



# **MAINTENANCE COMMUNITY FACILITIES DISTRICT ANNEXATION FOR 1388 SOUTH E. STREET, SAN BERNARDINO**

**CEDD – Real Property Services Div**

**Board of Public Utilities**

July 8, 2024

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## **1388 SOUTH E STREET - BACKGROUND**

1. On October 12, 2021, City Council approved a Commercial Lease Agreement with WattEV, SB1, Inc., for an initial 15-year term plus three optional five-year extensions for the establishment of an electrical truck leasing and charging facility.
2. On June 20, 2023, City Council approved a First Amendment to Commercial Lease Agreement with WattEV, amending the Rent Commencement Date from February 12, 2023 to October 1, 2023 and expiration date from February 11, 2038 to September 30, 2038.
3. On February 13, 2024, City Council approved a Grant of Easement with Southern California Edison for high voltage electrical services needed to power vehicle charging stations on the Property.



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## CITY OF SAN BERNARDINO CFD NO 2019-1

1. On July 17, 2019, the City of San Bernardino adopted Resolution No. 2019-178 establishing Community Facilities District No. 2019-1 for the purpose of levying special taxes on parcels of taxable property to provide certain services which are necessary to meet the demands for maintenance services.
2. The Property, leased to WattEV, is a new development project and subject to the City of San Bernardino's CFD No. 2019-1.
3. The annexation application includes required documentation from the City of Riverside as the Property owner/Landlord for WattEV's CFD 2019-1 annexation application to the City of San Bernardino.



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## CITY OF SAN BERNARDINO CFD NO 2019-1

1. WattEV is responsible for all maintenance and fees for the entirety of the Lease Agreement and any extensions thereof.
2. The maintenance CFD will include:
  - a. Approximately 2,564 square feet of landscaping on decomposed granite
  - b. Street maintenance of approximately 28,412 square feet
  - c. Sidewalk maintenance of approximately 4,780 square feet
  - d. Two streetlight that are solar powered only and two extra heads to be provided by City of San Bernardino



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## STRATEGIC PLAN ALIGNMENT

### 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.

#### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &  
Resiliency



Equity



Innovation



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## RECOMMENDATIONS

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

1. Approve the annexation of the City of Riverside's property located at 1388 South E. Street, San Bernardino, into the City of San Bernardino's Community Facilitates District No 2019-1; and
2. Authorize the City Manager, or designee, to execute the annexation documentation as the City's Landlord for the City of San Bernardino's Community Facilitates District No 2019-1, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.



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