



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

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REGULAR ADMINISTRATIVE COMMITTEE MEETING

8:15 a.m. Wednesday, February 19, 2014

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE
 4. PUBLIC COMMENT PERIOD
Individuals wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so during the Public Comment Period for up to three minutes. Comments on specific agenda items are heard under that item.
 5. FEBRUARY 13, 2014 BOARD MEETING FOLLOW UP INFORMATION/ACTION
 6. NEW BUSINESS
 - a. Capital Improvement Program (CIP) Development Forecasts - Reports from Jurisdictions INFORMATION
 - b. Administrative Committee Tasks - Post Reassessment Workplan INFORMATION/ACTION
 7. ITEMS FROM MEMBERS
 8. ADJOURN TO JOINT COMMITTEE MEETING
Next Administrative Committee Meeting: March 5, 2014
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JOINT ADMINISTRATIVE COMMITTEE AND WATER/WASTEWATER OVERSIGHT COMMITTEE (WWOC) MEETING

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER (*immediately following Administrative Committee meeting*)
2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE
3. APPROVAL OF MEETING MINUTES
 - a. December 18, 2014 Joint Administrative Committee/WWOC Meeting Minutes ACTION
4. PUBLIC COMMENT PERIOD (*see above for protocol*)
5. NEW BUSINESS
 - a. FY 2014/15 Ord Community Water/Wastewater Budget Schedule INFORMATION
6. ADJOURNMENT

For information regarding items on this agenda or to request disability related accommodations please contact the Deputy Clerk. Agenda materials are available at www.fora.org.

Jurisdiction	2013-14 to Post-FORA	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post-FORA
<u>New Residential</u>									
Marina Heights	MAR	-							
Cypress Knolls	MAR	-							
Dunes on Monterey Bay	MAR	-							
UC 8th Street	UC/MCO	-							
East Garrison I	MCO	-							
Monterey Horse Park	MCO	-							
Monterey Horse Park	SEA	13,482,673				2,694,468	10,788,205		
UC East Campus - SF	UC/MCO	-							
UC East Campus - MF	UC/MCO	-							
Seaside Highlands Homes	SEA	-							
Seaside Resort Housing	SEA	-							
Seaside Housing (Eastside)	SEA	-							
Seaside Affordable Housing Obligation	SEA	-							
Workforce Housing (Army to Build)	SEA	-							
Workforce Housing (Seaside)	SEA	-							
Del Rey Oaks	DRO	21,495,083	3,906,000	8,862,120	8,726,963				
Other Residential	Various	-							
<u>Existing/Replacement Residential</u>									
Preston Park	MAR	56,900,558		56,900,558					
Cypress Knolls	MAR	-							
Abrams B	MAR	-							
Shelter Outreach Plus	OTR	-							
Sunbay (former Thorson Park)	SEA	-							
Stillwell Kidney - WFH (Army to Build)	Various	-							
<u>Office</u>									
Del Rey Oaks Office	DRO	2,448,349	1,188,000		1,260,349				
Monterey City Office	MRY	-							
Monterey County Office	MCO	-							
Horse Park	MCO	576,000	576,000						
Landfill Commercial Development	MCO	-							
East Garrison I Office Development	MCO	-							
MST Bus Maint & Bus Opns Facility	MCO	-							
Dunes on Monterey Bay	MAR	-							
Airport Economic Development Area	MAR	-							
Interim Inc. Rockrose Gardens	MAR	237,600	237,600						
LDS Church	MAR	-							
Seaside Office (Monterey Blues)	SEA	-							
Chartwell	SEA	-							
Monterey College of Law	SEA	-							
Monterey Peninsula Trade & Conf Cntr	SEA	3,422,177					3,422,177		
UC East Campus	UC/MCO	-							
UC Central South Campus	UC/MAR	-							
UC Central North & West Campuses	UC/MAR	-							

	Jurisdiction	2013-14 to Post-FORA	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post-FORA
<u>Industrial</u>										
Airport Economic Development Area	MAR	-								
Industrial – City Corp. Yard	MAR	-								
Industrial – City Corp. Yard	MRY	2,651,220		2,651,220						
Industrial – Public/Private	MRY	9,179,977	3,798,000	2,651,220	2,730,757					
Monterey County Light Ind.	MCO	-								
Horse Park	MCO	1,414,800	1,044,000	370,800						
Landfill Industrial Park	MCO	-								
Seaside Corp Yard Shop	SEA	-								
UC Central North & West Campuses	UC/MAR	-								
<u>Retail</u>										
Del Rey Oaks Retail	DRO	324,000	324,000							
UC Central North & West Campuses	UC/MAR	-								
UC South Campus	UC/MAR	-								
UC East Campus	UC/MCO	-								
UC Eight Street	UC/MCO	-								
Monterey County Retail	MCO	-								
Landfill Commercial development	MCO	-								
East Garrison I Retail	MCO	-								
Ord Market	MCO	-								
Horse Park	MCO	7,282,130	1,656,000	1,705,680	1,756,850	2,163,599				
Main Gate	SEA	10,988,897		278,100		10,109,910	141,814	459,073		
South of Lightfighter Dr (swap)	SEA	-								
Dunes on Monterey Bay	MAR	-								
<u>Hotel (rooms)</u>										
Del Rey Oaks Hotel	DRO	2,206,141	486,000	1,223,640	496,501					
Del Rey Oaks Timeshare	DRO	475,020	234,000	241,020						
Horse Park (Parker Flat) Hotel	MCO	954,000	954,000							
Dunes - Limited Service	MAR	-								
Dunes - Full Service	MAR	-								
Seaside Golf Course Hotel	SEA	-								
Seaside Golf Course Timeshares	SEA	-								
Main Gate Hotel	SEA	1,337,104					1,337,104			
UC East Campus	UC/MCO	-								
UC Central North & West Campuses	UC/MAR	-								
Subtotal: Estimated Transactions		\$135,375,729	14,403,600	74,884,358	14,971,421	12,273,510	4,173,387	7,334,727	7,334,727	-
Estimated Caretaker/Property Mgt. Costs		(\$2,200,606)	(660,000)	(548,090)	(400,213)	(272,973)	(164,164)	(119,704)	(35,462)	-
Other obligations (Initiatives, Petitions, etc.)		(\$1,915,616)	(250,000)	(257,500)	(265,225)	(273,182)	(281,377)	(289,819)	(298,513)	-
Net FORA Land Sales Proceeds		(4,116,222)	(910,000)	(805,590)	(665,438)	(546,155)	(445,541)	(409,523)	(333,975)	-
Net Present Value (5.3% Discount Rate)		(3,666,652)	(910,000)	(765,043)	(600,138)	(467,768)	(362,388)	(316,327)	(244,987)	-

Note #1: FORA and local jurisdiction split land sales revenue 50/50 with FORA paying sales costs from its share. Actual land sales revenue may vary from that shown here.

Note #2: Assumes per acre value of \$180,000 and that values escalate by 3% annually.

Table A1: Residential Annual Land Use Construction (dwelling units)

DRAFT		Existing 7/1/13	Existing to 2021-22 Total	DRAFT							DRAFT	
Land Use Type	Juris- diction			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Workforce Housing (Army to Build)	SEA		-									
Market Rate Housing (Army to Build)	SEA		-									
State Parks Housing (Workforce hou	SEA		-									
Workforce Housing (Seaside)	SEA		-									
Seaside Subtotal			1,264									
Del Rey Oaks												
Golf Villas	DRO		50		37	13						
Patio Homes	DRO		36		32	4						
Condos/Workforce	DRO		514		40	230	244					
Townhomes/Senior Casitas	DRO		91		21	40	30					
Subtotal			691	-	130	287	274	-	-	-	-	-
Other Residential	Various		8	-	-	-	-	-	-	-	-	8
Subtotal			372	273	714	774	907	757	875	833	442	387
TOTAL NEW RESIDENTIAL			6,160									
<u>Existing/Replacement Residential</u>												
Preston Park	MAR	352	352									
Cypress Knolls	MAR		400				100	100	100	100		
Patton Park	MAR		-									
Abrams B	MAR	192	192									
MOCO Housing Authority	MAR	56	56									
Shelter Outreach Plus	MAR	39	39									
Veterans Transition Center	MAR	13	13									
Interim Inc	MAR	11	11									
Sunbay (former Thorson Park)	SEA	297	297									
Brostrom	SEA	225	225									
Seaside Highlands	Various	228	228									
Subtotal			1,413	-	-	-	100	100	100	100	-	-
TOTAL EXISTING RESIDENTIAL			1,813									
Total			1,785	273	714	774	1,007	857	975	933	442	387

Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

Land Use Type	Jurisdiction	Existing 7/1/13	Existing to 2021-22 Total	DRAFT								DRAFT	
				2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
Office													
Del Rey Oaks Office	DRO		200,000		100,000		100,000						
Professional/Medical Office	MRY		721,524				120,552	120,552	120,552	179,934	179,934		
Monterey County Office	MCO		-										
Horse Park	MCO/SEA		50,000			25,000	25,000						
Landfill Commercial Development	MCO		-										
East Garrison I Office Development	MCO		35,000	6,000	12,000	12,000	5,000						
MST Bus Maint & Opns Facility	MCO		-										
Imjin Office Park	MAR	37,000	46,000	9,000									
Dunes on Monterey Bay	MAR	40,000	760,000	150,000		50,000	50,000		100,000	100,000		270,000	
Cypress Knolls Community Center	MAR		16,000				16,000						
Interim Inc. - Rockrose Gardens	MAR	-	14,000	14,000									
TAMC TOD (office/public facilities)	MAR		40,000			20,000	20,000						
Main Gate Conference	SEA		27,000						27,000				
Seaside Office (Monterey Blues)	SEA		-										
Chartwell School	SEA	1,800	1,800										
Monterey College of Law	SEA	13,100	13,100										
Fitch Middle School	SEA		-										
Marshall Elementary School	SEA		-										
International School (former Hayes Elem)	SEA		-										
Veterans' Cemetery	SEA/MCO		-										
Monterey Peninsula Trade & Conf Cntr	SEA		250,000							250,000			
Seaside Resort Golf Buildings	SEA		-										
UC Eight Street	UC/MCO		-										
UC East Campus	UC/MCO		100,000						100,000				
UC Central North & West Campuses	UC/MAR		240,000				40,000	40,000	40,000	40,000	40,000	40,000	
Subtotal		91,900	2,514,424	179,000	112,000	107,000	376,552	160,552	387,552	569,934	219,934	310,000	
Industrial													
Airport Economic Development Area	MAR	250,000	486,000		29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500	
Industrial – City Corp. Yard	MAR	12,300	12,300										
TAMC TOD	MAR		35,000						17,500	17,500			
Dunes on Monterey Bay	MAR		-										
Cypress Knolls Support Services	MAR		6,000				6,000						
Industrial	MRY		216,275						72,092	72,092	72,092		
Monterey County Light Ind.	MCO		-										
Horse Park	MCO/SEA		135,000			50,000	50,000	35,000					
Landfill Industrial Park	MCO		-										
MST Bus Maint & Opns Facility	MCO		-										
Seaside Corp Yard Shop	SEA		25,320			25,320							
UC Central North & West Campuses	UC/MAR	38,000	158,000				20,000	20,000	20,000	20,000	20,000	20,000	
Subtotal		300,300	1,073,895		29,500	104,820	105,500	84,500	139,092	139,092	121,592	49,500	

Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

Land Use Type	Jurisdiction	Existing 7/1/13	Existing to 2021-22 Total	DRAFT								DRAFT	
				2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
Retail													
Del Rey Oaks Retail	DRO		20,000		20,000								
Cypress Knolls Community Center	MAR		30,000		30,000								
UC Central North & West Campuses	UC/MAR		75,000				12,500	12,500	12,500	12,500	12,500	12,500	
UC South Campus	UC/MAR		-										
UC East Campus	UC/MCO		52,000					26,000				26,000	
UC Eight Street	UC/MCO		240,000				40,000	40,000	40,000	40,000	40,000	40,000	
Monterey County Retail	MCO		-										
Landfill Commercial development	MCO		-				-						
East Garrison I Retail	MCO		40,000		-	-	20,000	20,000					
Ord Market	MCO		-										
Horse Park	MCO/SEA		420,000	-		100,000	100,000	100,000	120,000				
Main Gate Spa	SEA		24,000							24,000			
Main Gate Large Format Retail	SEA		87,500					87,500					
Main Gate In-Line Shops	SEA		291,000					291,000					
Main Gate Department Store Anchor	SEA		120,000					120,000					
Main Gate Restaurants	SEA		61,000					61,000					
Main Gate Hotel Restaurant	SEA		8,000						8,000				
Luxury Auto Mall	SEA		-										
Seaside Resort Golf Clubhouse	SEA		16,300			16,300							
Dunes on Monterey Bay	MAR	368,000	568,000	54,000	100,000	46,000							
TAMC TOD	MAR		75,000			37,500	37,500						
Subtotal		368,000	2,127,800	54,000	150,000	199,800	210,000	758,000	180,500	76,500	52,500	78,500	
Hotel (rooms)													
Del Rey Oaks Hotel	DRO		454		104	250	100						
Del Rey Oaks Timeshare	DRO		96		48	48							
Horse Park (Parker Flat) Hotel	MCO/SEA		200			200							
Marina Airport Hotel/Golf	MAR		-										
Dunes - Limited Service	MAR		100		100								
Dunes - Full Service	MAR		400			400							
Seaside Golf Course Hotel	SEA		330				330						
Seaside Golf Course Timeshares	SEA		170							120	50		
Main Gate Hotel	SEA		250						250				
UC East Campus	UC/MCO		-										
UC Central North & West Campuses	UC/MAR		-										
Subtotal		-	2,000	-	252	898	430	-	250	120	50	-	

Post Reassessment 2014: Cat 1-3,5 Work Plan

Fort Ord Reuse Authority
Administrative Committee

Cat 1-5 Project Participants

Post Reassessment Items	Participants
CAT 1-2 BRP Corrections & Updates	Staff; Consultants; Admin; Board
CAT 3 Implementation of Yet-to-be Completed BRP Policies & Programs (<i>incl. RUDG</i>)	Staff; Consultants; Admin; Board
CAT 4 Policy & Program Modifications	Staff; PRAC; Board
Cat 5 FORA Procedures & Operations	Staff; Admin; Board

Completion Items	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov-Dec
CAT 1-2 BRP Corrections & Clarifications				Public review draft CAT 1-2 CEQA		BOARD Approval of CAT 1-2 CEQA			Status Report: Regional Plan Coord	
CAT 3 Implementation of Yet-to-be Completed BRP Policies & Programs	<ul style="list-style-type: none"> STAFF presents 2014 Work Plan & Calendar BOARD Accepts Work Plan, Approves Revised PRAC Charge, & Extends PRAC 	ADMIN reviews STAFF recs re: CAT 3 Items			BOARD acceptance of ADMIN recs to finish w/CAT 3 items					
Regional Urban Design Guidelines (RUDG)			STAFF presents RUDG Orientation workshop			Status report: Regional Circulation Corridors	Status report: Trails	Status report: Gateways	DRAFT v1.0 RUDG	Final RUDG
Cat 5 FORA Procedures & Operations				STAFF Presents CAT 5 Work Plan						

Category		Status
1	<p>BRP Corrections & Updates</p> <p>Text Corrections</p> <p>Figure Corrections</p>	<p>PRAC Reviewed & Approved 5/10/2013</p>
2	<p>Prior Board Actions & Regional Plan Consistency</p> <p>Land Use Concept Map modifications based on prior FORA Board Consistency Determinations (map "re-publication" based on prior approvals)</p> <p>Land Use Concept Map modifications based on other actions</p> <p>Modify circulation related maps and text in the BRP and modify Capital Improvement Program (CIP)</p> <p>BRP Modifications regarding consistency with Regional and Local Plans</p>	<p>Waltner memo recommends CEQA process</p> <p>2014-15 CIP</p> <p>Subject to analysis & consultation with other Regional Planning Agencies</p>
3	<p>Implementation of Yet-to-be-completed BRP Policies & Programs</p> <p>Land Use, Circulation, Recreation & Open Space, Conservation, Noise and Safety BRP Elements</p> <p>Jurisdictional implementation responsibilities</p> <p>FORA implementation responsibilities (Includes RUDG – Board Project)</p>	<p>Admin 2014</p>



FORT ORD REUSE AUTHORITY

JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE

Wednesday, December 18, 2013

920 2nd Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

MINUTES

1. CALL TO ORDER

Administrative Committee co-chair Daniel Dawson called the meeting to order at 8:16AM. The following were present, as indicated by signatures on the roll sheet:

Committee Members:

John Dunn, City of Seaside
Elizabeth Caraker, City of Monterey
Dirk Medema, County of Monterey
Mike Lerch, CSUMB
Tim O'Halloran, City of Seaside
Anya Spear, CSUMB
Diana Ingersoll, City of Seaside
Layne Long, City of Marina
Daniel Dawson, City of DRO

Staff:

Michael Houlemard, FORA
Steve Endsley, FORA
Jim Arnold, FORA
Josh Metz, FORA
Jonathan Garcia, FORA
Crissy Maras, FORA
Brian Lee, MCWD
Patrick Breen, MCWD
Kelly Cadiente, MCWD

Others:

Bob Schaffer
Crisand Giles
Vicki Nakamura
Chuck Lande
Doug Yount

2. PLEDGE OF ALLEGIANCE

Chuck Lande led the Pledge of Allegiance.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Co-chair Dawson led committee members in singing Happy Birthday to Executive Officer Houlemard. Co-chair Dawson additionally noted that the court case involving Del Rey Oaks and their former developer had been remanded back to Monterey County.

4. PUBLIC COMMENT PERIOD

None

5. APPROVAL OF MEETING MINUTES

a. October 30, 2013 Joint Administrative/WWOC Minutes

Motion: John Dunn moved, seconded by Elizabeth Caraker, to approve the joint October 30, 2013 minutes as presented.

Motion Passed: Unanimous

6. DECEMBER 13, 2013 BOARD MEETING FOLLOW UP

A resolution allowing execution of a California Central Coast Veterans Cemetery land transfer agreement between FORA and the State of California was added to the agenda as an urgency item. Executive Officer Houlemard noted that the FORA/CSUMB co-hosted colloquium was on the agenda for discussion later. Committee members were in agreement that the speakers and presentations were professional and well prepared. The Board and Administrative/Post Reassessment Advisory Committees will consider the necessary next steps in the reassessment process.

7. OLD BUSINESS

a. Follow up from the Colloquium

The FORA/CSUMB co-hosted colloquium was well attended and provided an opportunity for experts and attendees to interact on several topics relevant to the reuse of the former Fort Ord. In particular, design guidelines and connections between the jurisdictions, dunes and National Monument were two principle areas of discussion. FORA staff is working on recommendations for moving forward which the Administrative and Post Reassessment Advisory Committees could consider prior to FORA Board review. All of the presentations and video from the colloquium are available on FORA's website.

b. FY 2013/14 Ord Community Budget

i. MCWD Draft Rate Study

The MCWD Board directed MCWD staff to review their recently concluded Proposition 218 process to ensure that it was conducted properly and that MCWD met all requirements. The MCWD Board will review the findings at their January 6, 2014 meeting.

MCWD staff reviewed the Q&A document with committee members, going through individual member questions and discussing the answers provided. There were some outstanding questions remaining which MCWD staff will continue to resolve.

After lengthy discussion, FORA staff noted that under the Water and Wastewater Facilities Agreement between MCWD and FORA, the budget currently in place and approved by the FORA Board remains in place until a new budget is adopted. MCWD staff noted that 2014/15 Ord Community budget preparation will begin in two weeks. Therefore, if the committee is concerned with the 2013/14 draft Ord Community budget, there is the option of continuing the current budget while MCWD staff and consultants address outstanding questions and concerns.

Motion: John Dunn moved, seconded by Layne Long, to 1) continue the Ord Community budget currently in place and approved by the FORA Board, 2) FORA staff inform MCWD that they have met their contractual obligation under the terms of the facilities agreement to bring a budget forward to the WWOC, 3) FORA staff write an informational report to the FORA Board for their January meeting outlining the budget process and providing an update on the joint committee's efforts in that regard, and 4) schedule a technical meeting with the WWOC, MCWD staff and consultants Carollo Engineers.

Motion Passed: Unanimous

8. SCHEDULE NEXT MEETING

January 2nd, 2014 was scheduled as the next Administrative Committee meeting. The technical WWOC meeting will be scheduled at a later date.

9. ADJOURNMENT

Co-chair Dawson adjourned the meeting at 9:40 AM

Minutes prepared by Crissy Maras, Grants and Contracts Coordinator

Marina Coast Water District
 FY 2014/2015 Budget Calendar
 (includes Marina & Ord Community)

<u>DATE</u>	<u>RP</u>	<u>MCWD</u>	<u>WWOC</u>	<u>FORA</u>	<u>DESCRIPTION</u>
01/14/2014	DAS/DH/ GM				DAS provides the draft 2014-2015 Budget Schedule to GM and Dept Heads. Dept Heads turn in draft staffing needs to GM and DAS for discussion.
01/21/2014	DAS/DH				DAS to issue 2013-2014 YTD Qtr 2 expenditure report to Dept Heads. This provides guidance for new year expenses. DAS provides format for the budget.
01/28/2014	DH				Department Budgets due to DAS/GM for discussion
02/07/2014	DAS/DH/ GM				Dept Heads to meet with DGM and DAS to review their section of the budgets. (as necessary)
02/11/2014	DH				Dept Heads turn in budgets to DAS with recommended changes from previous individual meetings.
02/18/2014	DAS/ GM	X			DAS to present 2013-2014 Mid-Year Report to the Board. Budget Schedule presented to MCWD Board. PUBLIC MEETING
02/19/2014	DAS/ GM		X		Draft Budget Schedule presented to WWOC. PUBLIC MEETING
03/03/2014	DAS/GM	X			Distribute Draft Budget to Board in preparation for Budget Workshop.
03/05/2014	DAS/ GM		X		Distribute Draft Ord Community Budget to WWOC. PUBLIC MEETING
03/17/2014	DAS/ GM	X			Budget Workshop Meeting (Dept Heads/Board). Board approves revised Prop 218 Notice (if necessary). PUBLIC MEETING
03/18/2014	DAS/ DGM		X		Report to WWOC any changes to the Revised Draft Budget from the Budget Workshop meeting. PUBLIC MEETING
03/21/2014	DAS/ DGM				Revised Prop 218 Notice mailed to parcel owners (if necessary).
04/07/2014	DAS/GM	X			1st Reading of Rate Ordinance by Board. PUBLIC MEETING

04/16/2014	DAS/ DGM		X		Ord Community Revised Draft Budget presented to WWOC for recommendation to FORA Board. PUBLIC MEETING
04/21/2014	DAS/GM	X			2 nd Reading of Rate Ordinance by Board. PUBLIC MEETING
05/05/2014	DGS/GM	X			Conduct Prop. 218 Public Hearing. PUBLIC MEETING
05/09/2014	DAS/GM	X		X	MCWD & FORA Boards adopt Ord Community Budgets. JOINT PUBLIC MEETING
06/13/2014	DAS//GM	X		X	MCWD & FORA Boards adopt Ord Community Budgets (if needed). JOINT PUBLIC MEETING
06/16/2014	DAS//GM	X			MCWD Board adopts Central Marina Budget. PUBLIC MEETING

GM= General Manager; DAS= Director of Administrative Services; DH=Department Head

Marina Coast Water District
Mid-Year Summary
JULY - DECEMBER 2013

1 Ln #	2 REVENUE	3 MARINA WATER	4 SEWER	5 ORD COMMUNITY WATER	6 SEWER	7 RECYCLED WATER	8 REGIONAL PROJECT	9 TOTAL	10 Ln #
1	WATER SALES	2,099,702	-	1,743,848	-	-	-	3,843,549	1
2	FLAT RATE ACCOUNTS	-	-	498,618	-	-	-	498,618	2
3	OTHER WATER SALES	-	-	486,200	-	-	-	486,200	3
4	SEWER SALES	-	403,909	-	863,522	-	-	1,267,432	4
5	FIRE SYSTEM CHARGE	3,000	-	-	-	-	-	3,000	5
6	BACKFLOW PREVENTION	-	-	-	-	-	-	-	6
7	LATE CHARGES	11,051	-	45,131	-	-	-	56,182	7
8	PERMITS/PLAN CHECK	8,613	530	54,799	48,817	-	-	112,758	8
9	WHEELING CHARGE	-	-	12,000	-	-	-	12,000	9
10	METER FEES	1,615	-	3,750	-	-	-	5,365	10
11	CAPACITY FEES/CAPITAL SURCHARGE	75	296	336,648	33,141	-	-	370,160	11
12	OTHER INCOME	10,231	304	2,218	8,988	-	-	21,742	12
13	INTEREST INCOME	18,058	6,063	41,066	16,172	4,178	-	85,536	13
14	DEFD REVENUE - BONDS	-	-	-	-	-	-	-	14
15	RENTAL REVENUE	26,916	8,075	44,860	9,869	-	-	89,719	15
16									16
17	FUNDING SOURCE TO BE OBTAINED ¹	-	-	-	-	-	-	-	17
18									18
19									19
20	TOTAL REVENUE	2,179,260	419,178	3,269,137	980,509	4,178	-	6,852,262	20
21	EXPENSES								21
22	SALARIES & BENEFITS	613,162	180,288	936,621	264,671	-	-	1,994,742	22
23	DEPT. EXPENSE	407,239	60,389	793,987	173,514	55	-	1,435,183	23
24	INTEREST EXPENSE	103,188	49,543	447,744	180,231	102,653	-	883,358	24
25	FRANCHISE & ADMIN FEES	-	-	162,779	6,434	-	-	169,212	25
26									26
27	TOTAL C I P/CAPITALIZED EQUIPMENT	119,080	55,368	678,122	96,458	-	749,835	1,698,864	27
28									28
29	PRINCIPAL DEBT SERVICE ²	-	-	-	-	-	-	-	29
30									30
31	TRANSFER TO CAP REPLACEMENT FUND ³	-	-	-	-	-	-	-	31
32									32
33	TRANSFER (FROM)/TO RESERVES ³	-	-	-	-	-	-	-	33
34									34
35	TOTAL EXPENSES	1,242,669	345,587	3,019,253	721,307	102,708	749,835	6,181,359	35
36	BALANCE	936,591	73,591	249,884	259,202	(98,530)	(749,835)	670,902	36

¹Includes proceeds from Construction Loan to be obtained for the 940 2nd Ave Building for the Marina & Ord Cost Centers.

²Principal debt service payments are made in 4th quarter of the fiscal year.

³Transfers are made in 4th quarter of the fiscal year.

MARINA COAST WATER DISTRICT
REVENUE BUDGET ANALYSIS
JULY - DECEMBER 2013

ACCOUNT NAME	ANNUAL BUDGET	JUL - DEC BUDGET	TOTAL	BUD vs ACTUALS \$ CHANGE	BUD vs ACTUALS % CHANGE
			JUL - DEC ACTUALS		
WATER SALES RESIDENTIAL	4,894,666	2,447,333	2,719,087	271,754	11.1%
WATER SALES BUSINESS	721,350	360,675	453,424	92,749	25.7%
WATER SALES MULTIPLES	1,244,250	622,125	630,324	8,199	1.3%
WATER SALES GOVERNMENT	31,761	15,881	23,316	7,436	46.8%
FIRE SYSTEM CHARGE	6,000	3,000	3,000	-	-
OTHER WATER SALES	915,000	457,500	486,200	28,700	6.3%
LATE CHARGE FEES	45,000	22,500	56,182	33,682	149.7%
BACKFLOW REVENUE	26,900	13,450	-	(13,450)	-100.0%
FLAT RATE ACCOUNTS	1,177,545	588,773	498,618	(90,154)	-15.3%
RECLAIMED WATER SALES	19,950	9,975	17,398	7,423	74.4%
PLAN CHECK/PERMIT FEES	15,500	7,750	112,758	105,008	1354.9%
METER FEES	6,000	3,000	5,365	2,365	78.8%
WHEELING CHARGE	24,000	12,000	12,000	-	-
SEWER SALES BUSINESS	1,813,515	906,758	922,518	15,760	1.7%
SEWER SALES RESIDENTIAL	677,070	338,535	344,914	6,379	1.9%
TOTAL OPERATING REVENUES	11,618,507	5,809,254	6,285,104	475,851	8.19%
CAPITAL SURCHARGE	98,000	49,000	67,252	18,252	37.2%
CAPACITY CHARGES	84,000	42,000	302,908	260,908	621.2%
INTEREST INCOME	67,000	33,500	17,599	(15,901)	-47.5%
INTEREST INCOME INTERNAL LOAN	5,675	2,838	2,134	(704)	-24.8%
INTEREST INCOME - 2006 BOND	139,500	69,750	65,741	(4,009)	-5.7%
INTEREST INCOME - 2010 BOND	-	-	63	63	100.0%
OTHER INCOME	10,750	5,375	21,193	15,818	294.3%
INSURANCE REFUNDS	-	-	549	549	100.0%
DEFD REVENUE -2006 SERIES BOND	36,330	18,165	-	(18,165)	-100.0%
DEFD REVENUE -2010 SERIES BOND	-	-	-	-	-
RENTAL REVENUE	-	-	89,719	89,719	100.0%
TOTAL NON OPERATING REVENUES	441,255	220,628	567,157	346,530	157.1%
TOTAL REVENUE	12,059,762	6,029,881	6,852,262	822,381	13.6%

**MARINA COAST WATER DISTRICT
BUDGET ANALYSIS - ALL DEPARTMENTS
JULY - DECEMBER 2013**

ACCOUNT NAME	TOTAL				
	ANNUAL BUDGET	JUL - DEC BUDGET	JUL - DEC ACTUALS	BUD vs ACTUALS \$ CHANGE	BUD vs ACTUALS % CHANGE
WAGES	3,052,856	1,526,428	1,260,393	(266,035)	-17.4%
WAGES ALLOCATED TO CAPITAL	(473,055)	(236,527)	(40,694)	(195,833)	-82.8%
OVERTIME	69,359	34,680	20,409	(14,270)	-41.1%
STANDBY WAGES	29,119	14,560	13,440	(1,120)	-7.7%
FICA EXPENSE	181,345	90,673	73,855	(16,817)	-18.5%
MEDI EXPENSE	46,164	23,082	18,279	(4,803)	-20.8%
MEDICAL INSURANCE	616,269	308,135	250,848	(57,287)	-18.6%
DENTAL INSURANCE	40,491	20,246	15,955	(4,290)	-21.2%
VISION INSURANCE	6,864	3,432	3,150	(282)	-8.2%
WORKERS COMP. INSURANCE	69,971	34,986	32,177	(2,808)	-8.0%
LIFE INSURANCE	20,209	10,105	8,021	(2,083)	-20.6%
UNIFORM BENEFIT	7,804	3,902	2,478	(1,424)	-36.5%
BOOT BENEFIT	4,602	2,301	2,030	(271)	-11.8%
SUI EXPENSE	12,606	6,303	1,028	(5,275)	-83.7%
ETT EXPENSE	286	143	22	(121)	-84.7%
CAR ALLOWANCE EXPENSE	7,200	3,600	3,500	(100)	-2.8%
DISABILITY PLAN	10,184	5,092	1,089	(4,003)	-78.6%
CALPERS RETIREMENT	255,478	127,739	107,917	(19,822)	-15.5%
CALPERS RETIREMENT (EE)	253,072	126,536	89,020	(37,516)	-29.6%
PARS RETIREMENT	-	-	131,824	131,824	100.0%
OPEB EXPENSE	110,900	55,450	-	(55,450)	-100.0%
TOTAL SALARY & BENEFIT	4,321,724	2,160,862	1,994,742	(166,121)	-7.7%
PROPERTY & LIABILITY INSURANCE	124,000	62,000	61,988	(12)	0.0%
MAINTENANCE & EQUIPMENT	625,138	312,569	237,252	(75,317)	-24.1%
POWER/GAS	850,475	425,238	446,672	21,435	5.0%
BUILDING SECURITY & OTHER SERVICES	9,800	4,900	5,716	816	16.7%
PHONE/ANSWERING SERVICE	61,010	30,505	23,037	(7,468)	-24.5%
RENT/LEASE EQUIPMENT	30,000	15,000	12,057	(2,943)	-19.6%
CONTRACT TESTING/ QUALITY CONTROL	72,860	36,430	24,315	(12,115)	-33.3%
POSTAGE	58,400	29,200	33,078	3,878	13.3%
PRINTING	26,930	13,465	2,180	(11,285)	-83.8%
OFFICE & GENERAL SUPPLY	41,870	20,935	12,214	(8,721)	-41.7%
COMPUTER & SOFTWARE EXPENSES	20,000	10,000	23,033	13,033	130.3%
ADVERTISEMENT	18,000	9,000	3,905	(5,095)	-56.6%
MAINTENANCE AGREEMENTS	70,000	35,000	34,383	(617)	-1.8%
HOSPITALITY & AWARDS	10,000	5,000	1,560	(3,440)	-68.8%
BOARD MEETING VIDEO RECORDING	-	-	4,650	4,650	100.0%
ACCOUNTING SERVICES	35,000	17,500	25,114	7,614	43.5%
CONSULTING SERVICES	367,000	183,500	114,312	(69,189)	-37.7%
LEGAL FEES	30,000	15,000	129,714	114,714	764.8%
CONFERENCES/EDUCATION	40,710	20,355	5,268	(15,087)	-74.1%
TRAVEL	15,000	7,500	2,693	(4,807)	-64.1%
SAFETY	16,800	8,400	5,835	(2,565)	-30.5%
MEMBERSHIPS & DUES	44,850	22,425	23,223	798	3.6%
PERMITS	66,320	33,160	33,518	358	1.1%
BANK & ADMINISTRATION FEES	31,000	15,500	31,027	15,527	100.2%
INTEREST EXPENSE	2,176,118	1,088,059	883,358	(204,700)	-18.8%
MISCELLANEOUS	-	-	973	973	100.0%
REBATE PROGRAMS	57,000	28,500	26,916	(1,584)	-5.6%
CONSERVATION EDUCATION	33,500	16,750	8,053	(8,697)	-51.9%
IOP EXPENSE	12,000	6,000	6,185	185	3.1%
FRANCHISE FEE	296,000	148,000	144,212	(3,788)	-2.6%
FORA ADMIN./LIAISON FEES	25,000	12,500	25,000	12,500	100.0%
MEMBERSHIP ON FORA BOARD	37,000	18,500	37,000	18,500	100.0%
BAD DEBT EXPENSE	1,000	500	40	(460)	-92.0%
DEVELOPER EXPENSES (REIMBURSABLE)	-	-	59,273	59,273	100.0%
TOTAL DEPARTMENT EXPENSE	5,302,781	2,651,390	2,487,754	(163,636)	-6.2%
TOTAL EXPENSE	9,624,505	4,812,252	4,482,496	(329,757)	-6.9%

**MARINA COAST WATER DISTRICT
GENERAL CIP BUDGET ANALYSIS
JULY - DECEMBER 2013**

ACCOUNT NAME	ANNUAL BUDGET	JUL - DEC BUDGET	TOTAL		
			JUL - DEC ACTUALS	BUD vs ACTUALS \$ CHANGE	BUD vs ACTUALS % CHANGE
NETWORK COMPUTER SYSTEM	60,400	30,200	5,768	(24,432)	-80.9%
METERS	50,000	25,000	-	(25,000)	-100.0%
VEHICLES	100,000	50,000	97,096	47,096	94.2%
EQUIPMENT	140,000	70,000	-	(70,000)	-100.0%
TOTAL EXPENSE	350,400	175,200	102,865	(72,335)	-41.3%

MARINA COAST WATER DISTRICT
 CAPITAL IMPROVEMENT PROJECT BUDGET ANALYSIS
 JULY - DECEMBER 2013

ACCOUNT NAME	ANNUAL BUDGET	JUL - DEC BUDGET	TOTAL		
			JUL - DEC ACTUALS	BUD vs ACTUALS \$ CHANGE	BUD vs ACTUALS % CHANGE
MW - 0160 WELL 10 REHAB	-	-	2,427	2,427	100.0%
MW - 0200 WHARF HYDRANT REPLACEMENT	83,000	41,500	-	(41,500)	-100.0%
MW - 0203 WELL 11 PUMP/CASING	-	-	2,268	2,268	100.0%
MS - 0133 REPLACE LIFT STATION NO. 5 (COSKY)	456,000	228,000	-	(228,000)	-100.0%
MS - 0206 RESERVATION RD SIPHON PROJECT	771,000	385,500	20,783	(364,717)	-94.6%
OW - 0116 WELL 33/ FIELD RESV	-	-	285	285	100.0%
OW - 0119 DEMOLISH D-ZONE RESERVOIR	167,000	83,500	-	(83,500)	-100.0%
OW - 0169 EG VALVE STATION	-	-	231	231	100.0%
OW - 0207 FIRE FLOW 3RD AVE	-	-	108	108	100.0%
OW - 0222 EASTERN DISTRIBUTION SYSTEM - PHASE II	230,000	115,000	-	(115,000)	-100.0%
OS - 0150 EAST GARRISON LIFT STATION IMPROVEMENTS	217,000	108,500	42,599	(65,901)	-60.7%
OS - 0200 CLARK LS IMPROVEMENT	395,000	197,500	154	(197,346)	-99.9%
GW - 0112 A1/A2 TANK B/C BSTR	-	-	1,363	1,363	100.0%
GW - 0157 DESAL DESIGN/CONST	-	-	-	-	100.0%
GW - 0211 REGIONAL DESALINATION (RD) INTEGRATION	42,000	21,000	-	(21,000)	-100.0%
RW - 0156 RECYCLED TRUNK MAIN & BOOSTER	315,000	157,500	-	(157,500)	-100.0%
RD - 0101 REGIONAL DESALINATION PROJECT	5,716,500	2,858,250	749,835	(2,108,415)	-73.8%
WD - 0203 MCWD FT ORD OFFICE LANDSCAPE PROJECT	20,500	10,250	-	(10,250)	-100.0%
WD - 0115 SCADA SYSTEM IMPROVEMENTS - PHASE I	408,000	204,000	49,718	(154,282)	-75.6%
BUILDINGS - 940 2ND AVENUE	-	-	240,028	240,028	100.0%
SEASIDE LAND TRANSFER	-	-	486,200	486,200	100.0%
TOTAL EXPENSE	8,821,000	4,410,500	1,595,999	(2,814,501)	-63.8%

MARINA COAST WATER DISTRICT
SCHEDULE OF INVESTMENTS SUMMARY
JULY - DECEMBER 2013
(UNAUDITED)

PURCHASE DATE	MATURITY DATE	ACCT TYPE	YIELD APR	6/30/2013 BALANCE	QUARTERLY ACTIVITIES		12/31/2013 BALANCE	
					TRANSACTION TYPE	AMOUNT		
LAIF ACCOUNT				0.26%	7,410,173	INTEREST 07/15/2013	5,030	7,415,202
						INTEREST 10/15/2013	4,796	7,419,999
						TRANSFER TO CHECKING A/C		7,419,999
SAVINGS ACCOUNT				0.26%	814,086	INTEREST 07/01/13 - 12/31/13	1,079	815,165
						XFR TO CHECKING A/C	-	815,165
						XFR FM CHECKING A/C	-	815,165
CPFCA DEPOSIT ACCOUNT				0.05%	100,192	INTEREST 07/01/13 - 12/31/13	26	100,218
CD ACCOUNT								
8/20/2010	2/21/2014	CD #1	0.15%	230,237	INTEREST 07/01/13 - 12/31/13	176	230,413	
12/1/2010	12/1/2013	CD IOP	0.40%	3,312,505	INTEREST 07/01/13 - 12/31/13	6,741	3,319,246	
CHECKING ACCOUNT					1,387,501	QUARTERLY DEPOSITS & CREDITS	7,023,029	8,410,531
						QUARTERLY CHECKS & DEBITS	(6,454,576)	1,955,955
						XFR FM LAIF A/C	-	1,955,955
						XFR FM SAVINGS A/C	-	1,955,955
						XFR TO SAVINGS A/C	-	1,955,955
INTERNAL LOAN RECEIVABLE								
ORD WATER LOAN		PRINCIPAL		172,424				
ORD SEWER LOAN		PRINCIPAL		100,445				

(Loan are scheduled to be recovered from Ord Community Cost Centers on a 10 year amortization period.)

SUMMARY	As of December 31,		RESERVES DETAIL (LAIF ACCOUNT)	As of December 31,	
	2012	2013		2012	2013
LAIF ACCOUNT	8,896,755	7,419,999	MW GEN OP RESERVE	1,043,564	349,425
SAVINGS ACCOUNT	812,923	815,165	MW CAPACITY REVENUE FUND	432,993	431,573
CPFCA DEPOSIT ACCOUNT	100,163	100,218	MW CAP REPL RESERVE FUND	1,303,749	1,509,018
CD #1 ACCOUNT	230,023	230,413	MS GEN OP RESERVE	435,257	351,824
CD IOP	3,305,851	3,319,246	MS CAPACITY REVENUE FUND	349,992	336,153
CHECKING ACCOUNT	1,398,182	1,955,955	MS CAP REPL RESERVE FUND	622,959	725,486
TOTAL INVESTMENT	14,743,897	13,840,996	OW GEN OP RESERVE	53,049	31,236
			OW CAPITAL/CAPACITY REVENUE FUND	1,955,555	1,584,193
			OW CAP REPL RESERVE FUND	1,014,605	1,218,796
			OS GEN OP RESERVE	1,006,505	157,493
			OS CAPITAL/CAPACITY REVENUE FUND	163,289	115,404
			OS CAP REPL RESERVE FUND	507,303	609,398
			TOTAL	8,888,819	7,419,999

MARINA COAST WATER DISTRICT
 SCHEDULE OF INVESTMENTS SUMMARY - BOND PROCEEDS
 AS OF DECEMBER 31, 2013
 (UNAUDITED)

PURCHASE DATE	MATURITY DATE	ACCT TYPE	YIELD APR	9/30/2013 BALANCE	QUARTERLY ACTIVITIES		12/31/2013 BALANCE
					TRANSACTION TYPE	AMOUNT	
RESERVE FUND 2006 BOND		GIC	4.95%	3,084,250	INTEREST	75,534	3,159,784
					APPLIED TO DEBT SERVICE	(75,533)	3,084,251
					SWEEP FEES	(0)	3,084,250
RESERVE FUND 2010 REFUNDING BOND		TFUND	0.01%	849,321	INTEREST	40	849,360
					FUND REPLENISHMENT	165	849,526
					SWEEP FEES	(18)	849,508
CONSTRUCTION FUND		MM	0.26%	2,104,854	INTEREST	1,397	2,106,251

MARINA COAST WATER DISTRICT
SCHEDULE OF DEBT SUMMARY
AS OF DECEMBER 31, 2013
(UNAUDITED)

PRINCIPAL AMOUNT	FIRST PAYMENT	FINAL PAYMENT	RATE	9/30/2013 BALANCE	QUARTERLY ACTIVITIES TRANSACTION TYPE	AMOUNT	12/31/2013 BALANCE
RABO BANK - IOP CONSTRUCTION LOAN							
2,227,979	12/31/2010	12/01/2014	1.900%	2,227,979	PAYMENT	-	2,227,979
					INTEREST ONLY PAYMENT		
SERIES 2006 BOND - CLOSING DATE 08/23/2006							
42,310,000	06/01/2007	06/01/2037	4.795%	37,110,000	PAYMENT - PRINCIPAL	-	37,110,000
					PAYMENT - INTEREST ONLY	890,781	
					NEXT PMT DUE 06/01/2014	\$1,840,781	
FORA PROMISSORY NOTE - CLOSING DATE 06/24/2009							
134,408	07/01/2009	03/30/2014	0.000%	14,150	PAYMENT	(7,074)	7,076
					PAYMENT DUE QUARTERLY		
2010 REFUNDING BOND - CLOSING DATE 12/23/2010							
8,495,000	06/01/2011	06/01/2020		6,370,000	PAYMENT - PRINCIPAL	-	6,370,000
					PAYMENT - INTEREST ONLY	144,425	
					NEXT PMT DUE 06/01/2014	\$844,425	

SUMMARY

RABOBANK - IOP CONSTRUCTION LOAN	2,227,979
SERIES 2006 BOND	37,110,000
FORA PROMISSORY NOTE	7,076
2010 REFUNDING BOND	6,370,000
TOTAL DEBT	45,715,055

**MARINA COAST WATER DISTRICT
RESERVE DETAIL
PROJECTED AS OF DECEMBER 31, 2013**

<u>Description</u>	MW	MS	OW	OS	RW	RP	TOTAL
Debt Reserve Fund (2006 Bond)*	408,071	157,444	1,664,919	649,091	204,725	-	3,084,250
Debt Reserve Fund (2010 Bond)*	237,862	67,961	424,754	118,931	-	-	849,508
IOP CD Account*	995,774	232,725	1,692,627	398,121			3,319,247
CPCFA*						100,218	100,218
Sub-total	<u>1,641,707</u>	<u>458,130</u>	<u>3,782,300</u>	<u>1,166,143</u>	<u>204,725</u>	<u>100,218</u>	<u>7,353,223</u>
Capital Reserves							
Bond Series 2006 Construction Funds**	1,011,547	312,714	-	781,990	-	-	2,106,251
Capacity Charge/Capital Surcharge**	431,573	336,153	1,956,893	194,579	-	-	2,919,198
Capital Replacement**	1,509,018	725,486	1,218,796	609,398	-	-	4,062,698
Sub-total	<u>2,952,138</u>	<u>1,374,353</u>	<u>3,175,689</u>	<u>1,585,967</u>	<u>-</u>	<u>-</u>	<u>9,088,147</u>
General Operating Reserve (#)	<u>8,320,614</u>	<u>1,104,383</u>	<u>469,336</u>	<u>3,325,388</u>	<u>-</u>	<u>-</u>	<u>13,219,721</u>
Total Reserves as of 12-31-2013	<u>12,914,459</u>	<u>2,936,866</u>	<u>7,427,325</u>	<u>6,077,498</u>	<u>204,725</u>	<u>100,218</u>	<u>29,661,091</u>
Capital Reserves as of 12-31-2013							
Capital Reserves as of 12-31-2013	2,952,138	1,374,353	3,175,689	1,585,967	-	-	9,088,147
Minimum balance required by Board***	1,000,000	1,000,000	1,000,000	1,000,000	-	-	4,000,000
Available Capital Reserve as of 12-31-2013	<u>1,952,138</u>	<u>374,353</u>	<u>2,175,689</u>	<u>585,967</u>	<u>-</u>	<u>-</u>	<u>5,088,147</u>
General Operating Reserves as of 12-31-2013							
General Operating Reserves as of 12-31-2013	8,320,614	1,104,383	469,336	3,325,388	-	-	13,219,721
6 mos. Avg operating expenses required by Board***	1,278,860	391,559	2,441,400	576,837	123,598	-	4,812,253
Available Capital Reserve as of 12-31-2013	<u>7,041,754</u>	<u>712,824</u>	<u>(1,972,064)</u>	<u>2,748,552</u>	<u>(123,598)</u>	<u>-</u>	<u>8,407,469</u>
* Held by external Agencies							
** Restricted to capital spending							
***Per Board Policy							
Operating Expenses plus Interest & Bond Amortization	2,557,720	783,118	4,882,799	1,153,673	247,195	-	9,624,505