A G E N D A

CITY OF SEASIDE CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE	JOINT SPECIAL MEETING Council Chamber 440 Harcourt Avenue Thursday, June 2, 2016 5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

Ralph Rubio	Mayor/Chair
Ian N. Oglesby	Mayor Pro Tem/Vice Chair
Dennis Alexander	Council/Agency Member
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. CLOSED SESSION

A. PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS

Agency Negotiators: Craig Malin, City Manager; Daphne Hodgson, Deputy City Manager - Administrative Services; Roberta Greathouse, Human Resources Director; Lisa Saldana, Financial Services Manager, Donna Williamson, Labor Negotiator

Employee Organizations:

1. Seaside City Employees' Association
2. Seaside Police Officers' Association
3. Seaside Firefighters' Association
4. Seaside Managers & Supervisory Employees' Association
5. Unrepresented Employees: Confidential Managers & Confidential Non-Exempt Employees
6. Executive Managers

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

Seaside Senior Living Village -Property: "The Shoppette" at Monterey Road and Coe Avenue (APN 031-141-004) Negotiator for the City: Craig Malin, City Manager, Negotiator for Developer: Rick De La Cruz, Seasons Management, LLC. Under Negotiation: Instructions to negotiator will concern price, terms of payment or both.

C. PURSUANT TO GOVERNMENT CODE 54957.7 -PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

5. CONSENT AGENDA

A. APPROVAL OF MINUTES FROM MAY 19, 2016 JOINT SPECIAL MEETING

PURPOSE: To review and approve the minutes from May 19, 2016.

RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE: It is requested that the Successor Agency Board approve and file the accounts payable and wired payments made during the period of May 10, 2016 through May 23, 2016. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of May 12, 2016 is requested. Total Accounts Payable and Payroll for the above referenced period is $9,756.75.

RECOMMENDATION: It is recommended that the Successor Agency Board approve and file the attached checks.

C. ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE THE QUARTER ENDED MARCH 31, 2016.

PURPOSE: Accept and file the Successor Agency of the Redevelopment Agency of the City of Seaside Cash and Investment Report for the quarter ended March 31, 2016.

RECOMMENDATION: Accept and file report.

6. BUSINESS ITEMS

A. **RECEIVE REPORT, DISCUSS AND PROVIDE DIRECTION TO STAFF REGARDING THE FUTURE PROGRAM LOCATION FOR THE SEASIDE YOUTH RESOURCE CENTER**

PURPOSE: To inform the City Council of the possible scenarios regarding a future location of the Seaside Youth Resource Center. Staff will provide options regarding the possible acquisition of the Successor Agency Property at 1274-1280 Broadway Ave, as well as the possible commercial space leasing opportunities for SYRC Use.

RECOMMENDATION:
That the City Council provide direction to staff regarding the location of the Seaside Youth Resource Center as follows:

1. Proceed with drafting purchase and sale documents for the City to purchase 1274-1280 Broadway Ave from the Successor Agency; or
2. Enter into a lease agreement for a commercial space property; or
3. Provide additional direction to staff.

ADJOURN TO CITY COUNCIL REGULAR MEETING

8. PUBLIC HEARING

A. **CONDUCT A PUBLIC HEARING AND CONSIDER ADOPTION OF A RESOLUTION APPROVING THE 2016-2017 GENERAL AND OTHER FUNDS OPERATING BUDGET, CAPITAL OUTLAY BUDGET, CAPITAL IMPROVEMENT BUDGET, POSITION CONTROL LIST AND SALARY SCHEDULE, THE APPROPRIATIONS LIMIT, THE CAPITAL IMPROVEMENT PLAN, AND SET THE RESERVE AMOUNTS AND AUTHORIZE STAFF TO TAKE ACTIONS AS NECESSARY FOR BUDGET IMPLEMENTATION**

PURPOSE: The purpose of this item is to give the City Council and the Successor Agency Board the opportunity to conduct a public hearing and review, discuss and consider the adoption of a resolution approving the 2016-2017 General and other funds operating budgets, capital outlay budget, capital improvement budget, position control list and salary schedule, the appropriations limit, the capital improvement plan, and set the reserve amounts and authorize staff to take actions as necessary for budget implementation. Modifications approved with this action will be incorporated into the 2016-2017 Budget prior to implementation and publication.

RECOMMENDATION: It is recommended that the City Council and the Successor Agency Board conduct a public hearing and adopt a resolution approving the 2016-2017 General and other funds operating budgets, capital outlay budget, capital improvement budget, position control list and salary schedule, the appropriations limit, the capital improvement plan, and set the reserve amounts and authorize staff to take actions as necessary for budget implementation including modifications also approved with the resolution.

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
June 2, 2016
Seaside City Hall
5:30 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300 Videos of past meetings are available on demand through the City's website: http://www.ci.seaside.ca.us

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

DRAFT MINUTES

CITY OF SEASIDE	JOINT SPECIAL MEETING
CITY COUNCIL/ SUCCESSOR	COUNCIL CHAMBER
AGENCY TO THE	Thursday, May 19, 2016
REDEVELOPMENT AGENCY	5:00 PM

1. CALL TO ORDER

Mayor Rubio called the meeting to order at 5:00 PM.

CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Alexander, Campbell, Oglesby, Pacheco, Rubio
ABSENT: None

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

Mayor Rubio invited comments from the public and had no requests to speak.

4. CONSENT AGENDA

Mayor Rubio invited comments from the public and from the Council and had no requests to speak.

On motion by Mayor Pro Tem Oglesby and seconded by Council Member Dennis Alexander and passed by the following vote the City Council approve the Consent Agenda as presented.

RESULT:	**Approved**
MOVER:	Mayor Pro Tem Ian Oglesby
SECONDER:	Council Member Dennis Alexander
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Ian Oglesby, Dave Pacheco
NOES:	Non

A. APPROVE THE MINUTES FROM THE MAY 5, 2016 JOINT SPECIAL MEETING

Action: Approved

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved & Accepted

C. AUTHORIZATION FOR THE USE OF PARCELS FOR FIREWORKS STANDS OWNED BY THE PARKING AUTHORITY AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

Action: Authorized

5. STUDY SESSION

A. **PRESENTATION OF THE FISCAL YEAR 2016-2017 PRELIMINARY BUDGET AND THE 2017-2018 BUDGET PLAN AND CONSIDER REVENUE DIVERSIFICATION ALTERNATIVES**

City Manager Malin introducted the item summarizing the initial details of the budget that the propsed budget was the result of staff efforts. He noted that the 2017-18 Budget is not yet balanced and that there is still a year to get that balance in line and staff will continue to persue operational efficiency, work on revenue diversification options as well as the pending economic development that may enhance the revenue streams in the future. A partnership between the City and the development community will continue to move the economic development projects along.

Deputy City Manager Administrative Services Hodgson then presented, detailing the balance of the 2017-18 budget imbalance. She explained the long-term revenue opportunities to include the sale and development of the property in Fort Ord, sale and development of former Redevelopment Agency property and growth and expansion of dealers within the Auto Mall. She then outlined the near term diversification opportunities through public policy goals, including balancing commercial taxes, short-term rental regulations, and a potential storm water fee. Finally she introduced the opportnity to minimize revenue leakage, based on the likelihood of the passage for regulation of recreational marijuana sales. This would allow the City to tax the recreational and medical use of marijuana. Revenues would be generated by sales tax, business licence fee and business tax. Mid-term diversification options would be a public safety fee or a streets and/or infrastructure fee that would require a 66.6% voter approval. Ms. Hodgson then shifted to the preliminary budget detailing what the budget imbalances were for the last three years, illustrating that there is a surplus for the first time in 4 years.

City Manager Malin spoke to the schedule impacting the budget options including the retirement option presented to select employees which may impact the final proposed budget. He reported staff will agendize for action adoption of the budget at the June 2, 2016 meeting. Mr. Malin closed by showing the reserve fund balances and how they comply with the Municipal Code. In summary, he said the budget is preliminary balanced as presented. Police and Fire budget increases slightly, reserves are heading in a positive direction and revenue diversification options are available. He noted the challenge we will have in the future, but spoke to presented options to alleviate those challenges before they are upon us. Staff answered questions from the Council.

Council Member Alexander questioned what the major imbalances were in previous years questioned how they were overcome to which Ms. Hodgson explained there was not one specific thing each year that caused the deficit. Projecting to 2017-18 there are some known, uncontrolled costs that will have to be addressed. Council Member Campbell questioned how the adopted budgets compared with the actual budgets. Council Member Pacheco questioned the choice and timing to put a measure on the ballot, questioned what other cities are doing about short term rentals. City Attorney Freeman indicated that he is the expert on short term rentals and the matter should be taken up fully at a future meeting. Mayor Pro Tem Oglesby thanekd the City Manager for presenting a balanced budget and was pleased that staff is not requesting to go into reserves to balance the budget for their needs. He also said that before increasing taxes we need to exhaust additional revenue opportunities. Mayor Rubio invited comments from the public on the presentation and had no requests to speak.

Council Member Campbell thanked staff for their efforts to present a balanced budget and said he was pleased we are looking at alternative revenue sources. Council Member Pacheco thanked for the cooperation and spoke in agreement with Oglesby's comments about revenue targets not being taxes. Mayor Rubio also thanked the staff and the City manager for his leadership. Speaking to the issues of taxes, he spoke to the publics request for additional services and they can chose if it is important enough to them to pay for it. He spoke to the need to gauge the citizens for their perspective on new taxes for specific services, specifically citing the november election that will inform as to how the citizens vote on the marijuana issue which can give us information about how the Council should proceed.

The report was received.

6. <u>CLOSED SESSION</u>

The City Council adjourned to Closed Session at 5:55 PM. City Attorney Freeman reported he did not anticipate announcemetns for the public.

A. <u>CONFERENCE WITH REAL PROPERTY NEGOTIATORS – GOVERNMENT CODE SECTION 54956.8</u>

B. <u>PURSUANT TO GOVERNMENT CODE 54957.6 - CONFERENCE WITH LABOR NEGOTIATORS</u>

7. <u>ADJOURNMENT</u>

The City Council reconvened to open session and the meeting was adjourned at 6:39 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk | **Ralph Rubio, Mayor**

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, Executive Director

BY: Daphne Hodgson, Deputy City Manager Administrative Services
Krista Oberholtzer, Accounting

DATE: June 2, 2016

SUBJECT: **APPROVE AND FILE SUCCESSOR AGENCY CHECKS**

PURPOSE

It is requested that the Successor Agency Board approve and file the accounts payable and wired payments made during the period of May 10, 2016 through May 23, 2016. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of May 12, 2016 is requested. Total Accounts Payable and Payroll for the above referenced period is $9,756.75.

RECOMMENDATION

It is recommended that the Successor Agency Board approve and file the attached checks.

BACKGROUND

In accordance with Government Code Section 37208, at each Agency meeting the Board is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, I hereby certify that the above referenced, and linked, list of checks conforms to the approved budget and has been paid. These checks are hereby submitted to the Agency Board for inspection and confirmation.

There were no checks that exceeded $10,000 between May 10, 2016 through May 23, 2016 for Successor Agency related expenses.

The Checks report is available on the City's Website here:
http://www.ci.seaside.ca.us/index.aspx?page=366

FISCAL IMPACT

The listed checks have been budgeted and paid from the various funds, as appropriate.

ATTACHMENTS

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.C.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Daphne Hodgson, Deputy City Manager Administrative Services
Rajnesh Narayan, Finance

DATE: June 2, 2016

SUBJECT: **ACCEPT AND FILE THE CASH AND INVESTMENT REPORT FOR SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE THE QUARTER ENDED MARCH 31, 2016.**

PURPOSE

Accept and file the Successor Agency of the Redevelopment Agency of the City of Seaside Cash and Investment Report for the quarter ended March 31, 2016.

RECOMMENDATION

Accept and file report.

BACKGROUND

Section 53646 of the California State Government Code requires the fiscal officer to prepare a quarterly report detailing the Agency's cash and investments. The Successor Agency of the Redevelopment Agency of City of Seaside Investment Policy requires a quarterly report also.

The following exhibits are attached to this staff report:
March 31,2016 Report, including information regarding the Local Agency Investment (LAIF) where approximately 7.24% of the portfolio is Successor Agency Funds.

FISCAL IMPACT

ATTACHMENTS

1. LAIF PROGRAM DESCRIPTION
2. EXHIBIT A - SUCCESSOR AGENCY SUMMARY OF POOLED CASH AND INVESTMENTS AS OF MARCH 31,2016
3. EXHIBIT B - SUCCESSOR AGENCY CASH AND INVESTMENT -DETAIL AS OF MARCH 31,2016
4. EXHIBIT C - SUCCESSOR AGENCY CASH AND INVESTMENT ACTIVITY REPORT AS OF MARCH 2016
5. LAIF AVERAGE MONTHLY EFFECTIVE YIELDS
6. LAIF INTEREST AS OF MARCH 31, 2016
7. LAIF PERFORMANCE REPORT QUARTER ENDING 3-31-16

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

POOLED MONEY INVESTMENT ACCOUNT

Program Description

Through the Pooled Money Investment Account (PMIA), the State Treasurer invests taxpayers' money to manage the State's cash flow and strengthen the financial security of local governmental entities. PMIA policy sets as primary investment objectives safety, liquidity and yield.

The Investment Division of the State Treasurer's Office manages the PMIA under statutory authority granted by California Government Code sections 16430 and 16480.4. The Pooled Money Investment Board governs the PMIA. The State Treasurer chairs the Board, which also includes the State Controller and the State Director of Finance.

The PMIA has three primary sources of funds: the State general fund; special funds held by State agencies; and moneys deposited by cities, counties and other entities into the Local Agency Investment Fund (LAIF). At the end of April 2016, the PMIA portfolio totaled approximately $67.6 billion. The daily investment activity in April 2016 averaged $1.503 billion.

Investment Division staff invest PMIA funds in a wide range of securities, using more than 100 brokers, dealers, banks and direct issuers of commercial paper and corporate debt. By law, PMIA moneys can be invested only in the following categories: U.S. government securities, securities of federally-sponsored agencies, domestic corporate bonds, interest-bearing time deposits in California banks, savings and loan associations and credit unions, prime-rated commercial paper, repurchase and reverse repurchase agreements, security loans, banker's acceptances, negotiable certificates of deposit and loans to various bond funds.

Through the PMIA, the Investment Division manages two programs of particular note: the LAIF and time deposits.

The LAIF allows cities, counties and special districts to place money in a major portfolio and, at no additional costs to taxpayers, use the expertise of Investment Division staff. Participating agencies can withdraw their funds from the LAIF at any time. At the end of April 2016, the LAIF had 2,461 participating agencies and a balance of $22.2 billion.

Under the time deposit program, the PMIA provides money to community banks at competitive rates. Eligible institutions are commercial banks, savings banks and credit unions that are federally insured and licensed to accept deposits in the State of California. Banks which receive time deposit funds can use the money to expand economic opportunity and create jobs in the communities they serve. At the end of April 2016, the PMIA had 239 time deposits totaling $5.7 billion in 74 institutions.

Pooled Money Investment Account

Fast Facts - April 2016

Ending Portfolio

$67.6 billion

Average Workday Investment Activity

$1.503 billion

Average Effective Yield

0.53 percent

Average Investment Life

164 days

Local Agency Investment Fund Ending Portfolio

$22.2 billion

Time Deposits Ending Portfolio

$5.7 billion, 239 deposits, 74 institutions

EXHIBIT A

SUCCESSOR AGENCY OF THE
REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE
SUMMARY OF POOLED CASH AND INVESTMENTS
AS OF MARCH 31,2016

DESCRIPTION	INSTITUTION	VALUATION	AMOUNT
LAIF - City Funds	State Treasurer	Market	$ 6,703,851.12
LAIF - Successor Agency Funds	State Treasurer	Market	$ 141,095.83
LAIF - RDA 2003- Bond Capital Project	State Treasurer	Market	$ 933,050.97
General Checking	Rabobank	Market	$ 1,005,161.33
AFLAC Checking	Rabobank	Market	$ -
Money Market	Rabobank	Market	$ 5,179,551.97
York Tail Claims	Bank of America	Market	$ 38,592.79
Bond 2014 Reserve account	US Bank	Market	$ 0.74
Bond 2006 Reserve & Installment accounts	US Bank	Market	$ 339,634.55
Pension Obligation Bond Program Reserve account	Wells Fargo Bank	Market	$ 482,048.12
		Total	**$ 14,822,987.42**

I hereby certify that sufficient investment liquidity and anitcipated revenues are available to meet the City's and the Agency's aniticipated expenditure requirements for the next six months. (California Code Section 53646)

Investments in this report meet the requirements of the City of Seaside's Investment Policy.

Respectfully submitted,

Craig Malin
City Manager

Successor Agency of the Redevelopment Agency of the City of Seaside
Cash and Investment Report - Detail as of
March 31, 2016

Exhibit B

		Yield	Book Value	% of Total	Market Value
Investments					
State Treasurer LAIF	- City	**0.40%**	**6,703,851.12**	**45.23%**	**6,703,851.12**
			-		
	- Successor Agency Funds	**0.40%**	**141,095.83**	**0.95%**	**141,095.83**
	-RDA 2003 Bonds	**0.40%**	**933,050.97**	**6.29%**	**933,050.97**
Checking Account					
Rabobank - General Checking		**0.00%**	**1,005,161.33**	**6.78%**	**1,005,161.33**
Rabobank - AFLAC Checking		**0.00%**	**-**	**0.00%**	**-**
Rabobank - Money Market		**0.20%**	**5,179,551.97**	**34.94%**	**5,179,551.97**
Bank of America-York Checking		**0.00%**	**38,592.79**	**0.26%**	**38,592.79**
Installment Payment, Reserve		**0.00%**	**0.74**	**0.00%**	**0.74**
US Bank - Golf Course 2006 Bonds					
Installment Payment, Reserve		**0.00%**	**339,634.55**	**2.29%**	**339,634.55**
Wells Fargo Bank					
Pension Obligation Bond Program Reserve Account		**0.00%**	**482,048.12**	**3.25%**	**482,048.12**
Total Cash and Investments			**14,822,987.42**	**100.00%**	**14,822,987.42**

Exhibit C

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE
CASH AND INVESTMENT ACTIVITY
JANUARY 01,2016
THROUGH
MARCH 31,2016

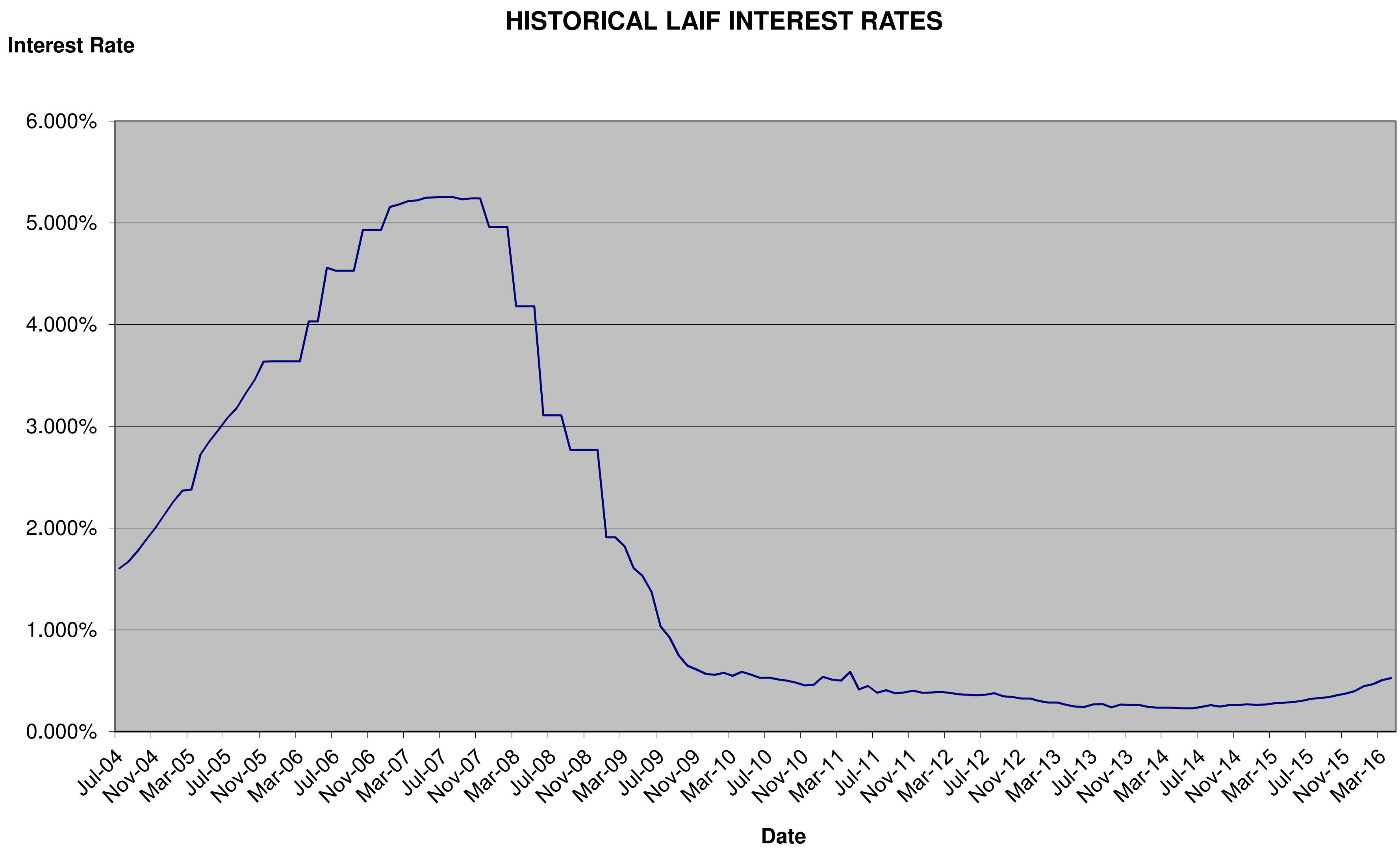
INSTITUTION	ACCOUNT STATUS	BEGINNING BALANCE	DEPOSITED	EXPENDED or TRANSFERRED	INTEREST EARNED	ENDING BALANCE
LAIF - City	OPEN	$ 6,697,260.34	-	-	6,590.78	$ 6,703,851.12
LAIF - Successor Agency	OPEN	$ 141,046.18	-	-	49.65	$ 141,095.83
LAIF - Redevelopment 2003 Bonds	OPEN	$ 932,107.67	-	-	943.30	$ 933,050.97
CHECKING ACCOUNT						
Rabobank - General Checking	OPEN	$ 477,708.32	7,612,026.24	7,084,573.23	-	$ 1,005,161.33
Rabobank - AFLAC Checking	OPEN	$ 32,809.99	-	32,809.99	-	$ -
Rabobank, Money Market	OPEN	$ 6,996,425.67	-	1,820,000.00	3,126.30	$ 5,179,551.97
York Tail Claims	OPEN	$ 40,532.90	19,344.91	21,285.02	-	$ 38,592.79
BOND RESERVE ACCOUNT - HELD BY TRUSTEES						
Bond 2014 Accounts - Reserve, Interest	OPEN	$ 5.29	168,325.96	168,331.25	0.74	$ 0.74
Bond 2006 Accounts - Reserve, Installment	OPEN	$ 468,089.36	-	128,526.25	71.44	$ 339,634.55
Wells F Pension Obligation Bond Prog-Reserve Acct.	OPEN	$ 482,036.11	-	-	12.01	$ 482,048.12
		$ 16,268,021.83	**7,799,697.11**	**9,255,525.74**	**10,794.22**	**$ 14,822,987.42**

California State Treasurer
John Chiang

POOLED MONEY INVESTMENT ACCOUNT

PMIA Average Monthly Effective Yields

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1977	5.770	5.660	5.660	5.650	5.760	5.850	5.930	6.050	6.090	6.090	6.610	6.730
1978	6.920	7.050	7.140	7.270	7.386	7.569	7.652	7.821	7.871	8.110	8.286	8.769
1979	8.777	8.904	8.820	9.082	9.046	9.224	9.202	9.528	9.259	9.814	10.223	10.218
1980	10.980	11.251	11.490	11.480	12.017	11.798	10.206	9.870	9.945	10.056	10.426	10.961
1981	10.987	11.686	11.130	11.475	12.179	11.442	12.346	12.844	12.059	12.397	11.887	11.484
1982	11.683	12.044	11.835	11.773	12.270	11.994	12.235	11.909	11.151	11.111	10.704	10.401
1983	10.251	9.887	9.688	9.868	9.527	9.600	9.879	10.076	10.202	10.182	10.164	10.227
1984	10.312	10.280	10.382	10.594	10.843	11.119	11.355	11.557	11.597	11.681	11.474	11.024
1985	10.579	10.289	10.118	10.025	10.180	9.743	9.656	9.417	9.572	9.482	9.488	9.371
1986	9.252	9.090	8.958	8.621	8.369	8.225	8.141	7.844	7.512	7.586	7.432	7.439
1987	7.365	7.157	7.205	7.044	7.294	7.289	7.464	7.562	7.712	7.825	8.121	8.071
1988	8.078	8.050	7.945	7.940	7.815	7.929	8.089	8.245	8.341	8.397	8.467	8.563
1989	8.698	8.770	8.870	8.992	9.227	9.204	9.056	8.833	8.801	8.771	8.685	8.645
1990	8.571	8.538	8.506	8.497	8.531	8.538	8.517	8.382	8.333	8.321	8.269	8.279
1991	8.164	8.002	7.775	7.666	7.374	7.169	7.098	7.072	6.859	6.719	6.591	6.318
1992	6.122	5.863	5.680	5.692	5.379	5.323	5.235	4.958	4.760	4.730	4.659	4.647
1993	4.678	4.649	4.624	4.605	4.427	4.554	4.438	4.472	4.430	4.380	4.365	4.384
1994	4.359	4.176	4.248	4.333	4.434	4.623	4.823	4.989	5.106	5.243	5.380	5.528
1995	5.612	5.779	5.934	5.960	6.008	5.997	5.972	5.910	5.832	5.784	5.805	5.748
1996	5.698	5.643	5.557	5.538	5.502	5.548	5.587	5.566	5.601	5.601	5.599	5.574
1997	5.583	5.575	5.580	5.612	5.634	5.667	5.679	5.690	5.707	5.705	5.715	5.744
1998	5.742	5.720	5.680	5.672	5.673	5.671	5.652	5.652	5.639	5.557	5.492	5.374
1999	5.265	5.210	5.136	5.119	5.086	5.095	5.178	5.225	5.274	5.391	5.484	5.639
2000	5.760	5.824	5.851	6.014	6.190	6.349	6.443	6.505	6.502	6.517	6.538	6.535
2001	6.372	6.169	5.976	5.760	5.328	4.958	4.635	4.502	4.288	3.785	3.526	3.261
2002	3.068	2.967	2.861	2.845	2.740	2.687	2.714	2.594	2.604	2.487	2.301	2.201
2003	2.103	1.945	1.904	1.858	1.769	1.697	1.653	1.632	1.635	1.596	1.572	1.545
2004	1.528	1.440	1.474	1.445	1.426	1.469	1.604	1.672	1.771	1.890	2.003	2.134
2005	2.264	2.368	2.542	2.724	2.856	2.967	3.083	3.179	3.324	3.458	3.636	3.808
2006	3.955	4.043	4.142	4.305	4.563	4.700	4.849	4.946	5.023	5.098	5.125	5.129
2007	5.156	5.181	5.214	5.222	5.248	5.250	5.255	5.253	5.231	5.137	4.962	4.801
2008	4.620	4.161	3.777	3.400	3.072	2.894	2.787	2.779	2.774	2.709	2.568	2.353
2009	2.046	1.869	1.822	1.607	1.530	1.377	1.035	0.925	0.750	0.646	0.611	0.569
2010	0.558	0.577	0.547	0.588	0.560	0.528	0.531	0.513	0.500	0.480	0.454	0.462
2011	0.538	0.512	0.500	0.588	0.413	0.448	0.381	0.408	0.378	0.385	0.401	0.382
2012	0.385	0.389	0.383	0.367	0.363	0.358	0.363	0.377	0.348	0.340	0.324	0.326
2013	0.300	0.286	0.285	0.264	0.245	0.244	0.267	0.271	0.257	0.266	0.263	0.264
2014	0.244	0.236	0.236	0.233	0.228	0.228	0.244	0.260	0.246	0.261	0.261	0.267
2015	0.262	0.266	0.278	0.283	0.290	0.299	0.320	0.330	0.337	0.357	0.374	0.400
2016	0.446	0.467	0.506	0.525								


HISTORICAL LAIF INTEREST RATES
Interest Rate
6.000%
5.000%
4.000%
3.000%
2.000%
1.000%
0.000%
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Mar-16
Date

JOHN CHIANG
TREASURER
STATE OF CALIFORNIA

PMIA Performance Report

Date	Daily Yield*	Quarter to Date Yield	Average Maturity (in days)
05/05/16	0.54	0.53	160
05/06/16	0.54	0.53	161
05/07/16	0.54	0.53	161
05/08/16	0.54	0.53	161
05/09/16	0.54	0.53	165
05/10/16	0.54	0.53	165
05/11/16	0.55	0.53	165
05/12/16	0.54	0.53	164
05/13/16	0.55	0.53	163
05/14/16	0.55	0.53	163
05/15/16	0.55	0.53	163
05/16/16	0.54	0.53	159
05/17/16	0.54	0.53	158
05/18/16	0.55	0.53	159

*Daily yield does not reflect capital gains or losses

LAIF Performance Report

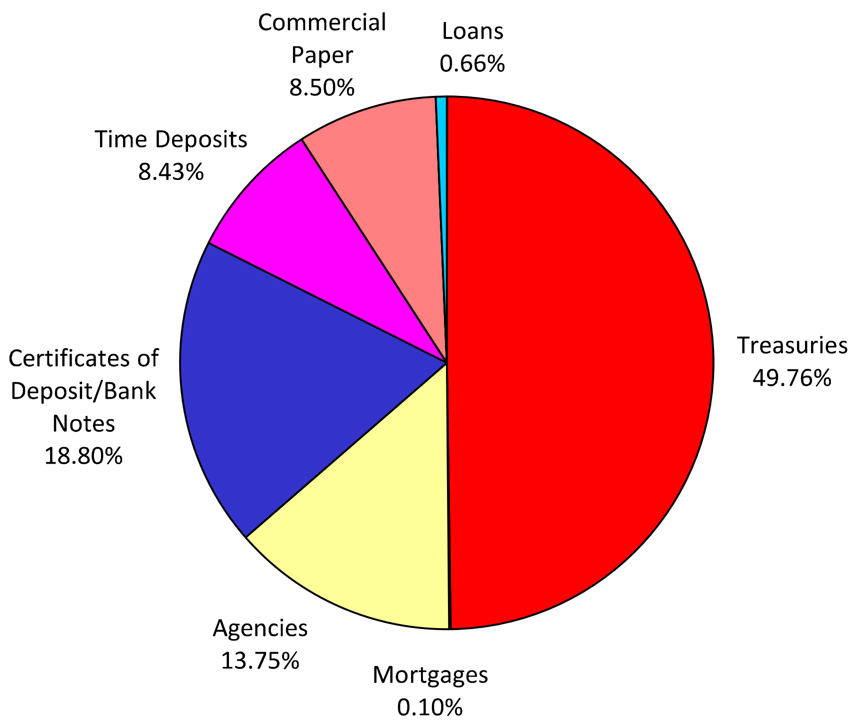
Quarter Ending 03/31/16

Apportionment Rate:	0.46%
Earnings Ratio:	0.00001268659292168
Fair Value Factor:	1.00022106
Daily:	0.51%
Quarter to Date:	0.47%
Average Life:	146

PMIA Average Monthly Effective Yields

APR 2016	**0.525%**
MAR 2016	0.506%
FEB 2016	0.467%

Pooled Money Investment Account
Portfolio Composition
4/30/16
$67.5 billion



CITY OF SEASIDE
STAFF REPORT

Item No.: 6.A.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Lesley Milton-Rerig, City Clerk

DATE: June 2, 2016

SUBJECT: **RECEIVE REPORT, DISCUSS AND PROVIDE DIRECTION TO STAFF REGARDING THE FUTURE PROGRAM LOCATION FOR THE SEASIDE YOUTH RESOURCE CENTER**

PURPOSE

To inform the City Council of the possible scenarios regarding a future location of the Seaside Youth Resource Center. Staff will provide options regarding the possible acquisition of the Successor Agency Property at 1274-1280 Broadway Ave, as well as the possible commercial space leasing opportunities for SYRC Use.

RECOMMENDATION

That the City Council provide direction to staff regarding the location of the Seaside Youth Resource Center as follows:

1. Proceed with drafting purchase and sale documents for the City to purchase 1274-1280 Broadway Ave from the Successor Agency; or
2. Enter into a lease agreement for a commercial space property; or
3. Provide additional direction to staff.

BACKGROUND

As reported at the April 7, 2016 City Council meeting, the establishment of the Seaside Youth Resource Center (SYRC) took longer than anticipated therefore the City Council entered into an agreement with The Village Project Inc. as an interim location until a permanent site for the SYRC could be acquired. The agreement was for a term of 6 months initially, then month to month thereafter, and equally voidable by either party after the 6 month term with a 30 day notice. In December 2015, the Village Project Inc. provided notice to the City and the Youth Violence Prevention Program Steering Committee that the Center is rapidly growing and has outgrown the space and will be hindered if it stays at the interim facility. On March 9, 2015, they provided a termination notification of 90 days (June 7, 2016) making it imperative that the City immediately identify an alternate location to be able to continue to provide services to the existing clients.

At the April 7, 2016 City Council meeting, the City Council provided direction to staff to obtain an appraisal and determine the total program cost to acquire the Successor Agency owned property at 1274-1280 Broadway Avenue (Troia Building).

FACILITY ATTRIBUTES AND CAPITAL COSTS

A space analysis was conducted for the needs of the SYRC to be able to operate effectively. Ideally 2,500 square feet of space is needed with access to restrooms during operating hours, private break out spaces for confidential interviews due to HIPPA and other privacy laws and a large space to conduct trainings and special events. The location of the building, the accessibility and the layout make the Troia Building an ideal location. The facility is a 6,875 square foot facility with two separate structures. The smaller (East) side of the building would be best suited as the SYRC. The City has received interest from a local non profit that is interested in renting the larger (West) side of the facility from the City. An approximate market rate rental price for the larger portion of the facility would be approximately $60,000 annually. As the building exists now, upgrades are required prior to utilization of either side to comply with ADA regulations.

Renovation costs for the East (smaller) side: $40,000
<u>Renovation costs for the West (larger) side: $150,000</u>
Total cost to renovate the facility: $190,000

BUILDING ACQUISITION COSTS

Staff has received the appraisal for 1274 -1280 Broadway Ave which states the property has a sellable market value of $500,000. When the property was initially acquired, $250,000 of Community Development Block Grant (CDBG) funds were used to purchase the building and as required by Dissolution law, those funds must be refunded to CDBG program income upon sale of the property. This amount would be subtracted from the costs to be distributed to the taxing entities as well as any costs the City incurred to sell the property. To date, the cost of the appraisal has been the only cost incurred.

Staff believes that specific taxing entities may be willing to accept services in lieu of their direct compensation and, if agreed, would reduce the total purchase price. This program benefits Monterey Peninsula Unified School District and the County of Monterey most significantly, in that it will assist as a preventative method to assist with reducing violence in schools, truancy, suspensions, transitions of student to the alternative schools, and reduce juvenile court and probation department involvement. If the program discontinues in the future and the City choses to sell the facility, the proportion of the proceeds will be redistributed as previously required. Staff will report on any agreed upon waivers at the City Council meeting.

If the City choses to purchase the building, and the two taxing entities agree to the above waiver, the costs to the city will be $287,521 as detailed below and more in depth in Attachment A.

City of Seaside Capital Purchase Scenario for Troia Building
(Service Delivery Waiver Approach)

Appraisal Land Purchase Price (Based on 2016 Appraisal)	$500,000.00
Subtract - City of Seaside Distribution Allocation	$51,617.60
Subtract - Cost of the Appraisal	$5,800.00
Subtract - Total Figure (projected) to be Waived from Taxing Entities (Assuming MoCo, MPUSD)	$160,861.25
Total Capital Outlay/Cost to City of Seaside	$283,618.28

CITY PURCHASE / RE-SALE & LEASE BACK OPTION

The City may also purchase the building immediately to insure program continuity and then re-sell the building to a compatible end user who might lease back a portion of the building for Youth Resource Center programming. Such an end user has expressed interest in purchasing the entire site, and leasing YRC program space back to the City. This approach has the advantages of optimizing City capital outlay and on-going operational costs, and transitioning the parcel to the tax rolls. The interested end user, however, is a child care provider and would require an amendment to the zoning ordinance to be permissible.

OPERATIONAL PROGRAM COSTS

Currently the Youth Violence Prevention program annual operation cost is $485,983 of which the Cal GRIP grant provides $440,000 annually through December of 2017. The Cal GRIP grant is allocated through a competitive process and the City is not guaranteed to receive this or any other grants in the future for this program, although we will make every attempt to secure grant funds in future cycles. Grant funds cannot be used for capital purchases, such as building acquisitions or building renovations. Costs to operate the SYRC are outlined in Attachment B.

FISCAL IMPACT AND RECOMMENDATIONS

If the City Council directs staff to purchase the facility, the total cash outlay would be as high as $443,043 or as low (through the Service Delivery Waiver approach) as $283,618 for the building purchase, $190,000 for building upgrades and $485,983 ongoing annual program operating costs, of which $440,000 is currently being subsidized through an existing grant agreement expiring in December 2017.

Total Cash Outlay Cost to the City Annually

2016/17	2017/18	2018/2019

Year One (including initial Outlay)	Ongoing W/Partial Grant Funds	Ongoing W/Out Grant Funds
$847,429	$304,897	$485,983

If staff is directed to proceed with purchase, the process to upgrade the building to usable standards can begin, as can the solicitation of interest in parties who may purchase the building from the City. There may be an overlap in time from when the SYRC vacates the Village Project and when they re-open at the Broadway location. In the interim, SYRC staff can utilize the two vacant offices that exist in the engineering modular on a temporary basis. Building acquisition, renovation and ongoing program costs are detailed in Attachment B.

If the Council choses not to purchase the building, an alternate location must be identified and authorized as the SYRC needs to find another location by June 7, 2016. One option being the Council may authorize the City Manager to enter into a lease agreement for a private commercial space with the latest possible lease date ending December 2017. If the Grant is extended, then the lease can also be extended. This would allow the City the opportunity to reevaluate and compare the success of the program to the program costs and analyze the return on investment.

Alternately, if directed and approved by the City Manager, a reorganization of staffing can occur at City Hall, allowing the Engineering modular to be used as the SYRC.

ATTACHMENTS

1. Attachment A - Capital Purchase Cost
2. Attachment B - Program Operation Costs

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

Estimated Purchasing Scenario for Troia Building, Broadway Ave

Land Sale Proceeds Scenario for Troia Building

Estimated Land Sale Proceeds (Based on 2016 Appraisal)	$500,000.00
Subtract Cost for the Appriasal (by Gov. Code)	$5,800.00
Subtract CDBG Initial Investment By the City of Seaside	$250,000.00
Residual Land Sale Proceeds for Distribution	$244,200.00

Taxing Entities & Distribution Percentages		
Monterey County	13.5471%	$33,082.02
County Library	1.5822%	$3,863.73
City of Seaside	20.9487%	$51,156.73
Monterey County Water Resources Agency	0.0883%	$215.63
Monterey County Water Resources Agency, Zone 11	0.0137%	$33.46
Monterey Peninsula Water Management Agency	0.4986%	$1,217.58
Monterey Peninsula Regional Parks	0.9004%	$2,198.78
North Salinas Valley Mosquito Abatement District	0.4746%	$1,158.97
Moss Landing Harbor District	0.0001%	$0.24
Seaside County Sanitation District	1.4717%	$3,593.89
Monterey County Office of Education	3.1497%	$7,691.57
Monterey Peninsula Unified School District	51.7375%	$126,342.98
Monterey Peninsula College	5.5873%	$13,644.19
ERAF	0.0000%	$0.00
Total Funds for Distribution		$244,199.76

City of Seaside Captial Purchase Scenario for Troia Building

Appraisal Land Purchase Price (Based on 2016 Appraisal)	$500,000.00
Subtract - City of Seaside Distribution Allocation	$51,156.73
Subtract Cost for the appraisal	$5,800.00
Subtract - Total Figure(hoped) to be Waved from Taxing Entities (Assuming MoCo, MPUSD)	*$159,424.99*
Total Capital Outlay/Cost to City of Seaside	$283,618.28

Estimated Annual Program Operating and Capital Costs - Purchasing Troia Building, Broadway Ave

	2016/17 Year One (including initial Outlay)	2017/18 Ongoing W/Partial Grant Funds	2018/2019 Ongoing W/Out Grant Funds
CAPITAL COSTS:			
Building Purchase Price (Cash Outlay)	$287,521	$0	$0
General Fund payment to CDBG program	$250,000		
TOTAL CAPITAL COSTS	$537,521		
OPERATING COSTS:			
Possible Rental of Large side to Non Profit (Estimate)	-$60,000	-$60,000	-$60,000
Renovations Side A (Small Side)	$40,000	$0	$0
Renovations Side B (Large Side)	$150,000	$0	$0
Annual Maintenance & Upkeep Costs - Estimated	$25,000	$25,000	$25,000
Utilities & Telecommunications	$6,000	$6,000	$6,000
Staffing of Youth Violence Prevention Manager	$152,811	$152,811	$152,811
Staffing of SYRC Coordinator 1 & 2 Positions	$139,490	$139,490	$139,490
SYRC Operation Costs	$35,107	$35,107	$35,107
CBO Grant Partnerships	$187,575	$187,575	$187,575
Other Grant related expenditures	$77,828	$38,914	$0
Grant funds	-$440,000	-$220,000	$0
TOTAL OPERATING COSTS LESS INCOME	$313,811	$304,897	$485,983
Total Cash Outlay Cost to the City Annually	$851,332	$304,897	$485,983