



PLEASE POST

City of Emeryville

INCORPORATED 1896

1333 Park Avenue. Emeryville, CA 94608-3517
t (510) 596-4300 | f (510) 596-4389

Chair Matthew Solomon
Member David Mourra

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All writings that are public records and relate to an agenda item, which are distributed to a majority of the legislative body less than 72 hours prior to the meeting is noticed, will be made available via email by request to the Committee Secretary. In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the Committee Secretary as far in advance as possible, but no later than 72 hours prior to the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices will be made available for anyone with hearing difficulty and must be returned to the Committee Secretary at the end of the meeting. All documents are available in alternative formats upon request. No animals shall be allowed at, or brought in to, a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which is defined as a guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability; or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties.

TRANSPORTATION AND SUSTAINABILITY COMMITTEE

Regular Meeting
Civic Center, Garden Level
1333 Park Avenue. Emeryville, CA 94608
September 8, 2026 – 4:00 PM

AGENDA

1. Call to Order
2. Roll Call
3. Public Comment
 - 3.1 *Submit a written comment card at www.emeryville.org/advisorybodies.*
4. Approval of June 9, 2026, Regular Meeting Action Minutes
5. Action Items
 - 5.1 Letter of Intent to Proceed with Energy Audit for Solar and Battery Storage at Municipal Facilities (Anderson)
6. Information Items
 - 6.1 Waste Management Update (Anderson)
 - 6.2 See Click Fix Quarter 3 Report (Rivera)
 - 6.3 Capital Improvement Program FY2028-2032 Update (Jelsma)
 - 6.4 Environmental Updates (Anderson)
 - 6.5 Capital Improvement Plan Updates (Jelsma)
7. Future Agenda Items
 - 7.1 See Click Fix Streamlining, Grant Requirements, ETMA Planning Item, Parking Permit Requirements, No-Smoking Signage, Speed Hump Study, Secure Bike Parking
8. Announcements / Member Comments
9. Adjournment

Public comment for agenda items can be submitted online via a written comment card at www.emeryville.org/advisorybodies, or submitted by email to the Committee Secretary. If you would like to support, oppose, or otherwise comment on an upcoming agenda item, please send in your comments prior to the meeting.

FURTHER INFORMATION may be obtained by contacting Jeff Jelsma, Committee Secretary, at 510-596-4334 or jeff.jelsma@emeryville.org / public_works@emeryville.org. The next regular meeting is scheduled for October 13, 2026, at 4:00 PM.

DATED: SEPTEMBER 2, 2026

Post On: SEPTEMBER 4, 2026
Post Until: SEPTEMBER 9, 2026


Lorrayne Leong, Deputy City Clerk



**Action Minutes for
City of Emeryville
Transportation and Sustainability Committee, Special Meeting
June 9, 2026 4:00 PM to PM**

Members:

Matthew Solomon (Solomon), Chair
David Mourra (Mourra), Mayor

Staff/Consultants Present:

Mohamed Alaoui (Alaoui)
Pedro Jimenez (Jimenez)
Ryan O'Connell (O'Connell)
Phillip Toste (Toste)
Nikolas Ignacio (Ignacio)
Jeff Jelsma (Jelsma)

Matt Anderson (Anderson)
Michael Roberts (Roberts)
Violet Rice (Rice)
Navarre Oaks (Oaks)
George Rivera (Rivera)

1. **Call to order:** This meeting was called to order at 4:00 PM and held in the Garden Level Conference Room.
2. **Roll Call:** See above.
3. **Public Comment:**

No public comment.
4. **Approval of Action Minutes**

4.1 **Approval of May 12, 2026, Regular Meeting Action Minutes**

No public comment.

Motion for Approval: Mourra / Second: Solomon / Vote: Unanimous approval.
5. **Action Items:** No action items.
6. **Information Items**

6.1 **Active Transportation Plan Update (Oaks)**

Staff Oaks provided an update on the city's Active Transportation Plan. Staff outlined qualitative feedback received since approval of the Plan. Member Mourra and Chair Solomon asked clarifying questions.

No public comment. **Solomon and Mourra made comments.**

6.2 Powell Street Rehabilitation Project (Ignacio)

Staff Ignacio presented on the Powell Street Rehabilitation Project, including why the city is doing the project, operational and safety factors, near term improvements, and overall project concept and timeline. Member Mourra and Chair Solomon asked clarifying questions.

No public comment. **Solomon and Mourra made comments.**

6.3 SeeClickFix Update (Rivera)

Staff Rivera presented an update on SeeClickFix data and how the city is addressing requests. Member Mourra and Chair Solomon asked clarifying questions.

No public comments. **Solomon and Mourra made comments.**

6.4 Bike to Wherever Day Recap (Rice)

Staff Rice presented a recap of the May 14, 2026 Bike to Wherever Day. Member Mourra and Chair Solomon asked clarifying questions.

No public comments. **Solomon and Mourra made comments.**

6.5 Environmental Program Updates (Anderson)

Staff Anderson provided brief updates on Environmental Programs, including the Ava e-bike rebate program. Member Mourra and Chair Solomon asked clarifying questions.

No public comment. **Solomon and Mourra made comments.**

6.6 Capital Improvement Program Tracking Spreadsheet (Jelsma)

Staff Jelsma provided brief updates on CIP Projects. Member Solomon asked clarifying questions.

No public comment.

7. Future Agenda Items:

- Future – See Click Fix Streamlining, Grant Requirements, ETMA Planning Item, Parking Permit Requirements, No Smoking Signage on Greenways, Study/assessment of geometry, materials, and effectiveness of speed bumps in city, Secure (not short-term racks) bike parking and how we can increase it in the city

8. **Announcements/ Member Comments:**

- None.

9. **Adjournment:** This meeting was adjourned at 5:46 PM.

Energy Analysis Results and Letter of Intent to Proceed

Prioritizing money-saving measures and solar photovoltaic opportunities





Background

Emeryville facilities energy analysis



Analysis

- Six city facilities, focus on financial ROI
- Solar & efficiency measures



Need

- Utilities as operational costs
- kWh cost up ~30% in 3 years
- \$400k/year electricity bills
- Federal solar credit expires 12/27 (30%-50% system cost)



Recommended Measures

Site	City Hall	ECDC	PD	FS 35	FS 34	Senior Center
Solar Panel	X	X		X		
Battery Storage	X					
Priority Measures	X	X	X	X	X	X

Focus on
fiscally
sustainable
investments

Priority measures – smaller energy efficiency projects with an ROI <8 years (e.g. window film or water heater replacement).

Recommended Solar + Storage

Site	PV Size	Battery	Cost	ROI (yr)	Savings (30 yr)
City Hall	94.42 kW	Yes	\$1,075,000	10	\$2,390,000
ECDC	17.55 kW	No	\$157,000	8	\$520,000
FS 35	20.48 kW	No	\$184,000	9	\$450,000

- 50% ITC rebate if installed December 2027
- Costs are ROM
- Savings for cash purchase
- Site engineering & analysis required for final figures

Funding

Funding Sources (CIP)

- **COF-01** (Facility Resiliency Upgrades)
 - **\$1,900,000**
- **CF-10** (EOC Upgrades)
 - **\$1,400,000** (FS 35, if needed)

Total Funding: \$3.3 Million

Costs

- **Solar** (ECDC+ FS 35 +City Hall w/Battery)
 - **\$1,416,000**
- **Contingency** (ROM, staff, etc)
 - **\$212k** (15%)

Total Costs: \$1.62 Million



Investment Tax Credit (ITC)

- **Federal rebates:** Rebate for installation and capital cost of qualifying clean energy systems. Direct pay authorized for public entities.
 - **Amount:** 30%-50% (American-made, etc)
 - **Payable:** Upon permission to operate
 - **Project Costs:** \$1.62 Million
 - **Potential ITC Rebate:** \$675k
 - **ROI:** 9 years vs. 18 years without
 - **Credit Use:** Cost-saving efficiency measures
- 

CA Code § 4217

- **Allows:** Public agency to directly negotiate with Energy Services Companies for design/build of energy projects that show positive financial return
- **Requires:** Public findings (cost-effective), public notice & hearing, formal resolution
- **Local examples:** ECCL, City of Dublin, City of San Leandro, City of Livermore, City of Oakland, BART, BUSD, Alameda County, etc.



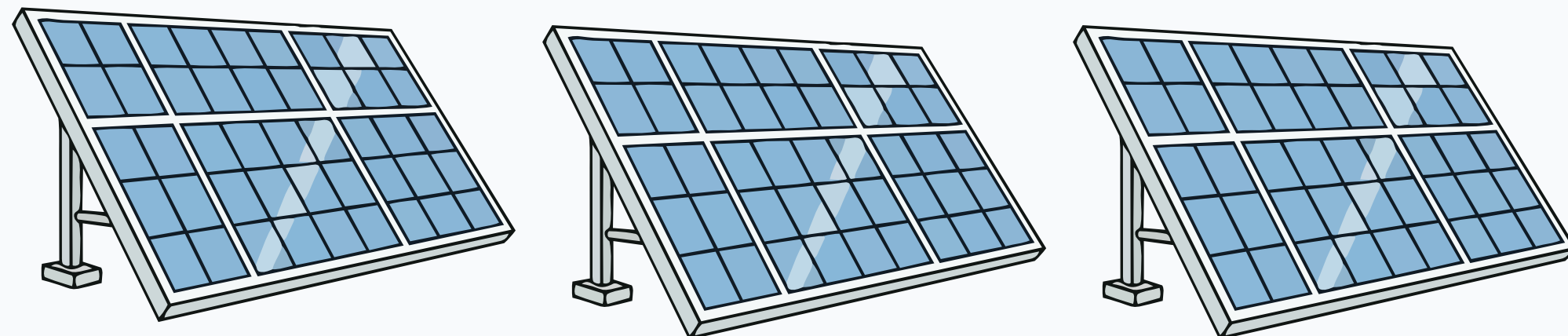
Letter of Intent

- Next phase in project development
 - Authorizes detailed engineering and project development
 - Final project subject to CA 4217 requirements and Council approval
 - Break fee \$39k for engineering services
- 

Discussion

Questions & Discussion

Recommendation





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September 8, 2026

City of Emeryville

1333 Park Avenue
Emeryville, CA 94608

Mr. Scott Meinzen

VP / General Manager
Syserco Energy Solutions, Inc.
215 Fourier Ave., Suite 140
Fremont, CA 94539

Subject: Letter of Intent to Contract and Authorization to Proceed with Detailed Engineering and Final Project Development - Solar PV and Battery Energy Storage Project

Dear Mr. Meinzen,

The City of Emeryville (the "City") has reviewed the preliminary information presented by Syserco Energy Solutions, Inc. ("SES") regarding a renewable energy and battery energy storage project and desires to authorize SES to proceed with final project development, estimating, permitting coordination, procurement planning, and preparation of a final Energy Services Proposal. The parties intend to use the project-development period to advance the Project on an accelerated, collaborative schedule to preserve the City's opportunity to qualify for available Federal Direct Pay / Investment Tax Credit ("ITC") benefits.

The purpose of this Letter of Intent ("LOI") is to authorize SES to perform the project-development work necessary to determine the final scope, price, savings, incentive value, schedule, and contractual terms for a negotiated Energy Services Agreement ("ESA") pursuant to California Government Code Section 4217.10 *et seq.*

PROJECT SCOPE

Based on the City's direction and SES's preliminary feasibility assessment, SES will develop the following measures. Final equipment selection, system sizing, configuration, structural requirements, interconnection requirements, and pricing will be established during project development:

- Civic Center / City Hall: rooftop-mounted solar photovoltaic ("Solar PV") system and battery energy storage system ("BESS").
- Emeryville Child Development Center ("ECDC"): rooftop-mounted Solar PV system.
- Fire Station 35 ("FS-35"): Evaluate options for solar PV system including installation on the existing parking structure / carport, subject to structural and constructability confirmation, or other options to be explored and proposed during Project Development Progress Meetings.

The preliminary assessment presented to the City identified a time-sensitive federal Direct Pay opportunity associated with eligible renewable energy improvements, with the Project schedule intended to support completion and utility Permission to Operate ("PTO") no later than December 31, 2027. The final ITC value will be determined based on the final approved Project scope and applicable eligibility requirements.

PROJECT DEVELOPMENT CRITERIA AND INTENT TO CONTRACT

The City intends to enter into an ESA with SES if the final Project is mutually acceptable and satisfies the City's technical, financial, legal, procurement, funding, and implementation requirements. The parties acknowledge that preserving the Project schedule is a material consideration in entering into this LOI.

1. Procurement Method. The parties intend to negotiate the ESA pursuant to California Government

Code Section 4217.10 *et seq.*, subject to all required City findings, approvals, and legal review.

2. Federal Incentives. SES will develop the Project with the objective of preserving the City's eligibility for applicable Direct Pay / ITC benefits. The parties will cooperate in providing information and executing actions reasonably necessary to support incentive eligibility and timely Project completion.
3. Final Project Economics. Final pricing, savings, incentive value, financing or funding approach, and lifecycle economics will be established through project development and presented to the City for approval.
4. Exclusive Development. During the term of this LOI, the City agrees to work exclusively with SES for development of the Project scope identified above, unless the parties mutually agree otherwise in writing.

BREAK FEE

All costs associated with the scheduling, pre-construction, estimating, and project development performed by SES are intended to be incorporated into the final lump-sum, firm-fixed price of the ESA if the City and SES proceed to contract.

If SES completes the project-development work, presents a final Energy Services Proposal that is materially consistent with the agreed Project criteria, and SES is prepared to enter into the ESA, but the City elects not to enter into the ESA for reasons not attributable to SES's failure to satisfy the agreed criteria, then the City shall pay SES a project-development break fee in the amount of Thirty-Nine Thousand Four Hundred Ten Dollars and Zero Cents (\$39,410.00). For these purposes, "materially consistent" shall include a positive cash position within ten years or less under the cash purchase scenario. Payment of this break fee shall constitute the City's sole financial obligation arising from or related to a decision not to proceed with the ESA.

If SES is unable to develop a Project that satisfies the mutually agreed criteria, the City shall not be charged the break fee.

MUTUAL SCHEDULE COMMITMENT AND CITY COOPERATION

The parties acknowledge that the schedule required to preserve the potential federal incentive is aggressive and depends on timely, coordinated action by both SES and the City. Accordingly, the City agrees to provide active staff participation and timely decisions throughout project development and implementation.

1. LOI Approval and Execution. The City intends to present the Project to the Transportation and Sustainability Committee on September 8, 2026, for consideration and recommendation, and intends to execute this LOI under the City Manager's administrative spending authority. The City will use best efforts to return a fully executed LOI to SES no later than September 18, 2026.
2. Requests for Information. During project development, the City will provide a substantive response to SES requests for information ("RFIs") within three (3) business days after receipt or promptly identify any item that reasonably requires additional time and provide a committed response date.
3. Site Access. When SES requests reasonable access to a City facility for project-development purposes, the City will coordinate and make such access available within five (5) business days after the request, subject to applicable City security and operating requirements.
4. Staff and Stakeholder Access. The City will designate a primary project contact and provide SES reasonable and timely access to City staff, consultants, legal counsel, permitting staff, facilities personnel, and other stakeholders needed to keep the Project on schedule.
5. Design Reviews and Decisions. City staff will participate in scheduled design and development reviews and provide timely direction on design alternatives, scope decisions, aesthetics, equipment locations, and other matters necessary for SES to maintain the Project schedule.

ENERGY SERVICES AGREEMENT DEVELOPMENT

During the project-development period, SES and the City will work concurrently to negotiate, draft, and redline the ESA and related contracting documents. The objective is to complete legal and commercial

review in parallel with engineering so the ESA is substantially agreed and ready for City Council consideration upon completion of project development. The City's participation in project development and negotiation does not commit it to enter into the ESA, and the City retains sole discretion whether to proceed with the ESA and to approve its final scope and terms.

Provided the City satisfies the cooperation and response commitments in this LOI, SES commits to use commercially reasonable efforts to complete Project development and prepare the Project for City Council consideration of the ESA at the November 10, 2026, City Council meeting.

Following City Council approval, the parties will use commercially reasonable efforts to finalize and mutually execute the approved ESA and issue a Notice to Proceed within five (5) business days after the applicable Council approval meeting.

CONSTRUCTION-PHASE CITY COMMITMENTS

If the City approves and executes the ESA, the parties acknowledge that continued schedule discipline will be required during implementation. The City agrees to the following project-support commitments, subject to applicable law and City procedures:

1. **Permit Review.** For permit packages submitted by SES for the Project, the City will coordinate internal review and provide comments, approval, or a consolidated response within two (2) weeks after a complete permit submission.
2. **Product Submittals.** After SES submits equipment or product submittals for City review, City staff will review and provide approval, comments, or rejection within five (5) working days.
3. **Material Procurement Authorization.** Once SES has identified proposed Project materials and the applicable product submittals have been reviewed and approved by City staff, SES will be authorized to release and order those materials in accordance with the executed ESA, approved Project budget, and agreed procurement procedures.
4. **Construction Coordination.** City staff will provide timely access, inspections, coordination, and decisions reasonably required to avoid preventable City-caused delays.

ITC / DIRECT PAY SCHEDULE RISK SHARING

The parties acknowledge that timely completion and receipt of Permission to Operate ("PTO"), or satisfaction of any other applicable placed-in-service requirement, are important to preservation of the anticipated federal Direct Pay / Investment Tax Credit ("ITC") value associated with the Project.

As a demonstration of SES's commitment to maintaining the Project schedule, SES agrees to accept the following risk-sharing provision, subject to inclusion of mutually acceptable terms in the final Energy Services Agreement ("ESA"):

For the **Solar PV portion of the Project**, if the approved Solar PV systems do not secure PTO and/or otherwise satisfy the applicable federal placed-in-service requirements on or before **December 31, 2027**, SES will be responsible for an amount equal to fifty percent (50%) of the final calculated ITC / Direct Pay value attributable to the Solar PV portion of the approved Project.

For the **Battery Energy Storage System ("BESS") portion of the Project**, SES will similarly be responsible for an amount equal to fifty percent (50%) of the final calculated ITC / Direct Pay value attributable to the BESS portion of the approved Project if the BESS does not secure PTO and/or otherwise satisfy the applicable federal placed-in-service requirements by the deadline required under then-current federal law and applicable guidance to preserve eligibility for the anticipated BESS ITC / Direct Pay benefit.

SES's risk-sharing obligations described above shall not apply to the extent that a missed deadline is caused or materially contributed to by City delay, City-requested scope changes, failure by the City to respond to SES requests within ten (10) days of receipt, utility or interconnection delays outside SES's reasonable control, governmental or permitting delays outside SES's reasonable control, force majeure, or other causes outside SES's reasonable control.

The final ESA will establish the methodology for calculating the applicable ITC / Direct Pay value for the Solar PV and BESS portions of the Project, the applicable qualification deadlines, the conditions and exclusions associated with this risk-sharing commitment, and the process for determining responsibility for any schedule delay.

INFORMATION AND ACCESS TO BE PROVIDED BY THE CITY

To enable SES to complete the work, the City will provide, if not already provided:

- Utility data, authorizations, interval data, rate information, and other information reasonably required for energy and financial analysis.
- Available building drawings, electrical single-line diagrams, structural information, roof information, equipment schedules, prior studies, and relevant facility records.
- Reasonable access to the Civic Center / City Hall, ECDC, and FS-35.
- Access to City staff and consultants needed to confirm permitting, structural, electrical, fire/life-safety, planning, legal, procurement, and operational requirements.
- Timely review of design concepts, site layouts, product selections, and draft contractual documents.

TARGET TIMELINE AND MILESTONES

Target Date	Milestone
September 8, 2026	Transportation and Sustainability Committee consideration / recommendation
September 15, 2026	Target City Manager approval and execution of LOI
September 18, 2026	Target return of fully executed LOI to SES
September-October 2026	Accelerated detailed project development, site verification, design reviews, pricing, incentive analysis, and concurrent ESA legal review
November 10, 2026	Target City Council consideration / approval of Energy Services Agreement
November 16, 2026	Target mutual execution of approved ESA
Following ESA execution	Final permitting, procurement, construction, interconnection, commissioning, and implementation
December 31, 2027	Target for Project completion and PTO to preserve anticipated Direct Pay / ITC value

SES will initiate project-development work promptly upon receipt of the fully executed LOI. The parties will schedule regular progress and design review meetings as needed to maintain the target schedule.

Please indicate acceptance of this Letter of Intent by signing below.

LETTER OF INTENT AUTHORIZED BY:

CITY OF EMERYVILLE

By: _____

Name / Title: _____

Date: _____

SYSERCO ENERGY SOLUTIONS, INC.

By: _____

Scott Meinzen, VP / General Manager

Date: _____



WM – Landfill Methane & RNG

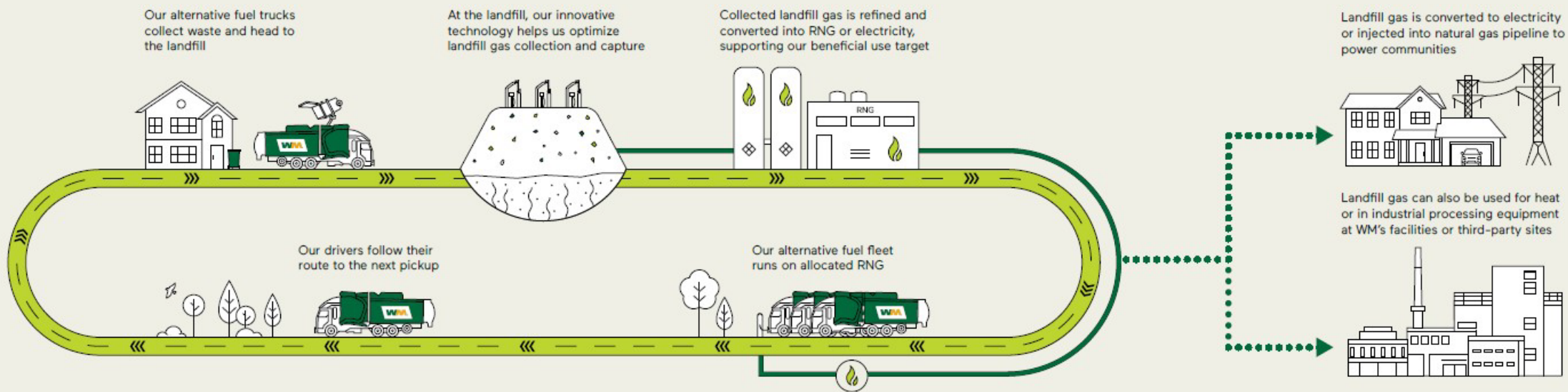
WE'RE DRIVING SUSTAINABILITY®

CONFIDENTIAL AND PROPRIETARY INFORMATION OF WM



Landfill Methane & RNG

Converting Landfill Gas for Beneficial Use



Turning landfill methane into renewable fuel and energy.

Video: [Videos | WM](#)

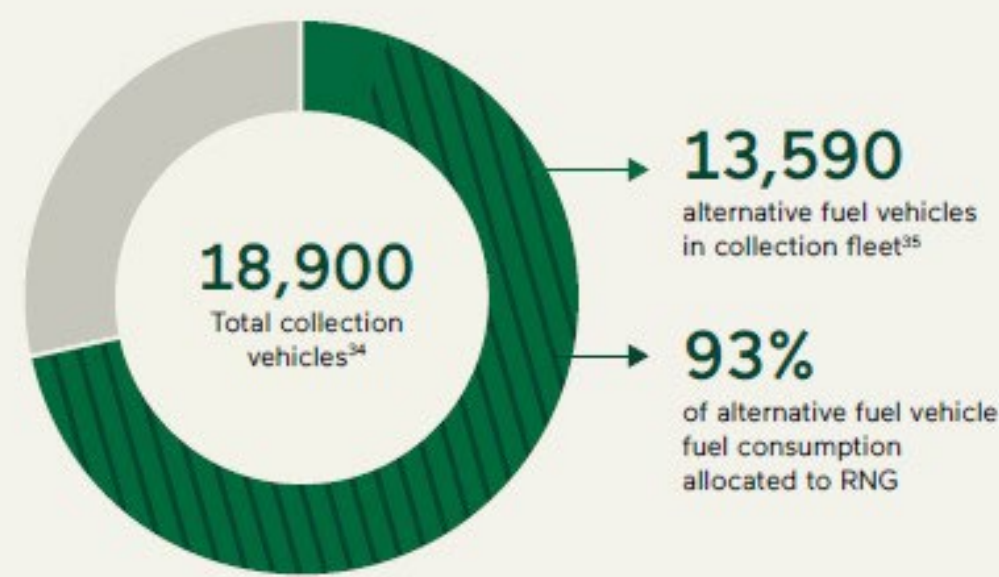
What % of the WM fleet is powered by landfill-derived RNG?

2025 Fleet Highlights

- 23,670 total fleet vehicles
- 13,590 alternative fuel collection vehicles
- 93% of alternative-fuel consumption allocated to RNG
- 229 natural gas fueling stations

Approx. 53% of WM's total fleet is powered by RNG.
More than 90% of CNG fleet fuel consumption is supplied by RNG.

OUR COLLECTION FLEET



	2024	2025
Total fleet vehicles ³³	23,730	23,670
Collection vehicles ³⁴	18,860	18,900
Alternative fuel vehicles in collection fleet ³⁵	13,170	13,590
	70%	72%
Alternative fuel vehicle fuel consumption allocated to RNG	74%	93%
Natural gas fueling stations	213	229



What % of methane is captured?

WM reported capturing 84% of landfill gas in 2025 through enhanced landfill gas collection and control systems.

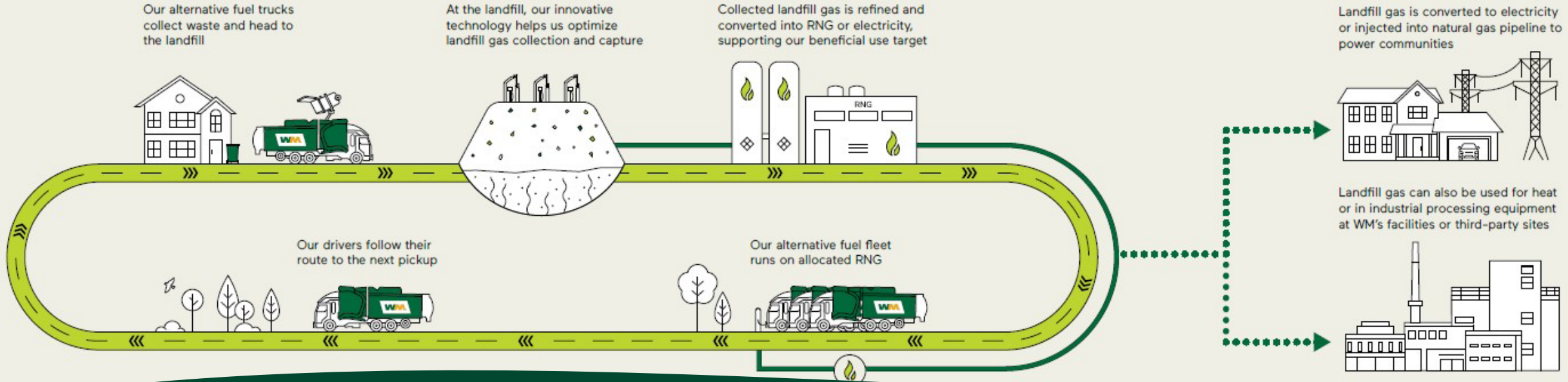
84%

Landfill Gas Captured in 2025

Captured gas is converted into RNG or electricity for beneficial use.



Converting Landfill Gas for Beneficial Use



Why It Matters

- 163 beneficial-use projects across WM landfills in 2025
- 5.4 million MMBtu increase in landfill-gas-to-energy production since 2021
- \$1.6B investment plan through 2027 to expand RNG infrastructure
- 14 RNG facilities operational by end of 2025

WM Altamont Landfill Methane Collection

Waste → Landfill Gas → Electricity → Communities

WM operates one of North America's largest renewable energy platforms, transforming methane into lower-carbon transportation fuel while reducing greenhouse gas emissions.

Altamont Landfill captures methane generated from waste decomposition and beneficially reuses it in two onsite turbines that generate approximately 6 MW of renewable electricity, powering landfill operations and approximately 3,000 homes in the surrounding community.

To further enhance beneficial reuse of landfill gas, WM is exploring expansion opportunities utilizing internal combustion engines. This project would convert additional methane into renewable energy rather than directing excess gas to the flare, maximizing resource recovery and environmental benefits.

WM's Emissions Measurement Strategy

WM utilizes a multi-layered emissions monitoring approach that combines satellite, aircraft, drone, and field-based technologies to identify and respond to methane emissions quickly and effectively.

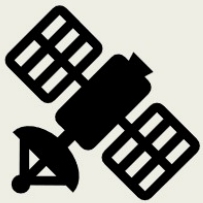
INDUSTRY LEADING RESEARCH & DEVELOPMENT

WM'S MEASUREMENT FOCUS

Satellite

- Hard for field to respond to due to low spatial resolution and high uncertainty
- Public data increasing and used by regulatory agencies to prioritize inspections
- WM Posture: continue to monitor at priority sites to limit exposure & maintain leadership in assessing data quality

External Pressure



Aircraft

- **Drafting Standard Alt. Methods**
- Actionable, discrete measurements
- Data correlating with ground issues
- Using to screen priority sites regionally on monthly & quarterly cadences
- Limitation: we cannot dictate when surveys occur

Multi-Site Monthly/Quarterly Screening



Drone

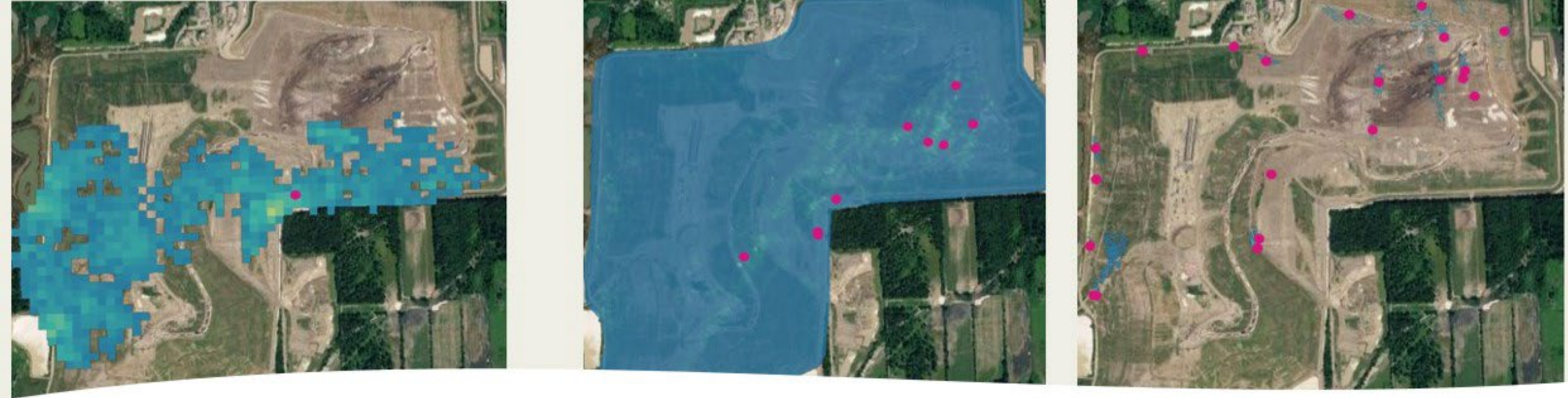
- **Drafting Standard Alt. Methods**
- Actionable, discrete measurements
- Strongest ground correlation
- Internal surveys let us pick the time, conditions, and target area
- Material value already demonstrated in field campaigns

Internal Capability & Control



- **Key Capabilities:**
 - Aircraft-based monitoring provides actionable, site-specific methane measurements.
 - Drone surveys offer high-resolution data with strong correlation to field conditions.
 - Internal monitoring programs allow WM to target specific locations, conditions, and operational areas.
 - Data-driven remediation supports rapid identification and resolution of emission sources.

WM's Proactive Approach



- WM's AirLogic platform integrates emissions measurements, field data, operational technology, drone imagery, and landfill infrastructure information into a single response management system.
- Benefits:
 - Converts emissions data into actionable field responses.
 - Tracks corrective actions and remediation efforts.
 - Supports measurement trending and reporting.
 - Enhances operational performance through continuous improvement

Thank you!



CITY OF EMERYVILLE

CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2027 - 2032



What is the Capital Improvement Program?



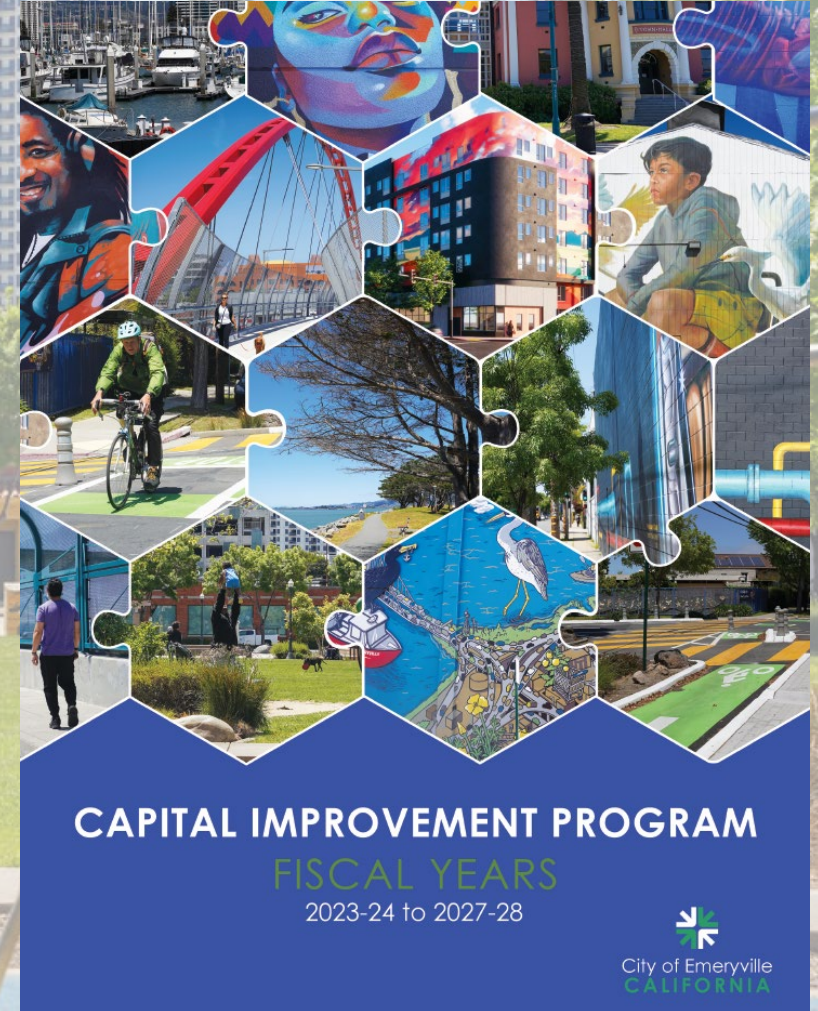
The Capital Improvement Program (CIP) is the City's **five-year plan** for investing and maintaining the city's infrastructure, facilities, transportation systems, parks, and other assets



Staff use the CIP as a **roadmap** to design, construct, and repair city facilities that support a livable and sustainable Emeryville



The CIP is **informed by the Emeryville community** to identify and prioritize capital improvements citywide



CIP Values

Values included in the FY2023 update were created with feedback from communities citywide

The FY2028-2032 CIP Update will not change the assigned values



Climate Action

Projects with this value will contribute to achieving Emeryville's goals outlined in the Climate Action Plan 2.0.



Connectivity

Projects with this value will increase multimodal access to community spaces or create places where people connect.



Equity

Projects with this value will prioritize investments that will benefit historically and currently marginalized Emeryville residents including people of color, low-income families, rent-burdened households, and zero-vehicle households. The application of this value will depend on project type.



Maintenance

These projects will extend the useful life of city facilities and infrastructure, and subsequently improve the City's return on investment. Maintenance is often neglected from a capital investment perspective, which is why it is emphasized here.



Quality of Life

These projects will enrich the daily lives of constituents who use city facilities and infrastructure through joy and excitement. This value also supports opportunities that further art and innovation.



Safety

These projects will further general public safety including but not limited to personal safety, traffic crashes, fires, and climate or natural disasters.

CIP Development

- The CIP was informed from multiple sources to provide a comprehensive roadmap for the City's infrastructure and maintenance
- The CIP is informed from:
 - Feedback from Staff and the Emeryville community
 - Approved plans and proposed projects



Active Transportation Plan



Climate Action Plan 2.0



Parks and Recreation Strategic Plan



Emeryville General Plan



Local Road Safety Plan



Public Arts Plan



City Strategic Plan

Phase I – Internal & Commission Review

AUG – SEPT 2026

• STAFF DISCUSSIONS

SEPT 9, 2026

• TRANSPORTATION & SUSTAINABILITY COMMITTEE

SEPT 10, 2026

• COMMISSION ON AGING

SEPT 16, 2026

• PARKS & RECREATION COMMITTEE

OCT 5, 2026

• BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE

NOV 12, 2026

• PUBLIC ART COMMITTEE

NOV 17, 2026

• ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Phase II – Council Adoption

JANUARY 12, 2027



TRANSPORTATION & SUSTAINABILITY COMMITTEE

FEB 9, 2027



BUDGET & GOVERNANCE COMMITTEE

FEB 11, 2027



BUDGET ADVISORY COMMITTEE

MARCH 2027



CITY COUNCIL STUDY SESSION

JUNE 2027



COUNCIL APPROVAL

CAPITAL INVESTMENT AT A GLANCE

\$146.5M

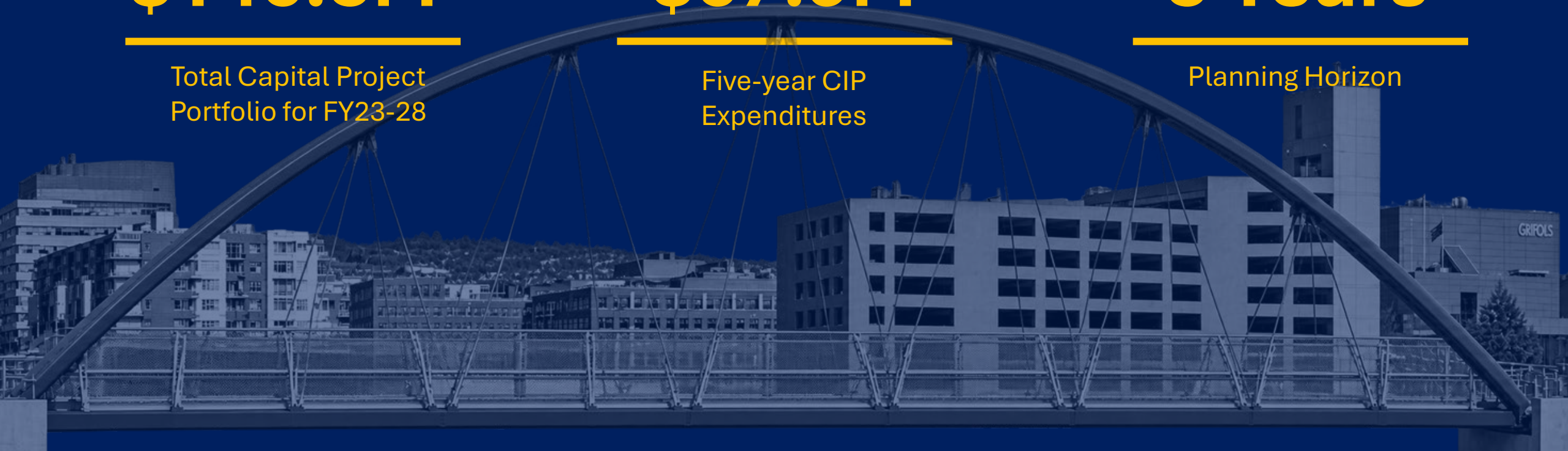
Total Capital Project
Portfolio for FY23-28

\$67.9M

Five-year CIP
Expenditures

5 Years

Planning Horizon



WHERE ARE WE INVESTING?



Community Facilities



Essential Infrastructure



Information Technology



Sustainable
Transportation



Urban Greening

COMPLETED PROJECTS



FY 2023-28 CIP PROGRESS

- Garden Level Conference Room and Other Tech
- Completed: September 2025



Civic Center Upgrades

COMMUNITY FACILITIES



CIP # COF-02

PROJECT # 24650002

PRIORITY LEVEL: Mandatory

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project is funding to supplement infrastructure needed to support technology upgrades to Civic Center, and any other major improvements that Civic Center may require.

This project replaces the legacy project FM-05 Civic Center Garden Level Conf Room/Permit Counter Upgrade (16650016).

VALUES:

- 🌱 Climate Action
- 🌐 Connectivity
- 🏠 Equity
- 🔧 Maintenance
- 🌿 Quality of Life
- 🚶 Safety

FY 2023-28 CIP PROGRESS

- New carpet installed at City Hall in
- Completed: May 2023



Civic Center Carpet

COMMUNITY FACILITIES



CIP # FM-03

PROJECT # 16650014

PRIORITY LEVEL: Active & Assigned

STATUS: Construction



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project includes the replacement of worn carpeting within the Civic Center offices. The project will concentrate on those areas of the office that are in most need of new carpet. Optional flooring material will be considered for areas with high foot traffic.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Completed the painting and replacement of 42 windows at Old Town Hall and Civic Center
- Completed in February 2026



Civic Center Exterior Painting



CIP # FM-04

PROJECT # 16650015

PRIORITY LEVEL: Active & Assigned

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project will remove corrosion, seal leaks, and paint the exterior of the Old Town Hall (OTH) and Civic Center Building, as well as rehab wooden windows at Old Town Hall. While half of the legacy wooden windows in OTH have been replaced, the remaining structures have not been painted since they were renovated in 2000 and corroded elements have appeared on all parts of the buildings. A pressure washing of the exterior walls identified the need for an enlarged scope of the work, particularly the corrosion issue. Upon a closer inspection of exterior surface and windows the estimate has been revised to reflect 2023 costs.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Installation of new boiler and air handler
- Completed: April 2026



Civic Center HVAC



CIP # FM-06

PROJECT # 15650018

PRIORITY LEVEL: Active & Assigned

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project includes the renovation and replacement of the existing HVAC system in the Civic Center. The project will include replacement of existing AC and installation of a new heat pump water-heating system to replace the gas boiler. Project will include minor structural upgrades to existing rooftop, upgrade of the control system to provide better zone control, replacement of worn piping, an upgrade of system software, and safety improvements to the roof access ladder. The existing system is not energy efficient and can't sustain a comfortable temperature throughout the building. The design process will incorporate the best available technology to minimize GHG impacts and energy consumption, consistent with the City's climate change policies.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28

CIP PROGRESS

- Replaced/repaired laterals at
 - Civic Center
 - Senior Center
 - Fire Station 34 & 35
 - Police Station
 - Doyle Hollis Park
 - Joeseph Emery Park
- Completed: May 2026

Rehabilitation of City Sewer Laterals

ESSENTIAL INFRASTRUCTURE



CIP # FM-15

PROJECT # 20650006

PRIORITY LEVEL: Mandatory

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The City of Emeryville owns multiple buildings, parks, and other facilities, most of which include sanitary sewer services. Seven of the 26 City-owned sewer laterals have already passed a pressure test, while the remaining nineteen have not yet passed a pressure test ensuring they're leak-free. These laterals will first undergo CCTV investigation and then the necessary repairs or replacement will commence, followed by pressure tests. All City-owned sewer laterals must pass a pressure test by September 2024.

VALUES:

-  Climate Action
-  Connectivity
-  Equity
-  Maintenance
-  Quality of Life
-  Safety

FY 2023-28

CIP PROGRESS

- Hydraulic Separator captures 15% of the city's storm drain system's trash (equivalent to 50 storm drains)
- Completed: September 2023



Large Trash Separator in Storm Drain Line

ESSENTIAL INFRASTRUCTURE



CIP # ST-13

PROJECT # 18475009

PRIORITY LEVEL: Active & Assigned

STATUS: Construction



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project will install a large-scale hydrodynamic trash separator in an outflow line to ensure that any trash entering the storm drain system is removed before it enters the bay. Design has been completed and construction is underway for a system that would capture stormwater flow from most of San Pablo Avenue and other high-trash areas of the City.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- All new Audio-Visual Equipment
- SB 707 Compliant
- Completed: December 2025

Council Chambers Audio / Visual Improvements

INFORMATION TECHNOLOGY

CIP # INT-02
PROJECT # 24670016

PRIORITY LEVEL: Mandatory
STATUS: Planning



LEAD DEPARTMENT: Information Technology/ Public Works

DESCRIPTION: This project will fund a replacement of the audio / visual equipment in the City Council Chambers. Some of the existing equipment is over ten years old and nearly all of it is at its expected end of life. The Chambers needs refresh with modern equipment to support the ability to provide a quality broadcast on both E-TV and an online streaming platform. The existing equipment has been modified and retrofitted to accomplish his task but is at high risk for failure. Updating the equipment will provide a streamlined interface for the operator and an overall better product for the public, while reducing the risk of being unable to broadcast a meeting due to equipment failure.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Completed the Police dispatch system

Computer Aided Dispatch / Records Management System (CAD/RMS)

INFORMATION TECHNOLOGY



CIP # IT-05

PROJECT # 17670013

PRIORITY LEVEL: Mandatory

STATUS: Ongoing



LEAD DEPARTMENT: Information Technology / Police Department

DESCRIPTION: A CAD or Computer Aided Dispatch systems is a real time command and control process. These systems are used to track in real time all information relating to calls and units. These real time command and control systems are often interfaced to E911 call systems to route calls between telephone call takers and dispatch operators. CAD systems are often programmed to monitor officer's elapsed status times and notify dispatchers to check on the safety of officers after defined periods of time. They also interact with Mobile Digital devices providing rapid and secure communications between dispatchers and field personnel. Records Management System (RMS) is a multi-user, network ready system that automates all of the common record keeping functions of a law enforcement agency. The system tracks all department activity from the time of the initial phone call or contact to final disposition and custody of the offenders.

VALUES:

-  Climate Action
-  Connectivity
-  Equity
-  Maintenance
-  Quality of Life
-  Safety

FY 2023-28 CIP PROGRESS

- Completed implementation of the Laserfiche system

Laserfiche®

Records Management System

INFORMATION TECHNOLOGY

CIP # IT-06

PROJECT # 18670011

PRIORITY LEVEL: Mandatory

STATUS: Ongoing



LEAD DEPARTMENT: Information Technology

DESCRIPTION: In June of 2016, the City executed a contract with Records Control Services to create and implement a Records and Information Management Plan, including a Management Policy, a legally compliant Retention Schedule, a uniform, function-based index for documents, and other records management best practices. The project spans 4 fiscal years (FY 16/17 through FY 19/20), with a small annual contract for maintenance services following project completion.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Two cycles completed
 - July 2024
 - July 2026
- Citywide Pavement Condition Index (PCI) is 78

Sustainable Streetscapes

SUSTAINABLE TRANSPORTATION



CIP # SUT-01

PROJECT # 24221005

PRIORITY LEVEL: Active & Assigned

STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The Sustainable Streetscapes is a yearly project with the main goal of rehabilitation and preventive maintenance of city streets. The city's roadway network undergoes a cycle of maintenance that provides a Pavement Condition Index (PCI), where the network is regularly surveyed as part of the MTC's Technical Assistance Program (P-TAP) to determine the condition of all city streets. The yearly maintenance project involves various tasks such as base repairs, crack sealing, slurry seals, rubberized chip seals, pavement overlays, complete street reconstruction, and pavement delineation.

VALUES:

-  Climate Action
-  Connectivity
-  Equity
-  Maintenance
-  Quality of Life
-  Safety

FY 2023-28 CIP PROGRESS

- Completed: August 2024

Quiet Zone at 65th, 66th, and 67th Street At-Grade Crossings

ESSENTIAL INFRASTRUCTURE



CIP # T-04

PROJECT # 19475008

PRIORITY LEVEL: Active & Assigned

STATUS: Construction



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The Quiet Zone project will address community identified needs by installing supplemental safety measures (SSM's) and other physical barriers to restrict pedestrians, bicyclists, and automobiles from entering the train tracks at the wrong time. These safety measures will qualify the railroad corridor to be declared a "Quiet Zone", thereby negating the need for trains to blow their horns.

There are three at-grade railroad crossings within the City of Emeryville, located at 65th, 66th, and 67th Streets. The project includes the design and installation of safety measures and improvements needed to establish a quiet zone. Work consists of the installation of four-quadrant gates, raised medians at each at-grade crossing and sidewalk at 65th and 67th Streets. Project will also include the permanent closure of 66th Street at the railroad crossing.

VALUES:

-  Climate Action
-  Connectivity
-  Equity
-  Maintenance
-  Quality of Life
-  Safety

FY 2023-28 CIP PROGRESS

- Completed: June 2024

40th Street Bridge Railing Painting and Repair

SUSTAINABLE TRANSPORTATION



CIP # ST-01

PROJECT # 15475028

PRIORITY LEVEL: Active & Assigned

STATUS: Construction



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: In addition to repairing damaged sections of railing, this project involves the crucial task of painting the railing on the 40th Street Bridge. Painting is necessary not only to maintain the aesthetic appeal of the bridge but also to protect it from corrosion and other environmental factors that could impact its structural integrity. By performing regular maintenance activities, the City can extend the lifespan of the bridge and ensure the safety of all users who use it.

This project has been combined with CIP project number 15475015, which will result in a comprehensive rehabilitation effort that aims to restore essential infrastructure in need of paint to its original condition.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Installation of 77 Marina lights
- Completed: May 2025



Marina Park and Powell Street Lighting

SUSTAINABLE TRANSPORTATION



CIP # M-03

PROJECT # 17495012

PRIORITY LEVEL: Active & Assigned

STATUS: Construction



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The scope of this project involves the reconstruction of the street light system along Powell Street, from Frontage Road to the Marina's cul-de-sac, as well as the pedestrian path lighting system at Marina Park. Additionally, lighting within the parking lot areas will be upgraded to help with security and safety. To accommodate these new light upgrades, the project will require new LED fixtures, foundations, conduit, wiring, and metered service pedestals. A light dimmer may also be incorporated, if feasible, to promote energy efficiency. The current lighting system is over 45 years old and has suffered significant damage due to the saltwater bay environment and large wind events. Many of the poles and anchor bolts are completely rusted and the City has had to replace many poles that have collapsed.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Painting and retrofit of 555 poles and 35 traffic signal controller boxes
- Completed: June 2024

Lumec Streetlight Pole Painting and LED Retrofit

SUSTAINABLE TRANSPORTATION



CIP # ST-04

PROJECT # 15475015

PRIORITY LEVEL: Active & Assigned

STATUS: Construction



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The objective of this project is to revitalize and maintain Lumec style light poles to ensure they are visually appealing, free of rust, and protect them from environmental factors that can impact their lifespan. This project is a part of the City's ongoing commitment to enhancing the city's infrastructure and providing a safe and pleasant environment for its residents and visitors. In 2018, the first phase of this project was completed which upgraded all of the existing metal halide fixtures which used excessive energy and required frequent maintenance. The new LED fixtures have reduced annual maintenance and energy costs and will help in achieving the City's goals in the Climate Action Plan.

This project has been combined with CIP project number 15475028, which will result in a comprehensive rehabilitation effort that aims to restore essential infrastructure in need of paint to its original condition.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Completed: June 2025
- Used to inform citywide street tree plantings

Street Tree Study

URBAN GREENING



CIP # FM-13

PROJECT # 18254016

PRIORITY LEVEL: Active & Assigned

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This study will provide a roadmap for the future expansion of Emeryville's street tree inventory, including reports detailing best locations, tree species, and management practices to increase canopy cover throughout the city.

VALUES:

- ! Climate Action
- ☀ Connectivity
- ⚖ Equity
- 🔧 Maintenance
- 😊 Quality of Life
- 🚶 Safety

SIGNIFICANT PROGRESS



FY 2023-28 CIP PROGRESS

- Completed the installation of 13 EV chargers with 16 charging ports in total
- 3 chargers at City Hall
- 6 chargers at the PW Corp Yard
- 4 chargers at the Police HQ
- 14 vehicles in city fleet are now EV

Facility Resiliency Upgrades

COMMUNITY FACILITIES



CIP # COF-01

PROJECT # 24650009

PRIORITY LEVEL: Mandatory

STATUS: Planning



Photo: Karis Darnbrans

LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project will upgrade or replace existing infrastructure in City buildings and facilities with more efficient options that will help the City reach its climate action goals. During this CIP, these upgrades will update or replace the existing fuel tanks and emergency generators at City facilities, including the Police Station, Fire Station 34 and 35, and the Senior Center. This will also include installing EV charging that will enable the City to purchase EVs for the fleet, promote the use of EVs in the community, and will demonstrate the City's commitment to Climate Action. In addition, upgrades could include potential new or augmented solar panels and battery storage for critical facilities needs.

*Legacy projects consolidated into this new project: FM-09 Emergency Generator and Fuel Tank Upgrades (16650018) and CF-15 Electric Vehicle Chargers for ROW or City-owned Facilities (17475014).

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Awarded design contract to Wong Logan Architects
- Project kickoff in August 2026

Corporation Yard Improvements

COMMUNITY FACILITIES



CIP # CF-05

PROJECT # 15475010

PRIORITY LEVEL: Mandatory

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The project includes demolition of existing on-site improvements, remediation of the site pursuant to a Feasibility Study/ Remedial Action Plan(FS/RAP) to be approved by the California Department of Toxic Substances Control (DTSC), and construction of new facility improvements to provide Public Works' storage, shop space, office space, yard storage, police evidence storage, City Clerk storage, fleet fueling station, parking and solar panels.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Feasibility Study: November 2024

Art Center

COMMUNITY FACILITIES



CIP # CF-08

PROJECT # 06466107

PRIORITY LEVEL: Discretionary

STATUS: Planning



LEAD DEPARTMENT: Economic Development and Housing

DESCRIPTION: A 30,000 square foot building at 4060 Hollis, adjacent to City Hall, was acquired in March 2006 to serve as an art and cultural center. The building needs to be seismically upgraded and needs a roof, utilities, HVAC, and lighting prior to any use. In 2018, the City Council directed staff to solicit proposals from developers to form a public-private partnership approach to the construction and operation of the Art Center. After a selection process, in 2020 the City entered into a Lease Disposition and Development Agreement (LDDA) with a developer partner to advance the project. Due to cost factors and the COVID-19 pandemic, the LDDA was terminated in 2022. The City of Emeryville has need of a center of the arts to showcase its artistic community and provide a permanent home for the annual Celebration of the Arts exhibit. The project is currently on hold.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28

CIP PROGRESS

- Will be included with overall facilities feasibility study
 - Including Police Substation
 - Fire Station 35
 - Hong Kong East Ocean

Emergency Operations Center (EOC)

COMMUNITY FACILITIES



CIP # CF-10

PROJECT # 16475004

PRIORITY LEVEL: Mandatory

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project includes a remodel/expansion of the existing Emergency Operations Center at Station 35. This may include installation of solar panels, interior and exterior painting, replacement of refrigerators in the kitchen, lighting upgrades, communication/IT upgrades and relocation, miscellaneous building code upgrades, slurry seal of the parking lot, and miscellaneous deferred maintenance items.

VALUES:

-  Climate Action
-  Connectivity
-  Equity
-  Maintenance
-  Quality of Life
-  Safety

FY 2023-28 CIP PROGRESS

- Completed various projects to rehabilitate the city's sewer system, including:
 - Rehabilitation of the maintenance hole on 43rd St
 - Repair of the sink hole at the Marina pump station

Sanitary Sewer Rehabilitation Program



CIP # SS-01

PROJECT # 15511005

PRIORITY LEVEL: Mandatory

STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The City of Emeryville along with other East Bay jurisdictions, is under a Stipulated Order with the EPA to improve its sanitary sewer collection system to reduce infiltration and inflow during wet weather. Accordingly, the City is proceeding with the rehabilitation of the existing sanitary sewer mains throughout Emeryville. This project includes the rehabilitation of existing sanitary sewer mains and manholes. While more than 75% of the system has been rehabilitated in the past 30 years, the remaining 25% may require further rehabilitation.

VALUES:

- 📍 Climate Action
- 🌐 Connectivity
- ⚖️ Equity
- 🔧 Maintenance
- 😊 Quality of Life
- 🛡️ Safety

FY 2023-28 CIP PROGRESS

- Completed projects:
 - ECDC interior painting, new cabinets, fences
 - Solar inverters at PD, City Hall, Senior Center
 - HVAC at FS35
 - Exterior lights at PD, ECDC, and Civic Center



General Major Maintenance Program

COMMUNITY FACILITIES



CIP # FM-01

PROJECT # 15650008

PRIORITY LEVEL: Mandatory

STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project includes additional funding for the general repair and replacement of facilities' materials and equipment that exceed the capacity of the routine operational budget. Major repairs that will be addressed at the Senior Center include replacing the boiler, wood floors, security/alarm system, updating window pulleys, interior/exterior paint, and elevator. Major repairs at ECDC include replacing cabinets, repainting, and updating the playground surfaces, upgrade the alarm system/intercom/alarm/keypad, HVAC system. This project will also address other major capital repairs and replacements throughout various city facilities as need arises.

This project also includes the legacy project FM-02 Child Development Center Rehabilitation (16475013).

VALUES:

- ! Climate Action
- Connectivity
- Equity
- ✂ Maintenance
- 😊 Quality of Life
- ♻ Safety

FY 2023-28 CIP PROGRESS

- Dredging is on an 8-year schedule and this project will continue to accumulate funds for that purpose
- Complete: November 2023

Marina Navigation Channel Maintenance Dredging Program

COMMUNITY FACILITIES



CIP # M-01

PROJECT # 19495003

PRIORITY LEVEL: Active & Assigned

STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This program includes maintenance dredging of the navigation channel leading to the harbors of the Emeryville Marina and Emery Cove Marina. The navigation channel fills up with bay mud at an average rate of approximately two to three inches per year. When the channel becomes too shallow, it is not possible to access the marina harbor at low tide. The design depth for the channel is -8.5 MLLW plus an additional 2-foot over dredge allowance, which is critical to maintaining the operations of the marina. This dredging is done every six years in collaboration with the Emery Cove Marina Condominium Association.

VALUES:

- ! Climate Action
- Connectivity
- Equity
- ✕ Maintenance
- 😊 Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Completed system investigation and assessment study
- Two outfall pipes on the Powell main were de-silted.

Stormwater Management

ESSENTIAL INFRASTRUCTURE



CIP # ESI-01

PROJECT # 24475011

PRIORITY LEVEL: Active & Assigned

STATUS: Construction



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project includes the repair and cleaning of the City's storm drain system. The major trunk storm drains in the tidal areas are full of silt that must be removed. The quantity of the initial cleaning project and the extent of repairs will be based on the results of the CCTV inspection performed on the storm drain system. This program also allows for repairs that may be needed to the storm drain system on an as-needed basis. In addition, this project includes installing additional trash capture screens and devices into storm drain inlets in our heaviest trash generating areas, primarily along San Pablo Avenue.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

Legacy projects consolidated into this new project: ST-05 Stormdrain Cleaning and Repair Program (15475013), ST-06 Storm Drain Inventory and CCTV Inspection (16475034), and ST-12 Additional Storm Drain Inlet and Trash Capture Devices (18475008).



FY 2023-28 CIP PROGRESS

- Concept Study Complete: May 2026

Powell Street Sewer

ESSENTIAL INFRASTRUCTURE



CIP # ESI-03

PROJECT # 24511013

PRIORITY LEVEL: Mandatory

STATUS: Planning/Feasibility Study



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The Powell Street Sewer Main's gravity sewer mains West of Interstate 80 require frequent maintenance due to high levels of fat, oil, and grease buildup. The sewer mains also suffer from progressive deterioration in the form of sagging, which lessens the effectiveness of the regular maintenance. This project will fund a replacement of the lines to mitigate the frequent maintenance schedule, move the maintenance access holes out of private property, and potentially upsize the lines as necessary to accommodate the capacity of the sewer to serve future residential developments.

VALUES:

- ↑ Climate Action
- ⬢ Connectivity
- ⬢ Equity
- ⚙ Maintenance
- 😊 Quality of Life
- ⌛ Safety

FY 2023-28 CIP PROGRESS

- 65% design completed
- Additional budget needed for next phase

McLaughlin Eastshore State Park / Powell Street Bioswale

ESSENTIAL INFRASTRUCTURE



CIP # CF-01

PROJECT # 16475010

PRIORITY LEVEL: Mandatory

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project, in coordination with the East Bay Regional Park District, includes the preparation of a conceptual design of the McLaughlin Eastshore State Park on Powell Street to include a bioswale to accommodate the stormwater drainage on Powell Street. The project includes obtaining all regulatory permit approvals, the preparation of plans and specifications, and construction of the project in multiple phases as available funding permits with a minimum first phase of the project to include the construction of the Powell Street bioswale. The City must negotiate a development and maintenance agreement with the Park District in order to move forward on this project.

VALUES:

- ! Climate Action
- Connectivity
- Equity
- ✂ Maintenance
- 😊 Quality of Life
- 🧑 Safety

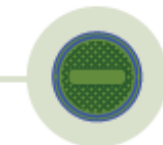
FY 2023-28

CIP PROGRESS

- Installed EV chargers at City Hall, Corp Yard, and Police Station
- Over 1000 attendees at Bike to Wherever Day, 200 Coastal Cleanup, and 200 Shoreline Cleanup
- Launched a community-driven Adopt-a-Spot Program (14 sign-ups so far)

Climate Action Plan Implementation

ESSENTIAL INFRASTRUCTURE

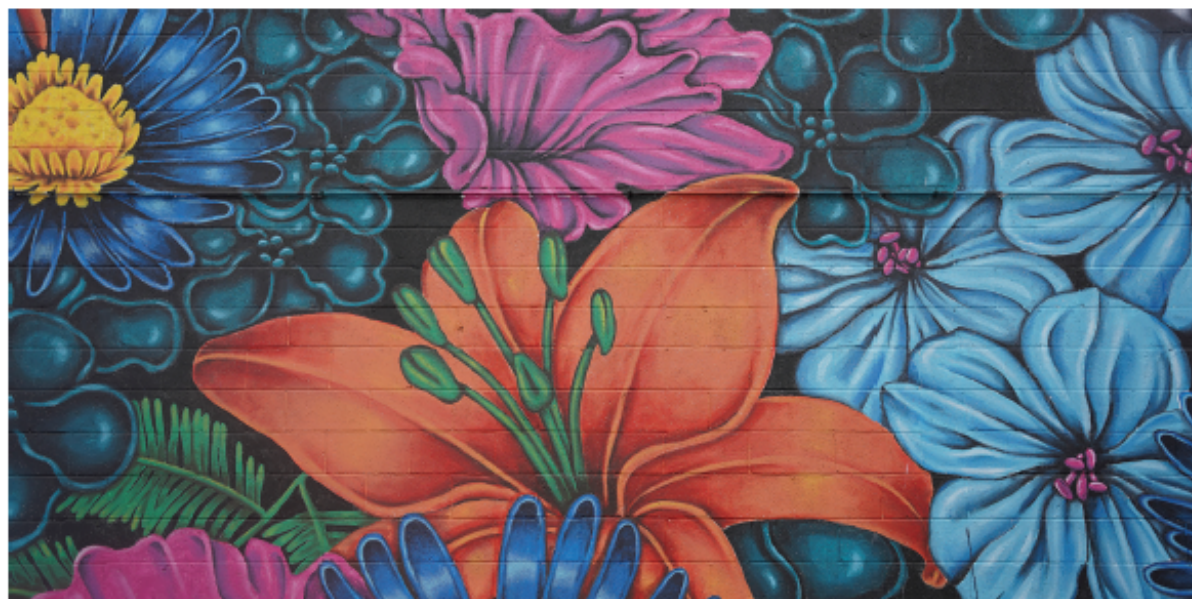


CIP # CF-17

PROJECT # 20475005

PRIORITY LEVEL: Mandatory

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: Emeryville has committed to achieving substantial decreases in greenhouse gas emissions - a 40% reduction by 2030 and steps toward an 80% reduction by 2050. In order to accomplish this, we will have to take advantage of every feasible opportunity in a rapidly-changing field. This fund allows for flexible spending to support projects that range from reducing energy and water use in City buildings, as well as expanding access to active transportation options. In order to meet the State of California's and Emeryville's own climate mandates, the City must be able to leverage opportunities for new efforts and projects as they arise. The 2.0 Climate Action Plan was adopted in 2016 and includes more than 100 initiatives. To learn more about the plan, click [here](#).

VALUES:

- 1 Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Completed purchase of 38 vehicles
 - 24 Police
 - 12 Public Works
 - 2 Community Services

Vehicle Replacements and Purchases

ESSENTIAL INFRASTRUCTURE

CIP # V-01

PROJECT # N/A

PRIORITY LEVEL: Mandatory

STATUS: Ongoing



LEAD DEPARTMENT: Finance Department

DESCRIPTION: The Vehicle Replacement Fund was established in order to create a systematic upgrade and replacement program for the City's Vehicle needs. A routine life-cycle for vehicles has been established for the vehicles and this fund provides a mechanism to replace the vehicles at the end of their useful life in order to sustain a reliable City fleet. This CIP cycle will include the purchase of two new fire engines and two new vehicles for Alameda County Fire in Emeryville.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS



IT Applications and Development INFORMATION TECHNOLOGY



CIP # INT-01
PROJECT # 24670001

PRIORITY LEVEL: Mandatory
STATUS: Ongoing



LEAD DEPARTMENT: Information Technology

DESCRIPTION: This project provides a means develop and maintain software applications, licensing, workflows, and cloud-based solutions to support various department needs, including a complete redesign of the City's public facing website. This project consolidates previously separate projects (Geographic Information Systems (GIS) and Electronic Document Management Systems (EDMS)) into one project allowing staff the flexibility to concentrate resources where there are needed and respond to department request nimbly. Future priorities are expanding the EDMS workflow capabilities to automate process and reduce the reliance on paper files, improve digital records retention, expand GIS offerings to the public cloud for public consumption, and continue to migrate on-premise application to cloud based solutions.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28

CIP PROGRESS

- Capital replacements and purchases include:
 - Replaced two (2) Police Department host servers,
 - Security device,
 - Numerous computer monitors,
 - Laptops
 - Desktop workstations
 - Specialized equipment for Police dispatch operations

IT Capital Replacements and Purchases

INFORMATION TECHNOLOGY



CIP # IT-01

PROJECT # 17670011

PRIORITY LEVEL: Mandatory

STATUS: Ongoing

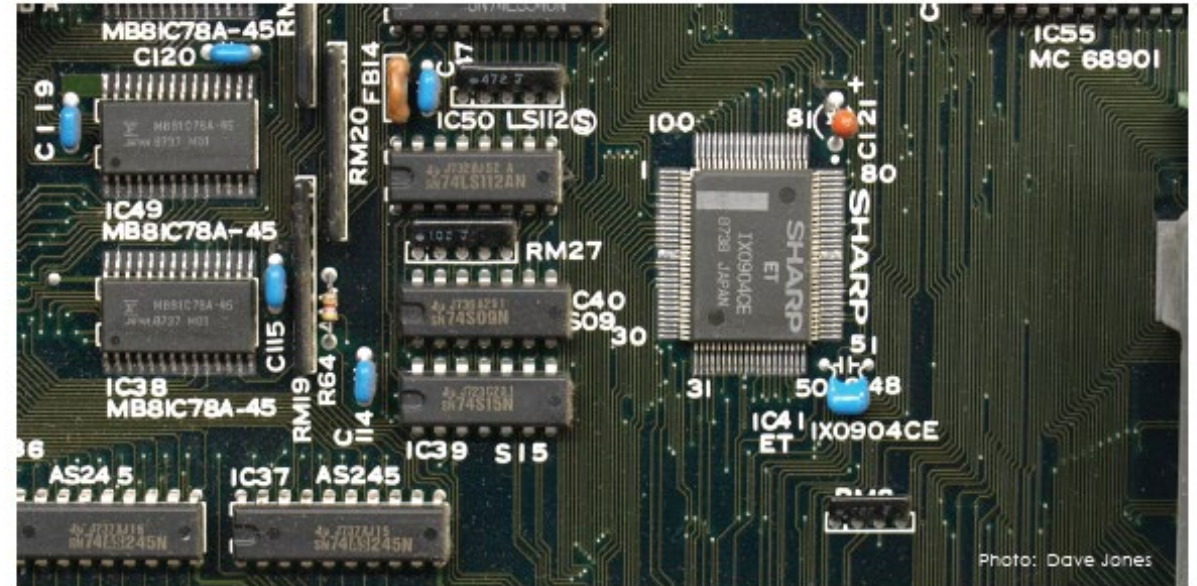


Photo: Dave Jones

LEAD DEPARTMENT: Information Technology

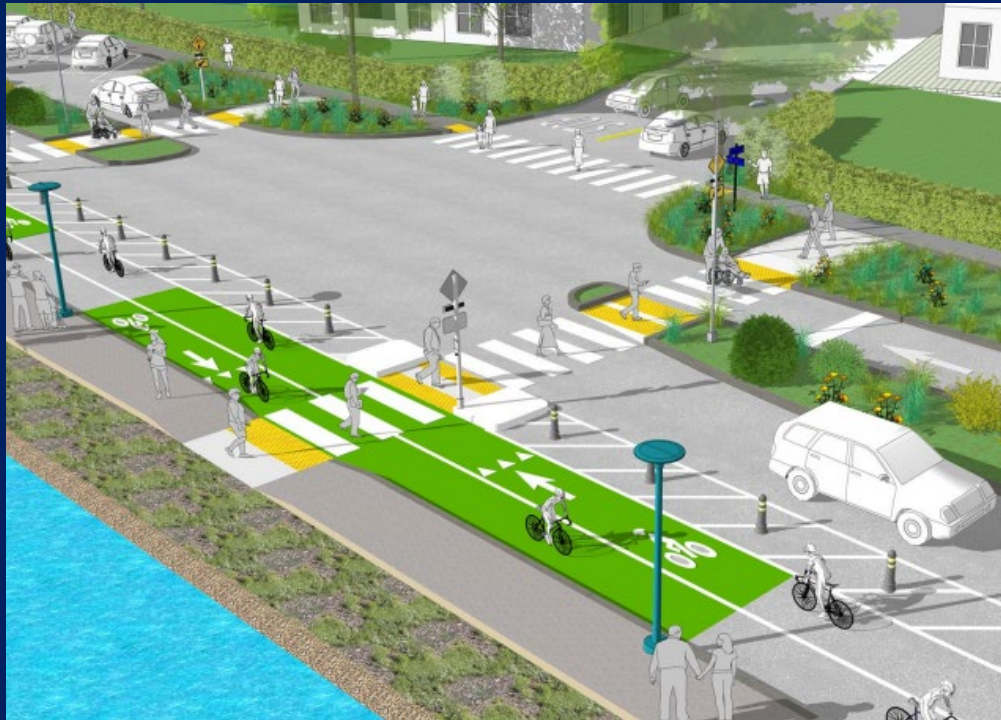
DESCRIPTION: The Information Technology Replacements and Purchases fund was established to allow for the replacement on end-of-life IT equipment on a fixed schedule, therefore ensuring the City operates on a secure, stable, and scalable platform.

VALUES:

-  Climate Action
-  Connectivity
-  Equity
-  Maintenance
-  Quality of Life
-  Safety

FY 2023-28 CIP PROGRESS

- Significant progress to date on the Powell Street Redesign Concept



ATP Studies

SUSTAINABLE TRANSPORTATION



CIP # SUT-02

PROJECT # 24475018

PRIORITY LEVEL: Discretionary

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The funding bucket encompasses studies aimed at financing active transportation initiatives outlined in the Active Transportation Plan. The projects could entail planning and design phase for projects described in the ATP on Powell Street, Shellmound Street, and Adeline Street, among others.

In addition, the bucket can help fund previous initiatives, such as connections across our City border to Mandela Parkway, neighboring projects to create seamless connections with MacArthur BART, and any other opportunity to enhance the active transportation infrastructure in the regional area. By improving pedestrian and cycling networks through our City, into neighboring jurisdictions, and towards last-mile transit connections, we can help promote sustainable and healthy transportation modes for the community.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

Legacy projects consolidated into this new project: T-09 Powell Street Widening (18250007), and T-08 Powell Corridor Traffic Safety Study (18250010).

FY 2023-28

CIP PROGRESS

- Traffic Studies:
 - Speed Limit Studies
 - Local Road Safety Plan (LRSP)
 - Greenway crossings
- Signal Upgrade at Powell & Christie.
- New Signal at Hollis & 67th St
- Signal Operation Upgrades:
 - All of Hollis St
 - Tokyo Central/Bay Street Mall
 - Park & Hollis
 - 40th & Horton
- Street lighting:
 - Temescal Creek Park
 - Stanford Park
 - Planet Fitness Parking Lot
 - Joseph Emery Skate park

Traffic Signals and Street Lights

SUSTAINABLE TRANSPORTATION



CIP # SUT-03

PROJECT # 24250019

PRIORITY LEVEL: Active & Assigned

STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: As part of this project, a thorough survey of the existing streetlight system will be conducted to evaluate the lighting levels throughout targeted areas. This survey is critical to identify areas in need of additional lighting and to ensure that the new streetlight installations meet best practice lighting standards for illumination and safety. Based on the survey results, new standards will be established, and a plan for implementing the new streetlight installations will be developed.

Once the standards and plans are finalized, additional streetlights may be added to the existing system through this project, as required. The new installations will be designed to provide optimal illumination while minimizing energy consumption and light pollution.

Legacy projects consolidated into this new project: ST-16 Streetlight Survey and Standards Development (20220007), and T-11 Traffic Signal Modification - Phase 2 (20475008).

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Initial Study Complete
- Presented to
 - TSC: April 2026
 - BPAC: May 2026

The Emeryville Loop

SUSTAINABLE TRANSPORTATION



CIP # SUT-04

PROJECT # NEW

PRIORITY LEVEL: Discretionary

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The Emeryville Loop project will provide safe, low-stress biking and walking routes to work and shopping destinations in central Emeryville and new designated transit lanes. The project closes a major gap in the City's existing active transportation network by providing a new pedestrian connection on Powell Street between Christie Avenue and Shellmound Street. Today, wide multilane arterial roadways that funnel high traffic volumes on and off I-80 pose barriers to people biking, walking, and rolling in the project area. This project will create separation between moving car traffic and people using active modes along high-stress arterials (Powell Street, Christie Avenue, Shellmound Street) and provide intersection improvements to make the arterial crossings safer and more comfortable.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

FY 2023-28 CIP PROGRESS

- Park Concepts Near Completion
- Scheduled for City Council approval in November 2026

Parks Projects

URBAN GREENING



CIP # URG-01

PROJECT # 24650010

PRIORITY LEVEL: Discretionary

STATUS: Planning



LEAD DEPARTMENT: Public Works Department, Community Services

DESCRIPTION: This bucket includes major strategic landscaping that promotes opportunities for residents of all ages to enjoy the mental and physical health benefits of connecting with nature at our city parks. Below is the list of projects prioritized by the Parks and Recreation Committee in early 2023.

1. **Marina Park Nature Playgrounds:** this may include nature exploration elements, play structure from natural materials, bird sanctuary, undeveloped piece of Davenport Park, and habitat improvements.

VALUES:

-  Climate Action
-  Connectivity
-  Equity
-  Maintenance
-  Quality of Life
-  Safety

FY 2023-28 CIP PROGRESS

- 128 Trees Planted



Urban Tree Planting Program

URBAN GREENING



CIP # URG-04

PROJECT # 24251004

PRIORITY LEVEL: Mandatory

STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The Urban Tree Program is an on-going program to plant trees in treeless tree wells, and to replace diseased and/or damaged trees on city streets and in other public facilities such as parks. In addition to providing ongoing and routine pruning on a five-year cycle, this program will also implement the findings of the street tree study to add street trees in identified opportunity areas. This program will also address other infrastructure associated with trees such as sidewalk repair and replacement.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

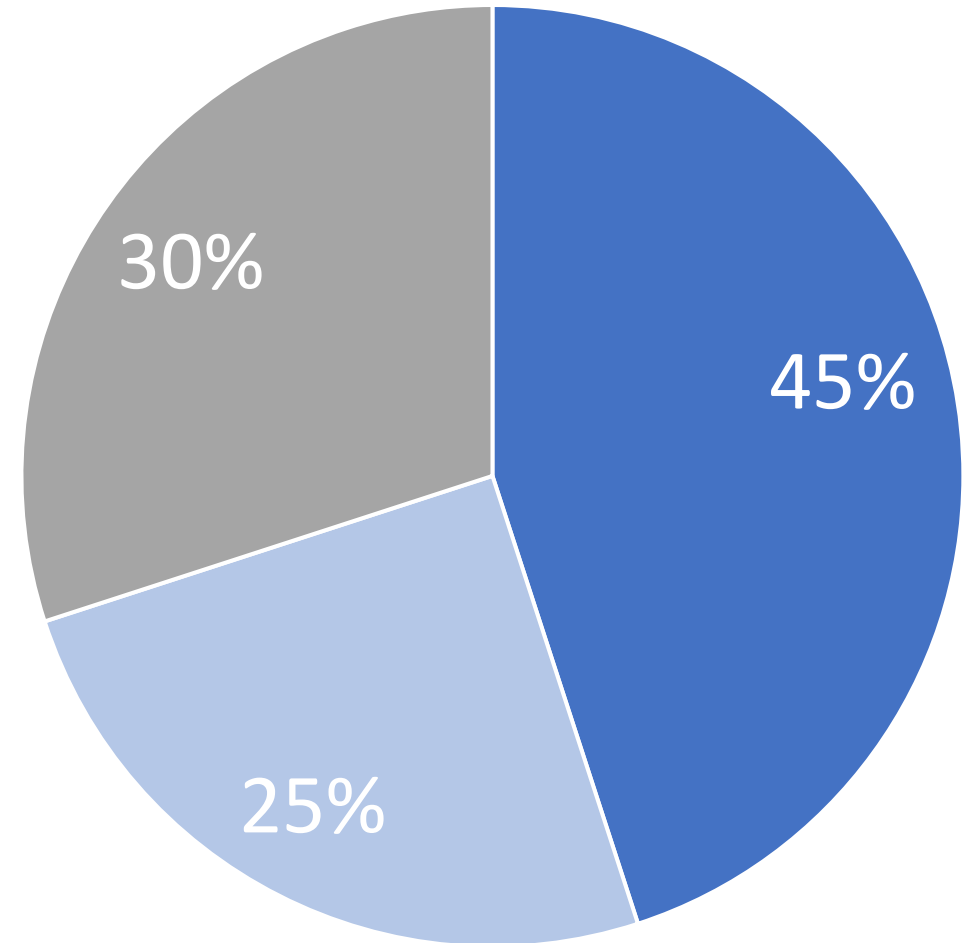
FY 2023-28

CIP PROGRESS

45 Projects in the CIP

- 45% Completed
- 25% Significant Progress
- 30% Ongoing/Planning/Design

CIP Progress



■ Completed ■ Significant Progress ■ Ongoing

LOOKING FORWARD TO THE CAPITAL IMPROVEMENT PROGRAM FY 2027 - 2032



Anticipated Projects for FY2027-2032



40th Street Multimodal Project



Horton St Corporation Yard Project



McLaughlin Eastshore State Park Project



Parks Project



Powell Street Sewer Project



Powell St Redesign Concept

Ongoing programs with funds that replenish every year



Sustainable Streetscapes Program



General Maintenance Program



Urban Tree Planting Program



Bridge Maintenance Program

How CIP Funding Works

Two Years Appropriated, Three Years Projected

Funding Comes From Many Separate, Restricted Sources

Unspent Budget Carries Forward, It Does Not Disappear

Mid-cycle Amendments Adjust Funding As Needed

Fund Balance Should Hold Up Over the Full 5-year Period

Fund 475



What is Fund 475? Funds 25% of the overall CIP



Capital for Streets, Underground utilities, Transportation, Parks, and Facilities



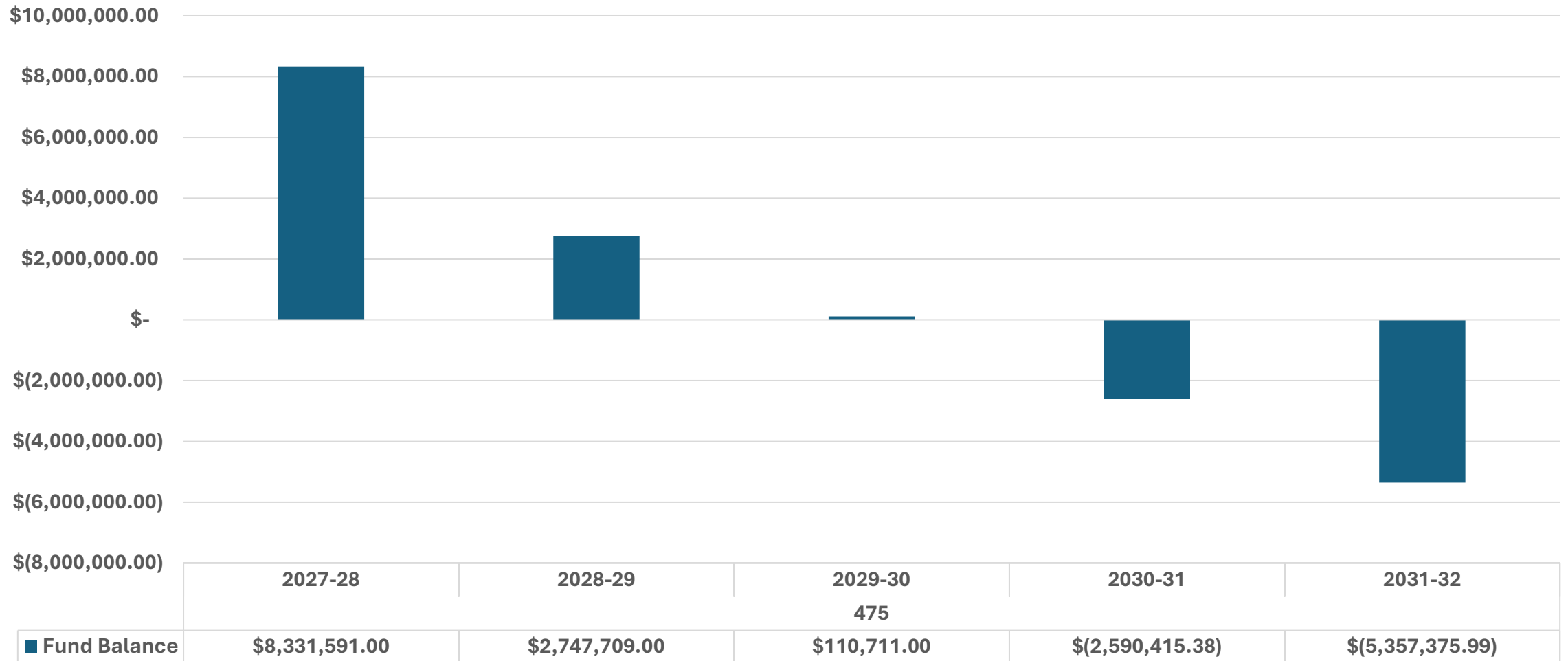
Funds **5.7 FTE** in the Public Works Department

475 Revenue has been significantly reduced to help balance the General Fund and currently only receives revenue from investment earnings

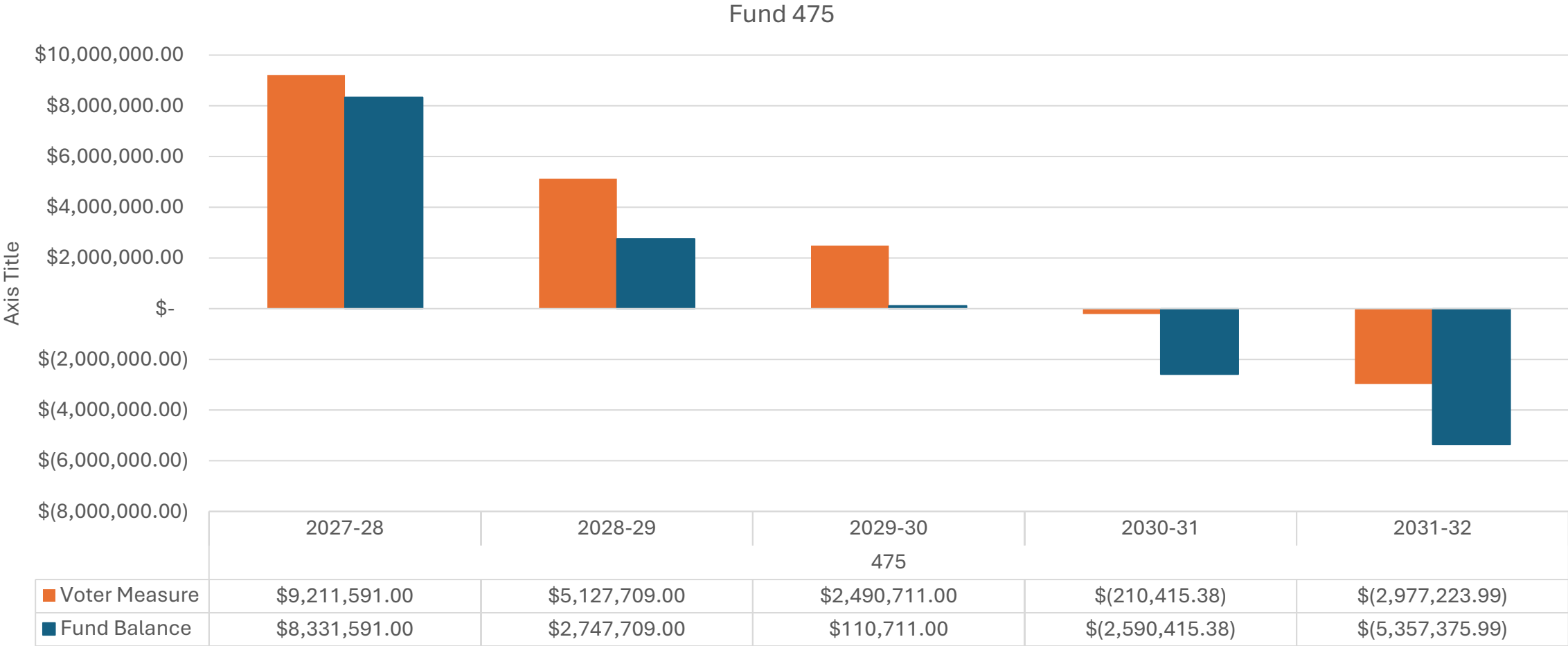
Fund 475 previously received revenue from the Residual Property Tax and the Real Property Transfer Tax

2 Years of Funding Remain

Fund 475



Proposed Business Tax Measure: +6 Months



Funding Strategy to be Developed



Staff will Work to Develop a
Policy for the Fiscal Cliff



Proposed Policy Solution
will be Presented in **Phase 2**

If Fund 475 Becomes Insolvent

Capital projects delayed/cancelled

Maintenance backlog grows

Future project costs increase

General Fund absorbs expenditures

Current Average
Expenditures of
\$2.8M



Significantly
Reduce Capital
Expenditures



Move FTE to
General Fund

Following projects/programs
pause operations:

- Stormwater Management
- Parks Projects
- Street Tree Program
- Climate Action Plan Implementation
- ATP Studies

To minimize General Fund deficit, Fund 475 spending will be reduced to minimum expenditures

That means,

- Maintain existing infrastructure, no large capital improvements
- Projects will stand to lose funding from Fund 475
 - \$6.9M programmed through FY 2028-2032
- Some staff in Public Works will need to be moved to the General Fund

A yellow CAT excavator is positioned on a dirt path next to a rocky shoreline. The excavator's arm is raised, and its bucket is open. A worker in a yellow safety vest and white hard hat stands on the rocks. The background shows a body of water and a city skyline under a clear blue sky. The text is overlaid in the center of the image.

**“The cost of maintaining infrastructure is predictable.
The cost of neglecting it is not.”**

Committee & Commission Input



Phase I – Internal & Commission Review

AUG – SEPT 2026

• STAFF DISCUSSIONS

SEPT 9, 2026

• TRANSPORTATION & SUSTAINABILITY COMMITTEE

SEPT 10, 2026

• COMMISSION ON AGING

SEPT 16, 2026

• PARKS & RECREATION COMMITTEE

OCT 5, 2026

• BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE

NOV 12, 2026

• PUBLIC ART COMMITTEE

NOV 17, 2026

• ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Phase II – Council Adoption

JANUARY 12, 2027



TRANSPORTATION & SUSTAINABILITY COMMITTEE

FEB 9, 2027



BUDGET & GOVERNANCE COMMITTEE

FEB 11, 2027



BUDGET ADVISORY COMMITTEE

MARCH 2027



CITY COUNCIL STUDY SESSION

JUNE 2027



COUNCIL APPROVAL

Asks of the Committee



Provide feedback on project descriptions



Provide feedback on ongoing projects

Facilities Studies Project

- NEW project to the CIP

Draft narrative: This project will conduct facility needs, feasibility, and conceptual planning studies for four municipal facilities: a Police Substation, Fire Station, Emergency Operations Center, and the Hong Kong East Ocean property.

The studies will evaluate existing conditions, operational and space needs, site and facility alternatives, potential uses, preliminary project costs, and implementation strategies.

The results will establish a framework for prioritizing future facility investments and developing subsequent design and construction projects within the City's Capital Improvement Program.

Studies	ROM Cost
Police Substation Study	\$150,000
Fire Station 35 Study	\$150,000
Emergency Operations Center Study	\$150,000
Hong Kong East Ocean Study	\$150,000
TOTAL	\$600,000

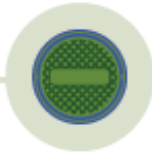
McLaughlin State Park

- CIP# CF-01
- Budget adjustment of \$375,000 needed to address additional tasks due to drainage and Avian study

BUDGET	Funding Source					
	475 - Gen Cap Fund					
	Unfunded					
	Prior Funding	FY 23/24	FY24/25	FY25/26	FY26/27	FY27/28
	\$100,000					
	\$400,000					

McLaughlin Eastshore State Park / Powell Street Bioswale

ESSENTIAL INFRASTRUCTURE



CIP # CF-01

PROJECT # 16475010

PRIORITY LEVEL: Mandatory

STATUS: Planning



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: This project, in coordination with the East Bay Regional Park District, includes the preparation of a conceptual design of the McLaughlin Eastshore State Park on Powell Street to include a bioswale to accommodate the stormwater drainage on Powell Street. The project includes obtaining all regulatory permit approvals, the preparation of plans and specifications, and construction of the project in multiple phases as available funding permits with a minimum first phase of the project to include the construction of the Powell Street bioswale. The City must negotiate a development and maintenance agreement with the Park District in order to move forward on this project.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

Sustainable Streetscapes

• CIP# SUT-01

BUDGET

Funding Source	Prior Funding	FY 23/24	FY24/25	FY25/26	FY26/27	FY27/28
220 - Gas Tax Fund	\$50,000					
221 - RMRA	\$640,150	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
238 - Measure B-VLF	\$100,000					
240 - Measure B	\$18,600					
242 - Measure BB	\$1,324,100	\$530,000	\$530,000	\$530,000	\$530,000	\$530,000
250 - Traffic Impact	\$297,250					
254 - Grant Quick Build	\$38,300					
254 - Grants TFCA	\$180,000					
254 - Grants TDA	\$30,000					
262 - Measure B B/P	-					
264 - Measure BB B/P	\$156,300	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
471 - Ped Path Imp Fund	\$228,000					
475 - Gen Cap Fund	\$1,578,000	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
495 - Marina	\$100,000	\$100,000				

Sustainable Streetscapes

SUSTAINABLE TRANSPORTATION



CIP # SUT-01

PROJECT # 24221005

PRIORITY LEVEL: Active & Assigned

STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The Sustainable Streetscapes is a yearly project with the main goal of rehabilitation and preventive maintenance of city streets. The city's roadway network undergoes a cycle of maintenance that provides a Pavement Condition Index (PCI), where the network is regularly surveyed as part of the MTC's Technical Assistance Program (P-TAP) to determine the condition of all city streets. The yearly maintenance project involves various tasks such as base repairs, crack sealing, slurry seals, rubberized chip seals, pavement overlays, complete street reconstruction, and pavement delineation.

This maintenance work provides an excellent opportunity to achieve the goals of our ATP plan by reconstructing and reconfiguring the roadway with new multi-modal infrastructure. This includes work that matches with the City's Complete Streets policies such as transit stop improvements, filling sidewalk gaps, greenway trail routing gaps, re-building curb ramps, installing the latest types of bike facilities, pedestrian crossing improvements, green infrastructure, lighting enhancements, signage and landscaping.

Moreover, this project offers opportunities to meet ADA obligations and upgrade our facilities to the latest standards. The goal is to create a safe and comfortable environment for people of all ages and abilities to walk, bike, and roll.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

Parks Project

- CIP# URG-01
- Additional budget of \$350,000 needed to address additional project tasks for a Memorial Vista

BUDGET

Funding Source	Prior Funding	FY 23/24	FY24/25	FY25/26	FY26/27	FY27/28
475 - Gen Cap Fund		\$643,800	\$75,000	\$75,000	\$75,000	\$75,000
254 - Grant PetSafe		\$25,000				
254 - Prop 68 Grant		\$105,000				
650 - Maj Maint		\$125,000				
495 - Marina Fund		\$100,000				

Parks Projects

URBAN GREENING



CIP # URG-01

PROJECT # 24650010

PRIORITY LEVEL: Discretionary

STATUS: Planning



LEAD DEPARTMENT: Public Works Department, Community Services

DESCRIPTION: This bucket includes major strategic landscaping that promotes opportunities for residents of all ages to enjoy the mental and physical health benefits of connecting with nature at our city parks. Below is the list of projects prioritized by the Parks and Recreation Committee in early 2023.

1. **Marina Park Nature Playgrounds:** this may include nature exploration elements, play structure from natural materials, bird sanctuary, undeveloped piece of Davenport Park, and habitat improvements.

2. **Stanford Park Improvements:** this may include a fence around the playground, nature exploration elements and area, closure of Beaudry Street, and coordination with Stanford Park in Oakland.

3. **Shorebird Park:** this may include beach area clean-up, such as planting native plants and removing invasive plants and trash, and improvements to the boardwalk.

4. **Mobile Rec Van** to support programming for recreational, nature, and sports pop-ups

5. **61st Street Mini Park and Greenway:** this may include nature exploration elements and area, expanding park space.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

Urban Tree Planting Program

- CIP# URG-04
- Include budget

BUDGET	Funding Source					
	251 - Urban Forestry					
	475 - Gen Cap Fund					
	Prior Funding	FY 23/24	FY24/25	FY25/26	FY26/27	FY27/28
		\$1,004,060				
		\$195,980	\$75,000	\$75,000	\$75,000	\$75,000

Urban Tree Planting Program

URBAN GREENING



CIP # URG-04
PROJECT # 24251004

PRIORITY LEVEL: Mandatory
STATUS: Ongoing



LEAD DEPARTMENT: Public Works Department

DESCRIPTION: The Urban Tree Program is an on-going program to plant trees in treeless tree wells, and to replace diseased and/or damaged trees on city streets and in other public facilities such as parks. In addition to providing ongoing and routine pruning on a five-year cycle, this program will also implement the findings of the street tree study to add street trees in identified opportunity areas. This program will also address other infrastructure associated with trees such as sidewalk repair and replacement.

VALUES:

- Climate Action
- Connectivity
- Equity
- Maintenance
- Quality of Life
- Safety

This project replaces the legacy project ST-07 Street Tree Program (15251024).

Project Name	CIP Category	Description
Corporation Yard Improvements	Community Facilities	The project includes demolition of existing on-site improvements, remediation of the site pursuant to a Feasibility Study/ Remedial Action Plan(FS/RAP) to be approved by the California Department of Toxic Substances Control (DTSC), and construction of new facility improvements to provide Public Works’ storage, shop space, office space, yard storage, police evidence storage, City Clerk storage, fleet fueling station, parking and solar panels.
Art Center	Community Facilities	A 30,000 square foot building at 4060 Hollis, adjacent to City Hall, was acquired in March 2006 to serve as an art and cultural center. The building needs to be seismically upgraded and needs a roof, utilities, HVAC, and lighting prior to any use. In 2018, the City Council directed staff to solicit proposals from developers to form a public-private partnership approach to the construction and operation of the Art Center. After a selection process, in 2020 the City entered into a Lease Disposition and Development Agreement (LDDA) with a developer partner to advance the project. Due to cost factors and the COVID-19 pandemic, the LDDA was terminated in 2022. The City of Emeryville has need of a center of the arts to showcase its artistic community and provide a permanent home for the annual Celebration of the Arts exhibit. The project is currently on hold.
Emergency Operations Center	Community Facilities	This project includes a remodel/expansion of the existing Emergency Operations Center at Station 35. This may include installation of solar panels, interior and exterior painting, replacement of refrigerators in the kitchen, lighting upgrades, communication/IT upgrades and relocation, miscellaneous building code upgrades, slurry seal of the parking lot, and miscellaneous deferred maintenance items.
Facility Resiliency Upgrades	Community Facilities	This project will upgrade or replace existing infrastructure in City buildings and facilities with more efficient options that will help the City reach its climate action goals. During this CIP, these upgrades will update or replace the existing fuel tanks and emergency generators at City facilities, including the Police Station, Fire Station 34 and 35, and the Senior Center. This will also include installing EV charging that will enable the City to purchase EVs for the fleet, promote the use of EVs in the community, and will demonstrate the City’s commitment to Climate Action. In addition, upgrades could include potential new or augmented solar panels and battery storage for critical facilities needs.

Project Name	CIP Category	Description
Public Art Master Plan Projects	Community Facilities	"The City’s Public Art Master Plan (PAMP) prioritizes future public art projects, which are funded by the reserve created by The Art in Public Places ordinance. These projects will follow the process established for public art project development, including a Request for Proposals, formation of a Selection Panel and Public Art Committee recommendation to the City Council. During the CIP development process, the Public Arts Committee prioritized funding the following projects over the next few years: 40th Street Multimodal Improvement Public Art; Temescal Greenway Wayfinding Program; Commission of a Ned Kahn piece(s) (with location to be determined)The Committee also recommended public art along the South Bayfront Bridge and the development of a Greenway Artwalk"
General Major Maintenance Program	Community Facilities	This project includes additional funding for the general repair and replacement of facilities’ materials and equipment that exceed the capacity of the routine operational budget. Major reapirs that will be addressed at the Senior Center include replacing the boiler, wood floors, security/alarm system, updating window pulleys, interior/exterior paint, and elevator. Major repairs at ECDC include replacing cabinets, repainting, and updating the playground surfaces, upgrade the alarm system/intercom/alarm/keypad, HVAC system. This project will also address other major capital repairs and replacements throughout various city facilities as need arises.
Marina Navigation Channel Maintenance Dredging Program	Community Facilities	This program includes maintenance dredging of the navigation channel leading to the harbors of the Emeryville Marina and Emery Cove Marina. The navigation channel fills up with bay mud at an average rate of approximately two to three inches per year. When the channel becomes too shallow, it is not possible to access the marina harbor at low tide. The design depth for the channel is -8.5 MLLW plus an additional 2-foot over dredge allowance, which is critical to maintaining the operations of the marina. This dredging is done every six years in collaboration with the Emery Cove Marina Condominium Association.
McLaughlin Eastshore State Park/Powell Street Bioswale	Essential Infrastructure	This project, in coordination with the East Bay Regional Park District, includes the preparation of a conceptual design of the McLaughlin Eastshore State Park on Powell Street to include a bioswale to accommodate the stormwater drainage on Powell Street. The project includes obtaining all regulatory permit approvals, the preparation of plans and specifications, and construction of the project in multiple phases as available funding permits with a minimum first phase of the project to include the construction of the Powell Street bioswale. The City must negotiate a development and maintenance agreement with the Park District in order to move forward on this project.

Project Name	CIP Category	Description
ADA Transition Plan	Essential Infrastructure	This project includes the development and implementation of an updated ADA Transition Plan. The Plan will define and address disabled access code compliance deficiencies within City's public rights-of-way, parks, and building facilities. This project will provide upgrades in the public right-of-way to sidewalks and curb ramps, and as well as in city facilities to improve signage and access.
Climate Action Plan Implementation	Essential Infrastructure	Emeryville has committed to achieving substantial decreases in greenhouse gas emissions - a 40% reduction by 2030 and steps toward an 80% reduction by 2050. To accomplish this, we will have to take advantage of every feasible opportunity in a rapidly-changing field. This fund allows for flexible spending to support projects that range from reducing energy and water use in City buildings, as well as expanding access to active transportation options. To meet the State of California's and Emeryville's own climate mandates, the City must be able to leverage opportunities for new efforts and projects as they arise. The 2.0 Climate Action Plan was adopted in 2016 and includes more than 100 initiatives.
Stormwater Management	Essential Infrastructure	This project includes the repair and cleaning of the City’s storm drain system. The major trunk storm drains in the tidal areas are full of silt that must be removed. The quantity of the initial cleaning project and the extent of repairs will be based on the results of the CCTV inspection performed on the storm drain system. This program also allows for repairs that may be needed to the storm drain system on an as-needed basis. In addition, this project includes installing additional trash capture screens and devices into storm drain inlets in our heaviest trash generating areas, primarily along San Pablo Avenue.
Bridge Maintenance Program	Essential Infrastructure	To maintain the structural integrity of the bridges in Emeryville, a continuous preventive maintenance plan is in place. This program includes sealing and painting of the deck and joints, repairing damaged concrete, evaluating drainage, re-striping, replacing joint seals, and installing methacrylate. The following bridges require ongoing maintenance, and their respective funding levels are as follows: the 40th Street Bridge and Powell Street Bridge will each receive \$250,000 from the General Fund every five years, while the Amtrak Pedestrian Bridge will receive \$50,000 for ongoing maintenance in addition to funding from Developer Contributions.

Project Name	CIP Category	Description
Powell Street Sewer	Essential Infrastructure	The Powell Street Sewer Main's gravity sewer mains West of Interstate 80 require frequent maintenance due to high levels of fat, oil, and grease buildup. The sewer mains also suffer from progressive deterioration in the form of sagging, which lessens the effectiveness of the regular maintenance. This project will fund a replacement of the lines to mitigate the frequent maintenance schedule, move the maintenance access holes out of private property and potentially upsize the lines as necessary to accommodate the capacity of the sewer to serve future residential developments.
Stormwater Services	Essential Infrastructure	This project includes compliance measures associated with EPA and San Francisco Bay Stormwater Control Board regulatory requirements under the Municipal Regional Stormwater NPDES permit. Includes green infrastructure implementation and tracking, 100% trash capture compliance and verification, mercury reduction tracking, creation of an asset management plan, and other deliverables.
Sanitary Sewer Rehabilitation Program	Essential Infrastructure	The City of Emeryville along with other East Bay jurisdictions, is under a Stipulated Order with the EPA to improve its sanitary sewer collection system to reduce infiltration and inflow during wet weather. Accordingly, the City is proceeding with the rehabilitation of the existing sanitary sewer mains throughout Emeryville. This project includes the rehabilitation of existing sanitary sewer mains and manholes. More than 75% of the system has been rehabilitated in the past 30 years, and the remaining 25% will be monitored and rehabilitated on a case-by-case basis. The City is also obligated by the Order to rehabilitate defects in the system that pose a severe risk to causing a sewer overflow within one year of identifying them. These repairs are also within the scope of this project.
Vehicle Replacements and Purchases	Essential Infrastructure	The Vehicle Replacement Fund was established in order to create a systematic upgrade and replacement program for the City's Vehicle needs. A routine life-cycle for vehicles has been established for the vehicles and this fund provides a mechanism to replace the vehicles at the end of their useful life in order to sustain a reliable City fleet. This CIP cycle will include the purchase of two new fire engines and two new vehicles for Alameda County Fire in Emeryville.

Project Name	CIP Category	Description
ATP Studies	Sustainable Transportation	The funding bucket encompasses studies aimed at financing active transportation initiatives outlined in the Active Transportation Plan. The projects could entail planning and design phase for projects described in the ATP on Powell Street, Shellmound Street, and Adeline Street, among others. In addition, the bucket can help fund previous initiatives, such as connections across our City border to Mandela Parkway, neighboring projects to create seamless connections with MacArthur BART, and any other opportunity to enhance the active transportation infrastructure in the regional area. By improving pedestrian and cycling networks through our City, into neighboring jurisdictions, and towards last-mile transit connections, we can help promote sustainable and healthy transportation modes for the community. The Powell Street Redesign Project began the planning phase in FY24/25. The Project extends on Powell Street from W. Frontage Road to the end of Emeryville Marina Park Complete street elements are planned to include protected bike lanes, wider sidewalks, and other streetscape improvements that may include wayfinding, green infrastructure opportunities, and public art.
Traffic Signals & Street Lights	Sustainable Transportation	This project includes managing and implementing new technologies to support traffic operations, such as field services and Traffic Management Center (TMC) monitoring, as well as overseeing Intelligent Transportation Systems (ITS). Key activities involve conducting traffic studies for City projects and private development alterations in the public right-of-way, optimizing Signal Performance Measures (SPMs), and adjusting the City-wide traffic signal network to enhance traffic flow and safety. Additional efforts include implementing passive pedestrian detection features, preparing Engineering and Traffic Surveys (E&TS), and analyzing arterial traffic corridor signal timing to reduce congestion and improve mobility for all road users. Traffic Signal and ITS upgrades will enhance safety for pedestrians, cyclists, and motorists, aligning with the City’s sustainability and accessibility goals. A critical aspect of the project is the evaluation and upgrade of the City’s streetlight system. A comprehensive survey will assess lighting levels in targeted areas to identify deficiencies and establish new standards for illumination, safety, and energy efficiency. Video Detection Systems have been installed on all of Hollis Street and 40th Street in 2024. Communication upgrades have been completed on Hollis Street and Shellmound Street in 2024. Passive Pedestrian Detection and Emeryville Pedestrian Prints will be implemented in Spring 2025.

Project Name	CIP Category	Description
The Emeryville Loop	Sustainable Transportation	The Emeryville Loop project will provide safe, low-stress biking and walking routes to work and shopping destinations in central Emeryville and new designated transit lanes. The project closes a major gap in the City’s existing active transportation network by providing a new pedestrian connection on Powell Street between Christie Avenue and Shellmound Street. Today, wide multilane arterial roadways that funnel high traffic volumes on and off I-80 pose barriers to people biking, walking, and rolling in the project area. This project will create separation between moving car traffic and people using active modes along high-stress arterials (Powell Street, Christie Avenue, Shellmound Street) and provide intersection improvements to make the arterial crossings safer and more comfortable. The project includes construction of new two-way Class IV separated bikeway facilities on high-stress arterial roadways, construction of new sidewalk to close a gap in the existing walking network, widened sidewalk, the installation of protected intersections at four major four- to six lane arterial intersections, one new midblock crossing, and dedicated transit lanes. These countermeasures will create a safer, low-stress environment for people biking, walking, and rolling.
40 th Street Multimodal Project Phase 2: Bay Trail Gap Closure	Sustainable Transportation	The proposed project aims to extend the existing two-way cycletrack from the 40th Street Transit-only Lanes and Multimodal Enhancements project. The extension will connect the Bay Bridge Trail entrance to the Shellmound Loop, thereby creating a continuous and safe route for cyclists. The cycletrack would be constructed on the west side of Shellmound to avoid major conflicting driveways and will be separated from traffic by a physical barrier. The project will feature green pavement markings, wayfinding signs, and lighting to enhance visibility and safety. The project will also include landscaping and public art installations to beautify the area and create an enjoyable and attractive environment for cyclists and pedestrians. The extension of the cycletrack will provide a safe and convenient alternative for active transportation modes, reduce reliance on cars, and promote sustainable mobility. The project aligns with the City of Emeryville's commitment to creating a more bikeable and walkable community that prioritizes the needs of all road users.

Project Name	CIP Category	Description
40 th Street Multimodal Project	Sustainable Transportation	The 40th Street Multimodal Project is a transformative initiative aimed at reimagining the 40th Street corridor from IKEA to the easterly City Limits, as well as the Shellmound Street corridor from Christie Avenue to IKEA, creating a safer, more accessible, and sustainable transportation network for all users. The project will introduce complete streets elements, including dedicated bus-only lanes, bus boarding islands with shelters and wayfinding signs, and a protected two-way bikeway. These improvements prioritize transit, cycling, and pedestrian access while still accommodating drivers, fostering a more balanced and equitable use of the corridor. The project also addresses improvements to the Bay Trail by extending high-quality bicycle facilities along Shellmound Street to existing bike routes on Christie Avenue and Powell Street, providing safe and comfortable access to the Bay Trail and the Bay Bridge Trail leading to Yerba Buena Island. Additionally, the project will enhance the area’s aesthetic appeal through the installation of public art, contributing to a vibrant and culturally rich environment. By utilizing innovative design and sustainable materials, the project ensures long-lasting, cost-effective improvements that align with the City’s commitment to creating a more livable and inclusive community. A key focus of the project is improving connections to regional transit hubs, employment centers, and services, particularly for those traveling to and through Emeryville. The corridor serves as a major Transit Street and Regional Retail Access Route, linking to critical destinations such as the MacArthur BART Station, San Pablo Avenue, and the Bay Trail. The project will enhance the Major Transit Hub at San Pablo Avenue and 40th Street, where AC Transit and Emery Go-Round services converge, improving access for bus riders transferring between routes. These upgrades will not only benefit existing transit users but also encourage more residents and visitors to choose sustainable transportation options, reducing reliance on single-occupancy vehicles and supporting the City’s climate goals. All together, these efforts will transform 40th Street and Shellmound Street into multimodal corridors that prioritize safety, accessibility, and sustainability for all users.

Project Name	CIP Category	Description
Parks Project	Urban Greening	This bucket includes major strategic landscaping that promotes opportunities for residents of all ages to enjoy the mental and physical health benefits of connecting with nature at our city parks. Below is the list of projects prioritized by the Parks and Recreation Committee in early 2023. A citywide community survey was released in late 2024 to flush out additional detail associated with the design of the below projects. 1. Marina Park Nature Playgrounds: this may include nature exploration elements, play structure from natural materials, bird sanctuary, undeveloped piece of Davenport Park, and habitat improvements. 2. Stanford Park Improvements: this may include a fence around the playground, nature exploration elements and area, closure of Beaudry Street, and coordination with Stanford Park in Oakland. 3. Shorebird Park: this may include beach area clean-up, such as planting native plants and removing invasive plants and trash, and improvements to the boardwalk. 4. Mobile Rec Van to support programming for recreational, nature, and sports pop-ups. 5. 61st Street Mini Park and Greenway: this may include nature exploration elements and area, expanding park space. 6. Beach Area north of Pt. Emery: this may include this may include beach area clean-up, such as planting native plants and removing invasive plants and trash. 7. Signage at all parks – (possible collab w/Public Arts): this may include wayfinding that highlights Indigenous stewardship.
Parks Studies	Urban Greening	This bucket includes funding for planning potential park improvements, as well as siting potential new parks, including pocket parks/mini parks. Special emphasis will be placed on ensuring studies are not undertaken for parks that have known feasibility issues.
Northwest Linear Park	Urban Greening	This will be a new linear park on La Coste Street that will be constructed as part of the development on 5801 Christie. This park will include bicycle/pedestrian paths, nature play structures, trees as a barrier to freeway noise and pollution, as well as emergency vehicle access. Emeryville's Transportation Committee has recommended this park connect to the Ashby overcrossing in alignment with the Active Transportation Plan. A more detailed project concept will be developed in partnership with community stakeholders.

Thank you! Questions?

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Reducing Confusion in Food Date Labeling

Food date labels are changing in California, thanks to a new law that makes it easier to understand when a date is about food quality, and when it is about safety.

For years, food packaging has carried a confusing mix of phrases such as “sell by,” “best before,” “expires on,” and “enjoy by.” Many shoppers interpret these dates as expiration dates, even though most were intended to communicate product quality or help stores manage inventory. As a result, food that is still safe to eat is often composted or thrown away.

Food remains one of the largest components of Alameda County’s waste stream. Clearer food date labels provide a simple, effective way to help households save money, reduce the unnecessary disposal of edible food, and keep organic material out of landfills.

Food date label confusion accounts for
20% OF ALL WASTED FOOD
 from U.S. households, totalling over
3 BILLION POUNDS OF FOOD
EVERY YEAR.



California’s New Food Date Labeling Law

Effective July 1, 2026, California’s **AB 660** is the nation’s first mandatory, statewide standard for food date labels. By clearly distinguishing the language used for quality and safety, AB 660 provides consumers with the information they need to make informed decisions and helps prevent edible food from being discarded unnecessarily. The two standardized phrases are:

BEST IF USED BY

This relates to food quality. It tells shoppers when a product is expected to have its best flavor, texture, or freshness. It is not an expiration date, and food that has been stored properly may still be good after the date has passed.

USE BY

This relates to food safety. It indicates that a product should be eaten or frozen by the date shown. Consumers should follow this date along with any storage and handling instructions on the package.

The law also bans consumer-facing “SELL BY” dates, which were primarily used for store inventory management. The law does not require every product to display a date, so some foods may have no consumer-facing date at all. By making the distinction between quality and safety clearer, AB 660 gives consumers clearer information to help prevent good food from being discarded unnecessarily.

StopWaste’s Role

Since 2017, StopWaste’s Stop Food Waste campaign has helped Alameda County residents reduce wasted food at home through practical storage, planning, and cooking tips. New campaign materials align with the goals of AB 660 and translate the law into a simple everyday message: “Best By” doesn’t mean “Bad After”, accompanied by easy, actionable tips.

StopWaste is sharing these resources throughout Alameda County in partnership with local governments and community organizations, helping residents save food, save money, and make confident decisions in their kitchens.

Learn more at [StopWaste.org/DateLabels](https://www.StopWaste.org/DateLabels)



USE YOUR SENSES BEFORE YOU TOSS

A “BEST IF USED BY” date is a quality guide, not an automatic signal to throw food away:

- Consider whether the food has been stored properly.
- Look for visible mold, significant discoloration, or an unusual texture; smell for odors that are different from what you would normally expect.
- When appropriate, taste a small amount.

Food that still looks, smells, and tastes normal is most likely still good to eat, even after its quality date.



Yellow =
Updated

Project	Project Number	CIP Book Label	Project Phase	Project Status	Last Update
Community Facilities					
Facility Resiliency Upgrades	24650009	COF-01	Construction	Five EV chargers installed to support fleet electrification resiliency, including three single-port 30kW chargers at City Hall and two dual-port 8.3kW chargers at Emeryville Police Department. Solar panel inverters replaced at City Hall to improve system functionality.	Oct-23
Civic Center HVAC	15650018	FM-06	Construction	The replacement of the existing HVAC system (including the AC unit and boiler system) with a new 75 ton unit, the installation of a new 1 MMBTUH condensing unit and two heating hot water pumps, along with the replacement and upgrade of the existing BMS system (Delta) and the repair of the plumbing system, were all completed in April 2026. The HVAC improvements completed in 2025 have reduced overall energy consumption at City Hall, with daily kWh usage down to 72% of what it was in 2025	Jun-26
Civic Center Exterior Painting	16650015	FM-04	Construction	Renovation and replacement of exterior wood windows at the Old City Hall Building began on August 4, 2025. A total of 42 windows were replaced in the building, including the City Council Chambers and offices on the second floor, offices on the first floor and the garden level. Window installation was completed on October 3, 2025.	Oct-25
Emergency Operations Center (EOC)	16475004	CF-10	Pre-Planning	Project is not activated.	Aug-23
Corporation Yard Improvements/Maintenance Yard Relocation	15475010	CF-05	Planning	FMW site remediation and construction is on-going. The Corporation Yard Design Contract was awarded to Wong Logan Architects to create a final design for the building and parcel. The design contract kicked off in August 2026.	Sep-26
Essential Infrastructure					
Stormwater Management	24475011	ESI-01	Planning	Staff has completed an Asset Management Plan with survey and analysis anticipated to begin mid-2026.	Dec-25
Bridge Maintenance Program	24475012	ESI-02	Planning	Design and inspection contract awarded to Wiss Janney Engineers, with project kickoff anticipated in May 2026	May-26
Powell Street Sewer	24511013	ESI-03	Pre-Planning	Civil Engineering Consultant and City staff are evaluating design alternatives.	Jan-26
Hydraulic Separator Units	24254014	ESI-04	Planning	Engineering study has determined HDS unit infeasible at Powell Street location.	Apr-26
Climate Action Plan Implementation	20475005	CF-17	Planning	Spring events planned include Residential Bulky Pickup (April 13 & 14), Earth Day Shoreline Cleanup (April 25), and Bike to Wherever Day (May 14). See Environmental Programs website for details.	Apr-26
McLaughlin Powell Bioswale	16475010	CF-01	Planning	The project is adjusting preliminary design to accommodate the results of the avian study. Preliminary schedule for posting project for construction bids in September/October 2026.	Sep-26
Rehabilitation of City Sewer Laterals	20650006	FM-15	Construction	Contractor completed rehabilitation of sewer laterals and staff filed a notice of completion with the County recorder.	Sep-26
Sanitary Sewer Rehabilitation Program	15511005	SS-01	Construction	Contract has been amended and Contractor is conducting repair to City Sewer Laterals April-May 2026	Apr-24
North Hollis Undergrounding District	19475007	ST-14	Pre-Planning	Class 5 estimate performed by PG&E resulted in determination that insufficient funds are available to proceed with project. EPW to review and consider options of providing additional funding via City funding or interagency work credit purchase, selling work credits to another agency, or no-build option. 2026 Update: No change in status, insufficient funding to proceed with PG&E minimum project.	Jan-26
Sustainable Transportation					

Sustainable Streetscapes	24221005	SUT-01	Construction	The project team is approaching the end of the road for the Sustainable Streetscapes project! Crews are finishing up bus stop lighting, landscape planting and punch list work. Crews just completed warranty work at 53rd and Hollis this past week. Sidewalk and Tree work is upcoming in front of Grocery outlet which is being timed with private encroachment permit work.	Jun-26
ATP Studies	24475018	SUT-02	Planning	Powell Street Redesign Project 10% design concept was presented at the February 10, 2026 Transportation and Sustainability Commission meeting with action to recommend approval at City Council.	Apr-26
Traffic Signals and Street Lights	24250019	SUT-03	Construction	Bike and Pedestrian detection lights were installed at the 59th and Hollis Street intersection as a pilot location. The new lights were installed in early February 2026.	Apr-26
The Emeryville Loop	new	SUT-04	Planning	Initial project concepts were presented to both the Transportation and Sustainability and Bicycle and Pedestrian Advisory Committees in May 2026	May-26
40th Street Multimodal Project	22242002	T-13	Design	Design team continues to progress through Caltrans and EBMUD permitting processes. Construction Management RFP is expected to be released this summer. Tentative schedule to advertise the project is now late 2026.	Jun-26
40th Street Multimodal Project Phase 2	TBD	SUT-05	Design	See above.	Jan-26
Sidewalk Rehabilitation Project	15475023	PB-01	Ongoing	Staff has recently dispatched maintenance teams to address concerns about lifted sidewalk slab edges on Powell St west of the freeway.	Sep-24
Urban Greening					
Street Tree Study	18254016	FM-13	Design	100% Plans Completed. Target for first plantings is FY2025/2026. See Project URG-04.	Nov-25
Parks Projects	24650010	URG-01	Planning	Parks Project will be presented at the May 2026 Parks and Recreation and Transportation and Sustainability Committees	May-26
Park Studies	24475020	URG-02	Planning	Public Works and Community Services staff are reviewing the 2011 Parks and Recreation Strategic Plan and assessing what updates need to be made.	Sep-23
Northwest Linear Park	TBD	URG-03	Pre-Planning	Planning entitlements for funding source have been renewed through 2027. Project inactive and on hold. In association with Ashby Interchange bike-ped overcrossing consider street closure and minor bikeway improvements if private development no longer supports park project.	Jan-26
Urban Tree Planting Program	24251004	URG-04	Planning	Planting phase is 97% complete; remaining 3 trees to be planted the final week in April	Apr-26