

**EMERY GO ROUND SHUTTLE
PROPERTY BASED IMPROVEMENT DISTRICT (PBID)
FREQUENTLY ASKED QUESTIONS**



1.	<p>What is the Emery Go Round Shuttle (EGR)? Emery Go Round (EGR) shuttle is a no-fee service that connects the City to the MacArthur BART Station; provides connectivity through the City; and connects to the West Berkeley shuttle (at Berkeley Bowl West). In 2014, the EGR had almost 1.7 million boardings.</p>
2.	<p>How is the EGR funded? The EGR is primarily funded through the Emeryville Property and Business Improvement District (PBID) – which is a special assessment fee placed on commercial/retail/industrial parcels as well as residential (rental and home-ownership) parcels in the City.</p>
3.	<p>What is a Property and Business Assessment District (PBID) A PBID is a special tax assessment district. As a special assessment district, the services/programs/projects provided through assessment fees must have special benefit to the properties assessed. In the case of the proposed PBID, the special benefit is access to the Emery Go Round shuttle.</p>
4.	<p>How is the proposed PBID assessment levy determined? An assessment engineer determines the general vs. special benefit conferred by the proposed PBID and then calculates the special benefit for each parcel. General benefit is benefit that is not associable to any parcel within the proposed assessment district (for example, benefit received from parcels located in Oakland that have access to the EGR) and such costs cannot be included in the proposed assessment district.</p> <p>For the new PBID, the special benefit for each parcel was determined by an assessment engineer according to the trips generated by specific land use. Parcels that have high trip generation land uses (such as retail centers and banks) have been assessed higher than lower trip generation land uses (such as warehouses or light industrial). In addition, each parcel's assessment levy is further weighted according to whether the parcel is within ¼ mile a stop along a 7-day or 5-day route.</p>
5.	<p>How was the PBID established? The Emery Go Round PBID was initiated by the City, ratified by the City's property owners through a mail in ballot process, and then approved by the City after a public hearing.</p>
6.	<p>What were the results of the PBID ballot process? Ballots were mailed to every property owner and each ballot indicated the proposed assessment levy for each parcel owned. Ballots were weighted according to the assessment to be paid by each parcel. Ballots representing 71.25% of the cast ballots (as weighted according to assessment fee to be paid by each property owner) approved the PBID, while ballots representing 28.75% of the weighted ballots cast protested the PBID.</p>

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7.	<p>What is the assessment fee?</p> <p>The PBID management plan and assessment engineer's report includes the proposed assessment levy for each parcel by parcel number and site address based upon the trips generated according to each parcel's land use and route access. The proposed management plan and assessment engineer's report can be downloaded from the City's website: www.emeryville.org or obtained through the City Clerk's Office.</p> <p>Residential property owners (home ownership parcels in multi-unit complexes) who live within ¼ mile of a 7-day EGR route stop pay \$111.49 per year; within ¼ mile of a 5-day route stop pay \$79.60 per year. Property owners who own a stand alone single family home pay either \$171.52 or \$122.47 (7 vs. 5 day route). Commercial property owners pay according to the specific land use as outlined in the PBID management plan/assessment engineer's report.</p>
8.	<p>When will the PBID assessment fee be levied?</p> <p>The PBID assessment levy would be placed on the property tax rolls, starting in Fiscal Year 2015-2016.</p>
9.	<p>How will PBID be governed?</p> <p>The Emeryville Transportation Management Association (TMA) is responsible for operating the PBID. The TMA consists of all of the property owners that are assessed by the PBID (the general members). Decisions are made by the TMA Board and/or the general members according to the TMA bylaws. The PBID management plan states that the Board composition and bylaws must be based upon an equitable representation of all stakeholders (residential and commercial property owners) and that the City must approve the TMA Board composition and bylaws by incorporation into the TMA/City agreement. The TMA/City agreement is the basis for the TMA to receive PBID funds for operating the shuttle and is scheduled to be approved by the City Council in November/December 2015.</p>

For more information, go to www.emeryville.org or contact City Hall, 1333 Park Ave, 510-596-4300