

AGENDA

1004th MEETING OF THE BOARD OF TRUSTEES OF THE ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT

DECEMBER 11, 2013

TIME: 5:00 P.M.
PLACE: Office of the District, 23187 Connecticut Street, Hayward
TRUSTEES: Jim Prola, President, City of San Leandro
Barbara Halliday, Vice-President, City of Hayward
Ryan Clausnitzer, Secretary, City of Alameda
Dennis Bray, County-at-large
Elizabeth Anders, City of Oakland
Kathy Narum, City of Pleasanton
James N. Doggett, City of Livermore
Jim Golden, City of Emeryville
Richard Guarienti, City of Dublin
Denny McLeod, City of Piedmont
Ronald Quinn, City of Union City
William M. Spinola, City of Newark
Jan O. Washburn, City of Berkeley
George Young, City of Fremont

1. Call to order.
2. Roll call.
3. President Prola invites any member of the public to speak at this time on any issue relevant to the District. (Each individual is limited to five minutes)
4. Approval of the minutes of the 1003rd meeting held November 13, 2013 (Board action required.)
5. Review of warrants dated November 15, 2013 numbering 023314 through 025714 amounting to \$81,121.59 and warrants dated November 30, 2013 numbering 025814 through 028814 amounting to \$99,267.52. (Information only.)
6. Review Account Balances as of November 30, 2013. (Information only.)
7. Approval of an Agreement with Successor Agency to Union City' Redevelopment Agency. The City of Union City has asked the District to sign an agreement that addresses disposition of properties pursuant to its Long Range Property Management Plan. (Board action required.)
8. Nominating Committee (Prola, Doggett and Washburn) nominates a slate of District Officers for 2014 for Board approval. (Board action required.)

9. Presentation of the Monthly Operational Report for November 2013. (Information only.)
10. Presentation of the Manager's Report for November 2013. (Information only.)
 - a. Mosquito and Vector Control Association of California (MVCAC)
 - b. American Mosquito Control Association (AMCA)
 - c. Continuing Education for staff
 - d. Vector Control Joint Powers Agency (VCJPA)
 - e. Update on District Financial Audit.
11. President Prola asks for reports on conferences and seminars attended by Trustees.
12. President Prola asks for announcements from members of the Board.
13. President Prola asks trustees for items to be added to the agenda for the next Board meeting.
14. Adjournment.

CITIZENS ATTENDING THE MEETING MAY SPEAK ON ANY AGENDA ITEM AT THEIR REQUEST!

Please Note: A copy of this agenda is also available at the District website, www.mosquitoes.org or via email by request. Alternative formats of this agenda can be made available for persons with disabilities. Please contact the district office at (510) 783-7744, via FAX (510) 783-3903 or email at acmad@mosquitoes.org to request an alternative format.

MINUTES

AGENDA ITEM 4

1003rd MEETING OF THE BOARD OF TRUSTEES OF THE ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT

NOVEMBER 13, 2013

TIME: 5:00 P.M.
PLACE: Office of the District, 23187 Connecticut Street, Hayward
TRUSTEES: Jim Prola, President, City of San Leandro
Barbara Halliday, Vice-President, City of Hayward
Ryan Clausnitzer, Secretary, City of Alameda
Dennis Bray, County-at-large
Elizabeth Anders, City of Oakland
Kathy Narum, City of Pleasanton
James N. Doggett, City of Livermore
Jim Golden, City of Emeryville
Richard Guarienti, City of Dublin
Denny McLeod, City of Piedmont
Ronald Quinn, City of Union City
William M. Spinola, City of Newark
Jan O. Washburn, City of Berkeley
George Young, City of Fremont

The Energy and Environmental Conservation Committee met at 4:00 PM immediately before the regularly scheduled Board Meeting.

The General Board Meeting began at 5:00 PM

President Jim Prola called the Regularly Scheduled Board meeting to order at 5:00 PM.

Ten board members were present. Absent from the meeting were trustees Anders, Bray, Quinn and Washburn.

President Prola invited members of the public to speak issues relevant to the District. No members of the public were present.

The minutes of the 1002nd meeting held October 9, 2013 were reviewed and approved (Golden/Guarienti, unanimous.)

The Board reviewed warrants dated October 15, 2013 numbering 017314 through 019514 amounting to \$107,961.21 and warrants dated October 31, 2013 numbering 019614 through 023214 amounting to \$102,015.38

The Board reviewed the Account Balances as of October 31, 2013. District Manager Chindi Peavey pointed out that 33% of the fiscal year has passed and 23% of annual operating budget has been spent.

The Board passed Resolution 1003-1, approval of new cap for CalPERS Health Benefits (Doggett/Golden, unanimous)

President Jim Prola appointed himself and trustees James Doggett and Jan Washburn to the nominating committee for nomination of Board officers. The election will be held at the January board meeting.

District Manager Chindi Peavey updated the Board on the current status of the Programmatic Environmental Impact Report

District Manager Chindi Peavey announced that the Trustee Field Day would be held on Wednesday December 11 beginning at 3:30 PM, prior to the regularly scheduled Board Meeting. The District staff will provide presentations to individual trustees about work being done in their cities. The Regularly scheduled Board Meeting will begin at 5:00 PM. There will be no committee meetings that day. Most of the trustees present said they planned to attend.

Trustee Bill Spinola reported on the activities of the Energy and Environmental Conservation committee. Trustee Spinola stated that the committee would evaluate the costs of installing solar panels in comparison to the cost savings that would result. Board member Jim Golden said that he would like the Board to evaluate whether converting trucks to LPG would provide any cost or energy savings. Trustee Bill Spinola stated that the committee would add that to their scope of issues to investigate. Trustee Barbara Halliday noted that she is on the board for StopWaste.org and that she could find out if there are grants available for installing solar panels.

Manager Chindi Peavey gave the Monthly Operational Report for October 2013 and announced that the newsletter would now be published quarterly.

District Manager Chindi Peavey presented the Manager's Report for October 2013. The Alameda County Chapter of the California Special District Association met on November 13 at the Union Sanitary District offices. District Manager Chindi Peavey attended.

There are significant changes to the state's support for West Nile virus surveillance due to loss of federal funding.

The District is reviewing its safety plan with assistance from staff at the Vector Control Joint Powers Agency. The District received quarterly statements from the VCJPA, the balance in the Member Contingency Fund is \$171,354, in the Property Contingency Fund \$49,984.

The Biological Specialist position has been filled by promotion of Michelle Izumizaki who was formerly a Vector Biologist with the District.

President Prola asked for reports on conferences and seminars attended by Trustees. Trustee Ryan Clausnitzer reported on the workshop he attended at the Fall Quarterly Meeting of the MVCAC in Seaside.

President Prola asked for announcements from the Board.

Trustee Kathy Narum stated that her city's council had suggested adding a breakdown of the service requests received by the district into city of origin. Some discussion ensued, it was agreed that service requests would be broken down by geographic region in the future.

President Prola announced that he had just completed ethics training with his city and was submitting his certificate. He urged all other board members to stay up to date on ethics training. Manager Chindi Peavey stated that she tracks each board members ethics training and sends reminders each year to board members whose training certificates are about to expire.

President Prola asked the trustees for items to be added to the agenda for the next Board meeting. No items were requested to be added. Trustee Barbara Halliday asked whether the Affordable Care Act would have any impact on the District. Manager Chindi Peavey responded that the health insurance benefits currently offered to District employees was well within the requirements of the new law. She went on to explain that seasonal employees are not eligible for health insurance or retirement benefits unless they work for more than 6 months. Trustee Halliday stated that the City of Hayward just discussed this and found that the insurance offered to city employees may qualify as "Cadillac Plans" and be subject to tax in the future. Manager Chindi Peavey agreed to look into this and let the board know whether the District's plans qualified as such.

Trustee Richard Guarienti asked that the board's rules of order be sent to each member.

Trustee George thanked Manager Chindi Peavey for her presentation at the Fremont City Council Meeting.

The meeting adjourned at 5:55 PM.

CITIZENS ATTENDING THE MEETING MAY SPEAK ON ANY AGENDA ITEM AT THEIR REQUEST!

Please Note: A copy of this agenda is also available at the District website, www.mosquitoes.org or via email by request. Alternative formats of this agenda can be made available for persons with disabilities. Please contact the district office at (510) 783-7744, via FAX (510) 783-3903 or email at acmad@mosquitoes.org to request an alternative format.

**ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT
LIST OF WARRANTS DATED NOVEMBER 15, 2013**

AGENDA ITEM 5

WAR NO	PAYEE		ACCT NO	AMT OF CHARGE	AMT OF WARRANT
23314	Dereje Alemayehu	Total salary less deduction for payroll	1011	2,447.50	
23314	John Busam	November 1 to November 15, 2013.	1011	2,598.24	
23314	Lyle C. Cain	"	1011	1,948.00	
23314	Neil Campbell	"	1011	2,636.88	
23314	Cardenas, Miguel	"	1011	1,999.54	
23314	Erika Castillo	"	1011	2,449.37	
23314	Kevin Huffstutler	"	1011	580.92	
23314	Joseph W. Huston	"	1011	2,804.92	
23314	Michelle Izumizaki	"	1011	2,555.38	
23314	Bruce A. Kirkpatrick	"	1011	3,150.48	
23314	Clarence C. Lam	"	1011	2,327.17	
23314	Gregory Leipzig	"	1011	2,338.02	
23314	Sharon S. Mead	"	1011	2,468.26	
23314	Chindi Peavey	"	1011	3,247.19	
23314	Gregory D. Wood	"	1011	2,718.68	
23314	IRS	Federal tax withheld (payroll)	1011	6,620.49	
		Medicare Tax Withheld (payroll)	1011	739.57	
		District Contribution to Medicare (payroll)	1311	739.53	
23314	State of California	State Tax withheld (payroll)	1011	2,162.69	46,532.83
23414	Public Employees' Retirement System	Employee Contributions	1011	14.00	
		Employee Paid Member Contributions	1011	3,792.54	
		Employer Contribution 11.604%	1211	6,286.91	10,093.45
23514	Aetna Life & Annuity	Employee Contributions	1011		150.00
23614	CALPERS 457 Plan	Employee Contributions - PERS 457	1011		4,193.00
23714	Delta Dental Plan	Monthly Premium	1411		4,624.38
23814	Vision Service Plan	Health premium	1411		828.36
23914	Airgas	Dry ice	3131		896.58
24014	Bayside	Janitorial services, November 2013	3051		300.00
24114	BioQuip	Repair traps	3131		64.33
24214	Cintas	Laundry service	3071	350.95	
		Personal supplies	3031	287.08	638.03

**ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT
LIST OF WARRANTS DATED NOVEMBER 15, 2013**

WAR NO	PAYEE		ACCT NO	AMT OF CHARGE	AMT OF WARRANT
24314	Corporate Park Landscaping	Landscape maintenance	3211		170.00
24414	Cardno Entrix	CEQA apportionment	3411		530.42
24514	Dapper	For V 37	3231		196.87
24614	KBA Docusys	Canon copier rental	3111		375.41
24714	Leipzig, Greg	Reimbursement, work boots	3031		190.00
24814	Light House	Clamp, lens	3231		60.02
24914	Mar Len Supply	Storage, AL angle	3391	875.64	
		Installation	3231	57.65	933.29
25014	MVCAC/Bay Area Regional	MVCAC continued education	3391		1,040.00
25114	PFM Asset Mgt	Investment advisory services	3411		1,204.36
25214	Praxair	Dry ice	3131		1,711.23
25314	Quill	Binder, calendar	3111		118.73
25414	R J Ricciardi	Progress audit fee	3411		1,925.00
25514	Techniclean	Liner, deoderizer	3051		49.30
25614	Waste Management	Garbage service for October	3271		116.61
25714	Rocky Mountain	Target - household items	3051	47.19	
		USPS - postage	3111	10.06	
		Fry's - monitor, backup	3111	317.87	
		Paypal - toner	3111	55.58	
		Paypal - toner	3111	24.99	
		Microsoft - Window upgrade	3111	89.95	
		KBA - copier maintenance	3111	101.98	
		Canon - copier rental	3111	347.62	
		Office Depot - computer desk	3111	365.14	
		Interstate - CO2 trap parts	3131	512.81	
		Metal Supermarkets - alumium rod	3131	9.68	
		Home Depot - paint tools	3171	19.21	
		Home Depot - vice	3171	87.15	
		Ferguson - parts for toilet	3211	83.43	
		Interstate - battery	3231	7.65	
		Just Smog - smog test	3231	31.75	

**ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT
LIST OF WARRANTS DATED NOVEMBER 15, 2013**

WAR NO	PAYEE	ACCT NO	AMT OF CHARGE	AMT OF WARRANT
	Just Smog - smog test	3231	31.75	
	Home Depot - filler	3231	11.35	
	HHS - reversal for adv	3231	(5.00)	
	Home Depot - screws	3231	29.98	
	Sure Fit - seat cover for V 49	3231	193.96	
	TelePacific - communication expenses	3291	634.96	
	DigitalMapp - subscription	3331	562.50	
	Vasliki - lunch, JS, CP, interview Biological Spec	3351	38.57	
	Bart - bart ticket, NPDES meeting, SF	3351	10.00	
	CSJ - parking, Calpers Forum	3351	20.00	
	Home Depot - chicken maintenance	3391	27.38	
	Flagpoles - flag pole	3391	382.46	
	Paypal - sample cards	3391	140.00	
	Mike - chicken feed	3391	51.00	
	Target - Wet Ones	3391	41.69	
	Home Depot - dust tape	3391	8.04	
	Allied - filling for spray equipment	3391	217.69	
	IPOINTS - reversal of fraud, last statement	3392	(349.00)	
	CTC - newsletter	3392	20.00	
	Subtotal			4,179.39
TOTAL WARRANTS				81,121.59

**ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT
LIST OF WARRANTS DATED NOVEMBER 30, 2013**

WAR NO	PAYEE	ACCT NO	AMT OF CHARGE	AMT OF WARRANT
25814	Dereje Alemayehu			
	Total salary less deductions for payroll period	1011	2,554.48	
25814	John Busam	"	2,705.22	
25814	Lyle C. Cain	"	1,948.00	
25814	Cornelius Campbell	"	2,636.89	
25814	Miguel Cardenas	"	1,999.54	
25814	Erika B. Castillo	"	2,556.35	
25814	Joseph W. Huston	"	2,804.92	
25814	Michelle Izumizaki	"	2,662.35	
25814	Bruce A. Kirkpatrick	"	3,257.46	
25814	Clarence Lam	"	2,394.04	
25814	Greg Leipzig	"	2,401.69	
25814	Sharon S. Mead	"	2,535.13	
25814	Chindi Peavey	"	3,314.05	
25814	Gregory D. Wood	"	2,785.54	
25814	IRS			
	Federal Tax Withheld	1011	6,582.71	
	Medicare Tax Withheld	1011	730.40	
	District Contribution to Medicare	1311	730.40	
25814	State of California			
	State Tax Withheld	1011	2,160.53	46,759.70
25914	Public Employees' Retirement System			
	Employees contributions	1011	14.00	
	Employee paid member contributions	1011	3,792.54	
	District contribution 11.604%	1211	6,286.91	10,093.45
26014	Aetna Life & Annuity			
	Employee contributions	1011		150.00
26114	Calpers 457 Plan			
	Employees contributions - PERS 457	1011		4,193.00
26214	Calpers			
	Health insurance	1411		25,708.51
26314	Jefferson Pilot Financial			
	Life insurance premium	1411		81.90
	Elizabeth Anders			
	Trustee in lieu expenses - 1003rd meeting	3351		-
26414	Dennis Bray			
	In lieu, sign warrants 11-30-13	3351		100.00
26514	Ryan Clausnitzer			
	Trustee in lieu expenses - 1003rd meeting	3351		100.00
26614	James Doggett			
	Trustee in lieu expenses - 1003rd meeting	3351		100.00
26714	James Golden			
	Trustee in lieu expenses - 1003rd meeting	3351		100.00
26814	Richard Guarienti			
	Trustee in lieu expenses - 1003rd meeting	3351		100.00

**ALAMEDA COUNTY MOSQUITO ABATEMENT DISTRICT
LIST OF WARRANTS DATED NOVEMBER 30, 2013**

WAR NO	PAYEE	ACCT NO	AMT OF CHARGE	AMT OF WARRANT
26914	Barbara Halliday	Trustee in lieu expenses - 1003rd meeting	3351	100.00
27014	Denny McLeod	Trustee in lieu expenses - 1003rd meeting	3351	100.00
27114	Katherine Narum	Trustee in lieu expenses - 1003rd meeting	3351	100.00
27214	Jim Prola	Trustee in lieu expenses - 1003rd meeting	3351	100.00
27314	Ronald Quinn	In lieu, sign warrants 11-15-13	3351	100.00
27414	William Spinola	Trustee in lieu expenses - 1003rd meeting	3351	100.00
027514A	Jan Washburn	In lieu, ESA annual meeting 11-10 to 11-13-13	3351	100.00
27514	George Young	Trustee in lieu expenses - 1003rd meeting	3351	100.00
27614	AT&T	Yellow pages listing	3392	57.00
27714	Branan, Thomas	Dental reimbursement	1411	218.00
27814	Cintas Corp	Personal Supply	3031	-
		Laundry Service	3071	112.50
27914	CSDA	Membership dues 2014	3331	4919.00
28014	Cardenas, Miguel	Reimbursement for gloves	3391	22.33
28114	Izumizaki, Michelle	Reimbursement for lab curtains	3111	30.50
28214	Kell Mechanical	Maintenance for air conditioner	3211	200.00
28314	Liebert, cassidy	Professional services	3411	54.00
28414	Port of Oakland	Billing for 2013, access permit	3391	1.00
28514	PG & E	Utilities	3271	1,067.52
28614	Sonitrol	Monitoring fee	3551	514.00
28714	Verizon	Communication expenses	3291	276.89
28814	Wright Express	Fuel expenses, statement ended 11-15-13	3351	3,508.22
Total Warrants				99,267.52

Account Balances as of November 31, 2013

Budget Year 2013-14

Month 5 of 12 = 42% of Fiscal Year

AGENDA ITEM 6a

	ACCOUNT	DESCRIPTION	EXPENDED IN NOVEMBER	EXPENDED TO DATE	BUDGETED	BALANCE REMAINING	% EXPENDED
SALARIES & BENEFITS	1011	Salary and Wages	108,121.68	566,422.98	1,557,129.00	990,706.02	36%
	1311	District Contribution to Retirement	12,573.82	62,699.54	169,085.00	106,385.46	37%
	1411	District Contribution to Medicare	1,469.93	7,665.66	22,578.00	14,912.34	34%
	1211	District Contribution to Health Care	31,461.15	159,023.78	431,448.00	272,424.22	37%
		TOTAL	153,626.58	795,811.96	2,180,240.00	1,384,428.04	37%
SERVICES & SUPPLIES	3031	Clothing and Personal Supplies	477.08	1,746.38	8,492.00	6,745.62	21%
	3051	Household Expenses	396.49	1,926.86	5,375.00	3,448.14	36%
	3071	Laundry Service and Supplies	463.45	2,384.49	8,100.00	5,715.51	29%
	3111	Office Expenses	1,837.83	6,668.92	28,598.20	21,929.28	23%
	3131	Laboratory Supplies	3,194.63	8,888.09	22,960.00	14,071.91	39%
	3171	Small Tools and Instruments	106.36	487.83	2,400.00	1,912.17	20%
	3211	Maintenance - Structures & Improveme	453.43	2,396.44	17,503.00	15,106.56	14%
	3231	Maintenance Equipment	615.98	4,458.23	41,284.00	36,825.77	11%
	3271	Utilities	1,184.13	6,882.41	18,160.00	11,277.59	38%
	3291	Communications	911.85	3,971.48	15,125.00	11,153.52	26%
	3331	Memberships, Dues, Subscriptions	5,481.50	14,727.50	25,843.84	11,116.34	57%
	3351	Transportation and Travel	4,876.79	30,145.27	96,550.00	66,404.73	31%
	3391	District Special Expenses	2,807.23	39,360.14	281,173.00	241,812.86	14%
	3392	Community Education	-272.00	3,709.89	33,470.00	29,760.11	11%
	3411	Professional & Specialized Services	3,713.78	32,214.42	246,470.00	214,255.58	13%
	3471	Insurance - Collision, Liability etc	0.00	37,538.00	37,538.00	0.00	100%
	3491	Workers Compensation Insurance	0.00	48,381.00	48,381.00	0.00	100%
	3531	Insurance Fund - SIRS	0.00	0.00	25,000.00	25,000.00	0%
	3551	Rents, Leases - Equipment	514.00	2,732.00	8,350.00	5,618.00	33%
	TOTAL	26,762.53	248,619.35	970,773.04	722,153.69	26%	
CAPITAL	5111	Structures and Improvements	0.00	0.00	70,000.00	70,000.00	0%
	5311	Equipment	0.00	50,336.89	134,000.00	83,663.11	38%
		TOTAL	0.00	50,336.89	204,000.00	153,663.11	25%
OTHER		Reserve for Contingencies	0.00	0.00	25,000.00	25,000.00	0%
		Post Employment Benefit Account	0.00	0.00	800,000.00	800,000.00	0%
		TOTAL	0.00	0.00	825,000.00	825,000.00	0%
	GRAND TOTAL	180,389.11	1,094,768.20	4,180,013.04	3,085,244.84	26%	

Does not include 12/13 expenses paid in 13/14

STATEMENT OF EXPENDITURES - NOVEMBER 31, 2013
Budget Year 13-14

	NOVEMBER	TO-DATE	BUDGETED	BALANCE
Salary & Wages	\$153,626.58	\$795,811.96	\$2,180,240.00	\$1,384,428.04
Service and Supplies	\$26,762.53	\$248,619.35	\$970,773.04	\$722,153.69
Capital Expenditures	\$0.00	\$50,336.89	\$204,000.00	\$153,663.11
Reserve for Contingencies	\$0.00	\$0.00	\$25,000.00	\$25,000.00
Transfer to Post Employment Benefit Account	\$0.00		\$800,000.00	\$800,000.00
TOTAL	\$180,389.11	\$1,094,768.20	\$4,180,013.04	\$3,085,244.84

CASH BALANCE - November 30, 2013 : \$ 3,979,577.78

Agenda Item 7. Approval of an Agreement with the Successor Agency to Union City's Redevelopment Agency.

Background:

The City of Union City has asked the District to sign an agreement that addresses disposition of properties pursuant to its Long Range Property Management Plan. As redevelopment agencies are being closed down, the legislation directs the Successor Agencies to liquidate their assets and distribute them to the taxing entities, of which we are one. The City of Union City is a successor agency and now owns property that was slated for redevelopment. The City has developed a Long Range Property Management Plan for these properties, and plans to sell them to developers that will fulfill the intent of the Plan. The Agreement states that they will hold the properties until suitable developers are found who will develop in accordance with the plan and at that time the money received from the properties will be distributed to us in proportion to our respective share of property tax base.

A summary of the reason this agreement is being sought and what it means to the District can be found in the last paragraph on the last page which states that:

“The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of Successor property to the sponsoring city..... However, pursuant to Department of Finance direction, the city will enter into an agreement with the taxing entities that addresses disposition of each parcel. ...net proceeds from the sale will be distributed on a pro rata basis in proportion to each entity's respective share of property tax base...

The agreement confirms that when the properties are sold, we will receive a portion of the proceeds based on our share of property tax base. It may take several years for the properties to be sold. This agreement conforms to what the District would receive under current laws.

Recommendation:

Approve the agreement.



34009 ALVARADO-NILES ROAD
UNION CITY, CALIFORNIA 94587
(510) 471-3232

November 21, 2013

Ms. Chindi Peavey, District Manager
Alameda County Mosquito Abatement District
23187 Connecticut Street
Hayward, CA 94545

RECEIVED

NOV 25 2013

ALAMEDA COUNTY
MOSQ. ABAT. DIST

Dear Ms. Peavey:

The Successor Agency to Union City's Redevelopment Agency is in the process of disposing of properties owned by the former Redevelopment Agency pursuant to a Long-Range Property Management Plan that has been approved by the State Department of Finance (the "LRPMP"). Pursuant to the LRPMP, 14 parcels will be conveyed from the Successor Agency to the City of Union City for development consistent with the Redevelopment Plan and the Union City Station District Plan (the "Plans"). Over time, the City of Union City will convey these parcels to developers that have the financial capacity to develop housing, commercial and retail uses consistent with the Plans. The LRPMP provides that any net revenue from the sale of the land will be disbursed to the taxing entities that share in the tax base within the former redevelopment project area in proportion to their respective shares of the property tax base.

Enclosed with this letter is a Master Compensation Agreement proposed to be executed by the City of Union City and the other taxing entities that formalizes the process for disbursing net land sale proceeds to the taxing entities. You are asked to sign the Agreement on behalf of the Alameda County Mosquito Abatement District. The District's timely approval of the Agreement would be appreciated.

My staff and I are available to meet if you or your staff has questions about the Agreement. Please contact Mark Evanoff, Redevelopment Manager at marke@unioncity.org or (510) 675-5345 if you would like to meet in person or schedule a conference call.

Sincerely,

Larry Cheeves
City Manager

Enclosures:

Long Range Property Management Plan Summary
Long Range Property Management Plan on disk
Master Agreement for Taxing Entity Compensation

ATTACHMENT I

Long-Range Property Management Plan

Successor Agency to the Community Redevelopment Agency of the City of Union City

August 26, 2013

Introduction

The Successor Agency to the Community Redevelopment Agency of the City of Union City (the “**Successor Agency**”) owns a total of 18 parcels of real property. All of these parcels were acquired for specific purposes consistent with: (i) the Amended and Restated Redevelopment Plan for the Community Redevelopment Agency of the City of Union City, adopted in 2002 (the “**Redevelopment Plan**”); (ii) the Five-Year Implementation Plans (the “**Implementation Plans**”) that the former Redevelopment Agency adopted pursuant to Health & Safety Code Section 33490; and (iii) as applicable, the Station District Transit-Oriented Development Plan (the “**Station District Plan**”), and the DIPSAs Specific Plan.

Each of the 18 parcels is identified on the attached Property Inventory (“**Inventory**”) in the format required by the Department of Finance. Assessor’s Maps of all of the parcels are included as Exhibit 1.

The 18 parcels are grouped into four categories based upon the following major project objectives as described in the aforementioned plans:

- (A) Creation of Station District Transit-Oriented Development;
- (B) Facilitation of mixed-use development on Mission Boulevard;
- (C) Facilitation of the redevelopment of the Horner-Veasby Area; and
- (D) Existing Governmental Use.

This Long-Range Property Management Plan (this “**Plan**”) describes the objectives for each of these categories, describes the proposed plan for disposition of each of the parcels, and provides the valuation and other data required by the Department of Finance (the “**Department**”) and Health and Safety Code Section 34191.5(c).

A. Creation of Transit-Oriented Development (TOD) at the Union City Station District

Creation of the Transit-Oriented Development (TOD) at the Union City Station District (“**Station District**”) is a complex and multi-agency planning effort that has been underway since 1999. In its entirety, the Station District comprises approximately 100 acres located less than ¼ mile from the Union City Bay Area Rapid Transit (BART) station. A map of the Station District

is included as Exhibit 2. The Station District Plan is included as Exhibit 3. The Station District is served by transit providers BART, AC Transit, Union City Transit, Dumbarton Express, and private employer buses. Future passenger rail service will include Capital Corridor, ACE, and Dumbarton Rail. The passenger rail service map is included as Exhibit 4.

The Successor Agency owns 8 parcels, totaling approximately 15 acres within the Station District, identified on the Inventory and identified in Exhibit 1 as items 1 through 8. Six of the parcels are currently vacant.

The former Community Redevelopment Agency of the City of Union City, the City of Union City (the “City”), and local, regional, state and federal agencies have invested more than \$100 million on planning studies, environmental review, hazardous materials remediation, and construction of public improvements and infrastructure to support the Station District TOD and the enhanced intermodal/BART station. These investments and funding sources are identified in Exhibit 5.

Development in the Station District is governed by the City’s Station District Mixed-Use Commercial (CSMU) zoning designation which was adopted to facilitate development consistent with the high-density, mixed-use goals of the Station District Plan. The complete Zoning Code for CSMU is included as Exhibit 6. Minimum site area is 20,000 square feet, minimum commercial building height is three stories in addition to structured parking, and minimum residential density is 60 units per acre. The City adopted these high-density zoning requirements in order to qualify the Station District as a “Priority Development Area” by the Association of Bay Area Governments. This designation made the area eligible to receive federal, state, regional, and county funding to construct Station District infrastructure, residential amenities, removal of physical barriers to the BART Station; improve pedestrian, bicycle, and bus access to BART; and to expand the passenger capacity and improve passenger circulation within the BART Station. In addition, high density residential zoning was required as a precondition to the receipt of state, regional, and federal grants that financed the construction of Station District infrastructure.

The residential high density requirements that are necessary to fulfill the goals of the Station District Plan and the requirements of state and local grants provided for Station District infrastructure result in very expensive project construction costs. Even with the significant infrastructure supplied by Union City and its governmental funding partners, the construction cost for residential densities at 60 units per acre exceeds what can be recouped through current market-rate rents and market-rate condominium sale prices. As a result, development of the Station District parcels is not at present financially feasible without significant public financial subsidy in the form of financial assistance and land price write-down. By way of example, the 157-unit affordable housing/mixed-use project recently completed in the Station District was built at a density of 72 units per acre at of cost approximately \$400 a square foot. The project required significant public subsidy to be completed.

Further increasing the construction costs in the Station District is the history of extensive environmental contamination on the Station District parcels. Six of the Station District parcels 087-0340-001-00, 087-0340-002-00, 087-0340-003-00, 087-0340-005-00, 087-0340-006-00 and

087-0340-007-00 (items 1 through 6 on the Inventory) had extensive soil contamination resulting from their former use as a PG&E pipe yard. Although the properties were cleaned to California Department of Toxic Substances Control residential standards, off-haul of surplus soils during construction is prohibitively expensive due to the history of soil contamination. Off-site soil hauling and disposal costs during street infrastructure and plaza construction to serve the aforementioned affordable housing project exceeded \$400,000. The remaining properties are likely to have similarly expensive soil off-haul costs when developed. Furthermore, two of the Station District parcels 087-0019-018-00 and 087-0019-00 (items 7 and 8 on the Inventory) were former agricultural lands. There is extensive DDT contamination on the properties that will need to be removed and disposed of in a toxic landfill when the parcels are developed.

The Station District has a long history of failed development attempts. In 2003 Lennar Communities, Inc., and in 2004, TMG Partners each attempted to develop Station District parcels 087-0340-001-00, 087-0340-002-00, 087-0340-003-00, 087-0340-004-00, 087-0340-005-00, 087-0340-006-00 and 087-0340-007-00 (items 1 through 6 on the Inventory). These development teams were selected through a competitive request for proposals process. However, both developers dropped out because they determined that development was not financially feasible.

In 2007, Barry Swenson Builder was selected through another competitive process. Barry Swenson Builder invested significant funds in design work and obtained environmental clearance to construct up to 160 units per acre on parcels 087-0340-003-00 and 087-0340-002-00 (items 3b and 2 on the Inventory). However, Barry Swenson Builder elected to walk away from developing the properties because they determined that the cost of construction would exceed the likely return based upon current market-rate condominium sale prices and rents.

Windflower Properties, LLC has submitted a proposal to develop parcels 087-0340-003-00 and 087-0340-0020-00 (items 3b and 2 on the Inventory) at a residential density of 75 units per acre. Windflower Properties, LLC will require both a land write-down to \$0 and access to \$10.5 million in Infill Infrastructure Grant (IIG) funding to cover the construction cost gap to make the housing development financially feasible. The City and Windflower are in negotiations with the Housing and Community Development Department (HCD) regarding use of IIG funds to reduce development costs for the proposed project. To meet the requirements of HCD's IIG and TOD grants previously awarded to the City/Redevelopment Agency, the parcels that are the subject of the Windflower proposal must be developed with a minimum of 187 market-rate residential units by not later than July 1, 2017. The ultimate proposed development of parcels 087-0340-003-00 and 087-0340-0020-00 (items 3b and 2 on the Inventory) is anticipated to increase the property tax base from its current zero value to over \$200 million, resulting in an anticipated \$2 million of annual returns to the taxing entities. The Windflower project will not go forward without a clear indication in the very near future that the Successor Agency/City will have the ability to convey these parcels for development of the proposed project within the timeframe required to comply with the IIG and TOD grants.

Proposed Disposition of Station District Parcels. For the reasons described above, the Successor Agency does not anticipate a financial return from the conveyance of the Station District parcels. Although the taxing entities will not benefit from the low value sale of Station District

properties, all taxing entities will benefit from increased property taxes when the properties are developed. In order to maintain site assembly and expedite the development of the Station District in the near term, this Plan proposes the conveyance of the Station District Parcels to the City pursuant to Health & Safety Code Section 34191.5(c)(2)(A) so that the parcels can be subsequently conveyed for development consistent with the Redevelopment Plan, the Implementation Plans and the Station District Plan. Although it is not anticipated that the sale of these parcels will result in financial return, the City is amenable to making a commitment to return to the taxing entities their pro rata share of any proceeds of sale net of the City's costs of interim property maintenance and costs of sale.

The Successor Agency proposes conveyance to the City of two of the Station District parcels (items 3a and 6 on the Inventory) for governmental use pursuant to Health & Safety Code Section 34191.5(c)(2) – the first for use as a Pedestrian Promenade and playground, and the second for a public plaza and transit loop road. These uses are required to implement the Station District Plan as described and depicted in Exhibit 3.

B. Mission Boulevard Mixed-Use Development

The Mission Boulevard properties, comprising one city block and consisting of six parcels (items 11 through 16 on the Inventory) were purchased to improve the appearance of the Mission Boulevard corridor and to stimulate economic development on the corridor. These now vacant properties formerly contained blighted buildings and businesses that created problems for the Union City Police Department. An underground leaking gasoline tank was removed from the property.

The block has a long history of failed development attempts. Four different developers, including the Olson Company, Dutra Enterprises Inc., Pacific West Communities, and Gerald Simpkins, each tried to develop the block as a mixed-use retail/commercial development. The developers did not go forward because the cost of construction exceeded what could be collected in market-rate rents.

Proposed Disposition of Mission Boulevard Parcels. In order to maintain site assembly and expedite the development of the Mission Boulevard parcels, this Plan proposes the conveyance of the Mission Boulevard parcels to the City pursuant to Health & Safety Code Section 34191.5(c)(2)(A) so that the parcels can be subsequently conveyed for development consistent with the Redevelopment Plan, the Implementation Plans and the City General Plan. The parcels will only be sold as a consolidated block. The sale of individual parcels would be inconsistent with the policies of the Redevelopment Plan and the City General Plan.

Although it is not anticipated that the sale of these parcels will result in significant financial return, at such time that the parcels are sold, the proceeds will be distributed to the affected taxing entities net of the City's costs of interim property maintenance and costs of sale.

C. Development of Horner/Veasby Area

The former Redevelopment Agency purchased the Horner/Veasby parcel (item 17 on the Inventory) in order to create a unified development area. The Horner/Veasby Area faces significant impediments to development. It is located in the flood plain; the soils are vulnerable to liquefaction; the area lacks drainage capacity such that all storm water runoff must be held on site; the sewer lines are substandard; and the streets lack sidewalks, curbs, and gutters. Several properties will need to be assembled to facilitate development, and multi-million dollar infrastructure improvements will be needed before the properties can be developed.

Proposed Disposition of Horner/Veasby Parcel. In order to facilitate development of the Horner/Veasby area, this Plan proposes the conveyance of the Horner/Veasby parcel to the City pursuant to Health & Safety Code Section 34191.5(c)(2)(A) so that the parcel can be subsequently conveyed for development consistent with the Redevelopment Plan, the Implementation Plans and the City General Plan. Although it is not anticipated that the sale of this parcel will result in significant financial return, at such time that the parcel is sold, the proceeds will be distributed to the affected taxing entities net of the City's costs of interim property maintenance and costs of sale.

E. Existing Governmental Use

Four parcels and a portion of a parcel are existing governmental uses.

Item 3a is a walkway and playground.

Proposed Disposition of Item 3a. After Item 3 is conveyed to Union City, a lot line adjustment will create the walkway and playground as a unique parcel held for government use pursuant to Health & Safety Code Section 34191.5(c)(2). The walkway and playground are amenities for the residents of the Station District.

Item 6 is a park, fountain and plaza.

Proposed Disposition of Item 6 Item 6 will be conveyed to Union City for its continued governmental use pursuant to Health & Safety Code Section 34191.5(c)(2). Item 6 is an amenity for the residents of the Station District and is a grand entryway to the Union City BART Station.

Item 18 is the parking for the Guy Emanuele Elementary School. The former Redevelopment Agency assembled land for the school and the adjacent Shorty Garcia Park.

Proposed Disposition of Item 18 The Successor Agency will convey the parking lot to the New Haven Unified School District at no charge.

Item 20 is a youth bicycle repair facility and community garden operated by Union City Leisure Services Department.

Proposed Disposition of Item 20. The Successor Agency proposes conveyance of the parcel to the City for governmental use pursuant to Health & Safety Code Section 34191.5(c)(2).

Item 19 is a dog park located under high power voltage lines. The Redevelopment Agency conveyed the property to the City in April 2011. The California Department of Finance requested that this parcel be listed in the Long-Range Property Management Plan.

Proposed Disposition of Item 19. The Successor Agency proposes conveyance of this parcel to the City for governmental use pursuant to Health & Safety Code Section 34191.5(c)(2).

Agreement to Be Entered Into with All Taxing Entities

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of Successor Agency property to the sponsoring city for governmental uses or for subsequent disposition for development consistent with redevelopment and community plans in accordance with a long-range property management plan. However, pursuant to Department of Finance direction, the City of Union City will enter into an agreement with the taxing entities that addresses disposition of each parcel to be conveyed to the City pursuant to this Long-Range Property Management Plan. The agreement will specify that any net proceeds from the sale of such parcels will be distributed to all of the taxing entities on a pro-rata basis in proportion to each entity's respective share of the property tax base. Notwithstanding the foregoing, this section of this Plan will not be operative if a court order, legislation or Department of Finance policy reverses the Department's directive regarding such agreements.

Alameda County Mosquito Abatement District

BOARD OF TRUSTEES

Jim Prola , President
Barbara Halliday, Vice-President
Ryan Clausnitzer, Secretary
Elizabeth Anders
Dennis Bray
James N. Doggett
Jim Golden
Richard Guarienti
Denny McLeod
Ronald E. Quinn
Kathy Narum
William M. Spinola
Jan O. Washburn
George Young

Chindi Peavey Ph.D
District Manager
cpeavey@mosquitoes.org

MONTHLY OPERATIONAL REPORT – November 2013

Dear Trustees:

I. NARRATIVE

The District received a total of 29 requests for service during November. There were 9 mosquito-biting reports. The ten-year average for adult mosquito service requests in November is 6.6. 9 requests for mosquitofish were received and 9 requests for inspections of potential mosquito sources.

Larval control efforts in November were focused primarily on three species of mosquitoes: *Culex pipiens*, the house mosquito; *Culex tarsalis*, the encephalitis mosquito; and *Culiseta incidens*, the fish pond mosquito. There has not been enough rain to fill low areas and cause a hatch of winter floodwater mosquitoes.

Culex pipiens, the house mosquito, is a vector of West Nile virus and is found throughout the year in Alameda County with its peak populations occurring in late summer and fall. The larvae are found in underground sources such as storm drains, catch basins, sumps and flooded basements as well as in water treatment plants. There were 4 service requests attributed to *Cx. pipiens* during the month.

Culex tarsalis, the encephalitis mosquito, is a vector of West Nile virus as well as St. Louis and Western Equine Encephalitis. This mosquito is found in most areas of the county from February through October. However low numbers of adults of this species were found in follow up inspections from 4 service requests. The larvae are found in freshwater sources of all types but are frequently found in shallow water with emergent grasses and in neglected swimming pools.

The fish pond mosquito, *Culiseta incidens*, is found throughout the year in Alameda County. This mosquito can utilize many different types of sources found around homes including fish ponds, fountains, bird baths, untreated swimming pools and pool covers, boats, spas, and many more. A total of 373 mosquitofish were planted during the month. *Cs. incidens* was implicated in 3 service requests during the month of November,

Manager's Report

December 11, 2013

a) Mosquito and Vector Control Association of California (MVCAC)

1. The Annual Conference will be held in San Diego February 18-21, 2014. District Manager Chindi Peavey will attend along with Biological Specialist Michelle Izumizaki Entomologist Bruce Kirkpatrick, Environmental Specialist Erika Castillo, and Operations Supervisor Joseph Huston. Michelle Izumizaki will present a poster Allyssa Ciffelli, student at California State University, East Bay will be speaking on a project she has been doing in the District's laboratory with Bruce Kirkpatrick.
2. District staff member Erika Castillo has been appointed to the MVCAC Public Relations Committee. Ms. Castillo manages the District's public education programs.
3. The MVCAC Planning Session was held on Dec 5-6 in Sacramento. District Manager Chindi Peavey attended as the Coastal Region Representative on the Board of Directors.

b) American Mosquito Control Association (AMCA) – the annual conference will be held in Seattle on February 1-5. .

c) Continuing Education – District staff attended two all day workshops on December 3 and 5 to fulfill continuing education requirements.

d) Vector Control Joint Powers Agency (VCJPA) – The District received the annual retrospective adjustment refund check for the District's Worker's Compensation and Liability Programs. The refund check was for \$10,610. The check has been deposited in the District's Member Contingency Fund with the VCJPA. The balance in this account before deposit of this check was \$171,354.

e) District Financial Audit. CPA Michael O'Connor will spend the day at the District office on December 20 to work on the audit. District Manager Chindi Peavey and Financial Manager Clarence Lam will meet with Mr. O'Connor in the morning, he will meet with board members Ryan Clausnitzer and Kathy Narum in the afternoon.