



Civic Arts Commission Meeting
Wednesday, March 25, 2026
6:00 PM

Meeting Location: Tarea Hall Pittman South Branch Library
1901 Russell St, Berkeley, CA 94703

REVISED AGENDA

1. CALL TO ORDER

2. ROLL CALL

Jonathan Bachrach (Vice Chair), District 1
Dana Blecher, District 6
Lisa Bullwinkel, District 4
Devi Dutta-Choudhury, Mayor
Audrey Truc-Dao Kramer, District 7
Peter Montgomery (Chair), District 8
Eduardo Pineda, District 5
Sean Vaughn Scott, District 3
Cameron Woo, District 2

3. LAND ACKNOWLEDGEMENT

The City of Berkeley recognizes that the community we live in was built on the territory of Huchiun (*Hooch-yoon*), the ancestral and unceded land of the Chochenyo (*Cho-chen-yo*) speaking Ohlone (*Oh-low-nee*) people, the ancestors and descendants of the sovereign Verona (*Vuh-roh-nuh*) Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. We acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan (*Lih-Shawn*) Tribe and create meaningful actions that uphold the intention of this Land Acknowledgement

4. **PUBLIC COMMENT** (for items not on the agenda)

5. **COMMUNICATION** (received from the public for items not on the agenda)
None

6. **CHAIR'S REPORT**

7. **PRESENTATIONS, DISCUSSION & ACTION ITEMS** (All items for presentation, discussion, and possible action)
 - a) **Action Item:** Niko Karim Strang – Civic Arts Grantee Mural Project at Frances Albrier Community Center (20 minutes)
Introduced by Eduardo Pineda, Public Art Subcommittee Chair (Attachment 1)
Recommendation: Approval Niko Karim Strang's – Civic Arts Grantee Mural Project at Frances Albrier Community Center
Public Comment

 - b) **Action Item:** Approval of Annual Civic Arts Commission Subcommittee and Subcommittee members (5 minutes)
Introduced by Elleanor Hollander, Office of Economic Development Manager
Recommendation: Approval of Annual Civic Arts Commission Subcommittee and Subcommittee members
Public Comment

 - c) **Presentation Item:** Berkeley Economics Dashboard & Civic Center Vision (20 minutes)
Introduced by Elleanor Hollander, Office of Economic Development Manager (Attachment 2)
Public Comment

 - d) **Discussion Item:** City of Berkeley Budget Updates (5 minutes)
Introduced by Elleanor Hollander, Office of Economic Development Manager (Attachment 3)
Public Comment

 - e) **Discussion Item:** Civic Arts Commission Budget Discussion (5 minutes)
Eduardo Pineda, Public Art Subcommittee Chair
Public Comment

 - f) **Discussion Item:** Civic Arts Advocacy Opportunities Updates (5 minutes)
Introduced by Cameron Woo, Commissioner
Public Comment

- g) **Discussion Item:** Nightlife Committee and Berkeley Cultural Trust Updates (5 minutes)
Introduced by Lisa Bullwinkel, Policy Subcommittee Chair
Public Comment

8. STAFF REPORT

- a) Civic Art Program Updates, Carianna Arredondo (Attachment 4)

9. COMMITTEE REPORTS

a) Grants

- Dana Blecher, Chair
- Lisa Bullwinkel
- Cameron Woo

b) Public Art

- Eduardo Pineda, Chair
- Jonathan Bachrach
- Devi Dutta-Choudhury

c) Policy Subcommittee

- Lisa Bullwinkel, Chair
- Dana Blecher
- Cameron Woo
- Audrey Truc-Dao Kramer

d) Representative on Design Review Committee

- Devi Dutta-Choudhury

10. APPROVAL OF MINUTES

- a) Draft Minutes of February 25, 2026 Meeting (Attachment 5)

From: Commission Secretary

Recommendation: Approval of February 25, 2026 Meeting Minutes

Public Comment

11. COMMISSIONER ANNOUNCEMENTS

12. ADJOURNMENT

Attachments:

1. Niko Karim Strang – Frances Albrier Mural Proposal Presentation
2. City of Berkeley Economic Dashboard & Civic Center Vision Presentations
3. City of Berkeley Budget and Finance Committee 2.26.26 Presentation
4. Staff Report Public & Civic Art Program Updates
5. Draft Minutes of February 25, 2026 Meeting

Staff Contact:

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carredondo@berkeleyca.gov

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ACCESSIBILITY INFORMATION:

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the ADA Program Coordinator by phone (510) 981-6418 or by TTY/TDD (510) 981-6347 at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

The Roots Between Us

Frances Albrier Center Mural Project

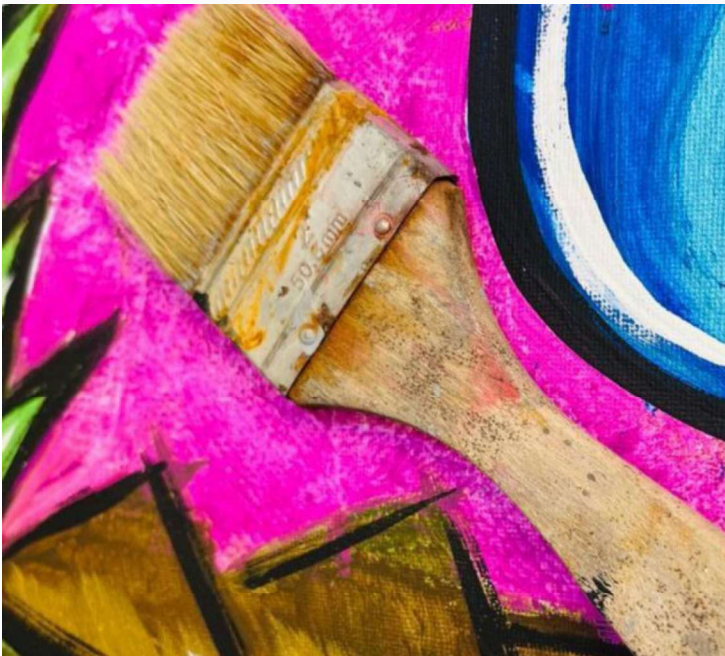
2026

Niko Alexander

A grant-funded collaboration
between Niko Alexander, and the
Frances Albrier After-School
Program



Phases



01 Education

02 Design

03 Painting

04 Completion and Unveiling
Ceremony

Education



Art and Painting Basics

Building confidence with a brush on a smaller scale, prior to inviting them to paint the mural.



California Native Plants

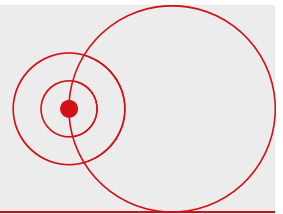
Understanding the importance of supporting native ecosystems and the beauty and diversity that define California's Plants and Ecology



History of San Pablo Park & Berkeley

Honoring the history of this land, this city and this park. Showing the value in a history and how it has led us to the present moment

Design



Collaborative Design

Students will take agency over the specific in the mural as we challenge them to instill in the mural the values they want to leave for future generations. Strength, beauty, nourishment, defined by the motifs of California native plants, trees, flowers and animals.

Students will choose which elements we include and have input in the layout, under the guidance of Niko Alexander. Allowing the students to feel apart of the process and the final mural's meaning.



We are going to paint a giant garden together.

It represents who you are, what you care about, and how you want to grow in this community.

All of the plants and animals we include are native to California. That means they belong here. They have grown here for a very long time. They help each other survive. They support the land, the insects, the birds, and even us.

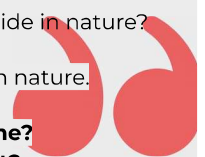
Just like them — **you belong here too.**

You are growing up here. You are part of this place.

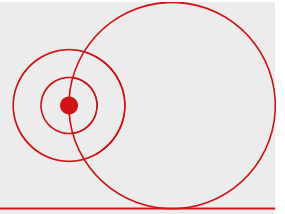
- What does Berkeley mean to you?
- What does this park mean to you?
- How do you feel when you are outside in nature?

Every plant and animal has a special role in nature.

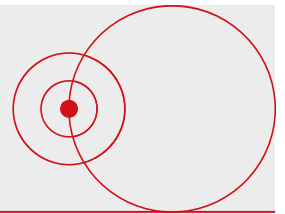
**Which native plant or animal feels like me?
Which one shows the values I care about?**



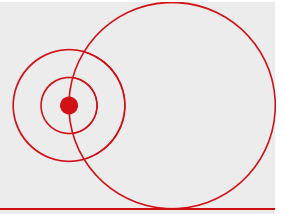
Site



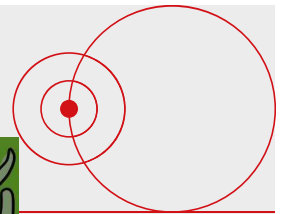
Sample Design



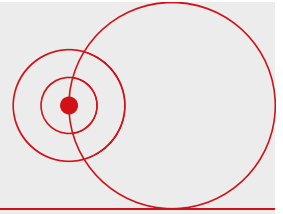
Sample Design



Sample Design



Sample Design



Painting and Concluding Ceremony

Final Design Finished

After a 5-session workshop with the students we will have concluded the design process, and Niko will draw a professional, final design

Approval by Civic Arts Commission

Approval by committee 2 on March 25th meeting

Painting Begins

Painting begins early April. Students participate in early stages of painting process to further sense of agency and care over final mural.

Painting Concludes

Painting concludes by mid May at latest. Final mural unveiled and celebrated at end of year celebration at the community center to honor the hard work of the students. A short film documenting the process will have been made by a local videographer and screened at celebration ceremony as well.





City of

BERKELEY



2025 Economic Dashboard
Office of Economic Development (OED)

2025 OED Economic Dashboard Overview



Today's Discussion

- Economic Conditions & Employment
- Innovation & Startup Activity
- Commercial Market Trends
- Housing & Development Pipeline
- Fiscal Context
- OED Programs
- Council Discussion



The Office of Economic Development supports and strengthens Berkeley's economy.



Regional Employment Trends

Unemployment Rates (UR) increased modestly year over year across Berkeley and stayed flat across the County and State.

4.7% **4.7%** **5.4%**

Berkeley UR

Alameda County UR

California UR



Total East Bay jobs declined by 6,700 (.6%) November 2024 to 2025.

Growth sectors: ↑

- Education and health services (+11,600 jobs)
- Arts, Entertainment & Recreation (+1,700 jobs)
- Government (+300 jobs)
- Real Estate, Rental and Leasing (+300 jobs)

Declining sectors: ↓

- Accommodation & Food Services (-2,300 jobs)
- Manufacturing (-5,400 jobs)
- Computer Systems Design & Related Services (-1,100 jobs)

Source: Labor Market Information (LMI-EDD) for East Bay (Alameda and Contra Costa Counties), December 2025.

Berkeley's Major Employers



Berkeley's top 25 employers (by # of employees) listed alphabetically.

*New to the top 25 list in 2025:

COMPANY	SECTOR
BACKROADS, INC.	RECREATION
BAYER CORP	BIOTECH
BERKELEY BOWL PRODUCE, INC.	FOOD AND BEVERAGE
BERKELEY CEMENT, INC.	CONSTRUCTION
BERKELEY CITY COLLEGE	EDUCATION
BERKELEY REPERTORY THEATRE	ARTS & ENTERTAINMENT
BERKELEY UNIFIED SCHOOL DISTRICT	EDUCATION
*BOICHIK BAGELS	FOOD AND BEVERAGE
CITY OF BERKELEY	GOVERNMENT
FIELDWORK BREWING CO	FOOD AND BEVERAGE
FORESIGHT MENTAL HEALTH	HEALTHCARE
*FORM ENERGY, INC.	MANUFACTURING/TECHNOLOGY
INSIGHT HOUSING	SOCIAL SERVICES
KAISER PERMANENTE MEDICAL GROUP, INC.	HEALTHCARE
LAWRENCE BERKELEY NATIONAL LAB	LABORATORY
LIFELONG MEDICAL CARE	HEALTHCARE
OC JONES & SONS	CONSTRUCTION
SUTTER HEALTH	HEALTHCARE
TARGET CORP	RETAIL
TECHNICAL SAFETY SERVICES, INC	BIOTECH/MANUFACTURING
THE WRIGHT INSTITUTE	EDUCATION
UNIVERSITY OF CALIFORNIA	EDUCATION
UPSIDE FOODS	BIOTECH/R&D
WHOLE FOODS MARKET CALIFORNIA INC	FOOD AND BEVERAGE
YMCA OF THE CENTRAL BAY AREA	RECREATION



Source: Labor Market Information (LMI-EDD) for East Bay (Alameda and Contra Costa Counties), December 2025.



Hospitality Sector: Trends & Highlights

In 2025, Berkeley's hospitality sector remained comparatively strong relative to neighboring cities.



* Arrows denote year-over-year trends, 2024-25

Berkeley Restaurant Week
Highlighted 50+ local restaurants, supporting visitation during the spring shoulder season.



Bioneers Conference
Attracted over 2,000 visitors to Downtown Berkeley and will return March 26-28.



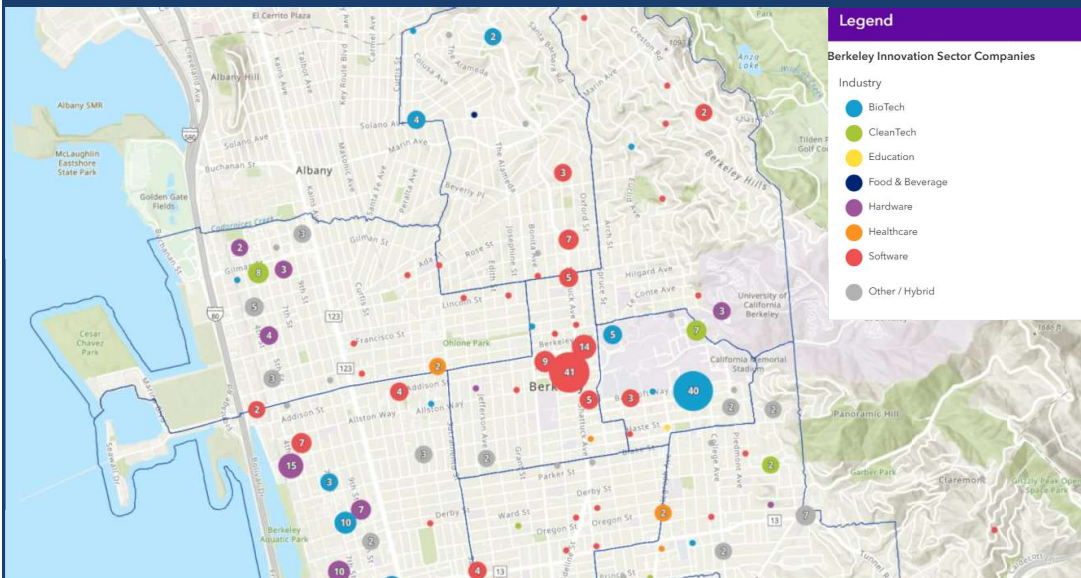
Berkeley Bucks
E-gift cards generated local spending, with \$16.5k redeemed in 2025.



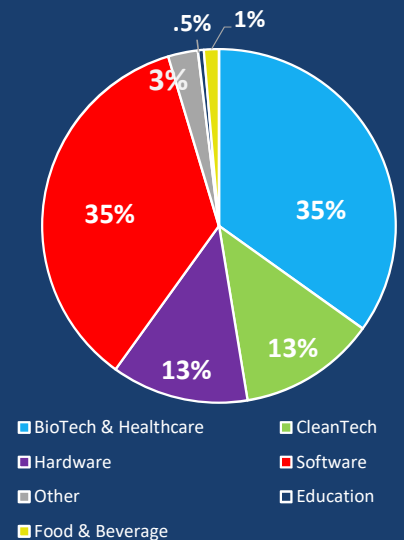
Berkeley's Innovation Ecosystem



Innovation remains a defining strength of Berkeley's economic identity.



Innovation Companies by Industry



See the Berkeley Startup Cluster website: www.berkeleystartupcluster.com/startups

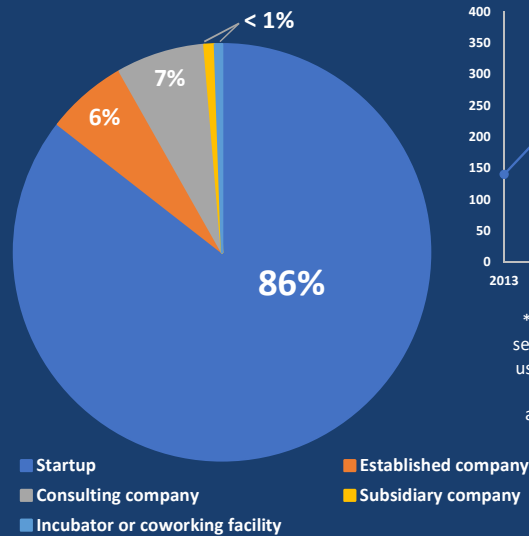


Berkeley: a City for Startups

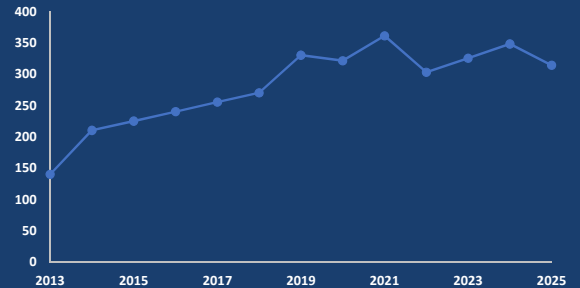
Early-stage startups* are a core component of Berkeley's innovation economy.

UC Berkeley leads globally in venture-backed startup formation

INNOVATION COMPANIES BY GROWTH STAGE



NUMBER OF STARTUPS BY YEAR



*Companies defined as startups are for-profit businesses that sell innovative technology products or services OR substantially use innovative technologies to create their products or services AND are developing repeatable and scalable business models that aren't yet profitable.

Sources: City of Berkeley OED; Berkeley IPIRA Pitchbook data

2025 startup rankings

University	Founder count	Company count
1 UC Berkeley	1,804	1,650
2 Stanford	1,519	1,380
3 Harvard	1,355	1,237
4 University of Pennsylvania	1,206	1,113
5 MIT	1,131	1,019

Source: PitchBook (<https://pitchbook.com/news/articles/pitchbook-university-rankings>)

Capital Investment in Berkeley Startups



Venture capital investment is a key indicator of ecosystem strength.

Top Deals of 2025

88

Berkeley startups that raised seed or venture capital

\$1.5B

Seed & venture capital raised by startups

\$40M

Govt R&D grants awarded to 16 Berkeley companies

5

Berkeley innovation companies acquired

* Arrows denote year-over-year trends, 2024-25

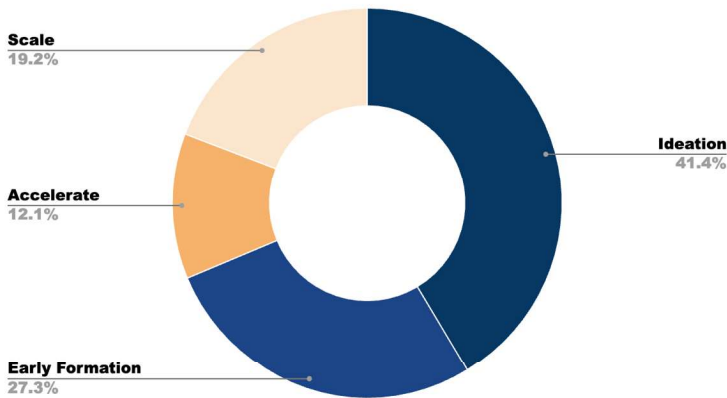
UC Berkeley Functions as an Economic Multiplier



100

UCB Innovation & Entrepreneurship Initiatives

Innovation & Entrepreneurship Programs equip entrepreneurs from early formation to scale



180

UC Berkeley-Affiliated Startups

2.05x
Total Employment Multiplier

\$216,000
Average Annual Salary

City of Berkeley

500 - 640
Jobs

\$100 - \$130
Million Payroll

\$200 - \$250
Million Economic Impact

Source: UC Berkeley Institute for Business Innovation Economic Impact Report FY 2024-2025 Data

Life Sciences & Lab Market Conditions



The Bay Area remains a leading life sciences cluster, despite near-term market adjustments.

LAB MARKET STATISTICS

51.6%*

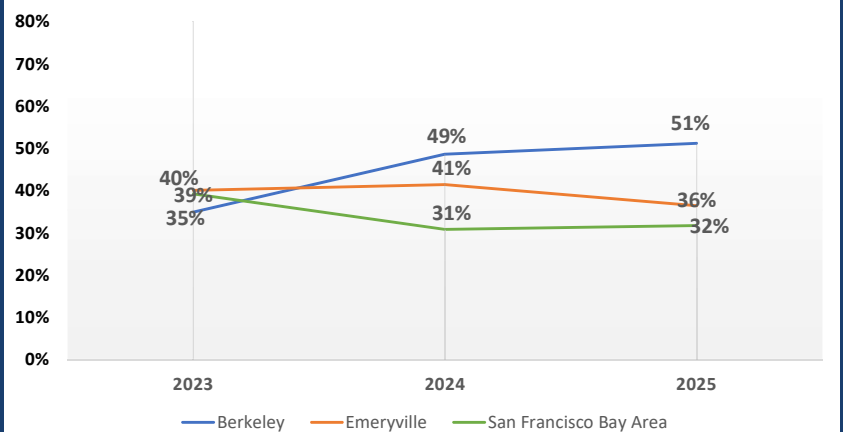
Total lab vacancy rate

\$6.61

Average lab asking rent per square foot

*Vacancy reflects inclusion of newly delivered and unleased space, including Berkeley Commons (539k SF).

Lab Vacancy Rates



*Arrows denote year-over-year trends, 2024-25

Source: JLL, Bay Area Life Sciences Insight Q3 2023-2025

Office Market Trends



Office market conditions remain mixed across the East Bay.

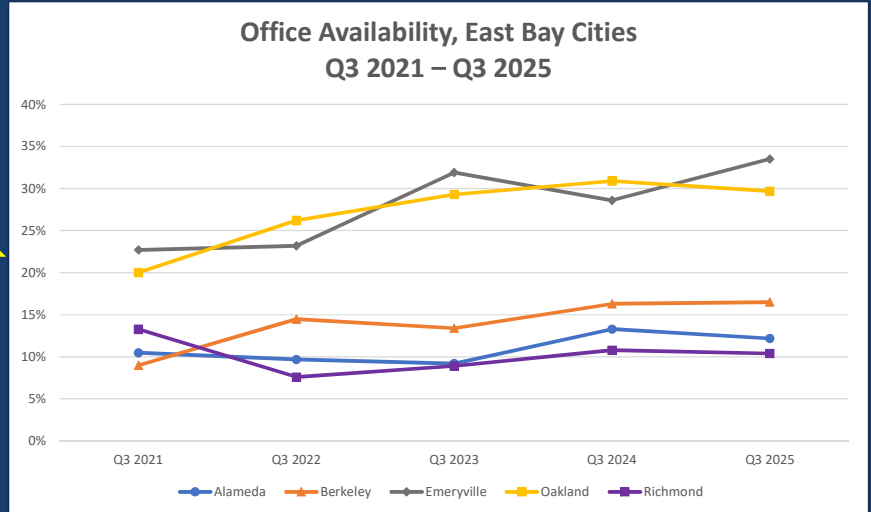
OFFICE MARKET STATISTICS

16.5% **\$3.38**

Availability rate for office space

Average asking rent per square foot

Source: Newmark Cornish & Carey, Q3 2025 Greater Oakland Office Market Survey



Source: Newmark Cornish & Carey, 3Q25 Greater Oakland Office Market Report

*Arrows denote year-over-year trends, 2024-25

Commercial Development Activity



New Buildings Status

UC Berkeley is now the largest ratepayer to the Downtown Berkeley BID, reflecting expanded campus and research activity.

Projects underway near campus are adding space for research, learning, & housing.

Flying Horse Investments acquired the long-vacant Shattuck Plaza retail block, with plans to renovate and re-activate the space.

Leasing efforts at Berkeley Commons are ongoing.

* BID – Business Improvement District, a fund that supplements public services within geographically defined boundaries.



Ground Floor Vacancy by Business District



Citywide ground floor commercial vacancy rate has declined to 6.3%.

Vacancy Rates by District, Calculated by Square Footage, 2021-2025

District	2021	2022	2023	2024	2025	Year Over Year Change
Downtown	15.7%	11.9%	10.8%	10.9%	9.7%	↓
Elmwood	10.9%	7.7%	6.2%	6.9%	1.4%	↓
North Shattuck	4.3%	4.3%	1.9%	2.0%	1.7%	↓
San Pablo	7.9%	10.8%	15.5%	7.1%	8.4%	↑
Solano	4.4%	3.7%	2.6%	2.1%	2.0%	↓
South Berkeley	8.8%	11.8%	19.2%	8.9%	6.8%	↓
Telegraph	12.6%	8.5%	9.3%	9.9%	10.5%	↑
University	9.1%	12.8%	17.7%	7.7%	3.3%	↓
Neighborhood Commercial (C-N)	3.2%	2.3%	2.6%	2.8%	1.6%	↓
West Berkeley	4.7%	5.2%	2.2%	6.5%	5.0%	↓
Citywide Avg.	8.3%	8.4%	8.1%	7.5%	6.3%	↓



Photos: Top: Café Brusco; Bottom: Green Leaf Market

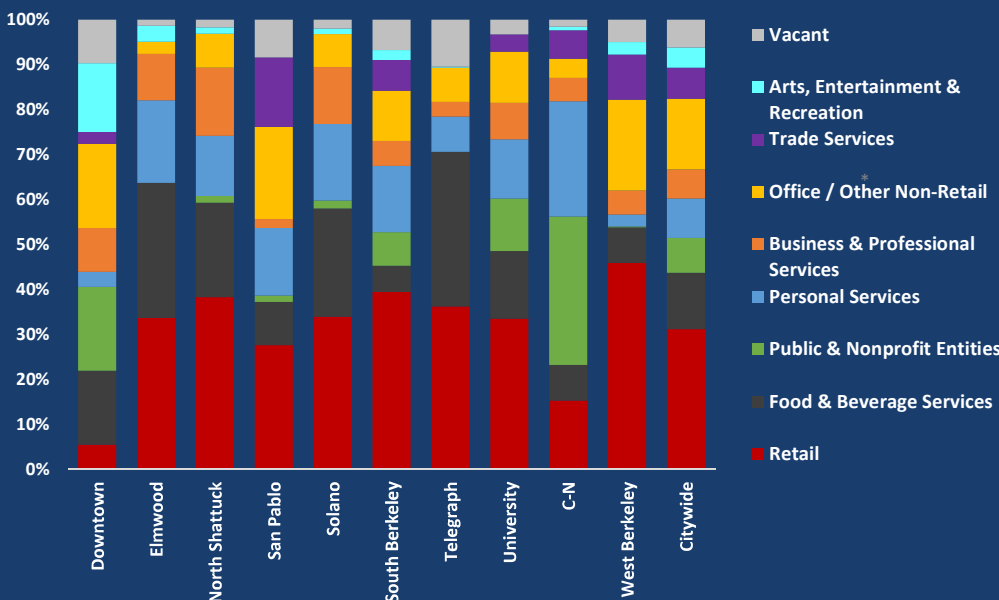
Source: Berkeley OED

Ground Floor Commercial Mix by District



Berkeley's commercial districts reflect a diverse mix of retail, services, and institutional uses.

Ground Floor Commercial Occupancy By Category, 2025 Q4



Retail

- 31% of ground floor space citywide
- 46% in West Berkeley (including 4th Street)

Food & Beverage

- 13% of citywide occupancy

Office / Other Non-Retail

- Concentrated in Downtown, West Berkeley, and San Pablo
- Reflects active development and leased or pending projects

Source: Berkeley OED

Berkeley Sales Tax Trends



Retail activity and commercial occupancy are reflected in local sales tax performance

\$18.9M

City of Berkeley Annual Sales Tax Revenue

\$9.3B

State of California

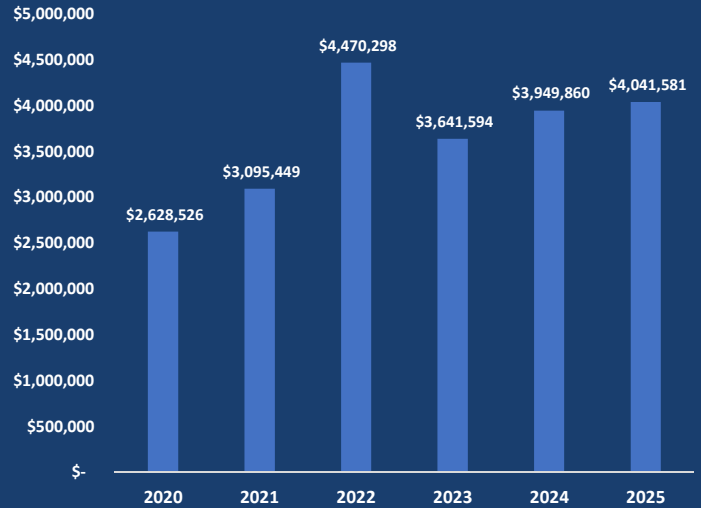
\$391M

Alameda County (including cities)

*Arrows denote year-over-year trends, 2024-25

Source: MuniServices 2025

Total City of Berkeley Q2 Sales Tax Revenues



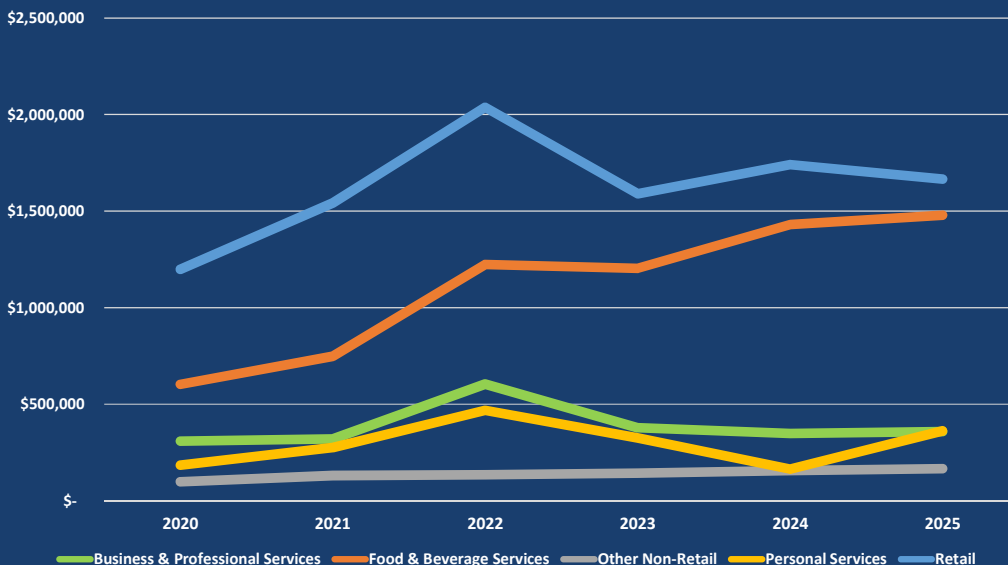
Source: MuniServices, Quarter 2 (Apr-June) 2020 to 2025, Nominal Values

Sales Tax by Business Category



Retail and food-related activity remain core drivers of local sales tax performance.

Berkeley Q2 Sales Tax Revenue by Business Category



In 2025, **Retail** remained the largest contributor to the city's sales tax revenue (40%), followed by **Food & Beverage** (37%).

Overall sales tax revenue increased 5% compared to Q2 2024, with growth across most business categories.

The largest increase occurred in **Personal Services** (122%), driven primarily by gas station sales.

Retail was the only category to experience a modest year-over-year decline (4%).

Source: MuniServices, Quarter 2 (Apr-June) Collections 2020 to 2025

Housing Development & Pipeline



New housing supports workforce stability, neighborhood vitality, and long-term economic balance.



In 2025, 11 land use permit applications were submitted representing 1,687 new housing units.

Sources: City of Berkeley Department of Planning and Development, December 2025, Map OED.

Construction & Pipeline Highlights



2425 Durant (Telegraph)



2190 Shattuck (Allston)



2200 Bancroft Way (Fulton)



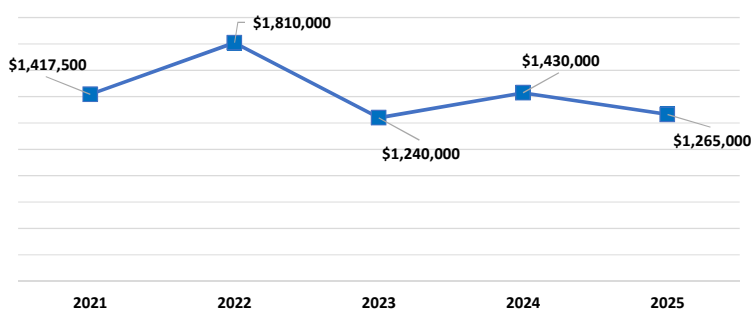
1998 Shattuck (University)

Sources: SF YIMBY

Housing Costs and Market Trends



Median Sale Price, Single Family Homes, 2021-2025



Median Sale Price, Single-Family Homes, Dec. 2025

Alameda	\$987,500
Albany	\$1,125,000
Berkeley	\$1,265,000
El Cerrito	\$1,194,500
El Sobrante	\$575,000
Emeryville	\$439,000
Oakland	\$700,000
Richmond	\$635,000
Piedmont	\$2,375,000
San Leandro	\$775,000

Home values increase, sales soften, competitive market remains

7.5%

Annual increase in single family home values

-12%

Annual decrease in sales volume

28

Days on the market December 2025

57%

Homes sold above list price

Sources: Redfin, Multiple Listing Service or "MLS", Zumper - Market Trends



OED efforts to support local economic sustainability

How OED Supports Economic Vitality



Business Stabilization & Retention

- Prevents business closures
- Supports business continuity and retention
- Stabilizes local economic activity



Commercial Corridor & District Vitality

- Activates and strengthens commercial corridors
- Supports retail and small business activity
- Enhances district partnerships and place-based investment



Hospitality & Visitation Support

- Promotes visitation and destination marketing
- Supports hotel, restaurant, and event activity



Innovation & Talent Pipeline

- Supports startup growth and scale
- Connects talent to local employers
- Attracts and retains high-value industry

These programs support the economic conditions that generate over \$50 million in annual General Fund revenue.

Enabling Sustainable Business Networks



OED supports local BID's, Visit Berkeley, and the Chamber through the Berkeley Business District Network (BBDN). Active district partnerships help maintain occupancy, reduce blight, and support retail performance

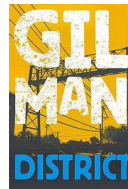
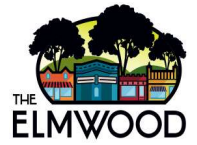
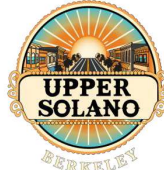
Berkeley Business District Network Partners



Telegraph Berkeley



Map of Berkeley's Commercial Districts



Financing Small Businesses



\$346K

18

RLP Outstanding Principal

Active RLP Loans

Resiliency Loan Program (RLP)

Revolving Loan Fund (RLF) – New Borrower Spotlight



Kanlaya Palivan, owner of Lao Garden, opened her restaurant on San Pablo Avenue in West Berkeley in January 2025 with financing assistance from Berkeley's Revolving Loan fund.



7

\$616K

Active RLF Loans

RLF Outstanding Principal

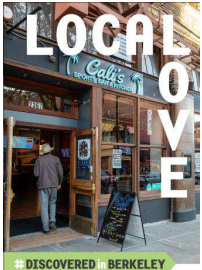
Revolving Loan Fund (RLF)

Current Revolving Loan Fund (RLF) Borrowers:



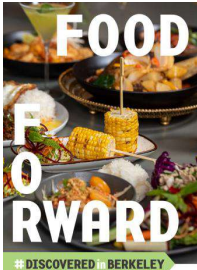
Lanolin Restaurant & Bar

Marketing Businesses #DiscoveredinBerkeley



Watch a game, listen to live music, or dance the night away at **Cali's Sports Bar & Kitchen** in the Telegraph District.

Learn more about Berkeley's innovative businesses >



West Berkeley's **Bangkok by the Bay** takes 'no shortcuts' when preparing authentic Thai street food, fiery traditional faves and vegan specialties.

Learn more about Berkeley's innovative businesses >



Elmwood Village Shoes in Berkeley provides 'Euro comfort', prioritizing service, quality and experience.

Learn more about Berkeley's innovative business >



Find giant donut cakes, donut sliders, custom donuts, and specialty flavors like red velvet and ube at **Rainbow Donuts** in Berkeley's International Marketplace.

Learn more about Berkeley's innovative businesses >



Skilled woodworkers use proper joinery to make custom wood frames at **Holton Studio** in West Berkeley.

Learn more about Berkeley's innovative businesses >



Berkeley startup **Magnetic Tides** is developing a new non-invasive treatment for stroke patients.

Learn more about Berkeley's innovative businesses >



BERKELEY HOLIDAY GIFT FAIR (12/4)

Find paper-crafting supplies and DIY classes in North Berkeley at **Smiles Handcrafted**.

Support local businesses this holiday season >

4.6M

impressions

187k+

concrete engagements

1,852

Instagram followers

~6k

uses of #discoveredinberkeley

.27%

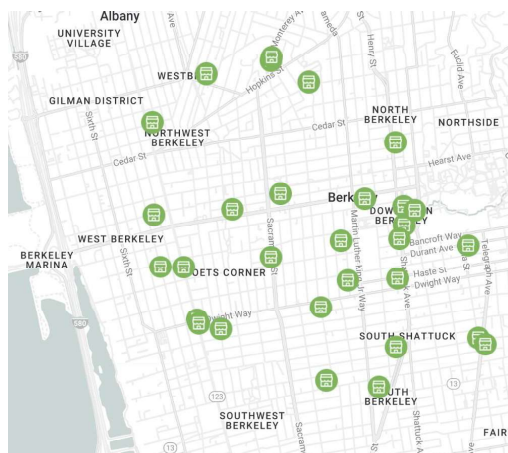
avg Berkeleyside banner ad click rate

Greening Local Business Practices



Going Green Helps Companies Achieve Environmental Benefits and Cost Savings

184 Berkeley businesses have registered for California Green Business Program certification. **81 are green business certified.**



Recent Certifications



See more at www.greenbusinessca.org

13

new green businesses certified

11

green businesses recertified

2.8M+

gallons of water saved

2M+

kWh of electricity conserved

~234k

pounds of solid waste diverted

STEM CareerX Tours Deepen and Diversify Berkeley's Talent Pipeline



"The experience made me feel calmer and less anxious about the future, realizing that there are many ways to build a career path."
 – BHS student after STEM CareerX tour



OED and the CSU-East Bay Institute for STEM Education partnered to provide Berkeley High School students with opportunities to see how their science, technology, engineering and math (STEM) skills apply in the workplace.

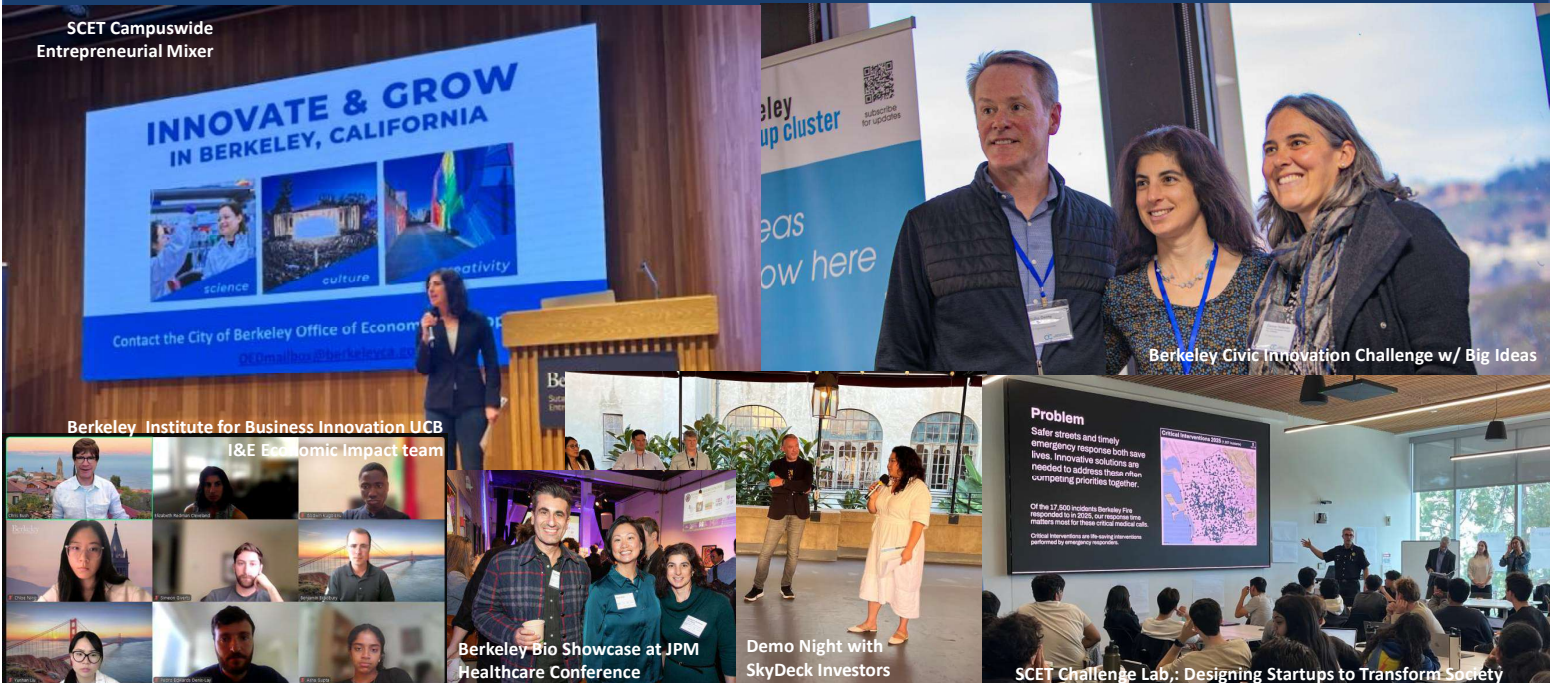
200

BHS student-visits

10

STEM CareerX tours

Strengthening City - University Connections



Funding Arts & Culture in Berkeley



Civic Arts Grants Awarded in 2025

10 29 72 12

individual
artist grants
(\$50,000)

community
festivals
(\$158,500)

arts
organizations
(\$449,714)

arts
programs
(\$60,000)

Sustaining Berkeley's Arts & Culture Sector

The Civic Arts program provides nearly \$660k in direct grants to support a vibrant arts ecosystem, strengthen diverse cultural expressions, and ensure equitable access to arts and culture.



New Apollo Youth Symphony Orchestra, general operating support grantee. Berkeley Bird Festival, community festivals grantee. Nimisha Doongarwal, individual artist grantee. Girls Garage, general operating support grantee, and Sorell Raino-Tsui's South Berkeley Shines 2 (MLK/YAP).

Economic Development as Stewardship



- Supports community vitality
- Strengthens business resilience
- Sustains fiscal stability
- Positions Berkeley for long-term competitiveness

"Thank you so much for sharing [information about the Berkeley Business Damage Mitigation Fund]. It's reasons like this why we love being a part of the Berkeley community so much!"

- Mojo, elaichi co.





City of

BERKELEY

Office of Economic Development (OED)

See the OED website for past Economic Dashboards and other economic reports:

<https://berkeleyca.gov/doing-business/economic-development/economic-dashboards-and-reports>

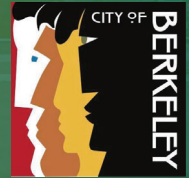
Contact OED for more information:

oadmailbox@berkeleyca.gov

Berkeley Civic Center Project Overview

March 2026

SIEGEL & STRAIN Architects



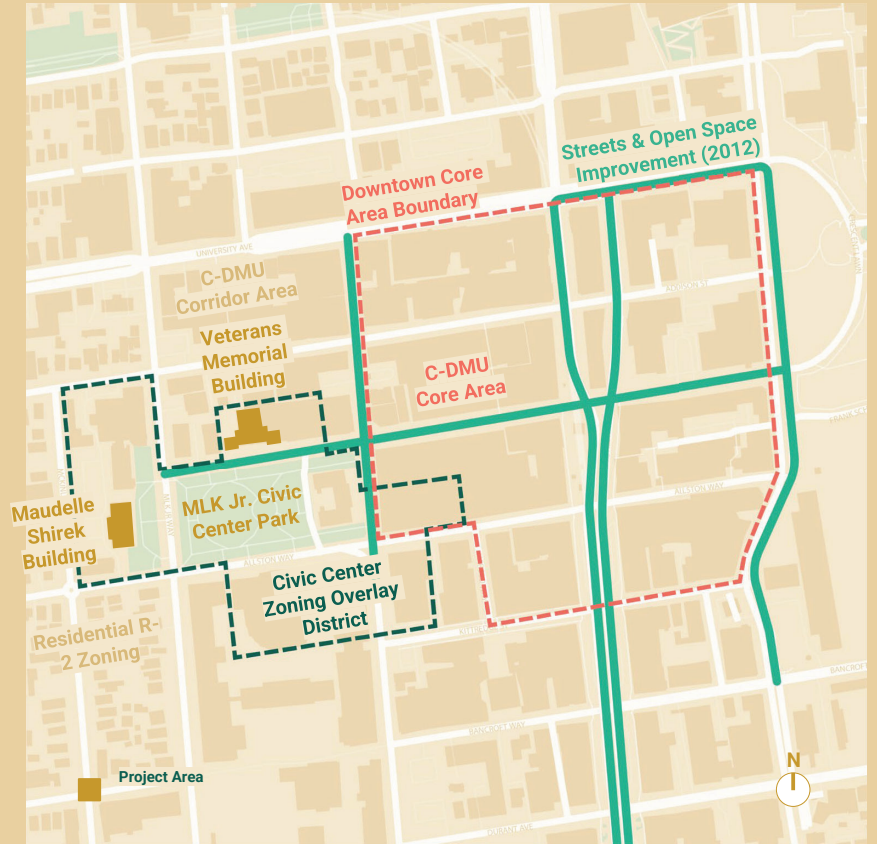
Berkeley Civic Center

Project Beginnings

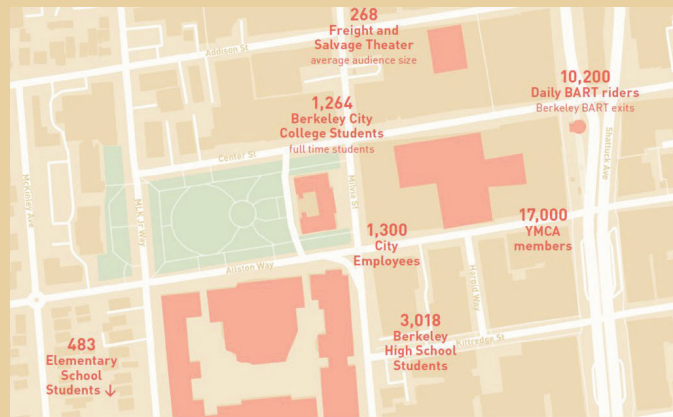
In 2019-2020 a
holistic vision plan for
the Future of Berkeley
Civic Center was
developed.....

Project Context

- Martin Luther King Jr. Civic Center Park
- Surrounding Streets
 - MLK Jr. Way
 - Center Street
 - Allston Way
- Maudelle Shirek Building
- Veterans Memorial Building



Project Context



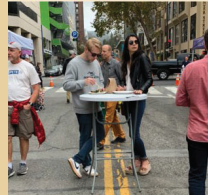
↑ Berkeley High School



↑ Center Street



↑ YMCA



On Saturdays, the Farmers' Market attracts a large number of people and transforms Center Street.

Civic Center History

City Beautiful Movement

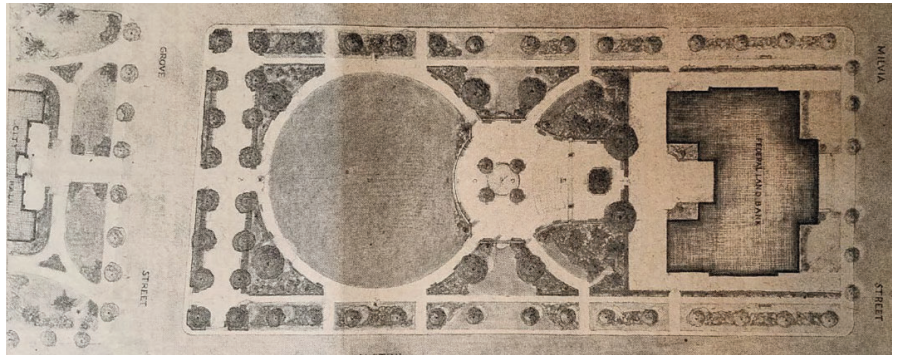
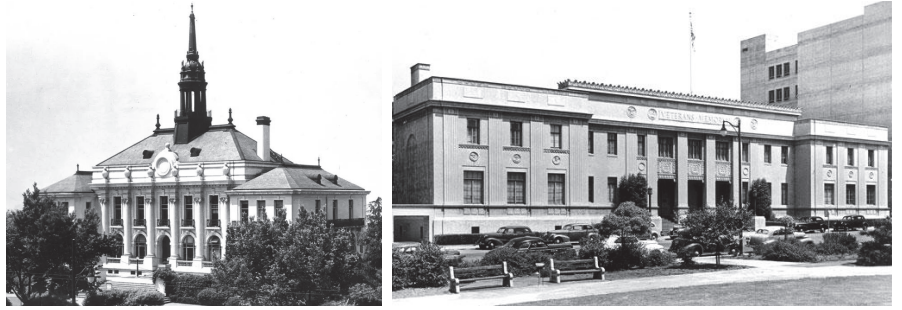
A reaction to the crowded disorganized city centers, and centered around the belief that more architecturally uniform cities would create more healthful and productive communities

Berkeley Town Hall [Bakewell and Brown Architects] was completed in 1909, and a City Beautiful plan for the Berkeley Civic Center was proposed in 1914. Portions of the plan were realized over the coming decades including:

Veterans Memorial Building [Henry H. Meyers & Mildred S. Meyers] completed 1928

Civic Center Park [Bernard Maybeck, Julia Morgan, Henry H. Gutterson, John Gregg] completed 1942

Nationally Listed as Historic District in 1998

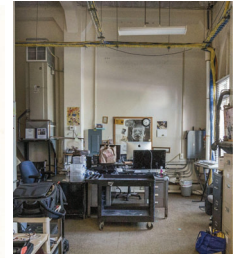


Civic Center History

→ **Maudelle Shirek Building (Old City Hall)**
City offices and Council Chambers, the site of many innovative legislative actions taken by the City of Berkeley; currently primarily vacant

→ **Veterans Memorial Building**
Auditorium, Lodge Rooms, and Banquet Hall, hosted concerts including the Grateful Dead in 1966, and community banquets; currently used as shelter and Berkeley Historical Society & Museum

→ **MLK Jr Civic Center Park**
Parade green, World's Fair fountain, hosts protests, festivals, celebrations, Farmer's Market



Civic Center

The historic buildings and park are underutilized, and have entered a cycle of neglect.

- Do not meet modern seismic standards
- Expensive to maintain & modernize
- Primarily vacant, with no City uses identified to return to the buildings
- City Council stopped meeting here 2018



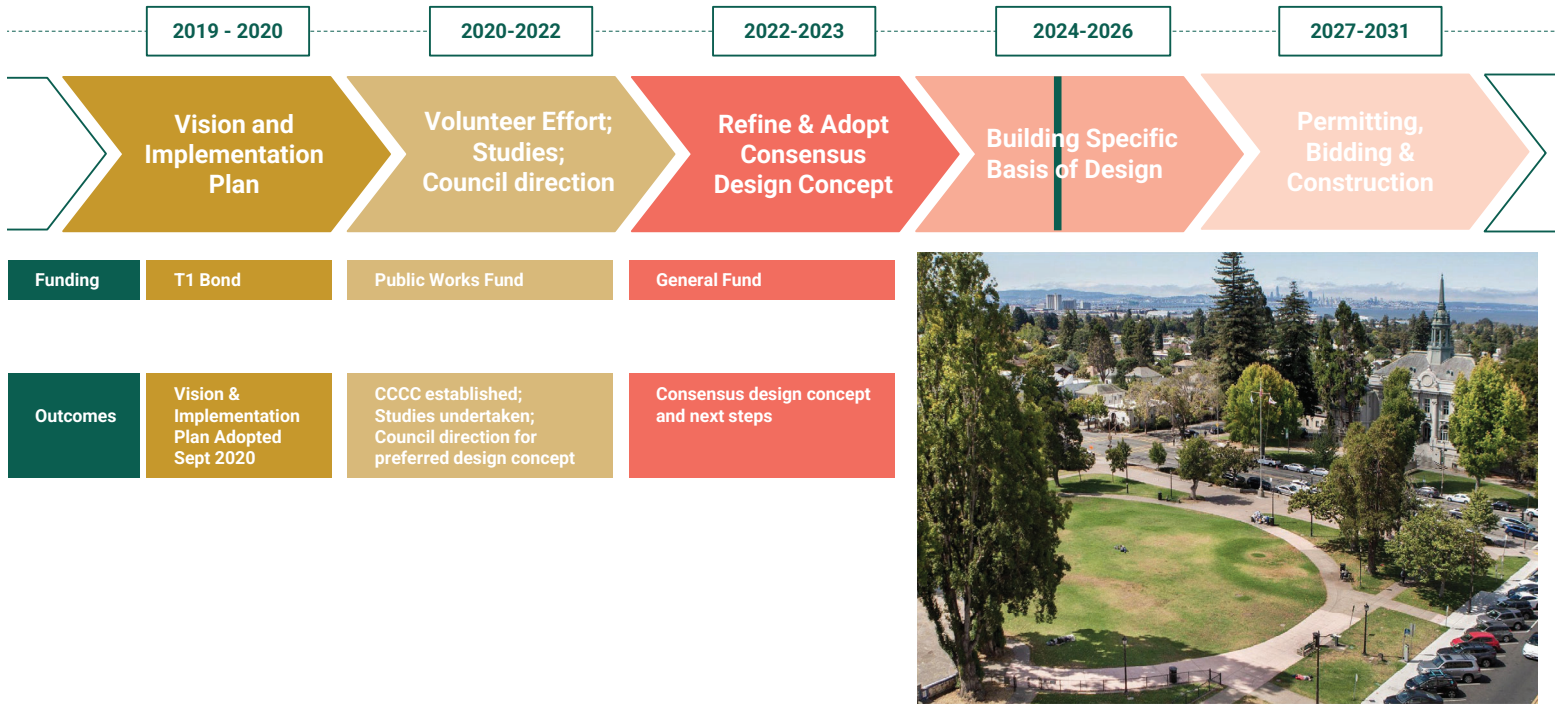
What do other cities do?

→ **Pasadena City Hall**
 Completed 1927
 Bakewell and Brown Architects
 Renovated 2004-2007 including seismic retrofit, systems modernization, interior renovation, facade restoration
\$117 million construction cost

→ **San Francisco City Hall**
 Completed 1916
 Bakewell and Brown Architects
 Renovated 1995-1999 including seismic base isolation system, historic restoration, system modernization
\$300 million construction cost



Project History



Berkeley Civic Center

Building a Vision

Input from a broad and diverse audience

Arts & Culture	Community & Services	Elected Officials and/or Representatives	Heritage & Built Environment	Youth
<ul style="list-style-type: none"> Berkeley Cultural Trust City of Berkeley, Civic Arts RLA Conservation City Arts Collection Assessment) Berkeley Design Advocates Freight & Salvage Berkeley Symphony Shawl-Anderson Dance Center Berkeley Repertory Theater Turtle Island Monument Project Visit Berkeley 	<ul style="list-style-type: none"> Berkeleyside City of Berkeley Clerk City of Berkeley, Special Events Downtown Berkeley Association Ecology Center Former Elected Officials of Berkeley Options Recovery (VMB Tenants) American Legion Post 7 Dorothy Day House (VMB Tenants) Berkeley Community Media (OCH Tenants) 	<ul style="list-style-type: none"> Berkeley City Council Members Districts 1-8 Berkeley Mayor's Office & Staff Berkeley Unified School District Board Director 	<ul style="list-style-type: none"> Berkeley Architectural Historic Association (BAHA) Berkeley Historical Society & Museum (VMB Tenants) Landmark Preservation Commission McGee-Spaulding Hardy Historical Interest Group (MSHHIG) 	<ul style="list-style-type: none"> Berkeley High School Principal Berkeley Unified School District Superintendent Berkeley Unified School District Superintendent Berkeley Unified School District Director of Facilities Berkeley High School Students Teen Center/YMCA Berkeley City College

City of Berkeley | Siegel & Strain Architects

Berkeley Civic Center 11

Observing Berkeley Civic Center

Public Space, Public Life



30 Participants in Building Tours with Berkeley Historical Society
Sep 2019 & Mar 2020

21 Volunteers for Public Space, Public Life Survey
Oct 2019

40 Participants at Visions & Values Community Meeting
Dec 2019

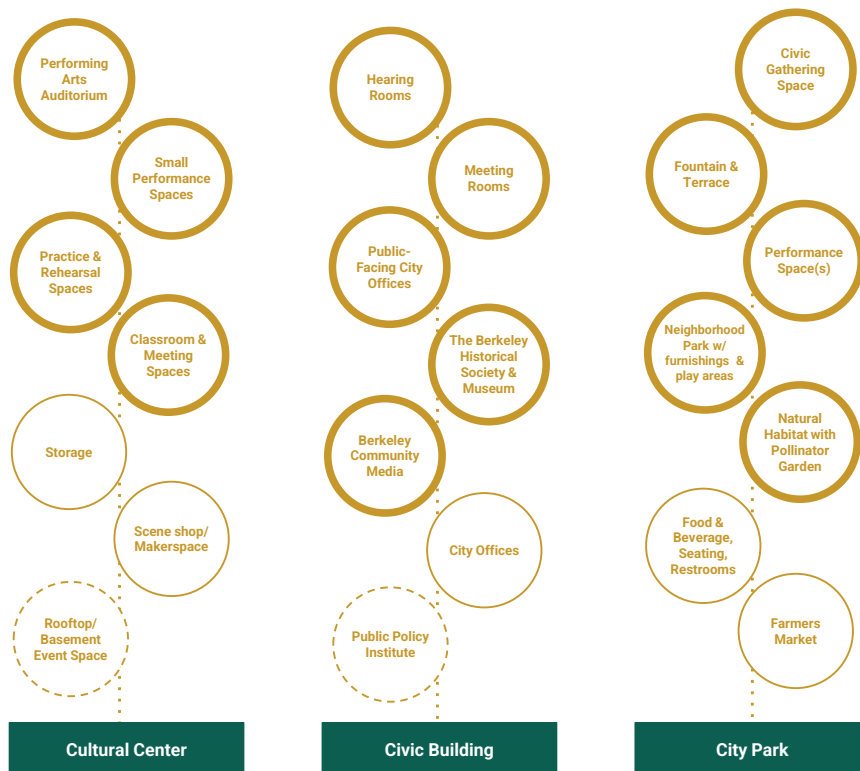
40+ Interviewees at Focused Engagement Sessions

45 Berkeley High School Students at Design Charrettes
Feb 2020

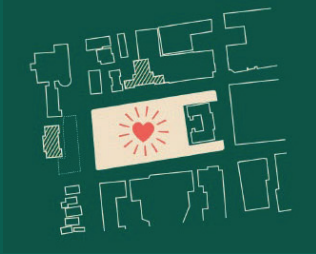
26 Community postcards collected at Farmers Market Pop-Up
Mar 2020

387 Contributors on the project website
Feb - Apr 2020

Existing and New Uses Considered



A Vision for Berkeley's Civic Center



Civic Center will be the heart of Berkeley's community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city's diverse identities, celebrating its history and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, the Civic Center aims to manifest the city's values, advance social justice, and demonstrate the power of true public space.

From Berkeley Civic Center Vision & Implementation Plan dated July 10, 2020 and adopted by Berkeley City Council on September 22, 2020

Berkeley Civic Center

Getting to Consensus

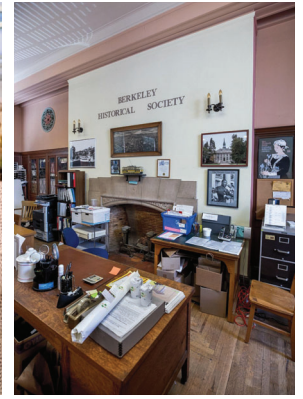
Engagement

Broad Outreach

- Open House - Nov 16, 2022
- Online Survey - Dec 2022 - Jan 2023
- Project Website & Listserv updates - ongoing

Focused Outreach

- Super Sub-Committee (City Commissions)
Online Meetings - Sept 2022, Feb 2023
- Technical Advisory Committee (City Staff)
Online Meetings - Sept 2022, Feb 2023
- Current & Potential User/Neighbor Worksessions
Online & In-person Meetings - Sept 2022 - Feb 2023
- Arts Organization Engagement
Online Survey - Jan - Feb 2023
Focus Group Tour & Meeting - Feb 24, 2023
- Community for a Cultural Civic Center
Monthly Meetings throughout project



Engagement Participation

654
Online Survey Respondents
Dec 2022 to Jan 2023

16
Arts Focus Group participants
Feb 2023

32
Youth Work-session participants
Feb 2023

79
Arts Survey Respondents
Jan-Feb 2023

40
Participants at Open House
Nov 2022

20+
Neighbors & Affiliated Groups
'22-'23

200+
Written Comments on Postcards
Nov 2022

Berkeley Civic Center

Design Concept

2022-2023 Berkeley Civic Center Design Concept Phase



The Civic Center should be a **place to gather as a community.**



MLK Jr Civic Center Park should be **natural in character**, preserving mature trees and enhancing native biodiversity.



The Park and open space should offer a **safe, clean, and comfortable** place to be outdoors with others.



Many are passionate about **daylighting Strawberry Creek**, while others raised concerns.

Center Street should be better integrated into the Park and open space experience



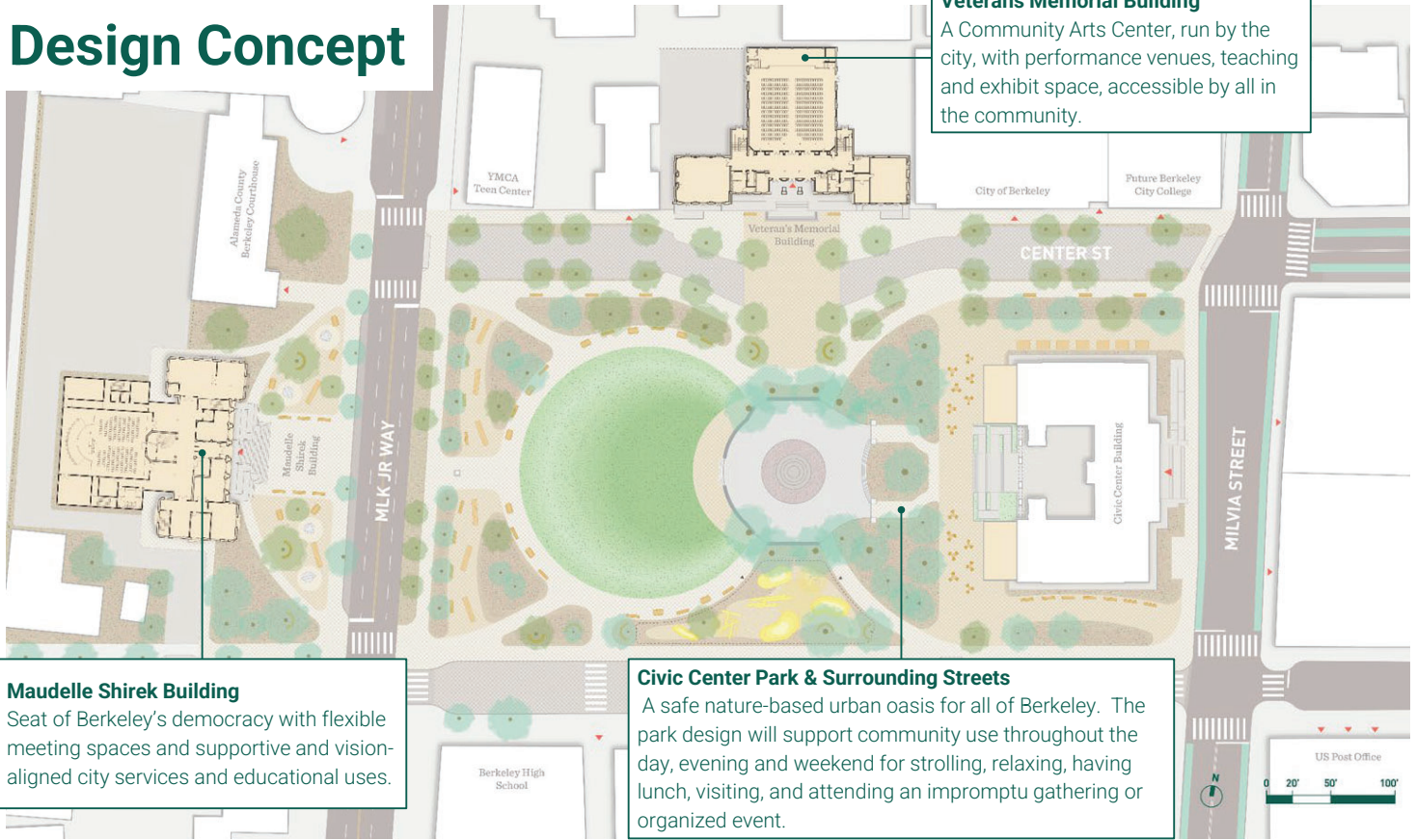
The Maudelle Shirek Building should be the seat of Berkeley's **democracy**, with meeting and public-serving spaces supporting civic participation in City government.



The Veterans Memorial Building should be a **Community Arts Center** for creative expression, accessible to all.



Design Concept



Veterans Memorial Building
 A Community Arts Center, run by the city, with performance venues, teaching and exhibit space, accessible by all in the community.

Maudelle Shirek Building
 Seat of Berkeley's democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses.

Civic Center Park & Surrounding Streets
 A safe nature-based urban oasis for all of Berkeley. The park design will support community use throughout the day, evening and weekend for strolling, relaxing, having lunch, visiting, and attending an impromptu gathering or organized event.

Berkeley Civic Center

Maudelle Shirek Building

The seat of Berkeley's democracy

1

Restore and utilize the historic center of City government.

"It is a historical architectural treasure that needs our love and funding!"



City of Berkeley | Siegel & Strain Architects

"It is a historic and attractive building that should be restored...and made into a centerpiece of the Civic Center.."

"It is beautiful and should be invested in now, to preserve what we have and make it publicly usable again. Don't let it further deteriorate."



Berkeley Civic Center 32

2

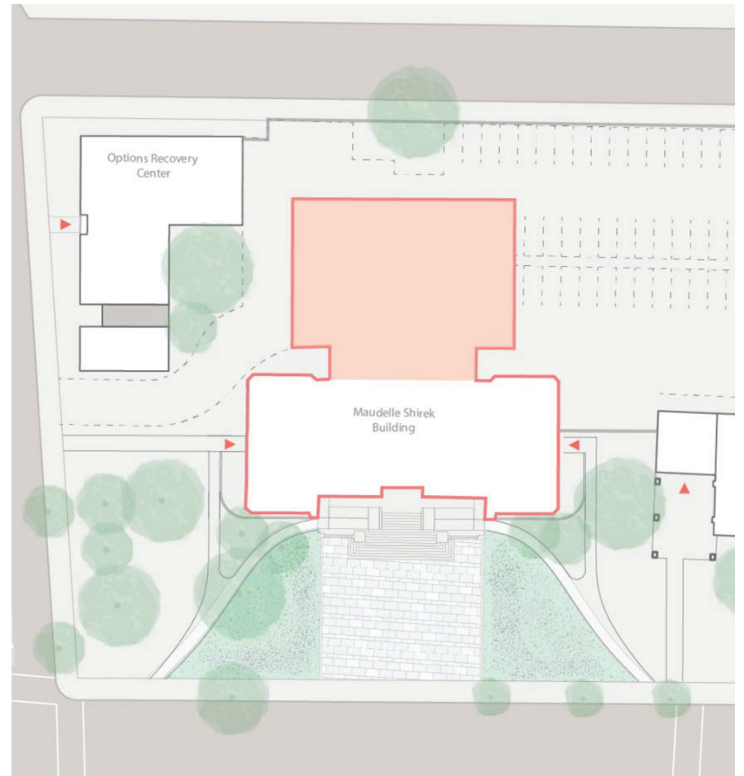
Create an accessible entry and a new rear addition.



Accessible ramp and entry plaza



Existing rear addition



Site Plan with Proposed Addition Footprint



3

Return community action in government to the building.

Meeting Rooms & Civic Uses



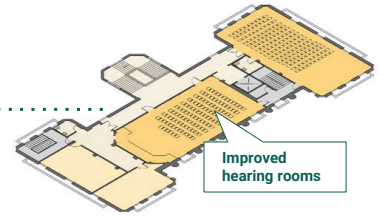
51% of respondents support returning Council Chambers to MSB

350+ public meetings annually in the City

ATTIC (not shown)

SECOND FLOOR (6,500 SF)

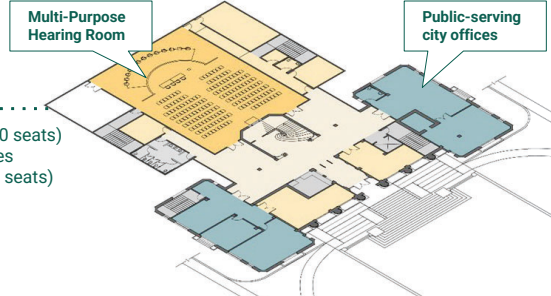
- Small Hearing Rooms (70-120 seats)
- Large Meeting Rooms (20-30 seats)



Improved hearing rooms

FIRST FLOOR (14,400 SF)

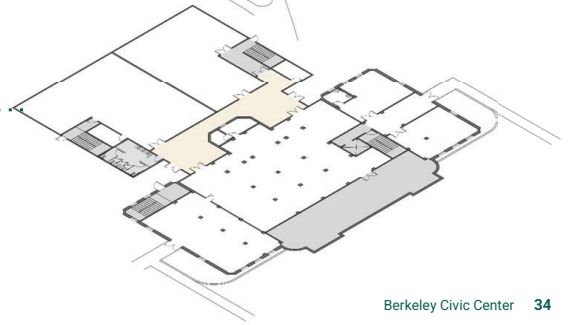
- Large Hearing Room (200-300 seats)
- Hearing Room Support Spaces
- Small Meeting Rooms (10-20 seats)
- Reception Areas
- Offices
- Conference Rooms
- Support Spaces



Multi-Purpose Hearing Room

Public-serving city offices

GROUND FLOOR (16,350 SF)



4

Provide space for civic-use aligned non-profits.

- Berkeley Historical Society & Museum
- Berkeley Community Media
- Public Policy Institute



70% of respondents support Berkeley Historical Society & Museum at MSB

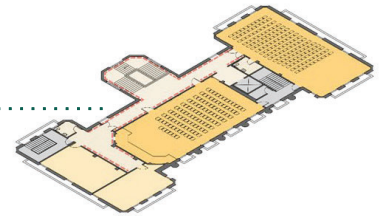
44% of respondents support Berkeley Community Media at MSB

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(Alternate Archive location)

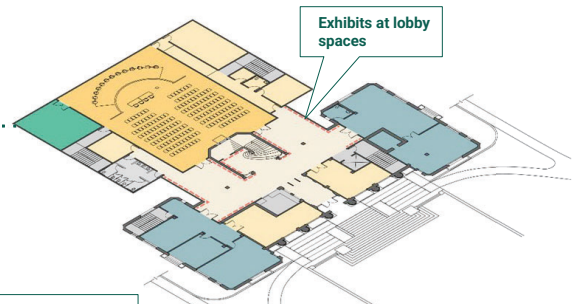
SECOND FLOOR (6,500 SF)

- Exhibition Space



FIRST FLOOR (14,400 SF)

- Exhibition Space
- Broadcast Studio

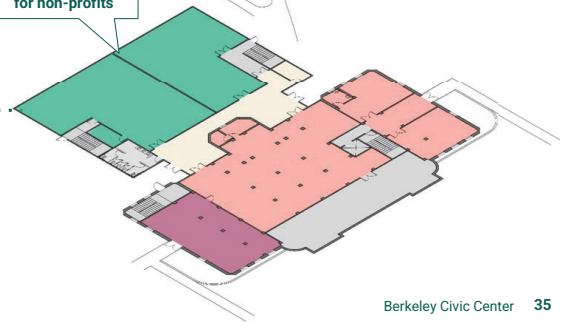


Exhibits at lobby spaces

Support spaces for non-profits

GROUND FLOOR (16,350 SF)

- Exhibition Space
- Exhibit Prep Room
- Offices
- Research Room
- Offices
- Editing Suite
- Small Studios
- Lounge/Kitchenette
- Shared Offices



5

Retrofit, upgrade and repair systems and finishes.

"...upgrade to LEED standards, include solar panels...advanced MERV/HVAC....light filled with natural materials."

"...accessibility through the front door is important."

"...it was a pain to get to and move between rooms and floors"

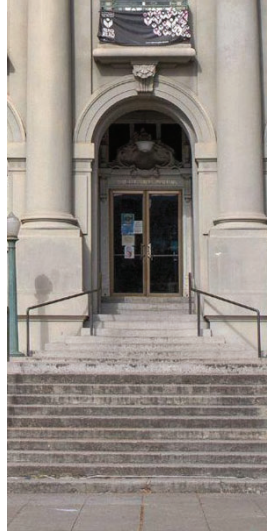
System Upgrades



Envelope Improvements



Accessibility



Finishes



Egress/Safety



Design Concept

Maudelle Shirek Building

Seismic Improvements: Damage Control + to Immediate Occupancy

Approach: The City's Public Works Department recommends a seismic upgrade for the Maudelle Shirek Building to the level of Damage Control Plus (DC+) at the historic structure and the new addition be built to the Immediate Occupancy (IO) level.

At the DC+ level of seismic retrofit, the Maudelle Shirek Building would be occupiable weeks to months after a major seismic event. The addition, built at the IO level, could be re-opened days after a major seismic event.

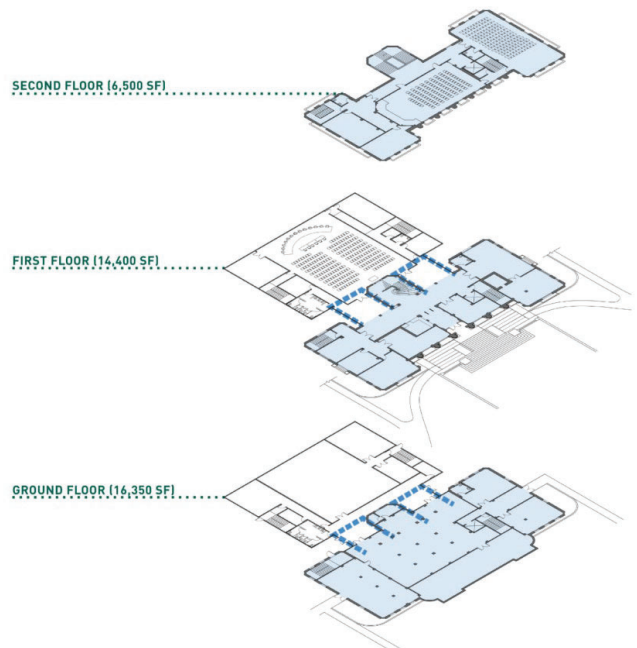
Discussion: This combined DC+/IO structure will provide flexibility for City and public use of this asset now and in the future. After a major seismic event, the combined structure is likely to experience minimal damage. The IO addition should be designed to operate independently of the historic portion, so it can reopen quickly after inspections and minor repairs. The historic structure may need to remain closed pending further repairs, depending on the results of the inspection. With this level of improvement, the building can function

as an operations and service center in the event of natural disasters or other emergencies.

As part of the 2020 Vision Plan, the City investigated an IO solution that featured base isolators either at or below the ground level of the Maudelle Shirek Building. This approach represents a significant cost and potential impacts on usable space.

Tipping Structural Engineers developed a concept for achieving DC+ to near IO levels by addressing structural deficiencies related to lateral and shear strength through additions. This scheme would also involve strengthening individual beams and columns in shear, likely using fiber reinforced polymer sheets. Their study is documented in a report on the Civic Center buildings submitted to Council in August 2021.

Further refinement of this approach to minimize impact on historic finishes while optimizing performance and cost considerations will be required as part of the development of a specific design for the historic building and addition.



Berkeley Civic Center

Veterans Memorial Building

A City-run Community Arts Center

2022-2023 Berkeley Civic Center Design Concept Phase

1

Return a historic gathering place to a public use.

"Beautiful building - please preserve it"

"It is beautiful, and an asset to the city."



2

Fulfill a need for multi-disciplinary arts spaces available to rent by the larger community.



72% of arts survey respondents showed high interest in space downtown



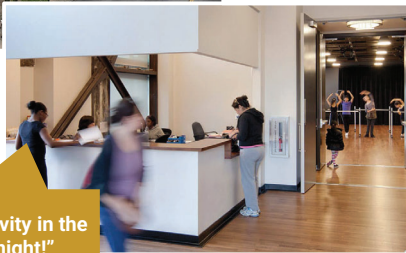
City of Berkeley | Siegel & Strain Architects

3

Provide significant and high-quality support spaces.

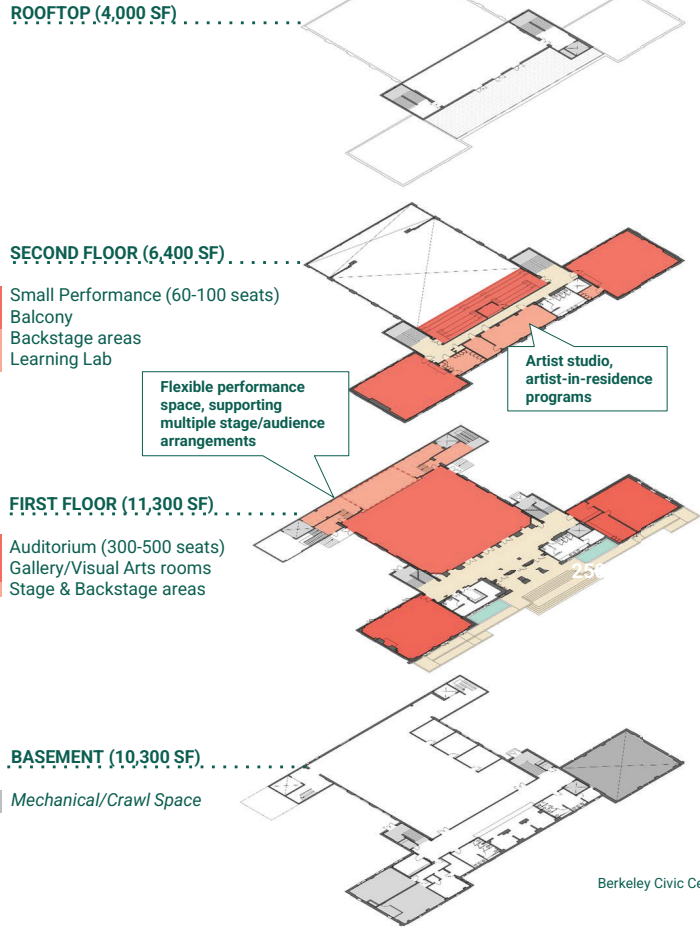


"...need a place for donor functions."

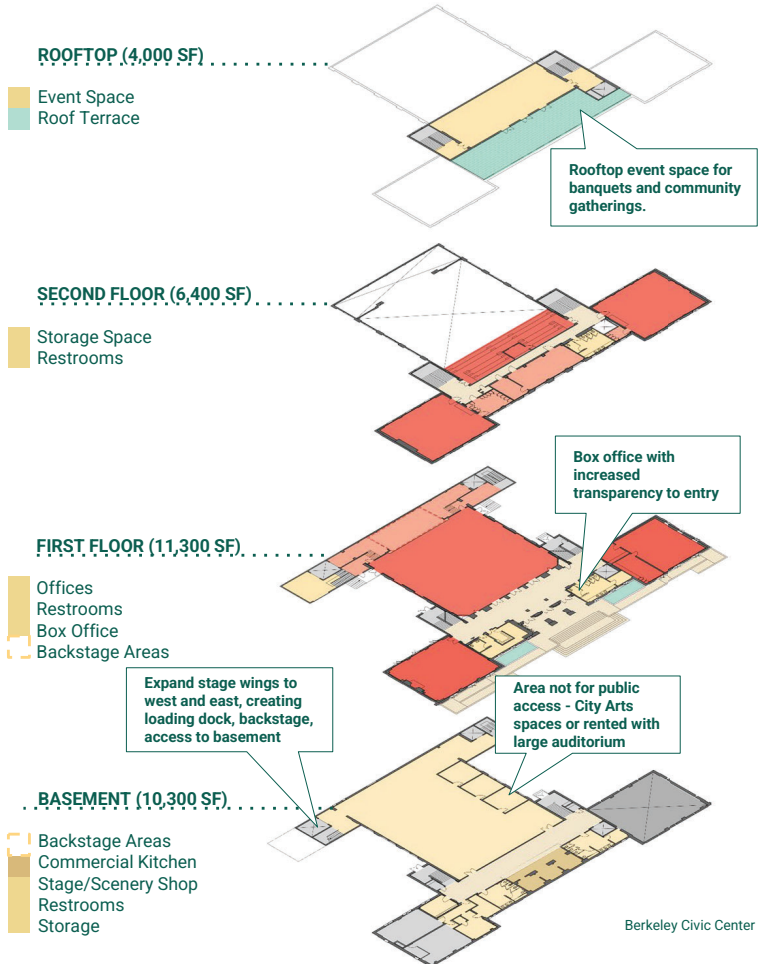


"Generate lots of activity in the building day and night!"

City of Berkeley | Siegel & Strain Architects



Berkeley Civic Center



Berkeley Civic Center

4

Upgrade and repair systems and finishes.

"Please make sure gender-neutral bathrooms are included."

It would be fantastic to have a community, municipal arts space in downtown.

"it needs to appear more open, accessible, inviting and welcoming"

"...refurbish front doors and restrooms so visitors have a more pleasant experience."

System Upgrades



Envelope Improvements



Accessibility



Finishes



Egress/Safety



Design Concept

Veterans Memorial Building

Seismic Improvements: Building Performance Objective for New Buildings Plus

Approach: The City's Public Works Department recommends a seismic upgrade for the Veterans Memorial Building to the level of Building Performance Objective for New Buildings Plus (BPON+).

At this level of seismic retrofit, the building would be reoccupied several months to a year after a major seismic event.

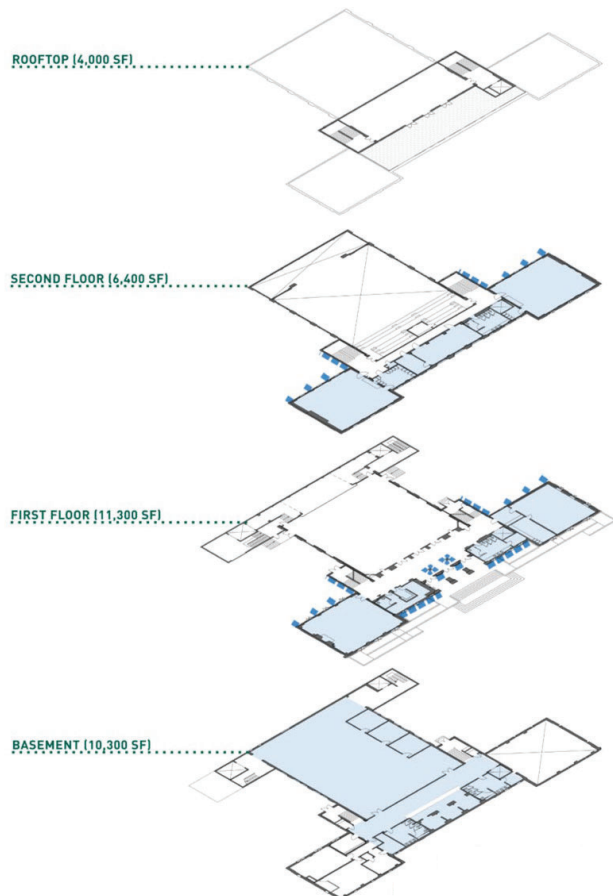
Discussion: Improving the building to the level of BPON+ will provide a low risk of injury in a major seismic event. After such an event, there may be some localized structural damage that would require repairs prior to re-opening. This level of improvement is above code required minimums, providing additional protection to the historic asset.

As part of the 2020 Vision Plan, the City investigated two approaches - Building Performance Objective for Existing Buildings (BPOE), and Immediate Occupancy (IO). The IO approach

represented significant cost, and the BPOE approach is a step lower than what is expected of new buildings designed to current code.

A second seismic report was submitted to City Council by Tipping Structural Engineers in August 2021, proposing a Building Performance Objective for New Building (BPON+) retrofit that addresses a lack of lateral strength and deficient strength at the roof-wall and floor-wall connections. This scheme strengthens the existing diaphragms, improves floor-to-wall and wall-to-roof connections, and reinforces select areas with shotcrete or carbon fiber.

During a specific design phase for the building, further study would be done to locate seismic improvements, including considering exterior fin buttresses at the rear, with the goal of minimizing the impact on historic finishes while optimizing performance and cost.



Preliminary Cost Ranges

Construction Costs

Preliminary construction cost ranges provided in this report are based on the March 2023 Draft Berkeley Civic Center Design Concept Report, the 2021 Civic Center Buildings Study by Tipping Structural Engineers, and guidance from the City of Berkeley Public Works Department. See Appendix A for a full list of exclusions.

	Low (x \$1,000)	High (x \$1,000)
Maudelle Shirek Building - 27,500 GSF Existing + 15,000 GSF Addition	\$ 51,200	\$ 62,600
Seismic Retrofit - Damage Control+ to near Immediate Occupancy	\$ 13,400	\$ 16,400
Envelope & Systems (Electrification, Accessibility, upgrades, finishes)	\$ 15,500	\$ 18,900
Two-story addition on West side	\$ 19,000	\$ 23,200
PVs at new addition, panels & infrastructure	\$ 600	\$ 800
Site Improvement & Utilities	\$ 2,700	\$ 3,300
Veterans Memorial Building - 28,000 GSF Existing + 5,950 GSF Addition	\$ 26,300	\$ 36,900
Seismic Retrofit - Building Performance Objective for New Buildings	\$ 6,300	\$ 7,700
Envelope & Systems (Electrification, Accessibility, upgrades, finishes)	\$ 15,800	\$ 19,400
New Addition at Stage	\$ 2,900	\$ 3,500
Roof Terrace (in high range only)	(excluded)	\$ 4,600
PVs at new addition, panels & infrastructure	\$ 500	\$ 700
Site Improvement & Utilities	\$ 800	\$ 1,000
Martin Luther King Jr. Civic Center Park & Streets	\$ 16,470	\$ 20,130
Paths/paving, planting/irrigation, new trees/tree protection, utilities	\$ 14,670	\$ 17,930
Site Improvements to 2180 Milvia entry, VMB entry, restrooms	\$ 1,800	\$ 2,200
ESTIMATED CONSTRUCTION COSTS	\$ 93,970	\$119,630
+ Construction Contingency (10%)	\$ 9,783	\$ 11,957
TOTAL ESTIMATED CONSTRUCTION COSTS	\$103,753	\$131,587

Other City Costs

Leading up to and during construction, the City will incur costs related to technical studies, existing conditions, design, planning approvals, permitting and management, to name a few. These costs will be further refined in future efforts as more is defined about review process, design requirements and parameters, funding and financing, and timeline.

	Low (x \$1,000)	High (x \$1,000)
Other City Costs (estimated at 20% of construction costs)	\$ 21,523	\$ 26,305
TOTAL ESTIMATED CONSTRUCTION COSTS + OTHER CITY COSTS	\$125,276	\$157,892

Operations & Maintenance Costs

Utilizing the 2023 annual Operations & Maintenance budget from the 1947 Center Street building, a \$/SF annual cost was determined for O&M at the common and occupied spaces in city-owned buildings. That was applied to the areas of the Maudelle Shirek and Veterans Memorial Building to arrive at the following annual Operations & Maintenance budgets:

Maudelle Shirek Building	\$1,234,389
Occupied Space -	\$ 1,167,936
Common Space -	\$ 66,453
Veterans Memorial Building	\$1,049,860
Occupied Space -	\$ 1,012,900
Common Space -	\$ 56,690

Berkeley Civic Center

What's Next?

Phase III Tasks - Refine the design concept for the buildings

✓ Building Documentation

Laser scan, BIM model complete

✓ Programming & Tenant Identification

Primary use for both buildings identified in Phase II
Civic Center Space Inventory

✓ Refine Design Concept

Preservation Architect and Structural Engineer engaged
Visit to site complete, document review complete

✓ Identify Funding Sources

FEMA Sub-application submitted
2026 Bond Measure under consideration



Funding Sources

FEMA Hazard Mitigation Grant Program - 10/14 Council Meeting

From: City Manager

Recommendation: Adopt a Resolution authorizing the City Manager to submit a letter of commitment of matching funds for a seismic Hazard Mitigation Grant application for the City of Berkeley Civic Center Project-Seismic Retrofit of MSB and VMB to the Federal Emergency Management Agency (FEMA), and subject to its award, to accept the grant, execute any resultant revenue agreements and amendments, accept any additional funding allocations from the Hazard Mitigation Grant Program (HMGP), and designate the City Manager as the applicant's authorized agent. If awarded, the grant will underwrite the seismic retrofit of two historic and critical buildings in Berkeley's Civic Center, the Maudelle Shirek Building ("MSB" or "Old City Hall") and the Veterans Memorial Building ("VMB").

Next step: Cal-OES is reviewing sub-applications, will submit application to FEMA in Spring 2026

2026 Recreation and Community Facility Improvement Measures - 9/30 Council Meeting

From: Councilmember Taplin (Author), Councilmember Bartlett (Co-Sponsor), Councilmember Tregub (Co-Sponsor), Councilmember Blackaby (Co-Sponsor)

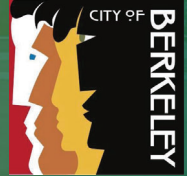
Recommendation: Refer to the City Manager the assessment of potential revenue measures to finance capital improvements for certain recreational and community-serving city facilities that have completed the conceptual or design phase and return to the city council with recommendations for placing such measures on the November 2026 midterm election ballot.

Next step: City Manager is studying the Bond Measure proposal

Thank you

Contact: CivicCenter@cityofberkeley.info

SIEGEL & STRAIN Architects





FY 2026 Mid-Year General Fund Revenue Update

Budget and Finance Policy Committee
February 26, 2026

MID-YEAR UPDATE

Presentation Topics

- Revenue Actuals and Projection Updates
 - FY 2026 Half-Year Actuals
 - Updates to FY 2026 Projections
 - Changes to FY 2027, 2028 Projections
- Departmental Revenue Enhancements
- Revenue Impacts of Development

FY 2026 ACTUALS

FY 2026 Adopted Budget - Mid-Year Revenue Update

- FY 2026 GF adopted budget of \$311,935,259
- As of December 31, \$155,511,485 (49.85%) received
- Compared to FY 2025 mid-year, the following categories had the largest differences:
 - Secured Property Taxes: +\$2.0M (4.44%)
 - Property Transfer Taxes: +\$2.2M (18.1%)
 - Measure P: +\$1.8M (36.3%)
 - Transfers: +\$16.7M (~800%)

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FY 2026 GF REVENUE PROJECTION

FY 2026 Revised Projection of \$321,497,729 vs Adopted Budget of \$311,935,259

Largest increases

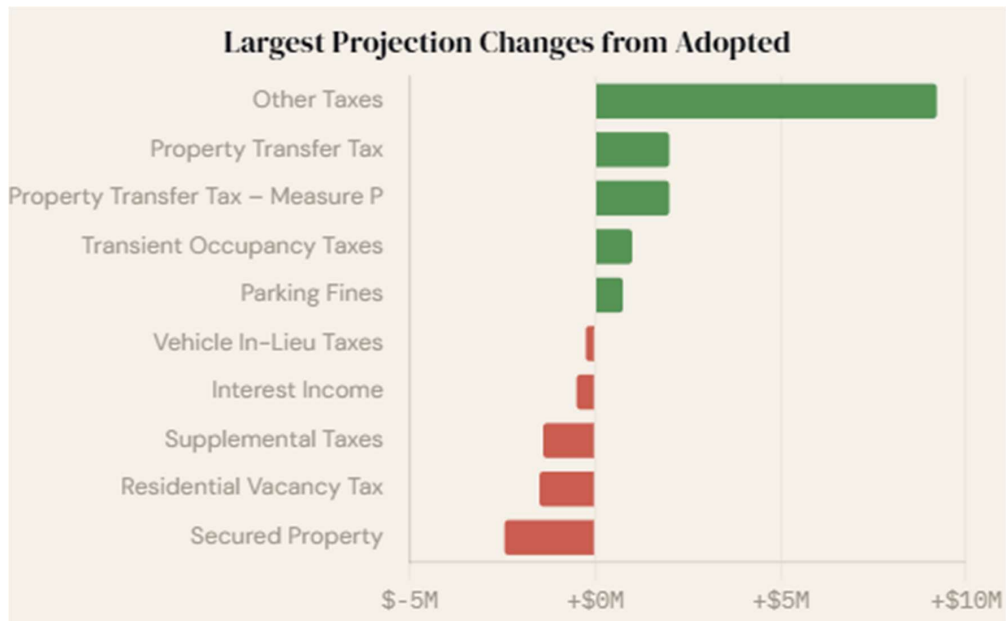
- Other Taxes +\$9.2M
 - \$7.8M Successor Agency Transfer (prior residuals)
 - \$0.6M Successor Agency Future Increment (payable June 2026)
- TOT (Hotel) Tax +\$1.0M
- Transfer Tax +\$2M
- Measure P +\$2M

Largest decreases

- Secure Property -\$2.4M
- Residential Vacancy -\$1.5M
- Supplemental Taxes -\$1.4M

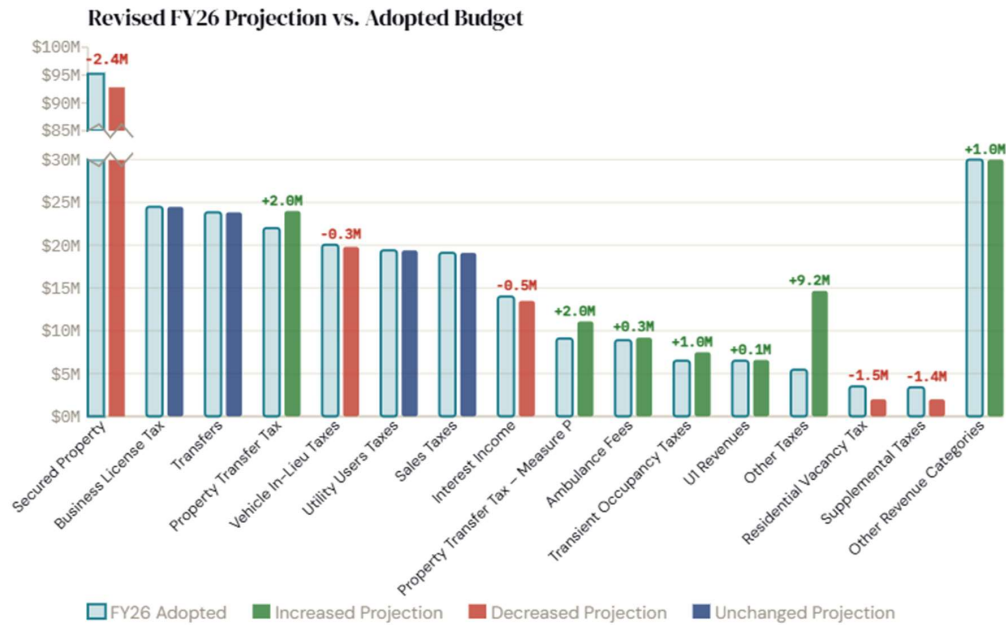
4

REVISED FY 2026 PROJECTION



5

REVISED FY 2026 PROJECTION



6

REVISED FY 2026 PROJECTION

Increase from Adopted Budget

Adopted FY 2026	\$ 311,935,259
Revised FY 2026	\$ 321,497,729
Increase	\$ 9,562,470 3.1%
less Successor Agency Residuals	\$ (8,447,572)
Increase (excl. one-time)	\$ 1,114,898 0.4%

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FY 2027-28 PROJECTIONS

	Projected General Fund Revenue						
	FY 2026 Adopted	FY 2025 Actual	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Undesignated Revenues							
Secured Property Taxes	95,236,939	89,041,388	92,798,935	98,784,093	103,454,324	108,288,012	113,290,880
Supplemental Taxes	3,400,000	2,035,343	2,000,000	2,500,000	2,000,000	2,000,000	2,000,000
Unsecured Property Taxes	4,973,066	4,798,998	5,100,000	5,100,000	5,100,000	5,100,000	5,100,000
Property Transfer Taxes	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000
Property Transfer Tax - Measure P	9,100,000	10,129,772	11,100,000	11,655,000	12,237,750	12,849,638	13,492,119
Property Transfer Taxes-Measure W				1,500,000	3,000,000	3,000,000	3,000,000
Sales Taxes	19,106,713	18,925,939	19,106,713	19,353,282	19,761,273	20,161,521	20,525,203
Soda Tax	1,147,387	1,031,453	1,000,000	1,147,387	1,147,387	1,147,387	1,147,387
Utility Users Taxes	19,396,728	18,999,486	19,396,728	18,750,000	18,750,000	18,750,000	18,750,000
Transient Occupancy Taxes(TOT)	6,500,000	7,087,525	8,660,450	8,920,264	9,098,669	9,280,642	9,466,255
TOT Rebates		-958,344	-1,160,450	-1,195,264	-1,231,122	-1,268,055	-1,306,097
Short-term Rentals	1,400,000	1,460,298	1,400,000	1,650,000	1,400,000	1,400,000	1,400,000
Business License Taxes	24,480,000	23,523,824	24,480,000	24,969,600	25,468,992	25,978,372	26,497,939
Recreational Cannabis	18,000	66,282	18,000	18,000	1,000,000	1,020,000	1,040,400
Measure U1	6,500,000	6,591,844	6,600,000	6,600,000	6,600,000	6,600,000	6,600,000
Residential Vacancy Tax	3,500,000		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Other Taxes (Including redemptions)	5,453,059	6,050,906	14,665,725	6,500,000	6,630,000	6,762,600	6,897,852
Vehicle In Lieu Taxes	20,055,853	19,001,998	19,803,882	21,091,135	21,829,324	22,593,351	23,384,118
Parking Fines - Regular Collections	5,900,000	6,062,513	6,650,000	6,650,000	6,650,000	6,650,000	6,650,000
Moving Violations	132,600	165,360	165,360	165,360	165,360	165,360	165,360
Ambulance Fees	8,900,000	8,488,420	9,200,000	9,200,000	9,200,000	9,200,000	9,200,000
Interest Income	14,000,000	14,467,176	13,500,000	13,500,000	12,500,000	12,500,000	12,500,000
Franchise Fees	1,822,528	2,133,540	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000
Other Revenues	8,000,000	10,985,618	8,000,000	8,200,000	8,405,000	8,615,125	8,830,503
Indirect cost reimbursements	7,070,256	6,835,834	7,070,256	7,211,661	7,355,894	7,503,012	7,653,072
Transfers	23,842,130	8,974,480	23,842,130	4,472,621	4,562,074	4,562,074	4,562,074
Total Undesignated Revenues	305,935,259	281,899,653	313,497,729	296,843,139	305,184,925	312,959,039	320,947,066
Designated Revenues							
Prop. Transfer Taxes for capital improvements	6,000,000	7,052,569	8,000,000	5,450,000	5,450,000	5,250,000	5,000,000
Total Designated Revenues	6,000,000	7,052,569	8,000,000	5,450,000	5,450,000	5,250,000	5,000,000
TOTAL REVENUES AND TRANSFERS	311,935,259	288,952,222	321,497,729	302,293,139	310,634,925	318,209,039	325,947,066

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FY 2027-28 PROJECTIONS

	Projected General Fund Revenue								
	FY 2026 Adopted	FY 2025 Actual	FY 2026	FY 2027	YoY%	FY 2028	YoY%	FY 2029	FY 2030
Undesignated Revenues									
Secured Property Taxes	95,236,939	89,041,388	92,798,935	98,784,093	6.4%	103,454,324	4.7%	108,288,012	113,290,880
Property Transfer Taxes-Measure W				1,500,000		3,000,000	100.0%	3,000,000	3,000,000
Other Taxes (Including redemptions)	5,453,059	6,050,906	14,665,725	6,500,000	-55.7%	6,630,000	2.0%	6,762,600	6,897,852
Transfers	23,842,130	8,974,480	23,842,130	4,472,621	-81.2%	4,562,074	2.0%	4,562,074	4,562,074

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RECAP

- FY 2026 Increases vs FY 2025 largely one-time transactions (Transfers, Successor Agency Residuals), plus organic growth in real property valuations
- Increases to FY 2026 Projections from Transfer Tax, TOT (Hotel) Tax, Successor Agency Residuals
- For FY 2027/28 and beyond, we expect continued organic growth plus increases from return of tax deductions to General Fund from Successor Agency
- Projections are made with the best information available at the time. Changes in economic conditions can occur without much warning, but staff will continue to monitor data and will update projections if material changes occur.

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DEPARTMENT INITIATED REVENUE ENHANCEMENTS - CMO

Department	Division and/or Program	Revenue Category	New or Existing	Recently Adopted or Proposed in FY 2027	Baseline Revenue	Proposed Increase	Revised Revenue
CMO	Neighborhood Services	Other/Misc.	New	Proposed	\$0	\$25,000	\$25,000
CMO	Animal Services	Fees & Charges for Service	Existing	Proposed	\$245,000	\$118,000	\$363,000
Total					\$245,000	\$143,000	\$383,000

- Neighborhood Services increased revenues represent estimated anticipated revenues from Administrative billing to Medi-Cal for homeless outreach services.
- Animal Services increased revenues represent:
 - Estimated increased revenues from animal services fee increases (forthcoming to Council this spring)
 - Increased revenues from re-negotiated revenue contracts (forthcoming to Council this spring) with neighboring cities for animal sheltering and animal field services.

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DEPARTMENT INITIATED REVENUE ENHANCEMENTS - FIRE

Department	Division and/or Program	Revenue Category	Revenue Description	New or Existing	Recently Adopted or Proposed for FY 2027	Baseline Revenue	Proposed Increase	Revised Revenue
FIRE	Fire Prevention	Fees & Charges for Service	Fire Permits	Existing	Adopted FY2026	\$201,480	\$231,771	\$433,251
FIRE	Fire Prevention	Fees & Charges for Service	Inspection Penalties	Existing	Staff able to increase is suing penalty fees.	\$10,491	\$8,391	\$18,882
Total						\$211,971	\$240,162	\$452,133

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DEPARTMENT INITIATED REVENUE ENHANCEMENTS - HHCS

Department	Division and/or Program	Revenue Category	Revenue Description	New or Existing	Recently Adopted or Proposed for FY 2027	Baseline Revenue	Proposed Increase*	Revised Revenue
HHCS	Environmental Health	Fees & Charges for Service	EH Inspection Fees	Existing	Proposed	\$744,133	\$277,883	\$1,022,016
Total						\$744,133	\$277,883	\$1,022,016

Proposed increase in revenue is \$713,703; however, an additional expenditure of \$435,820 is projected starting in FY 2027; therefore, the next revenue increase is \$277,883).

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DEPARTMENT INITIATED REVENUE ENHANCEMENTS - PRW

Department	Division and/or Program	Revenue Category	Revenue Description	New or Existing	Recently Adopted or Proposed for FY 2027	Baseline Revenue	Proposed Increase	Revised Revenue
PRW	YouthWorks	Fees & Charges for Service	Accelerator Program	New	Adopted January 2026	\$0	\$20,000	\$20,000
PRW	Recreation	Fees & Charges for Service	Facility Rental Fees	Existing	Adopted January 2026	\$107,334	\$21,467	\$128,801
PRW	Recreation	Fees & Charges for Service	Afterschool Program Registration Fees	Existing	Proposed	\$435,072	\$139,000	\$574,072

- Accelerator Program will raise \$20k from 10 advanced Youthworks internships with professional businesses paying 50% of the cost.
- Increased community center rental fees were approved by Council in Jan 2026.
- Additional revenue from Afterschool programs proposed for Council review in May 2026; would align currently subsidized programs (Live Oak, Frances Albrier, James Kenney) with other cost recovery City afterschool programs.

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DEPARTMENT INITIATED REVENUE ENHANCEMENTS – PRW Cont.

Department	Division and/or Program	Revenue Category	Revenue Description	New or Existing	Recently Adopted or Proposed for FY 2027	Baseline Revenue	Proposed Increase	Revised Revenue
PRW	Recreation	Fees & Charges for Service	Summer Fun Camp Fees	Existing	Adopted January 2026	\$227,772	\$22,777	\$250,549
PRW	Recreation	Fees & Charges for Service	Summer Fun Camp Fees	Existing	Proposed	\$250,549	\$38,786	\$289,335
Total						\$1,020,728	\$242,030	\$1,262,758

- Council approved Summer Fun Camp fee increases in Jan 2026. Proposed additional increase planned for May 2026 to generate additional revenue as a PRW balancing strategy. The program remains subsidized, but base rate for Core session increases from \$165/week to \$200/week.

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DEPARTMENT INITIATED REVENUE ENHANCEMENTS – POLICE

Department	Division and/or Program	Revenue Category	Revenue Description	New or Existing	Recently Adopted or Proposed for FY 2027	Baseline Revenue	Proposed Increase	Revised Revenue
POLICE	Parking Enforcement	Other/Misc	Parking Violation Fees	Existing	Recent	\$5,900,000	\$270,000	\$6,170,000
POLICE	State Program	Other/Misc	State Mandated Cost Recovery	Existing	Recent	\$8,848	\$191,152	\$200,000
POLICE	Jail	Fees & Charges for Services	Jail Booking Fees	Existing	Recent	\$46,274	\$53,726	\$100,000
Total						\$5,955,122	\$514,878	\$6,470,000

The added collection services for the Parking violation fees is available in the current contract and will be added in the current fiscal year. The State Mandated Cost Recovery is an existing process and is annually completed. The jail booking fees have been a revenue source since the closure of the Oakland Jail and is limited to smaller allied agencies.

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FY 2027 and FY 2028 Biennial Budget Update



Impact of New Development

February 26, 2026

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NEW DEVELOPMENT – PROPERTY TAX IMPACTS

APN	Address	Square Footage	Assessed Value		Total Property and Property Based Taxes	
			Pre-Development	Current	Pre-Development	Current
<i>Residential Development</i>						
			2015	2026	2015	2026
55-1877-19-2	2580 Bancroft Way	171,170	\$1,451,923	\$155,569,411	\$67,090	\$2,258,049
			2021	2026	2021	2026
55-1895-41	2352-2390 Shattuck Ave.	274,070	\$13,101,195	\$170,473,420	\$185,760	\$2,521,806
<i>Commercial Development</i>						
			2021	2026	2021	2026
56-1950-6	600 Addison Street	470,986	\$0	\$57,507,270	\$0	\$1,177,584
56-1952-5			0	117,890,177	0	2,076,698
56-1952-2-1			6,139,592	0	150,243	0
Total			\$6,139,592	\$175,397,447	\$150,243	\$3,254,282

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NEW DEVELOPMENT – PROPERTY BASED REVENUES

	Fiscal Year 26		City of Berkeley Revenues (1)		
	Assessed Value	Property Taxes	Prop. Tax (2)	Other Property Based Taxes (3)	Total
Residential Development					
2580 Bancroft Way	\$155,569,411	\$2,258,049	\$506,845	\$332,884	\$839,729
2352-2390 Shattuck Ave.	\$170,473,420	\$2,521,806	\$555,402	\$412,001	\$967,403
Commercial / Life Sciences Development					
600 Addison Street	\$175,397,447	\$3,254,282	\$571,445	\$719,372	\$1,290,817

1. Excludes general obligation bond debt service
2. Property Tax assumes City receives approximately 32.6% of 1.0% property tax.
3. Other property based taxes includes parcel taxes, clean stormwater, lighting, etc.

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FISCAL IMPACTS OF NEW DEVELOPMENT

	General Fund			
	A	B	C=A-B	
	Property Taxes (1)	Net Revenues / (Costs) Due to New Development (2)	Net General Fund Surplus/(Deficit)	Other City Property Based Taxes (3)
Residential Development				
2580 Bancroft Way	\$506,845	(\$201,610)	\$305,235	\$332,884
2352-2390 Shattuck Ave.	\$555,402	(\$257,425)	\$297,978	\$412,001
Commercial / Life Sciences Development				
600 Addison Street	\$571,445	(\$344,291)	\$227,154	\$719,372

1. Represents FY 26 property taxes, assumes City receives approximately 32.6% of 1.0% property tax.
2. Based on a recently completed fiscal impact analysis. Assumes \$584.80 per capita costs of new development based on FY 25-26 General Fund budget, net of selected revenues and a service population consisting of 128,348 residents and an employment base of 70,963. Analysis excludes revenues from property taxes, sales and use tax, and transient occupancy tax that are estimated on a case by case basis for each development project.
3. Other property based taxes includes parcel taxes, clean stormwater, lighting, etc. Many of these revenues accrue to special funds.

20

I. Citywide Update: Infrastructure Bond & Ballot Measure Direction

On March 17, staff presented the results of the community survey and received direction from City Council regarding potential ballot measures for the November 3, 2026 General Municipal Election. <https://berkeleyca.gov/city-council-special-meeting-eagenda-march-17-2026>

Council Direction

Council directed staff to move forward with:

1. Preparing draft ballot language for a potential \$300 million General Obligation bond to fund priority infrastructure investments
2. Preparing draft ballot language for a potential 0.5% sales tax increase to address the City's structural deficit and support essential City services
3. Authorizing a second community survey to test refined ballot language in the context of the November 2026 ballot environment

Next Steps

- Staff will be working with our survey firm to launch the second survey in mid-to-late April
- Results are anticipated to return to City Council in mid-May

Relevance for Civic Arts

As this work advances, many of the projects under consideration are City-owned capital projects, which may present opportunities to integrate public art into capital improvement efforts, consistent with City policy and Commission priorities.

II. Public Art Updates – Civic Arts Portfolio

1. Downtown Berkeley BART Plaza – Sound Art Program

- Installation remains on view through the end of March
- Program will be paused through early summer due to staff capacity, with plans to resume in the new fiscal year

2. Turtle Island – Storage & Next Steps

- The turtle elements will be relocated by the end of March to a secured City storage facility
- Cari is actively coordinating with the City Attorney's Office to determine next steps and potential pathways forward on the project.

3. San Pablo Park – Artwork Upkeep & Interpretation

- Cari & Artist (M.Arcega) conducted a recent site visit (3/20) to confirm placement of interpretive signage (flower legend).
- Currently coordinating restoration work for rusting elements, anticipated in April
- Signage installation will follow restoration efforts

4. Ohlone Park – Mural Upkeep & Installation

- Moving forward on a summer timeline (Ideally work complete in early June)
- Continuing coordination on final design, upkeep, and installation planning

5. Downtown – Po Shu “Tuning Fork” Signage

- Signage installation scheduled for March 27
- Includes a bell element to enhance public engagement and interpretation of the artwork

6. Active RFQs – Santa Fe & South Berkeley Senior Center Projects

- RFQs for both the Santa Fe project and the South Berkeley Senior Center project are currently in process
- Staff continues to support outreach and respond to applicant inquiries
- I want to acknowledge that our consultant Chandra Cerrito has been doing a fantastic job supporting this work and tag-teaming with me while Mark is out of the office!

7. Mayor’s Office – Regeneration Art Exhibition (Open Call)

- The Mayor’s Office has launched an open call for Berkeley artists centered on regenerative culture
- Selected works will be displayed in the Mayor’s Office, with awards for top submissions

Key details:

- Submission deadline: March 31
- Public reception and awards event: April 11 at Berkeley Art Center

Commission support:

- Cari shared this opportunity via email and would appreciate your help in amplifying it through your networks

Staff role:

- Cari has been invited to serve as a panelist to support the scoring and review process

III. Grants Updates

FY27 Grant Cycles – Application Volume (early numbers – pre-staff screening check)

- **Community Festivals Grants:** 57 applications
- **Individual Artist Grants:** 37 applications
- **Note:** I’ve been supporting applicants this cycle by responding to inquiries and providing guidance. Our grants lead is out of office through April 12, and I am working to assess timelines. Depending on capacity and review logistics, we may return to the Commission with a recommendation to adjust the grant timeline to ensure a thorough and equitable review process.

IV. Arts & Culture Resiliency Study

- I will be meeting with the Cultural Planning Group to maintain momentum on the study
- The immediate focus is reviewing progress on their benchmarking efforts and aligning on next steps



Civic Arts Commission

**Draft Minutes
Civic Arts Commission
Wednesday, February 25, 2026
6:00 PM**

**Meeting Location: Tarea Hall Pittman South Branch Library
1901 Russell St, Berkeley, CA 94703**

1. CALL TO ORDER: 6:02 PM

2. ROLL CALL

Commissioners Present: Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo

Commissioners Absent: Scott

Staff Present: Carianna Arredondo, Commission Secretary/Assistant to the City Manager; Mark Salinas, Public Art Program Lead

Staff Absent: Hilary Amnah, Grants Program Lead

General Public Present: 3

3. LAND ACKNOWLEDGEMENT

4. PUBLIC COMMENT: 2

5. COMMUNICATIONS: 0

6. CHAIR'S REPORT

a) Acknowledgements

b) Reminders: Ongoing Agenda Items

7. PRESENTATIONS, DISCUSSIONS, & ACTION ITEMS

a) **Presentation Item:** Cultural Planning Group's City of Berkeley Arts Resiliency Study
Public Comment: 1

b) **Action Item:** Masako Miki – Construction Development
M/S/C (Montgomery/Kramer) to approve the Construction Development Phase of the Masako Miki public art project

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent —Scott.
Public Comment: 0

- c) **Action Item:** Kevin Chen presents Cube Space B Sisters (Behnaz and Baharak Khaleghi) installation and film
M/S/C (Montgomery/Pineda) to approve the B Sisters installation and film for the Cube Space Exhibit April – July 2026
Vote: Ayes — Bachrach, Blecher, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — Bullwinkel; Absent — Scott.
Public Comment: 0
- d) **Presentation Item:** Festivals Quarterly Report (Deferred to the next meeting)
Public Comment: 0
- e) **Action Item:** Annual Officer Elections
M/S/C (Dana/Bullwinkel) to elect Peter Montgomery as Civic Arts Commission Chair
M/S/C (Woo/Montgomery) to elect Jonathan Bachrach as Civic Arts Commission Vice Chair
Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent —Scott.
Public Comment: 0
- f) **Action Item:** Event Producers Policy Recommendations
M/S/C (Montgomery/Woo) to approve the full report of the Event Producers Policy Recommendations and send to City Council
Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent —Scott.
Public Comment: 0
- g) **Discussion Item:** City of Berkeley Budget Updates
Public Comment: 0
- h) **Discussion Item:** Civic Arts Commission Updates
Public Comment: 0

8. STAFF REPORTS

- a) Public Art Program Updates, Mark Salinas
- b) Grants Program Updates, Hilary Amnah (Deferred to the next meeting)
- c) Civic Arts Program Updates, Carianna Arredondo

9. COMMITTEE REPORTS

- a) Grants - None
- b) Public Art - None
- c) Policy - None
- d) Design Review - February Meeting Canceled

10. APPROVAL OF MINUTES

M/S/C (Woo/Pineda) to approve Draft Minutes of January 28, 2026 Meeting

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent — Scott.

Public Comment: 0

11. COMMISSIONER ANNOUNCEMENTS: 0

12. ADJOURNMENT: 8:59 PM

Staff Contact:

Carianna Arredondo

Secretary to the Civic Arts Commission

Berkeley, CA 94704

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