located at 3750 University Avenue; and
2. Authorize the City Manager, or designee, to execute the Lease Agreement including making non-substantiative changes.

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