



SONOMA COUNTY OPEN SPACE FISCAL OVERSIGHT COMMISSION
COMMISSIONERS

Mike Sangiacomo (Sonoma)
Todd Mendoza (Petaluma)
Regina De La Cruz (Rohnert Park)

Bob Anderson (Healdsburg)
Eric Koenigshofer (Occidental)
Jeff Owen (Alternate)

REGULAR MEETING AGENDA

747 Mendocino Avenue—Suite 100, Santa Rosa, CA 95401

November 21, 2019 | 5:00pm

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1. **Call to Order**
 2. **Agenda Items to be Held or Taken Out of Order; Off- Agenda Items**
 3. **General Announcements Not Requiring Deliberation or Decision**
 4. **Public Comment**
The Brown Act requires that time be set aside for public comment on items not agendized.
 5. **Correspondence/ Communications**
 6. **Approval of Commission Minutes Attachment 1**
 7. **Financial Report Attachment 2**
Financial Statements – October 31, 2019
 8. **Ad Hoc Committee Reports**
Annual Report/Audit Report Review (Anderson, Owen)
Matching Grant Program (De La Cruz/Owen)
Real Estate Options (Koenigshofer /Owen)
Fire Recovery Review (Anderson/Koenigshofer)
 9. **Vital Lands Initiative Budget Attachment 3**
Julie Mefferd | Administrative and Fiscal Services Manager
 10. **Closed Session**
Conference with Real Property Negotiator Attachment 4
Project Name: Gloeckner Ranch conservation easement
Property Address: 15001 Rockpile Road, Geyserville, CA
APN: 114-170-033, 114-170-027, 114-170-034, 114-260-037, 114-260-003,
114-170-028, 114-170-032, 114-150-022, 114-150-027, 114-150-028, 114-150-030, 114-150-031,
114-150-032, 114-150-033, 114-150-034, 114-160-005, 114-170-001, 114-170-031, 114-180-005,
114-180-007, 114-180-008, 114-180-009, 114-250-005, 114-260-038
Owners: Gloeckner Turner Vineyards, LLC and Gloeckner Grandchildren

Negotiating Parties:

Owner's Representative: Robert Gloeckner, Jean Turner, and 6 Gloeckner Grandchildren; agent is Robert Schepergerdes

District's Representative: William J. Keene, General Manager

Under Negotiation:

Acquisition of Real Property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

11. Conference with Real Property Negotiator Attachment 5

Project Name: Taylor Mountain Cooper Creek Addition, Matching Grant Program

Property Address: Eastern terminus of Allen Way, Santa Rosa

APN: 038-261-010

Owners: William Robotham and Thomas Florian Frazer

Negotiating Parties:

Owner's Representative: Wendy Eliot, Sonoma Land Trust and Bert Whitaker, Sonoma County Regional Parks

District's Representative: William J. Keene, General Manager

Under Negotiation:

Acquisition of Real Property by the Open Space District. The Commission will give instruction to its negotiator(s) on the price. (Government Code Section 54956.8)

12. Suggested Next Meeting

December 5, 2019

13. Adjournment

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the District's website at sonomaopenspace.org. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 747 Mendocino Avenue, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Commission/Committee after distribution of the agenda packet are available for public inspection at the District office at 747 Mendocino Avenue, Santa Rosa, CA during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact Julie Mefferd at 707-565-7368, as soon as possible to ensure arrangements for accommodation.





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UNAPPROVED MINUTES

747 Mendocino Avenue—Suite 100, Santa Rosa, CA 95401

October 3, 2019 | 5:00 pm

COMMISSIONERS PRESENT: Regina De La Cruz (Chair), Bob Anderson (Vice Chair), Eric Koenigshofer (Chair Pro Tem), Jeff Owen

STAFF PRESENT: Bill Keene, General Manager; Lisa Pheatt, County Counsel; Julie Mefferd, Administrative and Fiscal Services Manager; Sara Ortiz, Administrative Aide; Misti Arias, Acquisition Program Manager; Jennifer Kuszmar, Matching Grant Coordinator; Allison Schnitzel, Senior Planner; Louisa Morris, Acquisition Specialist; Catherine Iantosca, Stewardship Technician.

PUBLIC PRESENT: Chris Bell, Appraisal Associates; Ethan Pawson, Senior Law Clerk Extra-Help; Scott Johnson, Principal Macias, Gini, & O'Connell (MGO), Greta MacDonald, Senior Advisor MGO, Justin Knox, Senior Associate MGO.

1. Call to Order

Chair De La Cruz called the meeting to order at 5:01 p.m.

2. Agenda Items to be Held or Taken Out of Order; Off- Agenda Items

There was none.

3. General Announcements Not Requiring Deliberation or Decision

Bill Keene made the following announcements:

- 9/24 Adoption of the Saddle Mountain Management Plan approved by the Board of Directors
- 11/12 Matching Grant Program updates going to the Board of Directors
- 12/16 Vital Lands Initiative Workshop going to the Board of Directors
- Julie and Bill will be doing a presentation on the fiscal elements of VLI at the November Fiscal Oversight Commission meeting, and the entire document will be available for your review in mid-November
- 2/4/20 Stewardship Workshop going to the Board of Directors
- Introduced Louisa Morris, new Acquisition Specialist

4. Public Comment

5. Correspondence/ Communications

6. Approval of Commission Minutes

On a motion by Commissioner Anderson and a second by Commissioner Koenigshofer, the August

8, 2019 minutes were approved.

7. Financial Report

Julie Mefferd reviewed the monthly financial statements for August 2019.

8. Matching Grant Program Updates

Jennifer Kuszmar gave an informational presentation on the Matching Grant Program Updates that will go to the Board of Directors November 12, 2019.

9. Macias, Gini, & O'Connell Stewardship Reserve Presentation

Scott Johnson, Greta MacDonald, and Justin Knox from MGO gave a presentation regarding pursuing potential legislation for stewardship reserve planning efforts.

10. Suggested Next Meeting

November 7, 2019

11. Adjournment

The meeting was adjourned at 7:23 p.m.

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Sonoma County Agricultural Preservation and Open Space District
Consolidated Balance Sheet - District and OSSTA Funds
October 31, 2019

Assets

Cash and Investments	\$65,169,099
Accounts Receivable	0
Other Current Assets	1,254
Intergovernmental Receivables	10,000

Total Assets	<u>\$65,180,353</u>
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Liabilities and Fund Balance

Current Payables	\$0
Other Current Liabilities	21,694
Due to Other Governments	13,472
Deferred Revenue	0
Long-Term Liabilities	0

Total Liabilities	<u>35,166</u>
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Fund Balance

Nonspendable - Prepaid Expenditures	1,254
Restricted - District Activities	65,143,933
Total Fund Balance	65,145,187

Total Liabilities and Fund Balance	<u>\$65,180,353</u>
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Cash by Fund

OSSTA - Measure F	\$53,507,375
Open Space District	3,240,909
Fiscal Oversight Commission	4,305
Stewardship Reserve*	0
Cooley Reserve	153,002
Operations and Maintenance	8,263,509

Total Cash by Fund	<u>\$65,169,099</u>
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*On July 1, 2015 the County of Sonoma Measure F Sales Tax Refunding Bonds, Series 2015 were issued. The transaction provided a savings of \$13.6 million, in part by following the Commission's recommendation of paying down \$30 million in principal, as well as obtaining a lower interest rate. The Commission recommended using the \$10 million in the Stewardship Reserve Fund as part of the \$30 million paydown. Additionally, the Commission directed use of the \$7.5 million annual savings resulting from the shortened term to fund the Stewardship Reserve beginning in the fiscal year 2024-2025. FOC Minute Order #13 dated May 14, 2015 reflects this direction.

Sonoma County Agricultural Preservation and Open Space District
Consolidated District and OSSTA Budget to Actual
For the four months ended October 31, 2019
33% of Year Complete

	Budget Final	Actual Year to Date	Encumbrances Year to Date	Remaining Balance	% of Remaining
Revenues					
Tax Revenue *	\$25,254,000	\$4,467,774		\$20,786,226	82.31%
Intergovernmental	7,750,000	22,070		7,727,930	99.72%
Use of Money & Prop	590,000	(162,751)		752,751	127.58%
Miscellaneous Revenues	5,340,500	31,019		5,309,481	
Other Financing Sources	1,021,444	7,500		1,013,944	99.27%
Total Revenues	39,955,944	4,365,611		35,590,333	89.07%
Expenditures					
Salaries and Benefits	5,005,078	1,365,002		3,640,076	72.73%
Services and Supplies	11,778,805	653,174	\$4,051,533	7,074,097	60.06%
Other Charges	7,707,333	22,070	1,323,994	6,361,270	82.54%
Capital Expenditures**	35,074,928	57,634	241,544	34,775,750	99.15%
Other Financing Uses	8,539,312	1,914,521		6,624,791	77.58%
Total Expenditures	68,105,456	4,012,400	5,617,071	58,475,984	85.86%
Net Earnings (Cost)	(\$28,149,512)	353,211	(\$5,617,071)	(\$22,885,651)	
Beginning fund balance		64,791,976			
Ending Fund Balance		65,145,187			

Note: Sales tax collected as of October 31, 2018 was \$4,996,368. Current collections are -11% over the prior year.

(California Department of Tax and Fee Administration)

Note: Negative Use of Money and Property relates to the amortization of gains and losses of investments, not the rate of return.

** Capital expenditure breakdown

Capital Expenditure - Tacoma 4x4	\$	35,817
CIP -Building & Improvement		21,818
	<u>\$</u>	<u>57,634</u>

Vital Lands Initiative Recommended Expenditures

Ag + Open Space projects conservative growth in sales taxes between fiscal year 18-19 and the end of the Measure on March 31, 2031, with a total projected sales tax revenue of \$385.5 million. In addition to revenues from sales tax, Ag + Open Space anticipates leveraging \$60-120 million in funds from outside sources, including grants, donations, and miscellaneous revenues. Of the \$445.5-505.5 million projected total revenues, \$151.5 million is dedicated to program expenditures, including operations, and transfers to the Stewardship Reserve Fund. The amount available for acquisitions, the Matching Grant Program, and Initial Public Access/Operations & Maintenance through 2031 is \$294-354 million, and will be allocated across goal areas according to the table on the right.



	Ag + Open Space Sales Tax	Estimated Leverage		Total Allocation (Leverage – Low)		Total Allocation (Leverage – High)	
		Low	High	Amount	% of Total	Amount	% of Total
Agricultural Lands	\$50m	\$20m	\$40m	\$70m	24%	\$90m	25%
Community Identity	\$25m	\$2.5m	\$5m	\$27.5m	9%	\$30m	8%
Healthy Communities	\$96m	\$20m	\$40m	\$116m	39%	\$136m	38%
Initial Public Access/ Operations & Maintenance	\$39m						
Matching Grant Program	\$35m						
New Acquisition Projects	\$22m						
Water	\$23m	\$7.5m	\$15m	\$30.5m	10%	\$38m	11%
Wildlands	\$20m	\$7.5m	\$15m	\$27.5m	9%	\$35m	10%
Opportunity Fund	\$20m	\$2.5m	\$5m	\$22.5m	8%	\$25m	8%
ESTIMATED FUNDS AVAILABLE	\$234m	\$60m	\$120m	\$294m		\$354m	

