



Report to MWSD Board of Trustees: Shoreline Regional Park Community

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Superintendent
February 3, 2011



Shoreline Community Basics

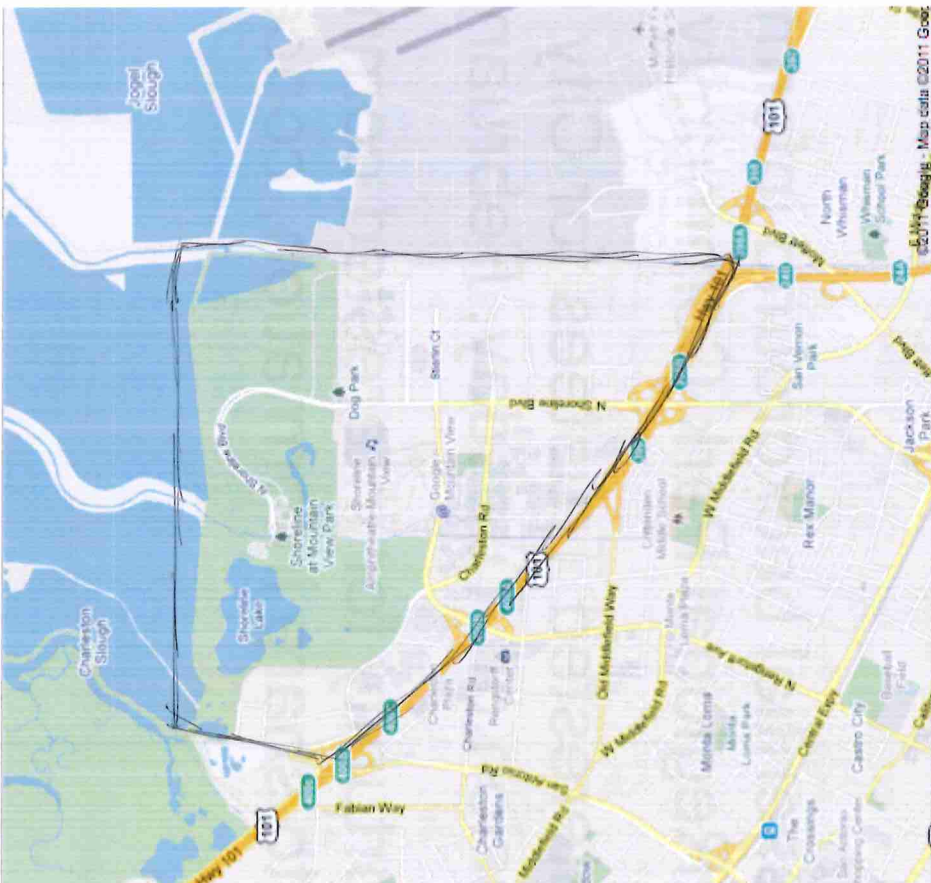
- Established in August 1969 (Assembly Bill No. 1027) as “Mountain View Shoreline Regional Park Community Act.”
- Purpose: “An act to develop the recreational potential of the natural resources of the state by creating the Mountain View Shoreline Regional Park Community and prescribing the boundaries, organization, purposes, powers, operation, management, and financing of the community.”
- Note: Constitutes a special district, not a redevelopment authority.



Goal of Report

- Provide essential background information on Shoreline Regional Park Community
- Prepare interested Trustees for City Council Study Session on Tuesday, February 8 @ 5 pm
- Offer opportunity for interested community members to share information, concerns, and interests

Boundaries



- Bay (north), Stevens Creek (east), Bayshore Freeway - Hwy 101 (south), San Antonio Road (west)
- *approximately 1,550 acres*



Organization

- Mountain View City Council serves as Board for Community.
- All actions require majority vote of Board (Council) members.
- City manager, planning director, finance director, attorney, and public works director serve as ex officio officers of Community.



Purpose

- Develop community to -
 - improve living conditions through improved overall community design,
 - contribute to economic growth of area,
 - add to general housing supply,
 - provide opportunities for innovation,
 - enlarge housing, employment, and investment opportunities,
 - encourage diversified local homebuilding industry, and
 - provide public regional recreational facility that is owned, maintained, operated, and administered by a governmental agency.
- Provide representative local government for land that is (1) both public and private, and (2) partially unincorporated in both the city and the county.



Community Powers include:

- Public works construction projects, e.g., sewage, streets, lighting, parking, and levees
- Acquire, develop, operate, and administer the park
- Charge fees for park services, facilities, and products
- Assembly, planning, and development of residential, commercial, industrial, and public land and structures
- Hold title to property and exercise eminent domain
- Enter into agreements that benefit the Community
- Issue bonds to pay costs and expenses of acquisition or construction and incur debt
- Contract for services
- Access to City services and facilities



Financing the Community

- Capture of all tax increments in excess of frozen base
- Issuance of bonds
- Borrowing from public or private institutions.
- Investment in property or securities with same limitations as savings banks.
- Permits City to appropriate funds for administrative expenses and overhead.
- Requires an annual budget of administrative expenses be submitted to the Council.



Tax Increments – Looking Forward

Article 9, Section 153 (b): “When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the community shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.”



Current and Future Projects

- Flood control and drainage
- Traffic and parking improvements
- Street maintenance and landscaping
- Water reclamation
- Tidal marsh restoration and levee repairs
- Construction of pedestrian bridges, including overpasses along Stevens Creek Trail
- Fire station
- General park improvements
- Abatement and remediation of issues related to prior use as landfill



Legal Considerations

- Frozen base (based upon 1969 AV) for MVWSD & other taxing authorities
- Proposition 13
- State aid and basic aid
- Possible impact of Governor' s January budget proposal
- Interests of other taxing authorities

Historical Assessed Value (based upon City of Mountain View 2010-11 adopted budget)

Year	Total Assessed Value	Frozen Base	Tax Increment Value
2002-03	2,079,768,722	33,888,148	2,045,880,574
2003-04	1,878,727,339	33,888,148	1,844,839,191
2004-05	1,688,801,398	33,888,148	1,654,913,250
2005-06	1,746,050,800	33,888,148	1,712,162,652
2006-07	2,147,316,364	33,888,148	2,113,428,216
2007-08	2,285,633,834	33,888,148	2,251,745,686
2008-09	2,129,113,662	33,888,148	2,095,225,514
2009-10 (unaudited)	2,687,885,150	33,888,148	2,653,997,002
2010-11 (adopted)	2,595,221,423	33,888,148	2,561,333,275

Tax Increment Percentages (Tax Roll Year 2010-11) by Taxing Authority

		79939
		Mountain View-North Bayshore
00010	Santa Clara County	25.61%
00090	Santa Clara County Library	0.00%
04401	Mountain View	19.06%
10570	Mountain View Elementary	23.75%
12360	Mountain View-Los Altos Union High	15.21%
14003	Foothill-DeAnza Community College	6.81%
17035	County School Service	3.58%
26001	Midpeninsula Regional Open Space District	1.66%
27005	Santa Clara Valley Water District North West Zone 1	1.31%
27010	Santa Clara Valley Water District	0.19%
35003	El Camino Hospital	1.89%
38001	Bay Area Air Quality Management District	0.20%
73001	Mountain View Parking District No.02	0.00%
77001	Santa Clara County Importation Water-Misc District	0.57%
77021	Santa Clara Valley Water District West Zone 4	0.15%
		100.00%

Calculating Tax Increment Loss for MVWSD

<i>based upon City of MV 2/1/11 projections</i>	Assessed Value	Total 1% Increment	MVWSD 23.75% Share
Total	2,364,750,622	23,647,506	5,616,283
Frozen Base	33,888,148	338,881	80,484
		Tax Increment Difference	5,535,798
		JPA Support (2010-11)	463,710
		Net Loss to MVWSD	5,072,088



Education Enhancement Reserve Joint Powers Agreement

- Created in January 2006 amongst City, MVWSD, and MVLAHSD.
- Acknowledges history of collaboration between City and Districts.
- Recognizes potential financial impact of Community upon Districts.
- Provides for \$400,000 in restricted funding per District beginning in 2005-06, with up to 3% increase each year. (Full 3% annual adjustments have been implemented -- \$463,710 in 2010-11.)
- MVWSD has used funds for technology infrastructure and support.
- Term of JPA: 15 years.



2010-11 City of MV Adopted Budget - Revenues

Revenues	
Property Taxes	26,844,762
Investment Earnings	1,161,926
Rents & Leases	155,000
Other	35,500
2003 Tax Alloc Bonds Investment	707,942
Total Revenues	28,905,130

2010-11 City of MV Adopted Budget - Expenditures

Expenditures	
Operations	3,674,363
Capital Projects	796,000
General Fund Administration	4,914,654
Water Fund Administration	44,871
Bond Principal & Interest	4,948,864
General Fund Loan Repayment	1,894,251
Self Insurance	30,488
Intergovernmental Payments	3,061,852
Transfer to Equip Replac Res	107,983
Total Expenditures	19,473,326

2010-11 City of MV Adopted Budget - Summary

Summary	
Total Revenues	28,905,130
Total Expenditures	19,473,326
Revenues Excess Over Expenditures	9,431,804
Beginning Balance, July 1, 2010	23,167,630
Ending Balance, June 30, 2011	32,599,434



Community Input

- Jim Pollart
- Steve Nelson
- Other

Next Steps

- Meetings with City officers to discuss interests
- City Council Study Session - February 8, 2011
- MVWSD Board of Trustees Study Session - February 17, 2011
- Prepare 2011-12 District budget based upon Governor's May revised budget
- Consider impact of June special election
- Await 2011-12 California state budget (not expected until after June election)

Have
chance to
arrive to
@
Chambers
@Henderson