

CITY OF DUBLIN
2025 REPORT ON ECONOMIC DEVELOPMENT SUBSIDY
PROVIDED TO REGENCY VILLAGE AT DUBLIN, LLC (REGENCY CENTERS)

The purpose of this report is to provide the information required by California Government Code Section 53083 in regards to an economic development subsidy provided by the City pursuant to an Agreement by and between the City of Dublin and Regency Village at Dublin, LLC.

Within the first five years of the term of the economic development subsidy, the City of Dublin must provide all of the following information in written form and available to the public and through the City's [website](#) and hold a public hearing to consider any written or oral comments on the information contained in the report. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy on June 8, 2025. At the conclusion of the economic development subsidy (in 2025), the City of Dublin is obligated to provide another report and hold another public hearing.

The public hearing to consider any comments on the information contained in this report will be held at the following time and place:

[Dublin City Council Meeting](#)
Tuesday, July 15, 2025 at 7:00 p.m.
Peter W. Synder Council Chamber, 100 Civic Plaza, Dublin CA 94568

2025 REPORT ON ECONOMIC DEVELOPMENT SUBSIDY
PROVIDED TO REGENCY VILLAGE AT DUBLIN, LLC (REGENCY CENTERS)

Statement of the public purposes for the economic development subsidy:

The public purposes for the economic development subsidy are to:

- continue to expand and enhance economic opportunities for businesses in the City
- continue to expand the City's employment base, and
- continue to generate hereinafter defined Sales Tax that the City can utilize to fund general governmental services such as police, fire, street maintenance, and parks and recreation programs.

1. The name and address of all corporations or any other business entities, except for sole proprietorships that are beneficiary of the economic development subsidy:

The City provided financial assistance in the form of an economic development subsidy to Regency Village at Dublin, LLC (Regency Centers), as outlined in the *Amended and Restated Agreement Permitting Re-Allocation of Regional and Local Sewer Capacity Rights* ("Agreement").

Regency Village at Dublin, LLC (Regency Centers) is the owner and developer of the Persimmon Place retail shopping center. As such, the subsidy has also indirectly benefited various current and past tenants of the shopping center. The following entities are located within Persimmon

Place and may be considered indirect beneficiaries of the economic development subsidy:

Property Address:

- Persimmon Place – 5130–5350 Dublin Boulevard, Dublin, CA 94568
- Regency Centers – 1777 Botelho Drive, Suite 200, Walnut Creek, CA 94596

Current Tenants (Alphabetical Order):

- Chipotle
- Ethan Allen
- Hand & Stone
- HomeGoods
- Koja Kitchen
- LaserAway
- Monaco Hair & Nails
- Nick the Greek
- Nordstrom Rack
- Orangetheory Fitness
- Pacific Catch
- Patxi's Pizza
- Persimmon Dental Care
- Radiant Waxing
- Sephora
- Starbucks
- The Habit Burger Grill
- Urban Plates
- Verizon Wireless
- Vitality Bowls
- Whole Foods Market

2. The start and end dates (term) for the economic subsidy:

The start and end of the economic subsidy is as follows:

April 15, 2014 through June 8, 2025.

3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy:

Through the City's Sewer Capacity Assistance Program, the City assisted Regency Village at Dublin, LLC (Regency Centers) with 15.02 Dwelling Unit Equivalents (DUEs), which had an approximate value of \$242,258.

There was no cost to transfer the City's unused wastewater capacity rights to Regency Village at Dublin, LLC (Regency Centers).

4. The net tax revenue accruing to the local agency as a result of the economic development subsidy:

As of the end of first quarter 2025 (calendar year), the shopping center has generated more than \$6 Million in net tax revenue to the City of Dublin.

5. The net number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions:

At the time the subsidy was granted, Staff estimated the project would generate several hundred permanent jobs in the City, along with the construction jobs during its development.

As of June 2025, Staff estimates the shopping center currently provides at least 700 jobs at this time.

Full-time positions:	300
Part-time positions:	400
Total:	700