



City Council Economic Development Subcommittee

MINUTES

Conference Room A
501 Primrose Road - Burlingame, California
Thursday, October 19, 2017 – 8:30 a.m.

ATTENDANCE

Members Present: Council Member (CC) Keighran and Council Member (CC) Colson

Members Absent: None

Staff Present: City Manager (CM) Lisa Goldman, Economic Development Specialist (EDS) Cleese Relihan, Finance Director (FD) Carol Augustine, Sustainability Coordinator (SC) Sigalle Michael, and Community Development Director (CDD) William Meeker

Also in Attendance: Ebbie Nakhjavani and Andrew Davies of EKN Development Group; Mehrdad Elie, owner of 1499 Bayshore Highway; and Kirk DeClark and Alan Dias of Lockehouse Group, representing Electrify America

DISCUSSION ITEMS

Presentation by Developer of Property at 1499 Bayshore Highway (not on the agenda):

Ebbie Nakhjavani and Andrew Davies of EKN Development Group provided an overview of the company's proposed 13-story, 426-room hotel to be erected at 1499 Bayshore Highway. The developer hopes to have all entitlements in place by late-2018, with construction to commence in 2019 or 2020.

Electrify America EV Charging Stations and EV Go Charging Plazas:

SC Michael indicated that Electrify American was supposed to be at the meeting to present. She noted that Electrify America is actually the organization tasked with investing settlement funds from the Volkswagen lawsuit in electric vehicle infrastructure. They are interested in locations in Downtown Burlingame and Burlingame Plaza. The chargers would be fast chargers that could complete a charge in 20-minutes. SC Michael noted a preference for the organization to work with private property owners, rather than public lots.

EV Go is using funds from the NRG/ENRON case years ago. They are focused on installing high-speed charging plazas near multi-family developments. They are interested in installing three spaces in Parking Lot Y now, with the potential for three more spaces in the future. Charging would be completed in 20-minutes. They do not wish to charge for parking, in addition to requiring charges for use of the equipment. CM Goldman noted that a lot of revenue would be lost. SC Michael noted that each meter realizes \$1,560/year in revenue. To accommodate the three spaces, a total of eight spaces would be impacted given infrastructure placement and ADA circulation needs. The company is agreeing to a licensing agreement of \$20,000. CC Colson stated that she believes everyone should pay for the use of the parking spaces. CM Goldman noted that this matter needs to be taken to the City Council at a study session (possibly November 6th). The Council will be asked to provide direction to staff on how to proceed. CM Goldman also noted that the City Attorney has concerns about not having distributed a Request for Proposals for this type of use of public property; EV Go approached the City directly. CC Colson encouraged EV Go to approach the private development community.

SC Michael noted that Tesla is working with Embassy Suites to install ten superchargers at that location. CDD Meeker noted that the City required the spaces not to be restricted to EV use only as the spaces are part of the required parking for the hotel until such time that the City reduces its parking standards for hotels.

SC Michael noted that PG&E is also working on a program. They want ten-plus spots per location and will pay for the infrastructure installation.

SC Michael stated that she had applied for a grant through the BAAQMD for the installation of four chargers on public properties such as City Hall and the Police Station. Two additional spaces could be placed near Broadway. The charging units will be the “standard” type of unit (not “Tesla” chargers which are proprietary).

Kirk DeClark and Alan Dias of Lockhouse Group, representing Electrify America, provided additional information regarding Electrify America. DeClark presented an overview of the company’s efforts, including a visual representation of the appearance of a charging plaza. Electrify America wishes to install 2,000 chargers in 500 locations over an 18-month period. They would like to install six to twelve spots per location. Desire a minimum ten-year lease with possibility for extensions; the chargers and all associated equipment would be removed at the end of the lease term. The spots must be accessible 24-hours per day and must be free of charge to users. The charging units have video screens that can support advertising which can provide additional revenue to both Electrify America and the host. Are looking at a lot of locations along the Highway 101 and I-5 corridors, preferably near retail and with high visibility. In Burlingame they are looking at Burlingame Plaza and Parking Lot N. CC Colson suggested also contacting Mills-Peninsula Hospital.

CC Colson asked if the chargers would be linked to the City account, or to the larger electric grid; could they be connected to Peninsula Clean Energy or ECO 100? DeClark responded that this could be stipulated in the lease agreement.

Staff was asked to provide contact information for the Pacific Companies, Burlingame Point, Summerhill and 1499 Bayshore Highway to EV America. CC Colson also suggested that Burlingame High School could be a good location for some charger locations. CC Keighran noted that CalTrain may be open to installing chargers at their locations. SC Michael noted that she had referred Dias to CalTrain.

PUBLIC COMMENTS

There were no public comments.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Meeting adjourned at 9:40 a.m.

Respectfully submitted,

William Meeker
Community Development Director