



**CITY OF RIVERBANK
LOCAL REDEVELOPMENT AUTHORITY
MEETING**



City Hall Council Chambers
6707 Third Street • Riverbank • CA 95367

**AGENDA
MONDAY, JUNE 10, 2013 – 6:00 P.M.**

CALL TO ORDER: Chair Richard O'Brien

ROLL CALL: Chair Richard O'Brien
Vice Chair Jeanine Tucker
Authority Member Darlene Barber-Martinez
Authority Member Cal Campbell
Authority Member Dotty Nygard

CONFLICT OF INTEREST
Authority Members and Staff who would have a direct Conflict of Interest on any scheduled agenda item to be considered are to declare their conflict.

1. PRESENTATIONS There are no Presentations.

2. PUBLIC COMMENTS (No Action Can Be Taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the LRA. Individual comments will be limited to a **maximum of 5 minutes** per person and each person may speak once during this time. Time cannot be yielded to another person. Under State Law, matters presented under Public Comment cannot be discussed or acted upon at this time by the Board. For record purposes, state your name and city of residence when addressing the LRA.

3. CONSENT CALENDAR

All items listed on the Consent Calendar are to be acted upon by a single action of the Local Redevelopment Authority unless otherwise requested by an individual Authority Member for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

Item 3.A: **Waive Readings.** All Readings of ordinances and resolutions, except by title, are waived.

Item 3.B: Notice to Move Approval of the Minutes for the April 22, 2013, Regular Local Redevelopment Authority Meeting to the next Regular Local Redevelopment Authority Meeting.

Item 3.C: **Resolution** Approving Supplemental Agreement No. 5 Amending Army Lease DACA05-1-10-525 to Extend Protection and Maintenance Payments.

Recommendation: It is recommended that the LRA Board approve the Consent Calendar by roll call vote.

4. UNFINISHED BUSINESS There are no items to consider.

5. PUBLIC HEARINGS There are no items to consider.

6. NEW BUSINESS

Item 6.1: **Report on Status of LRA Budget for Third Quarter of FY 2012/13 –** The LRA Board is asked to receive and approve the attached report on the status of the Budget for the Third Quarter Riverbank Local Redevelopment Authority FY 2012/13.

Item 6.2: **Resolution Approving the Budget for Fiscal Year 2013-2014 for the Local Redevelopment Authority –** It is recommended that the Local Redevelopment Authority Board adopt the Resolution approving the Budget for Fiscal Year 2013-2014 for the Local Redevelopment Authority.

7. COMMENTS

Item 7.1: Staff Comments: (Information Only – No Action)

Item 7.2: Authority Comments: (Information Only – No Action)

8. CLOSED SESSION There are no items to consider.

ADJOURNMENT

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board 72 hours prior to the meeting.

Dated this 6th day of June, 2013
Annabelle Aguilar, CMC, Acting City Clerk

Notice Regarding Americans with Disabilities Act:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (209) 863-7122. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Notice Regarding Non-English Speakers:

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank Redevelopment Agency shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

General Information:	The Local Redevelopment Authority meets on a "as needed" basis.
Agency Agendas:	The Local Redevelopment Authority agenda is available for public review at the City's website at www.riverbank.org and City Clerk's Office, 6707 Third Street, Riverbank, California generally 72 hours prior to the scheduled meeting. Copies and/or subscriptions can be purchased for a nominal fee through the City Clerk's Office.
Public Hearings:	In general, a public hearing is an open consideration within a regular meeting of the City Council, for which special notice has been given and may be required. During a specified portion of the hearing, any resident or concerned individual is invited to present protests or offer support for the subject under consideration.
Questions:	Contact the City Clerk at (209) 863-7198 or aaguilar@riverbank.org

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.A**

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 10, 2013
Subject:	Waiver of Readings
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, LRA Secretary

RECOMMENDATION

It is recommended that the Local Redevelopment Authority approve the waiver of readings of Ordinances and Resolutions, except by title.

SUMMARY

The approval of the waiver of readings will allow Ordinances and Resolutions to be introduced by title only and acted upon without the need to read the entire text of the item into the public record. The documents related to proposed Ordinances and Resolutions are available for review by the public on the City's website and in the City Clerk's office at City Hall (North).

FINANCIAL IMPACT

There is no financial impact.

ATTACHMENTS

There are no attachments.

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.B**

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 10, 2013
Subject:	Notice to Move Approval of the Minutes for the April 22, 2013, Regular Local Redevelopment Authority Meeting to the next, Regular Local Redevelopment Authority Meeting.
From:	Jill Anderson, City Manager
Submitted by:	Annabelle Aguilar, CMC, LRA Secretary

RECOMMENDATION

It is recommended that the Authority Board receive notice that the draft minutes for the subject stated meeting indicated will be provided as part of the next regular Local Redevelopment Authority Meeting agenda for approval.

SUMMARY

Due to other pressing work assignments, the draft minutes for the April 22, 2013, regular Local Redevelopment Authority Meeting will be provided to the Authority Board as part of the next regular Local Redevelopment Authority Meeting agenda for review and approval.

FINANCIAL IMPACT

There is no financial impact to this item.

ATTACHMENT:

There are no attachments.

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 3.C**

SECTION 3: CONSENT CALENDAR

Meeting Date:	June 10, 2013
Subject:	Resolution Authorizing the City Manager to Enter into a Lease Amendment with the Army for Extending Operations and Maintenance Payments for the Riverbank Army Ammunition Plant
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director Pam Carder, Project Management Specialist

RECOMMENDATION

Adopt Resolution Authorizing the City Manager to enter into a Lease Amendment with the Army for Extending Operations and Maintenance Payments for the Riverbank Army Ammunition Plant, which is approving Supplemental Agreement No. 5 Amending Army Lease DACA05-1-10-525 to extend Protection and Maintenance Payments for one more year or until transfer, whichever occurs first.

SUMMARY

The current lease with the Army for the former Riverbank Army Ammunition Plant ("RaAP") (now called Riverbank Industrial Complex) includes a provision for the payment of Protection and Maintenance money to the LRA for providing services they need. The actual definition of what the Army needs varies from year to year so the amount included in the payment is subject to negotiation. This year has been particularly difficult given the Federal budget sequester taking place and thousands of federal employees being laid off as a result.

Last year, the Protection and Maintenance payments were \$376,325 for a 12-month period. Following months of negotiations, this year's payment will be \$170,887. Originally, the Army offered \$44,400. Changes in the amount of property used by the Army and changes in the Army's requirements for protection and maintenance have significantly affected this year's payment but both staff and the Army agree that this is a fair amount given current circumstances.

FINANCIAL IMPACT

No financial impact to the City's General Fund. The payments will add revenue to the LRA budget and offset specific routine maintenance and protection expenses at the RAAP by \$170,887.

ATTACHMENT

- 1) Resolution
- 2) Attachments

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY

RESOLUTION

A RESOLUTION OF THE CITY OF RIVERBANK LOCAL REDEVELOPMENT AUTHORITY AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AMENDMENT WITH THE ARMY FOR EXTENDING OPERATIONS AND MAINTENANCE PAYMENTS FOR THE RIVERBANK ARMY AMMUNITION PLANT

WHEREAS, on May 16, 2005, the Secretary of Defense published in the Federal Register and transmitted to the Congressional Defense Committees and the Defense Base Closure and Realignment Commission a list of military installations that the Secretary of Defense recommends for closure or realignment; and

WHEREAS, the Riverbank Army Ammunition Plant was placed on the list of military installations recommended for closure; and

WHEREAS, the City Council is a duly elected body of the City of Riverbank, and as such, the designated authority with zoning authority over the closing base; and

WHEREAS, and the Riverbank City Council, as the recognized and designated Local Redevelopment Authority for Riverbank Army Ammunition Base, has submitted a Reuse Plan for the redevelopment of the Riverbank Army Ammunition Plant as required under BRAC law and regulation; and

WHEREAS, the Local Redevelopment Authority now wishes to oversee the fulfillment of the vision, goals and objectives as stated by the community and presented in the Reuse Plan; and

WHEREAS, to do so, the Local Redevelopment Authority deemed it necessary to enter into a lease with the Army to allow the LRA to operate the Riverbank Army Ammunition Plant beginning April 1, 2010 and

WHEREAS, the Local Redevelopment Authority approved an amendment to that lease to change and extend Operations and Maintenance Payments for the period April 1, 2011 to March 31, 2012 and again for the period April 1, 2012 to March 31, 2013.

NOW, THEREFORE, BE IT RESOLVED that the Local Redevelopment Authority Board of the City of Riverbank hereby approves Supplemental Agreement No. 5 amending Army Lease No. DACA05-1-10-525 to approve an annual Protection and Maintenance amount of \$170,887.

PASSED AND ADOPTED by the Local Redevelopment Authority Board of the City of Riverbank at a meeting held on the 10th day of June, 2013; motioned by

Authority Member _____, seconded by Authority Member _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Secretary

Richard D. O'Brien
Chair

Attachments: Supplemental Agreement No. 5

**SUPPLEMENTAL AGREEMENT NO. 5 AMENDING
DEPARTMENT OF THE ARMY LEASE NO. DACA05-1-10-525
UNDER BASE REALIGNMENT AND CLOSURE (BRAC)
RIVERBANK ARMY AMMUNITION PLANT (RBAAP)
STANISLAUS COUNTY, CA**

THIS SUPPLEMENTAL AGREEMENT NO. 5 (hereinafter "Agreement") is made and entered into on this _____ day of _____ 2013, by and between the **SECRETARY OF THE ARMY**, on behalf of the **UNITED STATES OF AMERICA** (hereinafter "Lessor") and the **CITY OF RIVERBANK**, recognized by the Office of the Secretary of Defense as the Local Redevelopment Authority for Riverbank Army Ammunition Plant (hereinafter the "RBAAP").

RECITALS

WHEREAS, on April 1, 2010, Lessor and Lessee entered into that certain Army Lease No. DAC05-1-10-525, under authority of Title 10 United States Code section 2667 and Title 10 United States Code section 2687, "Defense Base Realignment and Closure Act of 1990" (Public Law 101-510), as amended, for the RBAAP, Stanislaus County, CA (hereinafter the "Lease"); and

WHEREAS, Lessor and Lessee entered into Supplemental Agreement No. 1 dated June 29, 2011, Supplemental Agreement No. 2 dated August 17, 2011, Supplemental Agreement No. 3 dated October 6, 2011 and Supplemental Agreement No. 4 dated April 17, 2012; and

WHEREAS, in accordance with Title 32 CFR Part 174, section 174.14, as amended and the terms and conditions of said Lease, the Lessee has agreed to secure, protect and maintain the leased premises at the levels required in the Lease during the Lease term; and

WHEREAS, pursuant to the terms of said Lease, Lessor has agreed to reimburse Lessee for certain costs of providing such security, fire protection and maintenance; and the parties shall "meet and confer to establish an appropriate fee for Lessee's provision of Protection and Maintenance Services to the Lease Premises"; and

WHEREAS, in accordance with Condition No. 11 of such Lease, the parties have met and conferred and desire to establish Lessee's reimbursement for its provision of the cost of security, fire protection and common area maintenance for the period April 1, 2013 through March 31, 2014.

NOW, THEREFORE, Lease No. DACA05-1-10-525 is hereby amended in the following particulars, but no others:

SUPPLEMENTAL AGREEMENTO NO.5
TO DEPARTMENT OF THE ARMY
LEASE NO. DACA05-1-10-525

1. CONDITION NO. 11 entitled "SERVICES AND UTILITIES REQUIRED BY THE GOVERNMENT," subdivision (a)(i) is deleted in its entirety and is replaced with the following:

"(i) The Government shall reimburse Lessee for the cost of security, fire protection and common area maintenance. For the first year of the Lease, the total sum to be reimbursed shall be "Nine Hundred Three Thousand Seven Hundred and Twenty-Six and NO/100 Dollars" (\$903,726.00), prorated and payable monthly in arrears. For the second year of the Lease, effective April 1, 2011, the total sum to be reimbursed shall be an amount not to exceed "Three Hundred Eighty-Eight Thousand One Hundred Forty and NO/100 Dollars" (\$388,140), prorated and payable monthly in arrears. For the third year of the Lease, effective April 1, 2012, the total sum to be reimbursed shall be an amount not to exceed "Three Hundred Seventy-Six Thousand Three Hundred Twenty-Five and NO/100 Dollars" (\$376,325), prorated and payable monthly in arrears. For the fourth year of the Lease, effective April 1, 2013, the total sum to be reimbursed shall be an amount not to exceed "One Hundred Seventy Thousand Eight Hundred Eighty Seven and NO/100 Dollars" (\$170,887.00), prorated and payable monthly in arrears. The Government shall make its monthly payment for the first year of the Lease for Protection and Maintenance Services in accordance with the Protection and Maintenance Payment Schedule set forth as Exhibit H ("Protection and Maintenance Payment Schedule") attached hereto and made a part hereof. Exhibit H shall be amended annually. The effective date of conveyance by Quitclaim Deed to the Lessee of all or any portion of the Lease Premises, or earlier termination of the Lease, shall terminate the Government's responsibility for future payments under the Protection and Maintenance Payment Schedule, as amended, either in total upon termination or as to the portion of the Lease Premises conveyed to the Lessee, as applicable. Any remaining unpaid amounts owing for a portion of a month following conveyance or termination shall be prorated based upon the number of days Lessee was a tenant prior to conveyance or termination. For each year subsequent to the initial year of the Lease, the parties shall meet and confer to establish an appropriate fee for Lessee's provision of Protection and Maintenance Services to the Lease Premises. Reimbursement payments to Lessee for its provision of Protection and Maintenance Services to the Lease Premises, if any, shall be commensurate with the acreage and character of the property remaining subject to the Lease. Lessor shall make the final determination as to the amount(s) of any such future reimbursement payment(s) under this section. The Prompt Payment Final Rule (Title 5 CFR section 1315, formerly OMB Circular A-125) shall apply to Protection and Maintenance Services Payments due from the Government, if any, under this Lease."

SUPPLEMENTAL AGREEMENT NO.5
TO DEPARTMENT OF THE ARMY
LEASE NO. DACA05-1-10-525

2. Exhibit H of the Lease entitled "Protection and Maintenance Payment schedule" is amended for year four (4) of the Lease to include the payment schedule set forth in Exhibit A to this Supplemental Agreement No. 5 attached hereto and incorporated herein.

3. All other terms of said Condition remain unchanged.

[Signature Page Follows]

SUPPLEMENTAL AGREEMENTO NO.5
TO DEPARTMENT OF THE ARMY
LEASE NO. DACA05-1-10-525

IN WITNESS WHEREOF, the parties have executed this Supplemental Agreement No. 5 as of the date first above written.

UNITED STATES OF AMERICA

By: _____
Sharon Caine
Chief, Real Estate Division

CITY OF RIVERBANK

By: _____
Jill Anderson
City Manager

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 6.1**

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2013
Subject/ Title:	Report on Status of LRA Budget for Third Quarter of FY 2012/13
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director

RECOMMENDATION:

The LRA Board is asked to receive and approve the attached report on the status of the Budget for the Third Quarter Riverbank Local Redevelopment Authority FY 2012/13.

SUMMARY:

Background: In April 2010, the LRA Board adopted a resolution that requires LRA staff to provide a quarterly report to the LRA Board on the status of the budget. This report is intended to comply with that requirement.

This report covers the time period from **January 1, 2013 through March 31, 2013.**

Budget Snapshot: Highlights of this quarter's budget include:

- Revenues are in line with expected expenditures.
- Miscellaneous revenue higher this quarter due to the increased use of the scales for the winter.
- Infrastructure Improvements used for roofing repairs.

FINANCIAL IMPACT:

Total net revenues exceed expenditures this quarter by \$102,604.

ATTACHMENTS:

- 1) LRA Budget Spreadsheet

**Riverbank Local Redevelopment Authority
2012-13 Quarterly Budget**

	2012-13	1st Quarter	2nd Quarter	3rd Quarter	2012-13	
		<u>Jul-Sept</u>	<u>Oct-Dec</u>	<u>Jan-Mar</u>		<u>Remaining</u>
<u>Revenue</u>	<u>Budget</u>	<u>Rev/Exp</u>	<u>Rev/Exp</u>	<u>Rev/Exp</u>	<u>Year to Date</u>	<u>Balance</u>
<u>Beginninng Balance</u>	296,538					
OEA Grants	637,027		82,423	139,993	222,416	414,611
Rents	1,040,000	241,438	294,305	293,958	829,701	210,299
Sale of Real Property					0	0
Sale of Personal Property					0	0
DOD Caretaker Revenue	282,240	74,535	94,080	94,085	262,700	19,540
ED Bank - Specific Plan	68,000			535	535	67,465
Utility Revenue from Tenants	200,000	8,417	66,381	46,722	121,519	78,481
Miscellaneous Revenue	24,000	12,810	4,165	14,410	31,385	-7,385
Other Revenue	75,000				0	75,000
Total Revenue	2,622,805	337,200	541,354	589,702	1,468,256	1,154,549
<u>Expenditures</u>						
Salaries/Benefits	443,361	86,223	95,007	91,208	272,438	170,923
Administrative Expenses						
Travel	12,360	2,251	869	2,540	5,660	6,700
Equipment	11,350			5,134	5,134	6,216
Office Supplies/Legal Ads	13,000	713	1,803	1,345	3,860	9,140
Phones	4,800	689	701	1,512	2,902	1,898
Copier	6,060	2,279	1,057	711	4,047	2,013
Postage	3,000	16	30	109	155	2,845
Janitorial	1,680		545		545	1,135
Professional Services						
Legal	236,954	8,289	15,103	6,441	29,833	207,121
Other Services	43,198		13,898		13,898	29,300
Insurance Premiums	120,000					120,000
Facility Operations & Maintenance						
Well maintenance	1,500	54		59	113	1,387
Permits	4,000	24	636	1,792	2,452	1,548
Water Testing	5,000	1,150	945	1,515	3,610	1,390
Electrical PM	100,000			37,309	37,309	62,691
Fire Supression Maintenance	8,000	2,380		1,356	3,736	4,264
Landscaping	7,000	1,840	1,390		3,230	3,770
Propane	3,000	479	1,369	680	2,528	472
Repairs	51,500	28,688	11,260	31,487	71,435	-19,935
Common Area Costs	350,000	51,861	84,108	119,932	255,901	94,099
Infrastructure Improvements	26,000			24,570	24,570	1,430
Future Grant Match	368,721		3,000		3,000	365,721
Tenant Improvements						
Facility Mgmt/Security Services Contracts						
Security	175,000	25,860	38,437	37,257	101,554	73,446
Facility Management	450,000	74,314	113,664	111,708	299,686	150,314
Marketing/Branding	5,000	265	1,543	333	2,141	2,859
DCE Contract	78,000			10,102	10,102	67,898
Total Expenditures	2,528,484	287,375	385,364	487,098	1,159,837	1,368,647
Net Revenues Less Expenditures	94,321	49,825	155,990	102,604	308,419	

**RIVERBANK LOCAL REDEVELOPMENT AUTHORITY
AGENDA ITEM NO. 6.2**

SECTION 6: NEW BUSINESS

Meeting Date:	June 10, 2013
Subject:	Resolution Approving the Budget for Fiscal Year 2013-2014 for the Local Redevelopment Authority.
From:	Jill Anderson, City Manager
Submitted by:	Debbie Olson, Executive Director Melissa Holdaway, Administrative Analyst II Pam Carder, Project Management Specialist

RECOMMENDATION

It is recommended that the Local Redevelopment Authority Board adopt the Resolution approving the Budget for Fiscal Year 2013-2014 for the Local Redevelopment Authority.

SUMMARY

Attached is the proposed budget for Fiscal Year 2013-14.

It reflects an estimated \$2,560,183 in revenues, a slight reduction over the previous year. That reduction is largely attributable to reduced grant funding and a reduction in the DOD caretaker revenue. This is partially off-set by a large savings this year that results in a large beginning balance.

The budget proposes \$2,167,631 in expenditures which is down more than 14% from last year. This reduction was made in order to off-set the reduced revenues and in order to reduce the dependence on the beginning balance. Despite overall reduction in expenditures, there is an increase in salaries, partially due to adding 4% of the City Manager's salary to the costs. Increases have also been made in several other areas based on this year's expenses. In addition, there are a number of significant reductions in expenditures.

Additional Budget Items of Note

While the LRA staff has been working on an amendment to the existing lease agreement that would provide additional revenue for a remediation project funded by

the Army, at the time of the writing of this staff report, there is no signed agreement. As a result, you will note that there is no mention of these funds in this budget. The remediation project will result in significant increases to both revenues and expenditures. A first quarter adjustment is anticipated to account for this amendment.

In addition, while the money shown as "OEA Grants" has been applied for, the grant funding from OEA for FY 2013-14 is not yet approved, so this number may change. The actual OEA grant funding will also be handled as an adjustment in the next quarter or as part of the mid-year budget adjustment, as has been the practice in years past.

A more detailed summary of the proposed budget is attached, and will be discussed at the meeting.

FINANCIAL IMPACT

The proposed budget still leaves a 15.4% reserve.

ATTACHMENT

1. Budget
2. Resolution

RIVERBANK LOCAL REDEVELOPMENT AUTHORITY

RESOLUTION

A RESOLUTION OF THE LOCAL REDEVELOPMENT AUTHORITY BOARD OF THE CITY OF RIVERBANK APPROVING THE BUDGET FOR FISCAL YEAR 2013-14

WHEREAS, the Riverbank Local Redevelopment Authority (“LRA”) acts in accordance with the Defense Base Closure and Realignment Act of 1990; and,

WHEREAS, the LRA has obtained a lease to operate and manage the 175 acre premises, including the private sector businesses leasing space on the site; and,

WHEREAS, as a condition of the lease with the Army, the LRA must obligate all of its revenues to be spent on the protection, maintenance and improvement of the facilities; and,

WHEREAS, the LRA has executed leases with said tenants and incurred obligations to expend funds in maintaining and improving the site, and is projecting financing the project in accordance with the attached budget. .

NOW, THEREFORE, BE IT RESOLVED that the Local Redevelopment Authority Board of the City of Riverbank hereby approves the budget for Fiscal Year 2013-2014 as follows:

1. Revenues and reserves are estimated to be approximately \$2,560,183;
2. Expenditures are estimated to be approximately \$2,543,840;
3. Ending balance is estimated to be approximately \$392,552

PASSED AND ADOPTED by the Local Redevelopment Authority Board of the City of Riverbank at a meeting held on the 10th day of June, 2013; motioned by Authority Member _____, seconded by Authority Member _____, and upon roll call was carried by the following vote of ____:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Annabelle Aguilar, CMC
Secretary

Richard D. O’Brien
Chair

Attachment: LRA Budget 2013-2014

Statement of Revenue and Expenses					
Riverbank Local Redevelopment Authority					
2013-14 Proposed Budget					
<u>Revenue</u>	<u>FY 2011-12 Actual</u>	<u>2012-13 Budget</u>	<u>2012-13 Year to Date</u>	<u>2013-14 Budget</u>	<u>% Change</u>
Beginning Balance		296,538		647,678	
<i>OEA Grants</i>	474,628	637,027	222,416	495,505	-22.2
<i>Rents</i>	1,000,166	1,040,000	926,768	1,050,000	1.0
<i>Sale of Real Property</i>					
<i>Sale of Personal Property</i>					
<i>DOD Caretaker Revenue</i>	388,149	282,240	262,700	85,500	-69.7
<i>CDBG PTA</i>	14,920				
<i>EECBG Grant</i>	204,370				
<i>ED Bank - Specific Plan</i>	98,050	68,000	535	50,000	-26.5
<i>Utility Revenue from Tenants</i>	194,447	200,000	149,886	211,500	5.8
<i>Miscellaneous Revenue</i>	33,494	24,000	34,233	20,000	-16.7
<i>Other Revenue</i>		75,000		0	-100.0
Total Revenue	2,408,224	2,622,805	1,596,538	2,560,183	-2.4
Expenditures					
<i>Salaries/Benefits</i>	292,676	443,361	303,331	455,131	2.7
<i>Administrative Expenses</i>	46,178				
<i>Travel</i>		12,360	5,741	8,000	-35.3
<i>Equipment</i>		11,350	6,097	2,400	-78.9
<i>Office Supplies/Legal Ads</i>		13,000	4,829	10,000	-23.1
<i>Phones</i>		4,800	3,249	4,800	0.0
<i>Copier</i>		6,060	4,302	6,060	0.0
<i>Postage</i>		3,000	183	3,000	0.0
<i>Janitorial</i>		1,680	1,149	1,740	3.6
<i>Professional Services</i>	298,155				
<i>Legal</i>		236,954	48,233	100,000	-57.8
<i>Other Services</i>		43,198	13,898	10,000	-76.9
<i>Insurance Premiums</i>	116,517	120,000	56,244	130,000	8.3
<i>Facility Operations & Maintenance</i>	148,547				
<i>Well maintenance</i>		1,500	113	1,500	0.0
<i>Permits</i>		4,000	2,944	4,000	0.0
<i>Water Testing</i>		5,000	3,790	5,000	0.0
<i>Electrical PM</i>		100,000	82,518	140,000	40.0
<i>Fire Supression Maintenance</i>		8,000	3,736	7,000	-12.5
<i>Landscaping</i>		7,000	6,460	8,000	14.3
<i>Propane</i>		3,000	2,528	3,000	0.0
<i>Repairs</i>		51,500	88,585	50,000	-2.9
<i>Common Area Costs</i>	351,090	350,000	282,152	363,000	3.7
<i>Infrastructure Improvements</i>	19,484	26,000	24,570	25,000	-3.8
<i>Future Grant Match</i>	5,077	368,721		145,000	-60.7
<i>Tenant Improvements</i>	147,166		24,570		
<i>Facility Mgmt/Security Services Contracts</i>	568,943				
<i>Security</i>		175,000	113,709	145,000	-17.1
<i>Facility Management</i>		450,000	337,583	475,000	5.6
<i>Marketing/Branding</i>	2,790	5,000	2,222	15,000	200.0
<i>CDBG PTA Expenditures</i>	3,685				
<i>EECBG Grant</i>	204,370				
<i>DCE Contract</i>	98,050	78,000	12,213	50,000	-35.9
Total Expenditures	2,302,728	2,528,484	1,434,949	2,167,631	-14.3
Net Revenues Less Expenditures	105,496	94,321	161,589	392,552	316.2