



Additional Information

- Memo from City Manager to City Treasurer
- Email from Christine Daniel to Fern Tiger

MEMO

DATE: November 29, 2011

TO: Beth Pollard, City Manager

FROM: Kim Denton, City Treasurer

RE: Update on Properties Which Hold Lawrence Berkeley National Labs

I checked with the Alameda County and Contra Costa County Assessors' Offices with regard to how the land which holds other Lawrence Berkeley National Labs (LBNL) is assessed and taxed or exempt in Berkeley, Emeryville, and Walnut Creek, and the following is what I found to date:

The Berkeley Lab at 1 Cyclotron Road (legal address of 2594 Hearst Avenue) is one large parcel owned and controlled by the Regents of the University of California. There is no Possessory Interest on the buildings on the campus, they are under direct control of the University as a joint venture, and there is no lease to the lab. The parcel is a totally exempt one, meaning no taxes are paid on the property.

The Emeryville property is owned by an individual by the name of Richard Robbins and Alameda County has no record of LBNL being there, because it is such an old tax base. The property is fully developed and just changes tenants, so Alameda County considers any tenant improvements to be replacement and they retain the old tax base. In addition, the property is all considered secured property unless the County can prove they put major tenant improvements on it. This parcel is assessed as a normal parcel, which means regular property taxes are being paid on it.

With regard to the lab in Walnut Creek, LBNL is a tenant in the building owned by Castlerock I Limited Partnership, and there is an exemption on approximately one-half of the property for a public school. Therefore, no property taxes are being paid on approximately one-half of the property.

I would be happy to entertain any further questions you or the Task Force might have.

From: "Daniel, Christine" <CDaniel@ci.berkeley.ca.us>
Subject: RE: Question from the Albany Task Force and me
Sent date: 11/21/2011 06:17:04 PM
To: <fern@ferntiger.com>

Fern, there aren't any financial agreements with the Lab that I'm aware of. -Christine.

-----Original Message-----

From: Fern Tiger [mailto:fern@ferntiger.com]
Sent: Friday, November 18, 2011 11:58 AM
To: Daniel, Christine
Subject: Re: Question from the Albany Task Force and me

Thanks...

So no financial transactions with LBNL?
Nothing committed in conjunction with Helios?

On 11/18/2011 11:44 AM, Daniel, Christine wrote:

> Fern, these are payments from UC which is a separate entity from LBNL.
> Thanks. -Christine.

>

> -----Original Message-----

> From: Fern Tiger [mailto:fern@ferntiger.com]
> Sent: Friday, November 18, 2011 11:24 AM
> To: Daniel, Christine
> Cc: Sinai, Julie
> Subject: Re: Question from the Albany Task Force and me

>

> Hi Christine --

>

> Can you shed any additional light...?
> Is this related only to UC... LBNL.... Both?
> I realize that this was some kind of "agreement" in conjunction with
> approval of LRDP (which is with UC?) Does it include LBNL?
> Does this mean that with the new building - Helios - there will not
be
> any additional payments to the city?
> Help!

>

> Fern

>

> On 11/17/2011 12:54 PM, Daniel, Christine wrote:

>> Fern, the City receives about \$940,000 per year in payments from UC
>> through various agreements, including the LRDP. I hope that is
helpful
>> to your discussions. -Christine.

>>

>> -----Original Message-----

>> From: Fern Tiger [mailto:fern@ferntiger.com]
>> Sent: Wednesday, November 16, 2011 5:03 PM
>> To: Daniel, Christine
>> Cc: Sinai, Julie
>> Subject: Question from the Albany Task Force and me

>>

>> Hi-

>>

>> Hope all is well.

>>
>> Can you tell me if (per chance) LBNL or UC pay any "taxes," fees, or
>> other payments related to any buildings or property within the city
of
>> Berkeley. And, do you have any in lieu payments related to particular
>> buildings or properties owned by UC or LBNL that are located within
> the
>> city?
>>
>> As you know we have been facilitating a 22-member Task Force for the
>> city of Albany. Last week's session was focused on economic impacts.
> We
>> heard from both the developer's economist and the city's economist,
as
>> well as a land use attorney (hired by Albany), and the city manager
> and
>> school superintendent. The question of how Berkeley has handled
> LBNL/UC
>> in both properties they own and in buildings owned by others and
> leased
>> by either UC or LBNL as well as the issue of any special payments
made
>> in lieu of taxes or to cover particular expenses -- was of concern.
>>
>> Can you provide some information?
>>
>> Thanks.
>> Fern
>>
>> PS The Task Force meets every Sunday, and I'd love to have some
>> information to share for this Sunday's meeting. It's hellish to stay
> on
>> top of this thing, which is moving very quickly.
>>
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