

**ADJOURNED REGULAR MEETING OF THE
MONTEREY PENINSULA AIRPORT DISTRICT
BOARD OF DIRECTORS**

June 17, 2015 10:00 AM

**Board Room, 2nd Floor of the Airport Terminal Building
200 Fred Kane Dr. Suite #200
Monterey Regional Airport**

(Unless you are a public safety official, please turn off your cell phone or place it on vibrate mode during the meeting. Thank you for your compliance.)

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

D. PUBLIC COMMENTS

Any person may address the Monterey Peninsula Airport District Board at this time. Presentations should not exceed three (3) minutes, should be directed to an item **NOT** on today's agenda, and should be within the jurisdiction of the Monterey Peninsula Airport District Board. Though not required, the Monterey Peninsula Airport District Board appreciates your cooperation in completing a speaker request form available on the staff table. Please give the completed form to the Monterey Peninsula Airport District Secretary. Comments concerning matters set forth on this agenda will be heard at the time the matter is considered.)

E. CONSENT AGENDA – ACTION ITEMS

(10:15AM – 10:20AM Estimated)

(The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Board member, member of the audience or staff may request that an item be placed on the deferred consent agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.)

Approve 1. Minutes of the Regular Meeting of May 13, 2015

Approve 2. Minutes of the Special Meeting of May 18, 2015

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

G. REGULAR AGENDA – ACTION ITEMS

(10:20AM-11:45AM Estimated)

Presentation 1. Monthly Update on the Runway Safety Area (RSA) Project by Kimley-Horn and Associates

- Presentation 2. Summary of Change: Comparison of the Final FY 2016 Operating/Capital Plan and the Draft Plan Presented at the June 3, 2015, Budget Workshop
- Adopt 3. Resolution No. 1639, A Resolution Authorizing and Approving the Adjustment of Rates and Charges at the Monterey Peninsula Airport District for Fiscal Year 2016
- Adopt 4. Resolution No. 1640, A Resolution Authorizing and Approving the Fiscal Year 2016 Salary Schedule Listing Salary Ranges and Pay Steps for the Monterey Peninsula Airport District
- Adopt 5. Resolution No. 1641, A Resolution Authorizing and Approving the Operating Budget and Capital Budget of the Monterey Peninsula Airport District for Fiscal Year 2016
- Presentation 6. Concept of Non-Aviation Property Development / Rehabilitation
- Adopt 7. Resolution No. 1642, A Resolution Approving the Employment Agreement for Executive Director Between the Monterey Peninsula Airport District and Michael La Pier
- Discussion / Action 8. Establish a Procedure to Respond to the 2014/15 Grand Jury Report
- Adopt 9. Resolution No. 1643, A Resolution Approving the Transfer of the Lease Agreement with Del Monte Aviation (DMA) and MPAD and the Lease Agreement between Monterey Jet Center (MJC) and MPAD to Monterey Fuel Company (MFC)
- Discussion 10. Status of Del Rey Oaks Committee Assignment

H. ACCEPTANCE OF DEPARTMENT REPORTS

(11:45AM – 12:00PM Estimated)

(The board receives department reports which do not require any action by the board)

LUNCH BREAK (12:00PM – 1:00PM Estimated)

I. BOARD COMMITTEE REPORTS

(1:00PM – 1:30PM Estimated)

(Report on meetings attended by Board Members at Monterey Peninsula Airport District's expense - AB1234)

a. Standing Committees:

- i. Local Jurisdiction Liaison Directors Miller & Searle
- ii. Budget and Finance Directors Miller & Sabo
- iii. Air Service, Marketing, Community Relations Directors Leffel & Nelson

b. Ad-Hoc Committees:

- i. Executive Search Directors Sabo & Miller
- ii. Community Affairs Directors Sabo & Leffel

- iii. Airport Property Development & Leases
- iv. Noise Mitigation

Directors Nelson & Miller
 Director Sabo & Nelson

c. Liaison/Representatives:

- i. Local Agency Formation Commission
- ii. Regional Taxi Authority
- iii. Transportation Agency for Monterey County
- iv. Water Management District (Policy Advisory)

Director Leffel Alt: Searle
 Director Leffel Alt: GM Greer
 Director Sabo Alt: Nelson
 Director Leffel Alt: Searle

J. CLOSED SESSION

(1:30PM –2:30PM Estimated)

1. **REAL PROPERTY NEGOTIATIONS** (Government Code Section 54956.8) the Board will meet with Real Property Negotiators, General Manager and District Counsel, regarding the property identified as 2965 Monterey-Salinas Highway, Monterey, CA 93940.
2. **POTENTIAL LITIGATION** (Government Code Section 54956.9(d)) the Board will meet with the General Manager and District Counsel regarding potential litigation – one case.

K. RECONVENE TO OPEN SESSION

L. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- *Discussion of holding elections in-house (District Counsel to research)*
- *Purchase of Board Laptops*
- *Leakage Study*
- *Soundproofing the Board Room / Better quality speaker(s)*

M. DISCUSSION OF FUTURE AGENDAS

(Any Board member may request the Board of Directors to instruct staff to report back to the Board at a future meeting concerning any matter or place a matter of business on a future agenda. Approval of such requests will be made by motion.)

N. ADJOURNMENT

AGENDA DEADLINE

All items submitted by the public for possible inclusion on the Board Agenda or in the Board packet must be received by 5:00 P.M. on the Monday before the first Wednesday of the month. This agenda is subject to revision and may be amended prior to the scheduled meeting. A final Agenda will be posted outside the District Offices in the Terminal Building at the Monterey Regional Airport 72 hours prior to the meeting.

Upon request and where feasible, the Monterey Peninsula Airport District will provide written agenda materials in appropriate alternate formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. In order to allow the District time within which to make appropriate arrangements, please submit a written request containing a brief description of the materials requested and preferred alternative format or auxiliary aid or service desired as far as possible in advance of the meeting. Requests should be sent to the District Secretary at 200 Fred Kane Drive, Suite 200, Monterey, California 93940.

MINUTES OF THE REGULAR MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS
May 13, 2015 10:00AM, BOARD ROOM

A. CALL TO ORDER/ROLL CALL

Chair Sabo called to order the Regular Meeting of the Board of Directors. Directors Leffel, Searle, and Nelson were present. The following District officers were present: Board Secretary Posey, Auditor Merritt, General Manager Greer and District Counsel Huber. Director Miller was absent. Director Leffel arrived at 10:10am.

B. PLEDGE OF ALLEGIANCE

Director Sabo Led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Chair Sabo announced that the Budget Workshop is scheduled for June 3, 2015 at 1:30pm.

1. Introduction of New Employee

<u>Name</u>	<u>Department</u>	<u>Position</u>
Brandon Segovia	Public Safety	Police Officer

Brandon Segovia was out of town and was not able to attend the meeting. This item will be moved to a future meeting.

D. PUBLIC COMMENTS

None

E. CONSENT AGENDA – ACTION ITEMS

(The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Board member, member of the audience or staff may request that an item be placed on the deferred consent agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.)

- | | |
|---------|---|
| Approve | 1. Minutes of the Regular Meeting of April 8, 2015 |
| Approve | 2. Minutes of the Special Meeting of April 8, 2015 |
| Approve | 3. Minutes of the Special Meeting of April 15, 2015 |

Director Nelson moved to approve Items E.1., E.2. and E.3. Director Searle seconded the motion. The motion passed unanimously.

F. DEFERRED CONSENT AGENDA - ACTION ITEMS

None

G. REGULAR AGENDA – ACTION ITEMS

- Presentation 1. Monthly Update on the Runway Safety Area (RSA) Project by Kimley-Horn and Associates

Kevin Flynn, Kimley Horne & Associates, and Chris Morello, Project Manager, presented Item G.1. to the board.

Public Comment

Tony Tollner, Managing Partner with Tarpys, asked the Board if the Airport has a system in place to save and/or recycle water.

- Approve 2. Lease Extension for Rio Restaurants Corporation (Tarpys)

Tom Greer, General Manager, presented Item G.2. to the board.

Director Leffel moved to end the discussion regarding Item G. 2. Director Nelson seconded the motion.

Director Nelson moved to approve Item G.2. Director Leffel seconded the motion. The motion passed by a roll call vote 3-1. (Director Miller absent - Chair Sabo voted "no")

- Presentation 3. Revenue Review and Comparison between Open-Entry Taxi Operations and The Exclusive Taxi Service with Central Coast Cab Company.

Jerry Merritt, Accounting Manager/Controller, and Ken Griggs, Operations Manager, presented Item G. 3.

- Adopt 4. Resolution No. 1638, A Resolution to Withdraw From Agreement For the Joint Exercise of Powers to Operate and Maintain a Regional Incident Support Vehicle

Jerry Merritt, Accounting Manager/Controller, presented Item G.4.

Director Leffel moved to adopt Resolution No. 1638. Director Searle seconded the motion. The motion passed unanimously by a roll call vote 4-0.

RESOLUTION NO. 1638

A RESOLUTION TO WITHDRAW FROM THE AGREEMENT FOR THE JOINT EXERCISE OF POWERS TO OPERATE AND MAINTAIN A REGIONAL INCIDENT SUPPORT VEHICLE

WHEREAS, The Monterey Peninsula Airport District has been a party to the "Agreement for the Joint Exercise of Powers to Operate and Maintain a Regional Incident Support Vehicle" (hereinafter "Agreement") since the inception of the Agreement on December 1, 2009; and

WHEREAS, The Monterey Peninsula Airport District has not had an opportunity to use the Regional Incident Support Vehicle in several years; and

WHEREAS, Section 3.3 of the Agreement allows for a Party to the Agreement to withdraw from the Agreement; and

WHEREAS, The Monterey Peninsula Airport District contracts with the City of Monterey for the provision of fire services and thereby has alternatives for receiving the services provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, That the Monterey Peninsula Airport District exercises its option to withdraw from the "Agreement for the Joint Exercise of Powers to Operate and Maintain a Regional Incident Support Vehicle" effective as immediately as prescribed (sixty (60) days following June 30th, which immediately follows the date of notice, in this instance August 29, 2015) in Section 3.3 of the Agreement.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 13th day of May, 2015, by the following roll call vote:

AYES: DIRECTORS: Leffel, Nelson, Searle, Sabo
NOES: DIRECTORS:
ABSTAIN: DIRECTORS:
ABSENT: DIRECTORS: Miller

H. ACCEPTANCE OF DEPARTMENT REPORTS

(The board receives department reports which do not require any action by the board)

I. BOARD COMMITTEE REPORTS

(Report on meetings attended by Board Members at Monterey Peninsula Airport District's expense - AB1234)

- a. Standing Committees:
 - i. Local Jurisdiction Liaison Directors Miller & Searle
 - ii. Budget and Finance Directors Miller & Sabo
 - iii. Air Service, Marketing, Community Relations Directors Leffel & Nelson

- b. Ad-Hoc Committees:
 - i. Executive Search Directors Sabo & Miller
 - ii. Community Affairs Directors Sabo & Leffel
 - iii. Airport Property Development & Leases Directors Nelson & Miller
 - iv. Noise Mitigation Director Sabo & Nelson

- c. Liaison/Representatives:
 - i. Local Agency Formation Commission Director Leffel Alt: Searle
 - ii. Regional Taxi Authority Director Leffel Alt: GM Greer
 - iii. Transportation Agency for Monterey County Director Sabo Alt: Nelson
 - iv. Water Management District (Policy Advisory) Director Leffel Alt: Searle

J. CLOSED SESSION

1. **REAL PROPERTY NEGOTIATIONS** (Government Code Section 54956.8) the Board will meet with General Manager and District Counsel, regarding the property identified as 100 Sky Park Drive, Monterey, CA 93940.

2. **REAL PROPERTY NEGOTIATIONS** (Government Code Section 54956.8) the Board will meet with Real Property Negotiators, General Manager and District Counsel, regarding the property identified as 2965 Monterey-Salinas Highway, Monterey, CA 93940.

3. **PUBLIC EMPLOYEE APPOINTMENT** (Government Code Section 54957) regarding the following position: Executive Director

K. RECONVENE TO OPEN SESSION

Chair Sabo reported that no action was taken in closed session.

L. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- *Discussion of holding elections in-house (District Counsel to research)*
- *Purchase of Board Laptops (Budget Workshop FY16)*
- *Leakage Study*
- *Soundproofing the Board Room / Better quality speaker(s)*

M. DISCUSSION OF FUTURE AGENDAS

None

N. ADJOURNMENT

The meeting adjourned at 3:27pm

**MINUTES OF THE SPECIAL MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT
BOARD OF DIRECTORS**

May 18, 2015 8:00AM

LaRiviere & Grubman PC, Building 19 Upper Ragsdale Drive, Ste. 200

A. CALL TO ORDER/ROLL CALL

Chair Sabo called to order the Special Meeting of the Board of Directors. Directors Leffel, Searle, Miller and Nelson were present. The following District officers were present: District Counsel Huber.

B. PLEDGE OF ALLEGIANCE

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

None

D. PUBLIC COMMENTS

None

E. CLOSED SESSION

1. **PUBLIC EMPLOYEE APPOINTMENT** (Government Code Section 54957) regarding the following position: Executive Director
2. **PURSUANT TO GOVERNMENT CODE Section 54957(b)**, the Board will meet with the District Counsel to consider the employment related to the following position: District Counsel
3. **PURSUANT TO GOVERNMENT CODE Section 54956.9(d)**, the Board will meet with District Counsel regarding potential litigation – one case.

F. RECONVENE TO OPEN SESSION

Chair Sabo reported that no action was taken in closed session

G. ADJOURNMENT

The meeting adjourned at 6:20pm

TO: Monterey Peninsula Airport District Board of Directors
FROM: Thomas E. Greer, General Manager
SUBJ: Summary of Change: Comparison of the Final FY 2016 Operating & Capital Plans to the Draft Plans Discussed at the June 3, 2015, Budget Workshop

BACKGROUND. On June 3, 2015, the Board of Directors and staff of the Monterey Peninsula Airport District met and conducted a FY 2016 Budget Workshop. At the conclusion of the workshop, the board expressed their support for the FY16 Financial Plan as presented and asked that District Counsel provide information regarding compensation (per the Executive Director contract) to the Controller.

SCOPE. A final review was conducted by the Controller on Monday and Tuesday, June 8 and 9. Final adjustments to the operating and capital plans (and components thereof) were prepared and are now presented.

RATES & CHARGES: The recommended rates and charges were reviewed; there are no changes. Staff recommends that these rates and charges be implemented on July 1, 2015.

SALARY SCHEDULE: The staff recommends that the 1% increase be extended to all unrepresented employees on July 1. Changes to the salary schedule have been made to show the base compensation, automobile allowance and technology allowance for the Executive Director.

OPERATING REVENUE:

After review, only four (4) operating revenue categories were modified. RON Fees were modified due to an Alaska scheduling change effective November 1, 2015. May 2015 concession revenue was received from Avis, Budget, Republic Parking and Monterey Highway Self-Storage/Flight Way Self-Storage. Operating revenue was reduced due to the changes shown below.

	FINAL FY 2016 FULL YEAR PLAN	DRAFT FY 2016 FULL YEAR PLAN	CHANGE	
			DOLLARS	%
RON Fees	73,917.00	89,607.00	(15,690.00)	-17.5%
Rental Car Concessions	1,081,197.00	1,075,805.00	5,392.00	0.5%
Parking Concession	822,661.00	820,042.00	2,619.00	0.3%
Self-Storage Concession	269,425.00	270,347.00	(922.00)	-0.3%
			<u>(8,601.00)</u>	

OPERATING EXPENSE:

After review, there were modifications to operating expense categories in only one department – Finance & Administration. These adjustments (reductions and increases) were based on the review of the Executive Director’s contract and a review of utility expenses. Changes made to operating expenses in Finance & Administration are presented below.

	FINAL	DRAFT	CHANGE	
	FY 2016	FY 2016	DOLLARS	%
Finance & Administration	FULL YEAR	FULL YEAR		
	PLAN	PLAN		
Salary & Wages	729,702.00	727,413.00	2,289.00	0.3%
Employer SSI	44,199.00	44,072.00	127.00	0.3%
Employer MC	10,577.00	10,549.00	28.00	0.3%
Workers' Comp Insurance	19,865.00	19,685.00	180.00	0.9%
CalPERS Retirement	66,843.00	76,303.00	(9,460.00)	-12.4%
Life Insurance	1,120.00	718.00	402.00	56.0%
Personnel Recruitment & Pre-Employment Expense	25,000.00	16,500.00	8,500.00	51.5%
Telecommunications	2,500.00	3,500.00	(1,000.00)	-28.6%
District Vehicle Fuel	1,200.00	2,000.00	(800.00)	-40.0%
Utilities - Electricity	236,000.00	233,000.00	3,000.00	1.3%
Utilities - Natural Gas	47,500.00	50,500.00	(3,000.00)	-5.9%
			266.00	

OTHER REVENUE / EXPENSE:

After review, there were modifications to two (2) lines in the Other Revenue / Expense categories.

	FINAL	DRAFT	CHANGE	
	FY 2016	FY 2016	DOLLARS	%
	FULL YEAR	FULL YEAR		
	PLAN	PLAN		
Grants - FAA	21,218,324.00	23,381,348.00	(2,163,024.00)	-9.3%
Depreciation / Amortization Expense	(7,874,456.00)	(7,855,626.00)	(18,830.00)	0.2%
			(2,181,854.00)	

A line-by-line comparison of all revenue and expense categories is also included.

CAPITAL PLAN:

Staff recommends the approval of the previously presented FY 2016 Capital Plan that encompasses both the co-funded portion and the District-funded portion. Upon final review, the acquisition cost of a utility pick-up was bumped up from \$36,500 to \$39,500.

During the review of future District-funded projects, listed projects were re-evaluated based on current and anticipated operational needs. Changes included:

The following capital acquisition was added and prioritized for 2017:

- ✓ Acquire Paint Machine – Line/Pavement Marking System – Maintenance - \$42,000

The following capital acquisitions/projects were pushed back one year:

- ✓ Sidewalk – Perimeter of District Employee Parking Lot (FY 2018),
- ✓ Handheld AVI Scanners (FY 2017), and
- ✓ Customer Baggage Carts (FY 2017).

A final copy of the capital plan for FY 2016 follows the line-by-line presentation of revenue and expense. A plan for District capital acquisitions and projects is also included.

IMPACT ON OPERATING REVENUE. Decrease of \$8,601

IMPACT ON OPERATING EXPENSE. Increase of \$266

IMPACT ON OPERATING INCOME. Decrease of \$8,867

IMPACT ON CAPITAL EXPENSE. Increase of \$3,000

IMPACT ON OPERATIONS. Not applicable

STRATEGIC PLAN. Not applicable

RECOMMENDATION. Adopt Resolution Numbers 1639, 1640 & 1641 as presented.

Revenue & Expense -- Fiscal Year 2015
For the Fiscal Year Ending 06/30/2016

	FINAL FY 2016 FULL YEAR PLAN	DRAFT FY 2016 FULL YEAR PLAN	CHANGE		FY 2015 PROJECTED FULL YEAR ACTUAL	Item G-2 INCREASE / (DECREASE) FOR FY 2016
			DOLLARS	%		
Revenue						
Commercial Aviation						
Landing Fees	550,370.00	550,370.00	-	0.0%	522,876.64	5.3%
RON Fees	73,917.00	89,607.00	(15,690.00)	-17.5%	85,291.18	-13.3%
Apron Fees	90,370.00	90,370.00	-	0.0%	76,349.76	18.4%
Total Commercial Aviation:	714,657.00	730,347.00	(15,690.00)	-2.1%	684,517.58	4.4%
General Aviation						
Landing Fee	314,673.00	314,673.00	-	0.0%	310,141.86	1.5%
Total General Aviation:	314,673.00	314,673.00	-	0.0%	310,141.86	1.5%
Terminal Leases & Concessions						
Gate Usage Fees	7,164.00	7,164.00	-	0.0%	6,483.60	10.5%
Terminal Space Rent	1,679,856.00	1,679,856.00	-	0.0%	1,689,424.85	-0.6%
Terminal Concessions	157,174.00	157,174.00	-	0.0%	157,275.61	-0.1%
TCP Operators Permits	9,100.00	9,100.00	-	0.0%	9,160.00	-0.7%
Taxi Operators Permits & Trip Fees	160,977.00	160,977.00	-	0.0%	161,794.80	-0.5%
Rental Car Concessions	1,081,197.00	1,075,805.00	5,392.00	0.5%	1,068,370.00	1.2%
Parking Concession	822,661.00	820,042.00	2,619.00	0.3%	813,367.44	1.1%
Tower Lease	3,150.00	3,150.00	-	0.0%	3,150.50	0.0%
Total Terminal Leases & Concessions:	3,921,279.00	3,913,268.00	8,011.00	0.2%	3,909,026.80	0.3%
Heavy General Aviation Tenants						
FBO Rents	675,012.00	675,012.00	-	0.0%	659,100.00	2.4%
Fuel Flowage Fees	342,792.00	342,792.00	-	0.0%	305,031.53	12.4%
Total Heavy General Aviation Tenants:	1,017,804.00	1,017,804.00	-	0.0%	964,131.53	5.6%
Light General & Other Aviation Tenants						
Facility / Space Rents	195,096.00	195,096.00	-	0.0%	186,213.32	4.8%
Hangar Rents	238,260.00	238,260.00	-	0.0%	236,327.00	0.8%
Tiedown Fees	8,100.00	8,100.00	-	0.0%	8,700.00	-6.9%
Total Light General & Other Aviation Tenants:	441,456.00	441,456.00	-	0.0%	431,240.32	2.4%
Non-Aviation Tenants						
Facility / Space Rents	1,097,970.00	1,097,970.00	-	0.0%	1,070,704.71	2.5%
Outside Storage	116,256.00	116,256.00	-	0.0%	153,810.00	-24.4%
R V Storage	122,040.00	122,040.00	-	0.0%	117,640.00	3.7%
Self-Storage Concession	269,425.00	270,347.00	(922.00)	-0.3%	267,666.27	0.7%
Miscellaneous Non-Aviation Revenue	6,000.00	6,000.00	-	0.0%	7,076.31	-15.2%
Total Non-Aviation Tenants:	1,611,691.00	1,612,613.00	(922.00)	-0.1%	1,616,897.29	-0.3%
Other Operating Revenue						
Property Tax Allocation	176,660.00	176,660.00	-	0.0%	168,002.81	5.2%
Utility Charges	148,700.00	148,700.00	-	0.0%	144,935.30	2.6%
Late Fees & Interest	5,150.00	5,150.00	-	0.0%	8,411.61	-38.8%
Bail & Traffic Fines	1,025.00	1,025.00	-	0.0%	969.50	5.7%
Tenant Employee Parking, Decals & Badges	25,150.00	25,150.00	-	0.0%	26,237.22	-4.1%
Tenant Plan Reviews, Checks & Inspection	-	-	-	0.0%	3,189.00	0.0%
Miscellaneous Other Operating Revenue	6,750.00	6,750.00	-	0.0%	1,824.08	270.0%
Total Other Operating Revenue:	363,435.00	363,435.00	-	0.0%	353,569.52	2.8%
Total Operating Revenue:	8,384,995.00	8,393,596.00	(8,601.00)	-0.1%	8,269,524.90	1.4%
Expenses						
Finance & Administration						
Salary & Wages	729,702.00	727,413.00	2,289.00	0.3%	744,675.97	-2.0%
Employer SSI	44,199.00	44,072.00	127.00	0.3%	40,009.51	10.5%
Employer MC	10,577.00	10,549.00	28.00	0.3%	10,949.24	-3.4%

Revenue & Expense -- Fiscal Year 2015
For the Fiscal Year Ending 06/30/2016

	FINAL	DRAFT	CHANGE		FY 2015	Item G-2
	FY 2016	FY 2016			PROJECTED	INCREASE /
	FULL YEAR	FULL YEAR	DOLLARS	%	FULL YEAR	(DECREASE)
	PLAN	PLAN			ACTUAL	FOR
						FY 2016
Workers' Comp Insurance	19,865.00	19,865.00	180.00	0.9%	17,907.58	10.9%
ADP Processing	2,328.00	2,328.00	-	0.0%	2,276.02	2.3%
CalPERS Retirement	66,843.00	76,303.00	(9,460.00)	-12.4%	77,444.87	-13.7%
CalPERS Health Insurance	72,892.00	72,892.00	-	0.0%	69,097.84	5.5%
Flexible Spending Account (FSA)	10,611.00	10,611.00	-	0.0%	8,601.73	23.4%
Dental Insurance	14,496.00	14,496.00	-	0.0%	11,033.78	31.4%
Vision Insurance	1,134.00	1,134.00	-	0.0%	998.76	13.5%
Life Insurance	1,120.00	718.00	402.00	56.0%	662.48	69.1%
Retiree Health Insurance	4,202.00	4,202.00	-	0.0%	1,446.00	190.6%
GASB 45 / OPEB Expense	1,721.00	1,721.00	-	0.0%	2,364.00	-27.2%
Personnel Recruitment & Pre-Employment Expense	25,000.00	16,500.00	8,500.00	51.5%	37,871.97	0.0%
Temporary Personnel	35,020.00	35,020.00	-	0.0%	49,650.66	-29.5%
Dues & Subscriptions	25,400.00	25,400.00	-	0.0%	24,689.14	2.9%
Seminars & Conferences	8,405.00	8,405.00	-	0.0%	5,396.40	55.8%
Professional Development & Education	3,300.00	3,300.00	-	0.0%	1,710.75	92.9%
Business Travel & Entertainment	17,875.00	17,875.00	-	0.0%	15,111.61	18.3%
Public Notices	2,000.00	2,000.00	-	0.0%	856.22	133.6%
LAFCO Expense	14,760.00	14,760.00	-	0.0%	13,667.00	8.0%
Umbrella Liability Insurance Expense	190,000.00	190,000.00	-	0.0%	166,391.78	14.2%
Administrative Meetings / Employee Relations	16,500.00	16,500.00	-	0.0%	16,608.68	-0.7%
Telephone	17,225.00	17,225.00	-	0.0%	17,017.20	1.2%
Telecommunications	2,500.00	3,500.00	(1,000.00)	-28.6%	3,207.67	-22.1%
Postage & Courier Services	3,625.00	3,625.00	-	0.0%	3,289.06	10.2%
Bank Fees & Finance Charges	8,650.00	8,650.00	-	0.0%	9,722.19	-11.0%
General Supplies & Materials	3,000.00	3,000.00	-	0.0%	2,910.46	3.1%
Office Supplies & Materials	14,000.00	14,000.00	-	0.0%	15,649.99	-10.5%
District Vehicle Supplies & Materials	50.00	50.00	-	0.0%	25.00	100.0%
District Vehicle Fuel	1,200.00	2,000.00	(800.00)	-40.0%	2,025.73	-40.8%
Office Equipment Repair & Maintenance	9,850.00	9,850.00	-	0.0%	9,879.89	-0.3%
General Repair & Maintenance	250.00	250.00	-	0.0%	-	100.0%
District Vehicle Repair & Maintenance	3,000.00	3,000.00	-	0.0%	3,853.43	-22.1%
Other Services	1,500.00	1,500.00	-	0.0%	1,291.80	16.1%
Tenant Services	2,000.00	2,000.00	-	0.0%	987.00	102.6%
Art Program	16,000.00	16,000.00	-	0.0%	15,999.29	0.0%
Annual Audit / Accounting	42,450.00	42,450.00	-	0.0%	39,060.00	8.7%
District Legal Counsel	3,000.00	3,000.00	-	0.0%	6,773.19	-55.7%
Other Legal Services	7,600.00	7,600.00	-	0.0%	6,825.61	11.3%
Computer / LAN / IT	2,760.00	2,760.00	-	0.0%	2,924.52	-5.6%
Administration & Finance	14,750.00	14,750.00	-	0.0%	12,041.69	22.5%
Human Resources	1,000.00	1,000.00	-	0.0%	250.00	300.0%
Other Professional Services	5,000.00	5,000.00	-	0.0%	3,450.00	44.9%
Marketing	85,000.00	85,000.00	-	0.0%	73,612.30	15.5%
Public Relations	12,000.00	12,000.00	-	0.0%	12,158.40	-1.3%
Air Service Development	25,000.00	25,000.00	-	0.0%	29,069.84	-14.0%
Utilities - Miscellaneous	1,900.00	1,900.00	-	0.0%	1,521.15	24.9%
Utilities - Electricity	236,000.00	233,000.00	3,000.00	1.3%	233,146.05	1.2%
Utilities - Natural Gas	47,500.00	50,500.00	(3,000.00)	-5.9%	43,384.31	9.5%
Utilities - Water	145,000.00	145,000.00	-	0.0%	143,162.31	1.3%
Utilities - Sewage / Waste Water	20,200.00	20,200.00	-	0.0%	19,712.70	2.5%
Utilities - Solid Waste Disposal	20,100.00	20,100.00	-	0.0%	19,096.80	5.3%
Bad Debt Expense	3,000.00	3,000.00	-	0.0%	2,041.00	47.0%
Property Tax & Assessments	1,000.00	1,000.00	-	0.0%	821.42	21.7%
Total Finance & Administration:	2,074,060.00	2,073,794.00	266.00	0.0%	2,054,331.99	1.0%
Planning & Development						
Salaries & Wages	349,930.00	349,930.00	-	0.0%	322,612.83	8.5%
Salary & Wage Reimbursement - AIP & Billing	(65,000.00)	(65,000.00)	-	0.0%	(118,377.40)	-45.1%
Overtime (OT) Pay	-	-	-	0.0%	630.00	-100.0%
Employer SSI	20,252.00	20,252.00	-	0.0%	17,754.54	14.1%
Employer MC	5,074.00	5,074.00	-	0.0%	4,489.57	13.0%
Workers' Comp Insurance	18,892.00	18,892.00	-	0.0%	16,591.01	13.9%
ADP Processing	1,152.00	1,152.00	-	0.0%	1,039.85	10.8%
CalPERS Retirement	35,336.00	35,336.00	-	0.0%	31,606.30	11.8%
CalPERS Health Insurance	42,188.00	42,188.00	-	0.0%	34,374.86	22.7%

Revenue & Expense -- Fiscal Year 2015
For the Fiscal Year Ending 06/30/2016

Item G-2

	FINAL FY 2016 FULL YEAR PLAN	DRAFT FY 2016 FULL YEAR PLAN	CHANGE		FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
			DOLLARS	%		
Flexible Spending Account (FSA)	5,252.00	5,252.00	-	0.0%	2,732.66	92.2%
Dental Insurance	6,210.00	6,210.00	-	0.0%	3,444.31	80.3%
Vision Insurance	564.00	564.00	-	0.0%	321.44	75.5%
Life Insurance	361.00	361.00	-	0.0%	313.04	15.3%
Retiree Health Insurance	-	-	-	0.0%	-	0.0%
GASB 45 / OPEB Expense	645.00	645.00	-	0.0%	889.00	-27.4%
Personnel Recruitment & Pre-Employment Expense	1,785.00	1,785.00	-	0.0%	847.00	110.7%
Dues & Subscriptions	1,125.00	1,125.00	-	0.0%	1,024.00	9.9%
Seminars & Conferences	4,455.00	4,455.00	-	0.0%	3,790.00	17.5%
Professional Development & Education	4,000.00	4,000.00	-	0.0%	1,800.00	122.2%
Business Travel & Entertainment	5,000.00	5,000.00	-	0.0%	6,513.41	-23.2%
Public Notices	1,000.00	1,000.00	-	0.0%	1,022.55	-2.2%
Administrative Meetings / Employee Relations	650.00	650.00	-	0.0%	19.93	3161.4%
Telephone	810.00	810.00	-	0.0%	628.38	28.9%
Telecommunications	3,876.00	3,876.00	-	0.0%	2,879.04	34.6%
Postage & Courier Services	840.00	840.00	-	0.0%	622.23	35.0%
General Supplies & Materials	-	-	-	0.0%	20.23	-100.0%
Office Supplies & Materials	4,400.00	4,400.00	-	0.0%	2,662.44	65.3%
District Vehicle Supplies & Materials	50.00	50.00	-	0.0%	50.00	0.0%
District Vehicle Fuel	2,400.00	2,400.00	-	0.0%	1,725.17	39.1%
Office Equipment Repair & Maintenance	4,670.00	4,670.00	-	0.0%	3,426.21	36.3%
District Vehicle Repair & Maintenance	3,000.00	3,000.00	-	0.0%	1,133.14	164.8%
Other Services	1,000.00	1,000.00	-	0.0%	675.00	48.1%
Architect & Engineer	25,000.00	25,000.00	-	0.0%	15,911.00	57.1%
District Legal Counsel	2,475.00	2,475.00	-	0.0%	-	100.0%
Computer / LAN & IT	40,610.00	40,610.00	-	0.0%	37,739.71	7.6%
Environmental	5,000.00	5,000.00	-	0.0%	2,500.00	100.0%
Other Professional Services	1,000.00	1,000.00	-	0.0%	52.50	1804.8%
Public Relations	1,000.00	1,000.00	-	0.0%	2,621.95	-61.9%
Total Planning & Development:	535,002.00	535,002.00	-	0.0%	406,085.90	31.7%
Maintenance & Custodial Services						
Salaries & Wages	574,845.00	574,845.00	-	0.0%	548,240.05	4.9%
Salary & Wage Reimbursement - AIP & Billing	-	-	-	0.0%	(11,421.62)	-100.0%
Pager Pay	10,740.00	10,740.00	-	0.0%	10,690.00	0.5%
Overtime (OT) Pay	8,174.00	8,174.00	-	0.0%	8,534.97	-4.2%
Holiday Pay	3,312.00	3,312.00	-	0.0%	2,649.60	25.0%
Employer SSI	37,018.00	37,018.00	-	0.0%	33,902.32	9.2%
Employer MC	8,656.00	8,656.00	-	0.0%	7,928.38	9.2%
Workers' Compensation Insurance	47,551.00	47,551.00	-	0.0%	44,733.38	6.3%
ADP Processing	3,168.00	3,168.00	-	0.0%	2,966.42	6.8%
CalPERS Retirement	56,116.00	56,116.00	-	0.0%	54,814.25	2.4%
CalPERS Health Insurance	164,982.00	164,982.00	-	0.0%	162,388.96	1.6%
Flexible Spending Account (FSA)	14,448.00	14,448.00	-	0.0%	12,344.25	17.0%
Dental Insurance	20,556.00	20,556.00	-	0.0%	19,266.00	6.7%
Vision Insurance	1,548.00	1,548.00	-	0.0%	1,480.92	4.5%
Life Insurance	976.00	976.00	-	0.0%	953.68	2.3%
Retiree Health Insurance	2,964.00	2,964.00	-	0.0%	1,684.00	76.0%
GASB 45 / OPEB Expense	2,367.00	2,367.00	-	0.0%	3,263.00	-27.5%
Personnel Recruitment & Pre-Employment Expense	1,785.00	1,785.00	-	0.0%	250.00	614.0%
Dues & Subscriptions	300.00	300.00	-	0.0%	125.00	140.0%
Seminars & Conferences	3,000.00	3,000.00	-	0.0%	300.00	900.0%
Professional Development & Education	1,200.00	1,200.00	-	0.0%	-	100.0%
Business Travel & Entertainment	2,500.00	2,500.00	-	0.0%	100.00	2400.0%
Administrative Meetings / Employee Relations	250.00	250.00	-	0.0%	361.30	-30.8%
Telephone	1,200.00	1,200.00	-	0.0%	985.54	21.8%
Telecommunications	12,000.00	12,000.00	-	0.0%	10,215.89	17.5%
Postage & Courier Services	360.00	360.00	-	0.0%	102.19	252.3%
Custodial Supplies & Materials	52,800.00	52,800.00	-	0.0%	50,707.90	4.1%
General Supplies & Materials	5,000.00	5,000.00	-	0.0%	2,339.60	113.7%
Maintenance Supplies & Materials	18,000.00	18,000.00	-	0.0%	11,533.51	56.1%
Office Supplies & Materials	1,000.00	1,000.00	-	0.0%	633.55	57.8%
District Vehicle Supplies & Materials	1,800.00	1,800.00	-	0.0%	1,508.16	19.4%
District Vehicle Fuel	15,000.00	15,000.00	-	0.0%	10,871.40	38.0%

Revenue & Expense -- Fiscal Year 2015
For the Fiscal Year Ending 06/30/2016

Item G-2

	FINAL FY 2016 FULL YEAR PLAN	DRAFT FY 2016 FULL YEAR PLAN	CHANGE		FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
			DOLLARS	%		
Airfield Repair & Maintenance	110,000.00	110,000.00	-	0.0%	91,448.34	20.3%
Terminal Repair & Maintenance	100,100.00	100,100.00	-	0.0%	104,174.90	-3.9%
Rental Space Repair & Maintenance	41,000.00	41,000.00	-	0.0%	29,709.71	38.0%
Landscape & Grounds Repair & Maintenance	25,000.00	25,000.00	-	0.0%	24,937.29	0.3%
Office Equipment Repair & Maintenance	250.00	250.00	-	0.0%	359.23	-30.4%
General Repair & Maintenance	7,020.00	7,020.00	-	0.0%	12,382.99	-43.3%
District Vehicle Repair & Maintenance	18,500.00	18,500.00	-	0.0%	10,956.20	68.9%
Other Services	70,545.00	70,545.00	-	0.0%	64,338.57	9.6%
Total Maintenance & Custodial Services:	1,446,031.00	1,446,031.00	-	0.0%	1,332,759.83	8.5%
Airport Operations						
Salaries & Wages	206,532.00	206,532.00	-	0.0%	198,632.60	4.0%
Salary & Wage Reimbursement - AIP & Billing	-	-	-	0.0%	(691.20)	0.0%
Overtime (OT) Pay	878.00	878.00	-	0.0%	271.73	223.1%
Employer SSI	12,858.00	12,858.00	-	0.0%	12,103.34	6.2%
Employer MC	3,007.00	3,007.00	-	0.0%	2,830.19	6.2%
Workers' Compensation Insurance	12,269.00	12,269.00	-	0.0%	11,750.28	4.4%
ADP Processing	864.00	864.00	-	0.0%	829.01	4.2%
CalPERS Retirement	20,189.00	20,189.00	-	0.0%	18,879.24	6.9%
CalPERS Health Insurance	27,456.00	27,456.00	-	0.0%	25,913.44	6.0%
Flexible Spending Account (FSA)	3,936.00	3,936.00	-	0.0%	3,495.30	12.6%
Dental Insurance	4,726.00	4,726.00	-	0.0%	4,503.38	4.9%
Vision Insurance	426.00	426.00	-	0.0%	413.28	3.1%
Life Insurance	270.00	270.00	-	0.0%	262.08	3.0%
Retiree Health Insurance	-	-	-	0.0%	-	0.0%
GASB 45 / OPEB Expense	645.00	645.00	-	0.0%	889.00	-27.4%
Personnel Recruitment & Pre-Employment Expense	-	-	-	0.0%	-	0.0%
Dues & Subscriptions	2,440.00	2,440.00	-	0.0%	2,515.67	-3.0%
Seminars & Conferences	3,025.00	3,025.00	-	0.0%	2,180.00	38.8%
Professional Development & Education	-	-	-	0.0%	-	0.0%
Business Travel & Entertainment	5,700.00	5,700.00	-	0.0%	6,762.90	-15.7%
Telephone	360.00	360.00	-	0.0%	418.22	-13.9%
Telecommunications	4,020.00	4,020.00	-	0.0%	3,311.42	21.4%
Postage & Courier Services	240.00	240.00	-	0.0%	242.43	-1.0%
General Supplies & Materials	6,000.00	6,000.00	-	0.0%	9,613.18	-37.6%
Office Supplies & Materials	3,550.00	3,550.00	-	0.0%	678.73	423.0%
District Vehicle Supplies & Materials	1,100.00	1,100.00	-	0.0%	551.01	99.6%
District Vehicle Fuel	1,800.00	1,800.00	-	0.0%	1,387.76	29.7%
Office Equipment Repair & Maintenance	660.00	660.00	-	0.0%	219.47	200.7%
General Repairs & Maintenance	16,000.00	16,000.00	-	0.0%	23,591.23	-32.2%
District Vehicle Repair & Maintenance	1,250.00	1,250.00	-	0.0%	1,009.48	23.8%
Other Services	162,520.00	162,520.00	-	0.0%	139,920.36	16.2%
Architect & Engineer	5,000.00	5,000.00	-	0.0%	5,500.00	-9.1%
Computer / LAN & IT	49,500.00	49,500.00	-	0.0%	36,050.00	37.3%
Environmental	6,650.00	6,650.00	-	0.0%	6,907.00	-3.7%
Total Airport Operations:	563,871.00	563,871.00	-	0.0%	521,031.43	8.2%
Police Department						
Salaries & Wages	811,702.00	811,702.00	-	0.0%	767,925.70	5.7%
Salary Wage Reimbursement - AIP & Billing	(116,800.00)	(116,800.00)	-	0.0%	(139,784.57)	-16.4%
Overtime (OT) Pay	44,002.00	44,002.00	-	0.0%	52,325.77	-15.9%
Holiday Pay	15,929.00	15,929.00	-	0.0%	15,016.29	6.1%
Training Pay	3,028.00	3,028.00	-	0.0%	518.60	483.9%
Uniform Allowance	8,160.00	8,160.00	-	0.0%	7,080.00	15.3%
Employer SSI	54,740.00	54,740.00	-	0.0%	52,513.44	4.2%
Employer MC	12,807.00	12,807.00	-	0.0%	12,697.21	0.9%
Workers' Compensation Insurance	70,313.00	70,313.00	-	0.0%	64,125.28	9.6%
ADP Processing	3,168.00	3,168.00	-	0.0%	3,053.20	3.8%
CalPERS Retirement	169,275.00	169,275.00	-	0.0%	137,488.53	23.1%
CalPERS Health Insurance	99,606.00	99,606.00	-	0.0%	79,201.35	25.8%
Flexible Spending Account (FSA)	9,192.00	9,192.00	-	0.0%	6,721.19	36.8%
Dental Insurance	13,672.00	13,672.00	-	0.0%	10,234.76	33.6%
Vision Insurance	984.00	984.00	-	0.0%	771.80	27.5%

Revenue & Expense -- Fiscal Year 2015
For the Fiscal Year Ending 06/30/2016

Item G-2

	FINAL	DRAFT	CHANGE		FY 2015	INCREASE /
	FY 2016	FY 2016	DOLLARS	%	PROJECTED	(DECREASE)
	FULL YEAR	FULL YEAR			FULL YEAR	FOR
	PLAN	PLAN			ACTUAL	FY 2016
Life Insurance	1,060.00	1,060.00	-	0.0%	1,048.32	1.1%
Retiree Health Insurance	46,842.00	46,842.00	-	0.0%	22,832.09	105.2%
GASB 45 / OPEB Expense	291.00	291.00	-	0.0%	884.00	-67.1%
Personnel Recruitment & Pre-Employment Expense	3,000.00	3,000.00	-	0.0%	9,255.66	-67.6%
Dues & Subscriptions	3,000.00	3,000.00	-	0.0%	2,097.50	43.0%
Seminars & Conferences	1,000.00	1,000.00	-	0.0%	776.00	28.9%
Professional Development & Education	22,000.00	22,000.00	-	0.0%	9,543.87	130.5%
Business Travel & Entertainment	6,100.00	6,100.00	-	0.0%	8,173.18	-25.4%
Administrative Meetings / Employee Relations	600.00	600.00	-	0.0%	1,266.22	-52.6%
Telephone	3,000.00	3,000.00	-	0.0%	2,057.33	45.8%
Telecommunications	32,700.00	32,700.00	-	0.0%	33,369.87	-2.0%
Postage & Courier Services	300.00	300.00	-	0.0%	167.65	78.9%
General Supplies & Materials	18,100.00	18,100.00	-	0.0%	41,756.25	-56.7%
Office Supplies & Materials	4,100.00	4,100.00	-	0.0%	4,178.40	-1.9%
District Vehicle Supplies & Materials	600.00	600.00	-	0.0%	437.90	37.0%
District Vehicle Fuel	10,500.00	10,500.00	-	0.0%	9,569.42	9.7%
Office Equipment Repair & Maintenance	900.00	900.00	-	0.0%	1,087.52	-17.2%
General Repairs & Maintenance	1,800.00	1,800.00	-	0.0%	659.83	172.8%
District Vehicle Repair & Maintenance	6,200.00	6,200.00	-	0.0%	3,823.38	62.2%
Other Services	5,000.00	5,000.00	-	0.0%	4,915.50	1.7%
District Legal Counsel	-	-	-	0.0%	66.00	-100.0%
Computer / LAN & IT	8,200.00	8,200.00	-	0.0%	6,364.85	28.8%
Total Police Department:	1,375,071.00	1,375,071.00	-	0.0%	1,234,219.29	11.4%
ARFF / Fire Services						
CalPERS Retirement	73,980.00	73,980.00	-	0.0%	60,000.00	23.3%
Retiree Health Insurance	8,892.00	8,892.00	-	0.0%	8,676.00	2.5%
GASB 45 / OPEB Expense	(3,467.00)	(3,467.00)	-	0.0%	(3,192.00)	8.6%
Telephone	1,800.00	1,800.00	-	0.0%	1,734.69	3.8%
Telecommunications	540.00	540.00	-	0.0%	510.24	5.8%
Office Equipment Repair & Maintenance	3,850.00	3,850.00	-	0.0%	3,432.10	12.2%
General Repairs & Maintenance	10,000.00	10,000.00	-	0.0%	23,023.18	-56.6%
District Vehicle Repair & Maintenance	12,000.00	12,000.00	-	0.0%	321.50	3632.5%
Fire Services	1,650,000.00	1,650,000.00	-	0.0%	1,650,000.00	0.0%
Other Services	570.00	570.00	-	0.0%	1,971.08	-71.1%
Utilities - Electricity	9,925.00	9,925.00	-	0.0%	9,747.07	1.8%
Utilities - Natural Gas	2,120.00	2,120.00	-	0.0%	1,824.31	16.2%
Utilities - Water	3,185.00	3,185.00	-	0.0%	2,863.33	11.2%
Total ARFF / Fire Services:	1,773,395.00	1,773,395.00	-	0.0%	1,760,911.50	0.7%
Board of Directors						
Board Member Compensation	15,000.00	15,000.00	-	0.0%	16,100.00	-6.8%
Employer SSI	933.00	933.00	-	0.0%	997.60	-6.5%
Employer MC	224.00	224.00	-	0.0%	233.10	-3.9%
Workers' Comp Insurance	108.00	108.00	-	0.0%	106.50	1.4%
ADP Processing	710.00	710.00	-	0.0%	759.00	-6.5%
Dues & Subscriptions	1,000.00	1,000.00	-	0.0%	1,098.50	-9.0%
Seminars & Conferences	6,000.00	6,000.00	-	0.0%	4,480.00	33.9%
Other Meetings / Workshops	5,000.00	5,000.00	-	0.0%	8,854.36	-43.5%
Business Travel & Entertainment	10,000.00	10,000.00	-	0.0%	11,046.18	-9.5%
Board Member Election	-	-	-	0.0%	80,921.99	-100.0%
Postage & Courier Services	900.00	900.00	-	0.0%	1,013.00	-11.2%
Office Supplies & Materials	6,500.00	6,500.00	-	0.0%	1,388.36	368.2%
Other Services	150.00	150.00	-	0.0%	137.76	8.9%
District Legal Counsel	72,000.00	72,000.00	-	0.0%	72,000.00	0.0%
Total Board of Directors:	118,525.00	118,525.00	-	0.0%	199,136.35	-40.5%
Total Operating Expenses:	7,885,955.00	7,885,689.00	266.00	0.0%	7,508,476.29	5.0%
Net Income From Operations:	499,040.00	507,907.00	(8,867.00)	-1.7%	761,048.61	-34.4%

Revenue & Expense -- Fiscal Year 2015
For the Fiscal Year Ending 06/30/2016

Item G-2

	FINAL FY 2016 FULL YEAR PLAN	DRAFT FY 2016 FULL YEAR PLAN	CHANGE		FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
			DOLLARS	%		
Other Income and Expense						
Grants - FAA	21,218,324.00	23,381,348.00	(2,163,024.00)	-9.3%	25,396,719.00	-16.5%
Passenger Facility Charges	718,933.00	718,933.00	-	0.0%	738,265.52	-2.6%
Passenger Facility Charges - Int Income	2,400.00	2,400.00	-	0.0%	8,084.06	-70.3%
PFC - Unrealized Gain/Loss on Investmnts	-	-	-	0.0%	500.17	-100.0%
Interest Income - Banks	1,140.00	1,140.00	-	0.0%	1,619.38	-29.6%
Interest Income - L.A.I.F.	250.00	250.00	-	0.0%	231.83	7.8%
Interest Income - MPAD Investments	35,000.00	35,000.00	-	0.0%	35,689.13	-1.9%
MPAD - Unrealized Gain/Loss on Investmnt	(2,150.00)	(2,150.00)	-	0.0%	(17,163.73)	-87.5%
Interest Expense - 2012 MPAD POB	(97,658.00)	(97,658.00)	-	0.0%	(109,868.01)	-11.1%
Depreciation / Amortization Expense	(7,874,456.00)	(7,855,626.00)	(18,830.00)	0.2%	(5,373,810.46)	46.5%
Total Other Income and Expense:	14,001,783.00	16,183,637.00	(2,181,854.00)	-13.5%	20,680,266.89	-32.3%
Net Income / (Loss) / Net Change in Position:	14,500,823.00	16,691,544.00	(2,190,721.00)	-13.1%	21,441,315.50	-32.4%

AGENDA ITEM: G-3
DATE: June 17, 2015

TO: Monterey Peninsula Airport District Board of Directors
FROM: Thomas E. Greer, General Manager
SUBJ: Resolution No. 1639, A Resolution Authorizing and Approving the Rates and Charges at the Monterey Regional Airport for Fiscal Year 2016

BACKGROUND. The Monterey Peninsula Airport District is an enterprise activity, charged with attaining a revenue level sufficient to recover the costs of operating, maintaining and improving airport facilities. The District periodically adjusts its rates, charges, and fees in order to achieve its goal of recovering the cost of operating and maintaining the Airport from rents, fees and charges paid by tenants and users of Airport facilities.

The District has adopted a combination of airfield residual and terminal compensatory cost recovery methodologies. These methods, standard practice in the airport industry, are used by airports to fairly proportion airport costs to the tenants and users of airport facilities.

SCHEDULE. Annex A to Resolution No. 1639 provides a comprehensive listing of rates and charges for Fiscal Year 2016. Implementation of the updated rates and charges will be effective on July 1, 2015.

IMPACT ON REVENUES. Implementation of the rates and charges, as set forth in Annex A, will cause the District to meet a level of revenue that funds operating expenses, planned capital improvements and debt service in Fiscal Year 2016.

IMPACT ON OPERATIONS. Implementation of the rates and charges, as set forth in Annex A, will allow the District to provide a professional level of service to its customers and the traveling public at large. Failure to implement these new rates would require a significant reduction in the level of service currently provided.

RECOMMENDATION. Adopt Resolution No. 1639, A Resolution Authorizing and Approving the Rates and Charges at the Monterey Regional Airport for Fiscal Year 2016.

RESOLUTION NO. 1639

A RESOLUTION AUTHORIZING AND APPROVING THE ADJUSTMENT OF RATES AND CHARGES AT THE MONTEREY REGIONAL AIRPORT FOR FISCAL YEAR 2016

WHEREAS, periodic adjustment of rates and fees is appropriate in order to achieve the District's goal of recovering the cost of operating and maintaining the Airport from rents, fees and charges paid by tenants and users of Airport facilities in fair proportion to their respective use, and

WHEREAS, the District has set its airside rates in accordance with the airfield residual cost recovery methodology, and

WHEREAS, the District has set its terminal area rental rates in accordance with the terminal compensatory cost recovery methodology,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, the following rate and fee schedule (SEE ANNEX A) shall be implemented effective July 1, 2015.

1.0 Aviation & Aviation Related Rates and Fees.

1.1 Landing Fees.

1.1.1 Air Carriers. Provided a signed agreement between an air carrier and the District exists and except as exempted from landing fees by the provisions of Section 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all air carrier operations (including unscheduled charter operations) landing at the Airport (SEE ANNEX A). The landing fee is assessed per thousand pounds of certificated gross landing weight. Air carriers operating without a signed agreement will pay a landing fee equal to two (2) times the established rate.

1.1.2 Freight Forwarding/Cargo Carriers. Except as exempted from landing fees by the provisions of Section 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all freight forwarding/cargo carrier operations (including unscheduled charter operations) landing at the Airport (SEE ANNEX A). The landing fee is assessed per thousand pounds of certificated gross landing weight or per landing.

1.1.3 General Aviation Aircraft. Except as exempted from landing fees by the provisions of Sections 1.1.3.1 and 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all general aviation aircraft operations involving aircraft having a certificated gross landing weight of six thousand pounds (6,000 lbs) or greater landing at the Airport (SEE ANNEX A). The landing fee is assessed per thousand pounds of certificated gross landing weight.

1.1.3.1 Based Aircraft Exemption. All general aviation aircraft based at the Monterey Regional Airport shall be exempt from the landing fees set forth in Section 1.1.3 of this Resolution. General aviation aircraft based at the Airport shall be deemed to include general

aviation aircraft for which monthly hangar rentals or tie-down fees are being paid to the District or to a fixed base operator holding a valid lease or rental agreement with the District for the conduct of fixed base operations at the Airport. In addition, general aviation aircraft owned or leased by such a fixed base operator shall be deemed to be general aviation aircraft based at the Airport.

1.1.4 Helicopters. Except as exempted from landing fees by the provisions of Sections 1.1.4.1 or 1.1.5 of this Resolution, there shall be paid to the District a landing fee for all helicopter operations landing at the Airport (SEE ANNEX A). The landing fee for helicopters is assessed per landing.

1.1.4.1 Based Helicopter Exemption. All helicopters based at the Monterey Regional Airport shall be exempt from the landing fees set forth in Section 1.1.4 of this Resolution. Helicopters based at the Airport shall be deemed to include helicopters for which monthly hangar rentals or tie-down fees are being paid to the District or to a fixed base operator holding a valid lease or rental agreement with the District for the conduct of fixed base operations at the Airport. In addition, helicopters owned or leased by such a fixed base operator shall be deemed to be helicopters based at the Airport.

1.1.5 General Exemptions. Aircraft landing at the Airport due to mechanical failure or other in-flight emergency shall be exempt from the landing fees set forth in this Resolution. Military aircraft or aircraft operated by the state or federal government shall be exempt from the landing fees set forth in this Resolution. Medical emergency/medical evacuation aircraft shall be exempt from the landing fees set forth in this Resolution.

1.2 Remain-Over-Night (RON) Fee.

1.2.1 Air Carriers. Provided a signed agreement between an air carrier and the District exists, there shall be paid to the District a RON fee for all air carrier aircraft (including unscheduled charter aircraft) that remain over night at the Airport (SEE ANNEX A). The RON fee is assessed per thousand pounds of certificated gross landing weight. Air carriers operating without a signed agreement will pay a landing fee equal to two (2) times the established rate.

1.2.2 Freight Forwarding / Cargo Carriers. There shall be paid to the District a RON fee for all freight forwarding/cargo carrier aircraft (including unscheduled charter aircraft) that remain overnight at the Airport (SEE ANNEX A). The RON fee is assessed per thousand pounds of certificated gross landing weight.

1.3 Apron Fee.

1.3.1 Air Carriers. Provided a signed agreement between an air carrier and the District exists, there shall be paid to the District an apron fee for all air carrier aircraft (including unscheduled charter aircraft) that park on the terminal ramp at the Airport (SEE ANNEX A). The apron fee is assessed per thousand pounds of certificated gross landing weight. Air carriers operating without a signed agreement will pay a landing fee equal to two (2) times the established rate.

1.3.2 Freight Forwarding / Cargo Carriers. There shall be paid to the District an apron fee for all freight forwarding/cargo carrier aircraft (including unscheduled charter aircraft) that park on the terminal ramp at the Airport (SEE ANNEX A). The apron fee is assessed per thousand pounds of certificated gross landing weight.

1.4 Gate Fee. Provided a signed agreement between an air carrier and the District exists, there shall be paid to the District a gate fee for non-scheduled (including charter) air carrier aircraft that use the Airport terminal facilities (SEE ANNEX A). The gate fee is assessed per thousand pounds of certificated gross landing weight. Air carriers operating without a signed agreement will pay a landing fee equal to two (2) times the established rate.

1.5 Security Fee. There shall be paid to the District a security fee for all air carrier aircraft (including unscheduled charter aircraft) that use the Airport terminal facilities (SEE ANNEX A). The security fee is assessed per enplaned passenger.

1.6 Hangar Rentals. There shall be paid to the District rents for District owned and maintained aircraft hangars (SEE ANNEX A). The hangar rent is assessed by type and location of hangar, except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

1.7 Aircraft Tie-downs. There shall be paid to the District rents for District owned and maintained aircraft tie-down spaces (SEE ANNEX A). The tie-down rent is assessed by aircraft type and location of tie-down, except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

1.8 Fuel Dispensing / Fuel Flowage Fees. There shall be paid to the District a fuel dispensing or fuel flowage fee for each gallon of fuel dispensed at the Airport (SEE ANNEX A). The fuel dispensing or flowage fee is assessed by number of gallons dispensed and by type of fuel.

2.0 Terminal Area Rents.

2.1 Terminal Building and Adjacent Area Rentals. There shall be paid to the District rents for space in and around the Airport terminal (SEE ANNEX A). These rents are paid by square foot (sq. ft.) or space basis (per month) except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

2.2 Concessionaires. There shall be paid to the District fees for the use of space and the conduct of business in and around the Airport terminal. These fees may be assessed by square foot (sq. ft.) or space basis (per month), or may be assessed as a percentage of gross receipts, or a combination provided in a contractual agreement between the District (lessor) and a lessee or concessionaire.

3.0 Non-Aviation Rents. There shall be paid to the District rents for non-aviation space and facilities on the Airport (SEE ANNEX A). These rents are assessed on a square foot (sq. ft.) or space basis (per month) except as may otherwise be provided in a contractual agreement between the District (lessor) and a lessee.

4.0 Future Rate Adjustments. The District may implement changes in rates and charges from time-to-time through the adoption of future rates and charges resolutions. During the period following the adoption of this Resolution and until the effective date of a subsequent rates and charges resolution, District leases and rental agreements may provide for adjustments to rates and charges based on changes in consumer price or other indices.

5.0 Severability. If any provision, clause, sentence or paragraph of this Resolution or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Resolution which can be given effect without the invalid provision or application and to this end, the provisions of this Resolution are declared severable.

6.0 Effective Date. This Resolution shall take effect on July 1, 2015.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: this 17th day of June, 2015, by the following roll call vote:

AYES:	DIRECTORS:
NOES:	DIRECTORS:
ABSTAIN:	DIRECTORS:
ABSENT:	DIRECTORS:

Signed this 17th day of June, 2015

William Sabo, Chair

A T T E S T

Tonja Posey
District Secretary

ANNEX A
Resolution No. 1639
Monterey Peninsula Airport District - Schedule of Rates & Charges - FY 2016

AVIATION

Charge	Unit of Measure	Last Increase	Current Rate	New Rate	Implementation Date
COMMERCIAL AVIATION:					
Landing Fee					
Scheduled Air Carriers	Per 1,000 lbs MGLW	7/1/2014	\$2.30	\$2.35	7/1/2015
Non-Scheduled Air Carriers	Per 1,000 lbs MGLW	7/1/2014	\$3.10	\$3.15	7/1/2015
Freight Forwarding	Per Landing	7/1/2013	\$42.50	\$42.50	7/1/2015
Apron Fee					
Scheduled Air Carriers	Per 1,000 lbs MGLW	7/1/2014	\$0.35	\$0.40	7/1/2015
Non-Scheduled Air Carriers	Per 1,000 lbs MGLW	7/1/2014	\$0.65	\$0.70	7/1/2015
RON Fees					
Scheduled Air Carriers	Per 1,000 lbs MGLW	7/1/2014	\$1.05	\$1.05	7/1/2015
Non-Scheduled Air Carriers	Per 1,000 lbs MGLW	7/1/2014	\$1.30	\$1.30	7/1/2015
Gate Fee					
Non-Scheduled Air Carrier	Per 1,000 lbs MGLW	1/1/2014	\$2.85	\$3.15	7/1/2015
GENERAL AVIATION:					
Landing Fee:	Per 1,000 lbs MGLW (No charge under 6,000 lbs)	7/1/2014	\$2.30	\$2.35	7/1/2015
Helicopters	Per Landing	7/1/2014	\$8.50	\$8.55	7/1/2015
FUEL:					
Fuel Flowage Fee					
Jet A	Per Gallon	7/1/2014	\$0.13	\$0.14	7/1/2015
100 LL	Per Gallon	7/1/2014	\$0.11	\$0.12	7/1/2015
HANGAR RENTAL:					
Northeast "T" Hangar (Port-a-Port Executive I: #P1 - #P6)	Per Month (Includes Electricity)	7/1/2014	\$345.00	\$355.00	7/1/2015
Southeast "T" Hangar (#1 - #25)	Per Month (Includes Electricity)	7/1/2014	\$370.00	\$380.00	7/1/2015
Northside Rectangular Hangar (Nunno: #N1 - #N20)	Per Month (Includes Electricity)	7/1/2014	\$410.00	\$425.00	7/1/2015
Northside Rectangular Hangar (Nunno: #N102 - #N105)	Per Month (Electricity Not Included)	7/1/2014	\$400.00	\$410.00	7/1/2015
Northside "T" Hangar (Port-a-Port Executive II: #P7 - #P8)	Per Month (Includes Electricity)	7/1/2014	\$510.00	\$525.00	7/1/2015
TIEDOWNS:					
(N/E Ramp: 45 tiedowns & N/S Ramp: 15 tiedowns)					
Single Engine	Per Month	7/1/2014	\$75.00	\$75.00	7/1/2015
Twin Engine	Per Month	7/1/2014	\$100.00	\$100.00	7/1/2015
Airship / Blimp / Dirigible	Per Day	7/1/2014	\$150.00	\$150.00	7/1/2015

ANNEX A
Resolution No. 1639
Monterey Peninsula Airport District - Schedule of Rates & Charges - FY 2016

TERMINAL AREA

Charge	Unit of Measure	Last Increase	Current Rate	New Rate	Implementation Date
AIRLINES SPACES					
Counter Space	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Office Space	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Baggage Make-Up Area	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Storage & Other Spaces	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Baggage Claim	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Holding Rooms	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Other	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
RENTAL CARS					
Counter Space	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Office Space	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Storage Space	Per square foot/per month	7/1/2014	\$4.35	\$4.40	7/1/2015
Ready Parking	Car Rental/per space/per month	7/1/2014	\$39.55	\$40.00	7/1/2015
Stowage Parking	Car Rental/per space/per month	7/1/2014	\$29.00	\$29.25	7/1/2015
Overflow Parking	Per square foot/per month	7/1/2014	\$0.14	\$0.15	7/1/2015
UTILITIES (TERMINAL EXCLUSIVE SPACE) AIRLINES & RENTAL CARS					
Counter Space	Per square foot/per month	7/1/2014	\$0.74	\$0.75	7/1/2015
Office Space	Per square foot/per month	7/1/2014	\$0.74	\$0.75	7/1/2015
Storage & Other Spaces	Per square foot/per month	7/1/2014	\$0.74	\$0.75	7/1/2015
DISTRICT FACILITIES					
Board Room (GOs/NGOs)	per hour/2 hour minimum/parking included		\$65.00	\$65.00	7/1/2015
Board Room (GOs/NGOs)	parking not included		\$0.00	\$0.00	7/1/2015
Board Room (Commercial)	per hour/2 hour minimum/parking included		\$125.00	\$125.00	7/1/2015
Board Room (Commercial)	per hour/2 hour minimum/parking not included		\$75.00	\$75.00	7/1/2015
PUBLIC PARKING LOTS					
Long-Term Parking (Lot 2)	Cost/hr; Cost/Day	7/1/2014	\$1.00 per half hour; \$12.00 per day	\$1.00 per half hour; \$12.00 per day	7/1/2015
Short-Term Parking (Lot 3)	Cost/hr; Cost/Day	7/1/2008	\$2.00 per half hour; \$20.00 per day; limited validations	\$2.00 per half hour; \$20.00 per day; limited validations	7/1/2015
Premium Short-Term Parking (Lot 1)	Cost/hr; Cost/Day	7/1/2014	first 30 minutes free; then \$3.00 per half hour; \$24.00 per day; limited validations	first 30 minutes free; then \$3.00 per half hour; \$24.00 per day; limited validations	7/1/2015
EMPLOYEE (TENANT) PARKING LOT					
Employee Parking	per month*	7/1/2013	\$25.00	\$25.00	7/1/2015
*\$275 per year when paid in advance (one month free) / no refunds					

ANNEX A
Resolution No. 1639
Monterey Peninsula Airport District - Schedule of Rates & Charges - FY 2016

GROUND TRANSPORTATION

Charge	Unit of Measure	Last Increase	Current Rate	New Rate	Implementation Date
Ground Transportation					
TCP Operating Permit	Annual TCP Operating Permit ¹	7/1/2011	\$200.00	\$200.00	7/1/2015
Company Fleet Size Annual Operating Permit Fee Structure					
Category 1	1 vehicle		\$200.00		7/1/2015
Category 2	2 -- 4 vehicles		\$400.00		7/1/2015
Category 3	5 -- 9 vehicles		\$600.00		7/1/2015
Category 4	10 -- 15 vehicles		\$800.00		7/1/2015
Category 5	16+ vehicles		\$1,000.00		7/1/2015
Company Fleet Size Annual Operating Permit Fee Structure - One Time Fiscal Year Proration Schedule (New Operators)					
		1st Qtr (Jul - Sep)	2nd Qtr (Oct - Dec)	3rd Qtr (Jan - Mar)	4th Qtr (Apr - Jun)
	Category 1	Full Rate	\$150.00	\$100.00	\$50.00
	Category 2	Full Rate	\$300.00	\$200.00	\$100.00
	Category 3	Full Rate	\$450.00	\$300.00	\$150.00
	Category 4	Full Rate	\$600.00	\$400.00	\$200.00
	Category 5	Full Rate	\$750.00	\$500.00	\$250.00
Temporary TCP Operating Permit Fee Structure					
Category 1	1 vehicle	\$10.00	per event		7/1/2015
Category 2	2 -- 4 vehicles	\$20.00	per event		7/1/2015
Category 3	5 -- 9 vehicles	\$40.00	per event		7/1/2015
Category 4	10 -- 15 vehicles	\$80.00	per event		7/1/2015
Category 5	16+ vehicles	\$160.00	per event		7/1/2015
Taxi Operating Permit	Annual Taxi Operating Permit ¹	3/1/2012	\$250.00	\$250.00	7/1/2015
Taxi - Annual Operating Permit Fee Structure - One Time Fiscal Year Proration Schedule (New Operators)					
		1st Qtr (Jul - Sep)	2nd Qtr (Oct - Dec)	3rd Qtr (Jan - Mar)	4th Qtr (Apr - Jun)
		Full Rate	\$187.50	\$125.00	\$62.50
Taxi Operator Drop-Off / Pick-Up Fee					
	Per Drop-Off	3/1/2012	\$3.00	\$3.00	7/1/2015
	Per Pick-Up	3/1/2012	\$3.00	\$3.00	7/1/2015

ANNEX A
Resolution No. 1639
Monterey Peninsula Airport District - Schedule of Rates & Charges - FY 2016

NON-AVIATION

Charge	Unit of Measure	Last Increase	Current Rate	New Rate	Implementation Date
Recreation Vehicle (RV) Parking					
Maximum 30' Space	per space/per month	7/1/2014	\$90.00	\$92.00	7/1/2015
Maximum 45' Space	per space/per month	7/1/2014	\$115.00	\$118.00	7/1/2015
Maximum 60' Space	per space/per month	7/1/2014	\$135.00	\$140.00	7/1/2015
 Outside Storage / Contractor Storage					
Per Sq. Ft.	Per square foot/per month	7/1/2014	\$0.280	\$0.285	7/1/2015

ANNEX A
Resolution No. 1639
Monterey Peninsula Airport District - Schedule of Rates & Charges - FY 2016

OTHER FEES

Charge	Unit of Measure	Last Increase	Current Rate	New Rate	Implementation Date
Miscellaneous Fees					
AOA Badge	each badge (annual)	7/1/2014	\$13.00	\$13.50	7/1/2015
AOA Badge - replacement of lost/stolen	each badge	7/1/2014	\$36.00	\$37.00	7/1/2015
AOA Parking Permit/Decal	each permit/decal (annual)	7/1/2014	\$9.00	\$9.25	7/1/2015
SIDA Badge - without fingerprints	each badge (annual)	7/1/2014	\$16.00	\$16.50	7/1/2015
SIDA Badge - with fingerprints	each badge (annual)	7/1/2014	\$56.50	\$58.00	7/1/2015
SIDA Badge - replacement of lost/stolen	each badge	7/1/2014	\$82.25	\$84.50	7/1/2015
Special Event Permit Fee	each event	7/1/2014	\$82.25	\$85.00	7/1/2015
Accident Report	each copy	7/1/2014	\$8.25	\$8.50	7/1/2015
Police Incident Report	each copy (not accident report)	7/1/2014	\$8.25	\$8.50	7/1/2015
Fingerprinting	per person	7/1/2014	\$37.00	\$38.00	7/1/2015
Records Check	each (if there is no record)	7/1/2014	\$10.75	\$11.00	7/1/2015
Records Check	each (if record exists)	7/1/2014	\$21.50	\$22.00	7/1/2015
Booking Fee - Reimbursement	each event	7/1/2014	\$320.00	\$330.00	7/1/2015
Vehicle Release (impound/stored)	each incident	7/1/2014	\$140.00	\$150.00	7/1/2015
Abandoned Vehicle Removal	each incident	7/1/2014	\$285.00	\$295.00	7/1/2015
Tenant Event Support / Tenant Repair & Maintenance					
Police Sergeant (without vehicle)	per hour	7/1/2014	\$157.50	\$162.50	7/1/2015
Police Sergeant (with vehicle)	per hour	7/1/2014	\$183.75	\$189.00	7/1/2015
Police Officer (without vehicle)	per hour	7/1/2014	\$131.25	\$135.00	7/1/2015
Police Officer (with vehicle)	per hour	7/1/2014	\$157.50	\$162.50	7/1/2015
Maintenance Technician	per hour	7/1/2014	\$71.00	\$73.00	7/1/2015

AGENDA ITEM: G-4
DATE: June 17, 2015

TO: Monterey Peninsula Airport District Board of Directors
FROM: Thomas E. Greer, General Manager
SUBJ: Resolution No. 1640, A Resolution Authorizing and Approving the Fiscal Year 2016 Salary Schedule Listing Salary Ranges and Pay Steps for the Monterey Peninsula Airport District

BACKGROUND. Pursuant to public law, the Board is required to annually approve the schedule listing salary ranges for District employees. This resolution authorizes and creates the MPAD FY 2016 Salary Schedule.

RECOMMENDATION. Adopt Resolution No. 1640, authorizing the implementation of the FY 2016 Salary Schedule for the Monterey Peninsula Airport District.

RESOLUTION NO. 1640

**A RESOLUTION AUTHORIZING AND APPROVING
THE FISCAL YEAR 2016 SALARY SCHEDULE LISTING SALARY RANGES
AND PAY STEPS FOR THE MONTEREY PENINSULA AIRPORT DISTRICT**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: That the compensation of all employees of the Monterey Peninsula Airport District as set forth and prescribed in the 2016 Salary Schedule, Listing Salary Ranges and Pay Steps, is hereby approved and adopted. A copy of said schedule is attached hereto and made a part of by reference as though the same were set forth in full herein.

AND BE IT FURTHER RESOLVED: That there be filed in the office of said District, said Salary Schedule in accordance with and designated "Monterey Peninsula Airport District Fiscal Year 2016 Salary Schedule" listing salary ranges and pay steps.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 17th day of June, 2015 by the following roll call vote:

AYES:	DIRECTORS:
NOES:	DIRECTORS:
ABSTAIN:	DIRECTORS:
ABSENT:	DIRECTORS:

Signed this 17th day of June, 2015

William Sabo, Chair

ATTEST

Tonja Posey
District Secretary

**MONTEREY PENINSULA AIRPORT DISTRICT
RESOLUTION NO. 1640, adopted June 17, 2015,
FISCAL YEAR 2016 SALARY SCHEDULE**

EFFECTIVE: JULY 1, 2015

PER CONTRACT								
EXECUTIVE DIRECTOR	ANNUAL	185,000						
PAY STEPS: ANNUAL, MONTHLY & HOURLY -- FULL-TIME & PART-TIME								
	STEP	1	2	3	4	5	6	7
GENERAL MANAGER	ANNUAL	145,728	151,560	157,620	163,944	170,508	177,324	184,404
	PER MONTH	12,144	12,630	13,135	13,662	14,209	14,777	15,367
	PER HOUR	70.06	72.87	75.78	78.82	81.98	85.25	88.66
DEPUTY GENERAL MANAGER - PLANNING & DEVELOPMENT	ANNUAL	108,600	113,184	117,828	122,436	127,032	131,676	136,272
	PER MONTH	9,050	9,432	9,819	10,203	10,586	10,973	11,356
	PER HOUR	52.21	54.42	56.65	58.86	61.07	63.31	65.52
ACCOUNTING MANAGER / CONTROLLER	ANNUAL	85,248	89,028	92,820	96,612	100,392	104,172	107,976
	PER MONTH	7,104	7,419	7,735	8,051	8,366	8,681	8,998
	PER HOUR	40.98	42.80	44.63	46.45	48.27	50.08	51.91
HUMAN RESOURCES / RISK MANAGER	ANNUAL	73,176	76,560	79,932	83,328	86,724	90,108	93,456
	PER MONTH	6,098	6,380	6,661	6,944	7,227	7,509	7,788
	PER HOUR	35.18	36.81	38.43	40.06	41.69	43.32	44.93
OPERATIONS MANAGER	ANNUAL	60,600	63,048	65,928	68,856	71,796	74,676	80,220
	PER MONTH	5,050	5,254	5,494	5,738	5,983	6,223	6,685
	PER HOUR	29.13	30.31	31.70	33.10	34.52	35.90	38.57
PLANNING MANAGER / GRANTS	ANNUAL	55,080	61,824	65,928	68,856	71,796	74,676	80,220
	PER MONTH	4,590	5,152	5,494	5,738	5,983	6,223	6,685
	PER HOUR	26.48	29.72	31.70	33.10	34.52	35.90	38.57
PLANNING MANAGER / ENVIRONMENTAL	ANNUAL	55,080	61,824	65,928	68,856	71,796	74,676	80,220
	PER MONTH	4,590	5,152	5,494	5,738	5,983	6,223	6,685
	PER HOUR	26.48	29.72	31.70	33.10	34.52	35.90	38.57
STAFF ACCOUNTANT	ANNUAL	56,304	61,212	65,928	68,856	71,796	74,676	80,220
	PER MONTH	4,692	5,101	5,494	5,738	5,983	6,223	6,685
	PER HOUR	27.07	29.43	31.70	33.10	34.52	35.90	38.57
OPERATIONS SUPERVISOR	ANNUAL	51,768	54,612	57,516	60,408	63,240	66,156	69,000
	PER MONTH	4,314	4,551	4,793	5,034	5,270	5,513	5,750
	PER HOUR	24.89	26.26	27.65	29.04	30.40	31.81	33.17
MARKETING / PUBLIC RELATIONS COORDINATOR	ANNUAL	51,768	54,612	57,516	60,408	63,240	66,156	69,000
	PER MONTH	4,314	4,551	4,793	5,034	5,270	5,513	5,750
	PER HOUR	24.89	26.26	27.65	29.04	30.40	31.81	33.17
ACCOUNTING SPECIALIST	ANNUAL	47,916	50,544	53,328	56,256	59,352	62,616	66,072
	PER MONTH	3,993	4,212	4,444	4,688	4,946	5,218	5,506
	PER HOUR	23.04	24.30	25.64	27.05	28.53	30.10	31.77
EXECUTIVE ASSISTANT	ANNUAL	47,292	49,884	52,620	55,512	58,572	61,788	65,196
	PER MONTH	3,941	4,157	4,385	4,626	4,881	5,149	5,433
	PER HOUR	22.74	23.98	25.30	26.69	28.16	29.71	31.34
OFFICE TECHNICIAN	ANNUAL	40,980	43,236	45,612	48,108	50,760	53,556	56,496
	PER MONTH	3,415	3,603	3,801	4,009	4,230	4,463	4,708
	PER HOUR	19.70	20.79	21.93	23.13	24.40	25.75	27.16
ADMINISTRATIVE ASSISTANT	ANNUAL	35,808	37,776	39,864	42,048	44,364	46,800	49,368
	PER MONTH	2,984	3,148	3,322	3,504	3,697	3,900	4,114
	PER HOUR	17.22	18.16	19.17	20.22	21.33	22.50	23.73
CONFIDENTIAL ASSISTANT	ANNUAL	30,600	32,784	36,060	39,336	43,716	48,072	52,452
	PER MONTH	2,550	2,732	3,005	3,278	3,643	4,006	4,371
	PER HOUR	14.71	15.76	17.34	18.91	21.02	23.11	25.22

**MONTEREY PENINSULA AIRPORT DISTRICT
RESOLUTION NO. 1640, adopted June 17, 2015,
FISCAL YEAR 2016 SALARY SCHEDULE**

PAY STEPS: ANNUAL, MONTHLY & HOURLY -- FULL-TIME & PART-TIME								
	STEP	1	2	3	4	5	6	7
MAINTENANCE MANAGER	ANNUAL	69,624	73,068	76,488	79,884	83,328	86,736	90,216
	PER MONTH	5,802	6,089	6,374	6,657	6,944	7,228	7,518
	PER HOUR	33.47	35.13	36.77	38.41	40.06	41.70	43.37
MAINTENANCE LEAD WORKER	ANNUAL	46,140	48,360	50,604	52,860	55,116	57,432	59,652
	PER MONTH	3,845	4,030	4,217	4,405	4,593	4,786	4,971
	PER HOUR	22.18	23.25	24.33	25.41	26.50	27.61	28.68
MAINTENANCE WORKER	ANNUAL	36,444	38,268	40,176	42,180	44,292	46,500	48,828
	PER MONTH	3,037	3,189	3,348	3,515	3,691	3,875	4,069
	PER HOUR	17.52	18.40	19.32	20.28	21.29	22.36	23.48
CUSTODIAN	ANNUAL	34,716	36,204	37,656	39,120	40,572	42,036	43,488
	PER MONTH	2,893	3,017	3,138	3,260	3,381	3,503	3,624
	PER HOUR	16.69	17.41	18.10	18.81	19.51	20.21	20.91
POLICE CHIEF	ANNUAL	96,948	99,864	102,852	105,936	109,116	112,392	115,776
	PER MONTH	8,079	8,322	8,571	8,828	9,093	9,366	9,648
	PER HOUR	46.61	48.01	49.45	50.93	52.46	54.03	55.66
POLICE LIEUTENANT	ANNUAL	93,672	95,604	96,372	97,728	99,096	100,440	101,796
	PER MONTH	7,806	7,967	8,031	8,144	8,258	8,370	8,483
	PER HOUR	45.03	45.96	46.33	46.98	47.64	48.29	48.94
POLICE SERGEANT	ANNUAL	87,096	87,852	88,656	89,436	90,216	91,008	91,752
	PER MONTH	7,258	7,321	7,388	7,453	7,518	7,584	7,646
	PER HOUR	41.87	42.24	42.62	43.00	43.37	43.75	44.11
POLICE OFFICER	ANNUAL	69,588	72,048	74,448	76,860	79,320	81,744	84,180
	PER MONTH	5,799	6,004	6,204	6,405	6,610	6,812	7,015
	PER HOUR	33.46	34.64	35.79	36.95	38.13	39.30	40.47

HOURLY WAGE FOR PART-TIME OR TEMPORARY LAW ENFORCEMENT OFFICERS (NO BENEFITS)								
	STEP	1	2	3	4	5	6	7
POLICE OFFICER		30.11	31.18	32.21	33.26	34.32	35.37	36.42

NOTE 1: INDICATED SALARY RATES DO NOT INCLUDE EDUCATIONAL INCENTIVE FOR CERTAIN REPRESENTED POLICE (POA) PERSONNEL.
EDUCATIONAL INCENTIVE IS: 30 college units = 2.5%, AA degree = 5%, BA/BS = 7%

NOTE 2: INDICATED SALARY RATES DO NOT INCLUDE UNIFORM ALLOWANCE FOR REPRESENTED (POA) POLICE PERSONNEL.
UNIFORM ALLOWANCE: Full-Time (POA) members: \$80.00 per month, Part-Time (Unrepresented): \$10.00 per pay cycle (only if individual works)

NOTE 3: INDICATED SALARY RATES DO NOT INCLUDE FIELD TRAINING PAY FOR REPRESENTED (POA) POLICE PERSONNEL.
FIELD TRAINING PAY: 2.5% added to hourly base pay rate for hours worked actively performing training.

NOTE 4: INDICATED SALARY RATES DO NOT INCLUDE NIGHT SHIFT DIFFERENTIAL PAY FOR REPRESENTED POLICE (POA) PERSONNEL.
NIGHT SHIFT DIFFERENTIAL PAY IS: 2.5% added to hourly base pay rate for hours worked between 10:00 pm and 6:00 am.

NOTE 5: INDICATED SALARY RATES DO NOT INCLUDE LONGEVITY PAY.
LONGEVITY PAY IS: 15 Years of Service = 2%, 20 Years of Service = 3%, 25 Years of Service = 4%

NOTE 6: INDICATED SALARY RATES DO NOT INCLUDE PAGER/IMMEDIATE RESPONSE PAY FOR MAINTENANCE/CUSTODIAL POSITIONS.
PAGER PAY: \$200 per week to the individual responsible for pager/immediate response.

NOTE 7: INDICATED SALARY RATES DO NOT INCLUDE AUTOMOBILE ALLOWANCES FOR EXECUTIVE MANAGEMENT POSITIONS.
AUTO ALLOWANCE: \$650 per month to Executive Director, \$450 per month to Deputy General Manager.

NOTE 8: INDICATED SALARY RATES DO NOT INCLUDE TECHNOLOGY ALLOWANCE FOR EXECUTIVE DIRECTOR.
TECHNOLOGY ALLOWANCE: \$100 per month to Executive Director.

NOTE 9: INDICATED SALARY RATES DO NOT INCLUDE COMPENSATION FOR THE BOARD OF DIRECTORS.
DIRECTOR COMPENSATION: \$100 per meeting/day of service; not to exceed \$400 per month.

TO: Monterey Peninsula Airport District Board of Directors
FROM: Thomas E. Greer, General Manager
SUBJ: Resolution No. 1641, A Resolution Authorizing and Approving the Operating Budget and Capital Budget of the Monterey Peninsula Airport District for Fiscal Year 2016

BACKGROUND. The proposed Fiscal Year 2016 Operating and Capital Budgets are provided for your review and adoption.

BUDGET SUMMARY

A. ENTERPRISE ACTIVITY

1.	Operating Revenue:	\$8,384,995
2.	Operating Expense:	<u>\$7,885,955</u>
	Net Income from Operations:	\$499,040
3.	Interest Income:	\$36,390
4.	Interest Expense – MPAD 2012 POB:	\$97,658
	Net Income:	\$437,772
4.	Other Revenue / Expense:	<u>\$14,063,051</u>
	Change in Net Position:	\$14,500,823

B. CAPITAL IMPROVEMENTS PROGRAM (CIP)

1.	Federal AIP Grants:	\$21,218,323
2.	Passenger Facilities Charges (PFC):	\$1,985,776
3.	District Contributions:	<u>\$41,880</u>
	Total Co-Funded CIP Program:	\$23,245,979
4.	District-Only Funded CIP / Acquisitions:	<u>\$221,500</u>
	Total FY16 CIP Program:	<u>\$23,467,479</u>
5.	Net District Contribution to CIP Program:	\$263,380

DISTRICT EQUITY. As of June 30, 2014: Unrestricted Net Position: \$319,819. Projection for June 30, 2015: Unrestricted Net Position: \$514,057.

RECOMMENDATION. Adopt Resolution No. 1641 Authorizing and Approving the Operating Budget and the Capital Budget of the Monterey Peninsula Airport District for Fiscal Year 2016.

RESOLUTION NO. 1641

A RESOLUTION AUTHORIZING AND APPROVING THE OPERATING BUDGET AND CAPITAL BUDGET OF THE MONTEREY PENINSULA AIRPORT DISTRICT FOR FISCAL YEAR 2016

WHEREAS, the estimates submitted to the Board of Directors of the Monterey Peninsula Airport District entitled "Monterey Peninsula Airport District, County of Monterey, State of California, Budget - Fiscal Year 2016," and now on file in the offices of the District are hereby approved and adopted as the budget of the District for the Fiscal Year 2016, and

WHEREAS, the revenues of the District for the Fiscal Year 2016 are hereby appropriated as set forth and segregated in the operating budget and the capital budget, and

WHEREAS, all annual salaries, compensations, allowances and operating expenses for the Fiscal Year 2016 as set forth in the operating budget shall be payable in such time, form and manner as is prescribed by the Monterey Peninsula Airport District Act and by Resolution No. 1424, a Resolution Establishing Fiscal Control Policies and Procedures for the Monterey Peninsula Airport District, are hereby approved, and

WHEREAS, all capital expenditures for the Fiscal Year 2016 as set forth in the capital budget shall be payable in such time, form and manner as is prescribed by the Monterey Peninsula Airport District Act and by Resolution No. 1424, a Resolution Establishing Fiscal Control Policies and Procedures for the Monterey Peninsula Airport District, are hereby approved,

WHEREAS, all debt service expenditures, interest and principal, for the Fiscal Year 2016 are identified and shall be payable in such time, form and manner as prescribed by contract or covenant, are hereby approved, and

WHEREAS, all motions and resolutions and parts of motions and resolutions insofar as they are in conflict with this resolution are hereby repealed,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT, the operating plan and capital plan presented in the budget for Fiscal Year 2016 are hereby established and designated as in the budget and shall take effect on July 1, 2015.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA AIRPORT DISTRICT: This 17th day of June, 2015 by the following roll call vote:

AYES:	DIRECTORS:
NOES:	DIRECTORS:
ABSTAIN:	DIRECTORS:
ABSENT:	DIRECTORS:

Signed this 17th day of June, 2015

William Sabo, Chair

ATTEST

Tonja Posey
District Secretary

MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING BUDGET -- FISCAL YEAR 2016
ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

General Summary -- Revenues & Expenses -- Fiscal Year 2016
For the Fiscal Year Starting 07/01/2015 - Ending 06/30/2016

	FY 2016 FULL YEAR PLAN	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
OPERATING REVENUE			
TERMINAL			
Commercial Aviation Fees	714,657.00	684,517.58	4.4%
Rents	1,690,170.00	1,699,058.95	-0.5%
Concessions	157,174.00	157,275.61	-0.1%
TCP & Taxi Permits & Trip Fees	170,077.00	170,954.80	-0.5%
Rental Car	1,081,197.00	1,068,370.00	1.2%
Parking	822,661.00	813,367.44	1.1%
HEAVY GENERAL AVIATION			
General Aviation Landing Fees	314,673.00	310,141.86	1.5%
FBO Rent	675,012.00	659,100.00	2.4%
Fuel Flowage Fees	342,792.00	305,031.53	12.4%
LIGHT GENERAL AVIATION			
	441,456.00	431,240.32	2.4%
NON-AVIATION RENTS			
	1,611,691.00	1,616,897.29	-0.3%
OTHER OPERATING REVENUE			
	363,435.00	353,569.52	2.8%
TOTAL OPERATING REVENUE:	8,384,995.00	8,269,524.90	1.4%
OPERATING EXPENSE			
Finance & Administration	2,074,060.00	2,054,331.99	1.0%
Planning & Development	535,002.00	408,422.65	31.0%
Maintenance & Custodial Services	1,446,031.00	1,332,759.83	8.5%
Airport Operations	563,871.00	521,031.43	8.2%
Police Department	1,375,071.00	1,234,219.29	11.4%
Fire Department	1,773,395.00	1,760,911.50	0.7%
Board of Directors	118,525.00	199,136.35	-40.5%
TOTAL OPERATING EXPENSE:	7,885,955.00	7,510,813.04	5.0%
OPERATING INCOME BEFORE UNUSUAL ITEM	499,040.00	758,711.86	-34.2%
UNUSUAL ITEM			
None	-	-	0.0%
OPERATING INCOME	499,040.00	758,711.86	-34.2%
PLUS: INTEREST INCOME	36,390.00	37,540.34	-3.1%
LESS: INTEREST EXPENSE - 2012 MPAD POB	97,658.00	109,868.01	-11.1%
TOTAL INCOME	437,772.00	686,384.19	-36.2%
OTHER REVENUE / (EXPENSE)	14,063,051.00	20,752,594.56	-167.8%
CHANGE IN NET POSITION	14,500,823.00	21,438,978.75	-167.6%

General Financial Recap -- Fiscal Year 2016
For the Fiscal Year Starting 07/01/2015 - Ending 06/30/2016

	FY 2016 FULL YEAR PLAN
Operating Revenue:	\$ 8,384,995
Plus: Interest Income	\$ 36,390
¹Aggregate Gross Operating Revenue:	<u>\$ 8,421,385</u>
Operating Expense:	\$ 7,885,955
Less:	
¹Aggregate Gross Operating Expense:	<u>\$ 7,885,955</u>
Aggregate Gross Operating Income:	\$ 535,430
FY 2016 Debt Service:	
Interest Expense:	\$ 97,658
Principal Payback:	\$ 286,000
¹Aggregate Annual Debt Service:	\$ 383,658
Ratio	1.40 to 1:00

¹Per definitions in Appendix A, Indenture of Trust

5.09

(b) cause itself and its affiliates and subsidiaries to maintain (using GAAP and GASB 33 & 34 consistently applied and used consistently with prior practices except to the extent modified by the definitions herein) a ratio of aggregate Gross Operating Revenues less aggregate Gross Operating Expenses to aggregate Annual Debt Service for such Fiscal Year of not less than 1.25 to 1.00, calculated annually commencing with the Fiscal Year ending June 30, 2013.

General Financial Recap -- Fiscal Year 2016
 For the Fiscal Year Starting 07/01/2015 - Ending 06/30/2016

	FY 2016 FULL YEAR PLAN
SOURCES AND USES OF CASH -- OPERATIONS	
SOURCES OF CASH	
CASH RECEIVED - OPERATING REVENUE	\$ 8,384,995.00
CASH RECEIVED - INTEREST INCOME	36,390.00
CASH RECEIVED	<u>\$ 8,421,385.00</u>
USES OF CASH -- OPERATIONS	
CASH DISBURSED - OPERATING EXPENSE ¹	\$ 7,880,857.00
CASH DISBURSED - DEBT SERVICE (BOND INTEREST EXPENSE) ²	97,658.00
CASH DISBURSED - DEBT SERVICE (PRINCIPAL REDUCTION) ²	286,000.00
CASH DISBURSED	<u>\$ 8,264,515.00</u>
CHANGE IN CASH POSITION FROM OPERATIONS	<u>\$ 156,870.00</u>
 ¹ Net of non-cash operating expense (OPEB) and bond interest expense ² \$3.077m 2012 Pension Obligation Bond (POB)	
USES OF CASH -- CAPITAL PROGRAM	
CASH DISBURSED - DISTRICT CAPITAL PROJECTS ³	\$ 221,500.00
CASH DISBURSED - CO-FUNDED CAPITAL PROJECTS ⁴	41,880.00
CASH DISBURSED	<u>\$ 263,380.00</u>
CHANGE IN CASH POSITION FROM CAPITAL PROGRAM	<u>\$ (263,380.00)</u>
 ³ District-funded capital plan for FY16 ⁴ District portion of co-funded AIP (FAA/PFC) projects for FY16	
CHANGE IN CASH POSITION FROM OPERATIONS & CAPITAL	<u>\$ (106,510.00)</u>
PROJECTED UNRESTRICTED NET POSITION ON 06/30/2015:	\$ 514,057.00
CHANGE IN UNRESTRICTED NET POSITION FROM FY16 OP / CAP PLANS	\$ (106,510.00)
PROJECTED UNRESTRICTED NET POSITION ON 06/30/2016:	\$ 407,547.00

**MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING
BUDGET -- FISCAL YEAR 2016**

ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

**Income Statement -- Fiscal Year 2016
For the Twelve Periods Ending 06/30/2016**

	FY 2016 FULL YEAR PLAN	FY 2015 ORIGINAL FULL YEAR PLAN	INCREASE / (DECREASE) FOR FY 2016	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
Revenue					
Commercial Aviation					
Landing Fees	550,370.00	526,973.00	4.4%	522,876.64	5.3%
RON Fees	73,917.00	85,493.00	-13.5%	85,291.18	-13.3%
Apron Fees	90,370.00	74,970.00	20.5%	76,349.76	18.4%
Total Commercial Aviation:	714,657.00	687,436.00	4.0%	684,517.58	4.4%
General Aviation					
Landing Fee	314,673.00	275,463.00	14.2%	310,141.86	1.5%
Total General Aviation:	314,673.00	275,463.00	14.2%	310,141.86	1.5%
Terminal Leases & Concessions					
Gate Usage Fees	7,164.00	6,768.00	5.9%	6,483.60	10.5%
Terminal Space Rent	1,679,856.00	1,686,769.00	-0.4%	1,689,424.85	-0.6%
Terminal Concessions	157,174.00	155,610.00	1.0%	157,275.61	-0.1%
TCP Operators Permits	9,100.00	9,100.00	0.0%	9,160.00	-0.7%
Taxi Operators Permits & Trip Fees	160,977.00	169,784.00	-5.2%	161,794.80	-0.5%
Rental Car Concessions	1,081,197.00	1,052,019.00	2.8%	1,068,370.00	1.2%
Parking Concession	822,661.00	818,373.00	0.5%	813,367.44	1.1%
Tower Lease	3,150.00	3,150.00	0.0%	3,150.50	0.0%
Total Terminal Leases & Concessions:	3,921,279.00	3,901,573.00	0.5%	3,909,026.80	0.3%
Heavy General Aviation Tenants					
FBO Rents	675,012.00	658,776.00	2.5%	659,100.00	2.4%
Fuel Flowage Fees	342,792.00	291,639.00	17.5%	305,031.53	12.4%
Total Heavy General Aviation Tenants:	1,017,804.00	950,415.00	7.1%	964,131.53	5.6%
Light General & Other Aviation Tenants					
Facility / Space Rents	195,096.00	191,472.00	1.9%	186,213.32	4.8%
Hangar Rents	238,260.00	257,100.00	-7.3%	236,327.00	0.8%
Tiedown Fees	8,100.00	9,750.00	-16.9%	8,700.00	-6.9%
Total Light General & Other Aviation Tenants:	441,456.00	458,322.00	-3.7%	431,240.32	2.4%
Non-Aviation Tenants					
Facility / Space Rents	1,097,970.00	1,091,803.00	0.6%	1,070,704.71	2.5%
Outside Storage	116,256.00	135,312.00	-14.1%	153,810.00	-24.4%
R V Storage	122,040.00	119,160.00	2.4%	117,640.00	3.7%
Self-Storage Concession	269,425.00	274,461.00	-1.8%	267,666.27	0.7%
Miscellaneous Non-Aviation Revenue	6,000.00	6,000.00	0.0%	7,076.31	-15.2%
Total Non-Aviation Tenants:	1,611,691.00	1,626,736.00	-0.9%	1,616,897.29	-0.3%

**MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING
BUDGET -- FISCAL YEAR 2016**

ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

**Income Statement -- Fiscal Year 2016
For the Twelve Periods Ending 06/30/2016**

	FY 2016 FULL YEAR PLAN	FY 2015 ORIGINAL FULL YEAR PLAN	INCREASE / (DECREASE) FOR FY 2016	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
Other Operating Revenue					
Property Tax Allocation	176,660.00	142,918.00	23.6%	168,002.81	5.2%
Utility Charges	148,700.00	126,000.00	18.0%	144,935.30	2.6%
Late Fees & Interest	5,150.00	3,000.00	71.7%	8,411.61	-38.8%
Bail & Traffic Fines	1,025.00	800.00	28.1%	969.50	5.7%
Tenant Employee Parking, Decals & Badges	25,150.00	26,000.00	-3.3%	26,237.22	-4.1%
Tenant Plan Reviews, Checks & Inspection	-	-	0.0%	3,189.00	0.0%
Miscellaneous Other Operating Revenue	6,750.00	17,000.00	-60.3%	1,824.08	270.0%
Total Other Operating Revenue:	363,435.00	315,718.00	15.1%	353,569.52	2.8%
Total Operating Revenue:	8,384,995.00	8,215,663.00	2.1%	8,269,524.90	1.4%

Expenses

Finance & Administration

Salary & Wages	729,702.00	720,667.00	1.3%	744,675.97	-2.0%
Employer SSI	44,199.00	38,567.00	14.6%	40,009.51	10.5%
Employer MC	10,577.00	10,450.00	1.2%	10,949.24	-3.4%
Workers' Comp Insurance	19,865.00	18,334.00	8.4%	17,907.58	10.9%
ADP Processing	2,328.00	1,980.00	17.6%	2,276.02	2.3%
CalPERS Retirement	66,843.00	78,891.00	-15.3%	77,444.87	-13.7%
CalPERS Health Insurance	72,892.00	71,298.00	2.2%	69,097.84	5.5%
Flexible Spending Account (FSA)	10,611.00	9,720.00	9.2%	8,601.73	23.4%
Dental Insurance	14,496.00	12,594.00	15.1%	11,033.78	31.4%
Vision Insurance	1,134.00	1,050.00	8.0%	998.76	13.5%
Life Insurance	1,120.00	663.00	68.9%	662.48	69.1%
Retiree Health Insurance	4,202.00	2,056.00	104.4%	1,446.00	190.6%
GASB 45 / OPEB Expense	1,721.00	2,370.00	-27.4%	2,364.00	-27.2%
Personnel Recruitment & Pre-Employment Expense	25,000.00	16,000.00	0.0%	37,871.97	-34.0%
Temporary Personnel	35,020.00	21,800.00	60.6%	49,650.66	-29.5%
Dues & Subscriptions	25,400.00	25,000.00	1.6%	24,689.14	2.9%
Seminars & Conferences	8,405.00	5,000.00	68.1%	5,396.40	55.8%
Professional Development & Education	3,300.00	3,000.00	10.0%	1,710.75	92.9%
Business Travel & Entertainment	17,875.00	12,500.00	43.0%	15,111.61	18.3%
Public Notices	2,000.00	2,000.00	0.0%	856.22	133.6%
LAFCO Expense	14,760.00	12,735.00	15.9%	13,667.00	8.0%
Umbrella Liability Insurance Expense	190,000.00	186,600.00	1.8%	166,391.78	14.2%
Administrative Meetings / Employee Relations	16,500.00	15,000.00	10.0%	16,608.68	-0.7%
Telephone	17,225.00	17,225.00	0.0%	17,017.20	1.2%
Telecommunications	2,500.00	3,500.00	-28.6%	3,207.67	-22.1%
Postage & Courier Services	3,625.00	3,850.00	-5.8%	3,289.06	10.2%
Bank Fees & Finance Charges	8,650.00	8,500.00	1.8%	9,722.19	-11.0%
General Supplies & Materials	3,000.00	2,800.00	7.1%	2,910.46	3.1%
Office Supplies & Materials	14,000.00	14,000.00	0.0%	15,649.99	-10.5%
District Vehicle Supplies & Materials	50.00	50.00	0.0%	25.00	100.0%
District Vehicle Fuel	1,200.00	2,475.00	-51.5%	2,025.73	-40.8%
Office Equipment Repair & Maintenance	9,850.00	8,725.00	12.9%	9,879.89	-0.3%
General Repair & Maintenance	250.00	250.00	0.0%	-	100.0%
District Vehicle Repair & Maintenance	3,000.00	4,000.00	-25.0%	3,853.43	-22.1%
Other Services	1,500.00	1,500.00	0.0%	1,291.80	16.1%

**MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING
BUDGET -- FISCAL YEAR 2016**

ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

**Income Statement -- Fiscal Year 2016
For the Twelve Periods Ending 06/30/2016**

	FY 2016 FULL YEAR PLAN	FY 2015 ORIGINAL FULL YEAR PLAN	INCREASE / (DECREASE) FOR FY 2016	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
Tenant Services	2,000.00	2,000.00	0.0%	987.00	102.6%
Art Program	16,000.00	16,000.00	0.0%	15,999.29	0.0%
Annual Audit / Accounting	42,450.00	39,500.00	7.5%	39,060.00	8.7%
District Legal Counsel	3,000.00	15,000.00	-80.0%	6,773.19	-55.7%
Other Legal Services	7,600.00	3,000.00	153.3%	6,825.61	11.3%
Computer / LAN / IT	2,760.00	2,600.00	6.2%	2,924.52	-5.6%
Administration & Finance	14,750.00	12,000.00	22.9%	12,041.69	22.5%
Human Resources	1,000.00	1,000.00	0.0%	250.00	300.0%
Other Professional Services	5,000.00	5,000.00	0.0%	3,450.00	44.9%
Marketing	85,000.00	75,000.00	13.3%	73,612.30	15.5%
Public Relations	12,000.00	12,000.00	0.0%	12,158.40	-1.3%
Air Service Development	25,000.00	30,000.00	-16.7%	29,069.84	-14.0%
Utilities - Miscellaneous	1,900.00	1,900.00	0.0%	1,521.15	24.9%
Utilities - Electricity	236,000.00	223,450.00	5.6%	233,146.05	1.2%
Utilities - Natural Gas	47,500.00	65,300.00	-27.3%	43,384.31	9.5%
Utilities - Water	145,000.00	123,550.00	17.4%	143,162.31	1.3%
Utilities - Sewage / Waste Water	20,200.00	18,660.00	8.3%	19,712.70	2.5%
Utilities - Solid Waste Disposal	20,100.00	20,100.00	0.0%	19,096.80	5.3%
Bad Debt Expense	3,000.00	3,000.00	0.0%	2,041.00	47.0%
Property Tax & Assessments	1,000.00	1,100.00	0.0%	821.42	21.7%
Total Finance & Administration:	2,074,060.00	2,005,310.00	3.4%	2,054,331.99	1.0%
Planning & Development					
Salaries & Wages	349,930.00	339,120.00	3.2%	322,612.83	8.5%
Salary & Wage Reimbursement - AIP & Billing	(65,000.00)	(65,000.00)	0.0%	(118,377.40)	-45.1%
Overtime (OT) Pay	-	-	0.0%	630.00	0.0%
Employer SSI	20,252.00	19,616.00	3.2%	17,754.54	14.1%
Employer MC	5,074.00	4,920.00	3.1%	4,489.57	13.0%
Workers' Comp Insurance	18,892.00	17,820.00	6.0%	16,591.01	13.9%
ADP Processing	1,152.00	1,056.00	9.1%	1,039.85	10.8%
CalPERS Retirement	35,336.00	35,764.00	-1.2%	31,606.30	11.8%
CalPERS Health Insurance	42,188.00	37,896.00	11.3%	34,374.86	22.7%
Flexible Spending Account (FSA)	5,252.00	3,888.00	35.1%	2,732.66	92.2%
Dental Insurance	6,210.00	4,464.00	39.1%	3,444.31	80.3%
Vision Insurance	564.00	426.00	32.4%	321.44	75.5%
Life Insurance	361.00	361.00	0.0%	313.04	15.3%
Retiree Health Insurance	-	-	0.0%	-	0.0%
GASB 45 / OPEB Expense	645.00	889.00	-27.4%	889.00	-27.4%
Personnel Recruitment & Pre-Employment Expense	1,785.00	1,785.00	0.0%	847.00	110.7%
Dues & Subscriptions	1,125.00	1,125.00	0.0%	1,024.00	9.9%
Seminars & Conferences	4,455.00	3,300.00	35.0%	3,790.00	17.5%
Professional Development & Education	4,000.00	3,000.00	33.3%	1,800.00	122.2%
Business Travel & Entertainment	5,000.00	2,500.00	100.0%	6,513.41	-23.2%
Public Notices	1,000.00	2,000.00	-50.0%	1,022.55	-2.2%
Administrative Meetings / Employee Relations	650.00	650.00	0.0%	19.93	3161.4%
Telephone	810.00	810.00	0.0%	628.38	28.9%
Telecommunications	3,876.00	3,876.00	0.0%	2,879.04	34.6%
Postage & Courier Services	840.00	838.00	0.2%	622.23	35.0%
General Supplies & Materials	-	-	0.0%	20.23	-100.0%
Office Supplies & Materials	4,400.00	4,400.00	0.0%	2,662.44	65.3%

**MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING
BUDGET -- FISCAL YEAR 2016**

ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

**Income Statement -- Fiscal Year 2016
For the Twelve Periods Ending 06/30/2016**

	FY 2016 FULL YEAR PLAN	FY 2015 ORIGINAL FULL YEAR PLAN	INCREASE / (DECREASE) FOR FY 2016	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
District Vehicle Supplies & Materials	50.00	50.00	0.0%	50.00	0.0%
District Vehicle Fuel	2,400.00	2,400.00	0.0%	1,725.17	39.1%
Office Equipment Repair & Maintenance	4,670.00	4,670.00	0.0%	3,426.21	36.3%
District Vehicle Repair & Maintenance	3,000.00	3,000.00	0.0%	1,133.14	164.8%
Other Services	1,000.00	1,000.00	0.0%	675.00	48.1%
Architect & Engineer	25,000.00	25,000.00	0.0%	15,911.00	57.1%
District Legal Counsel	2,475.00	2,475.00	0.0%	-	100.0%
Other Legal Services	-	-	0.0%	2,336.75	-100.0%
Computer / LAN & IT	40,610.00	38,700.00	4.9%	37,739.71	7.6%
Environmental	5,000.00	2,500.00	100.0%	2,500.00	100.0%
Other Professional Services	1,000.00	1,000.00	0.0%	52.50	1804.8%
Public Relations	1,000.00	1,000.00	0.0%	2,621.95	-61.9%
Total Planning & Development:	535,002.00	507,299.00	5.5%	408,422.65	31.0%
Maintenance & Custodial Services					
Salaries & Wages	574,845.00	553,344.00	3.9%	548,240.05	4.9%
Salary & Wage Reimbursement - AIP & Billing	-	-	0.0%	(11,421.62)	-100.0%
Pager Pay	10,740.00	10,750.00	-0.1%	10,690.00	0.5%
Overtime (OT) Pay	8,174.00	7,712.00	6.0%	8,534.97	-4.2%
Holiday Pay	3,312.00	3,219.00	2.9%	2,649.60	25.0%
Employer SSI	37,018.00	35,651.00	3.8%	33,902.32	9.2%
Employer MC	8,656.00	8,337.00	3.8%	7,928.38	9.2%
Workers' Compensation Insurance	47,551.00	46,526.00	2.2%	44,733.38	6.3%
ADP Processing	3,168.00	2,904.00	9.1%	2,966.42	6.8%
CalPERS Retirement	56,116.00	57,235.00	-2.0%	54,814.25	2.4%
CalPERS Health Insurance	164,982.00	175,626.00	-6.1%	162,388.96	1.6%
Flexible Spending Account (FSA)	14,448.00	14,256.00	1.3%	12,344.25	17.0%
Dental Insurance	20,556.00	22,176.00	-7.3%	19,266.00	6.7%
Vision Insurance	1,548.00	1,548.00	0.0%	1,480.92	4.5%
Life Insurance	976.00	976.00	0.0%	953.68	2.3%
Retiree Health Insurance	2,964.00	2,892.00	2.5%	1,684.00	76.0%
GASB 45 / OPEB Expense	2,367.00	3,259.00	-27.4%	3,263.00	-27.5%
Personnel Recruitment & Pre-Employment Expense	1,785.00	500.00	257.0%	250.00	614.0%
Dues & Subscriptions	300.00	300.00	0.0%	125.00	140.0%
Seminars & Conferences	3,000.00	1,500.00	100.0%	300.00	900.0%
Professional Development & Education	1,200.00	1,200.00	0.0%	-	100.0%
Business Travel & Entertainment	2,500.00	1,500.00	66.7%	100.00	2400.0%
Administrative Meetings / Employee Relations	250.00	250.00	0.0%	361.30	-30.8%
Telephone	1,200.00	1,200.00	0.0%	985.54	21.8%
Telecommunications	12,000.00	7,700.00	55.8%	10,215.89	17.5%
Postage & Courier Services	360.00	360.00	0.0%	102.19	252.3%
Custodial Supplies & Materials	52,800.00	75,000.00	-29.6%	50,707.90	4.1%
General Supplies & Materials	5,000.00	3,500.00	42.9%	2,339.60	113.7%
Maintenance Supplies & Materials	18,000.00	15,000.00	20.0%	11,533.51	56.1%
Office Supplies & Materials	1,000.00	1,000.00	0.0%	633.55	57.8%
District Vehicle Supplies & Materials	1,800.00	1,500.00	20.0%	1,508.16	19.4%
District Vehicle Fuel	15,000.00	15,000.00	0.0%	10,871.40	38.0%
Airfield Repair & Maintenance	110,000.00	50,000.00	120.0%	91,448.34	20.3%
Terminal Repair & Maintenance	100,100.00	96,100.00	4.2%	104,174.90	-3.9%
Rental Space Repair & Maintenance	41,000.00	41,000.00	0.0%	29,709.71	38.0%

**MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING
BUDGET -- FISCAL YEAR 2016**

ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

**Income Statement -- Fiscal Year 2016
For the Twelve Periods Ending 06/30/2016**

	FY 2016 FULL YEAR PLAN	FY 2015 ORIGINAL FULL YEAR PLAN	INCREASE / (DECREASE) FOR FY 2016	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
Landscape & Grounds Repair & Maintenance	25,000.00	23,950.00	4.4%	24,937.29	0.3%
Office Equipment Repair & Maintenance	250.00	250.00	0.0%	359.23	-30.4%
General Repair & Maintenance	7,020.00	7,000.00	0.3%	12,382.99	-43.3%
District Vehicle Repair & Maintenance	18,500.00	18,500.00	0.0%	10,956.20	68.9%
Other Services	70,545.00	64,000.00	10.2%	64,338.57	9.6%
Total Maintenance & Custodial Services:	1,446,031.00	1,372,721.00	5.3%	1,332,759.83	8.5%
Airport Operations					
Salaries & Wages	206,532.00	195,918.00	5.4%	198,632.60	4.0%
Salary & Wage Reimbursement - AIP & Billing	-	-	0.0%	(691.20)	-100.0%
Overtime (OT) Pay	878.00	768.00	14.3%	271.73	223.1%
Employer SSI	12,858.00	12,197.00	5.4%	12,103.34	6.2%
Employer MC	3,007.00	2,850.00	5.5%	2,830.19	6.2%
Workers' Compensation Insurance	12,269.00	11,867.00	3.4%	11,750.28	4.4%
ADP Processing	864.00	792.00	9.1%	829.01	4.2%
CalPERS Retirement	20,189.00	19,343.00	4.4%	18,879.24	6.9%
CalPERS Health Insurance	27,456.00	26,850.00	2.3%	25,913.44	6.0%
Flexible Spending Account (FSA)	3,936.00	3,888.00	1.2%	3,495.30	12.6%
Dental Insurance	4,726.00	4,464.00	5.9%	4,503.38	4.9%
Vision Insurance	426.00	426.00	0.0%	413.28	3.1%
Life Insurance	270.00	270.00	0.0%	262.08	3.0%
Retiree Health Insurance	-	-	0.0%	-	0.0%
GASB 45 / OPEB Expense	645.00	889.00	-27.4%	889.00	-27.4%
Personnel Recruitment & Pre-Employment Expense	-	-	0.0%	-	0.0%
Dues & Subscriptions	2,440.00	675.00	261.5%	2,515.67	-3.0%
Seminars & Conferences	3,025.00	2,500.00	21.0%	2,180.00	38.8%
Professional Development & Education	-	1,900.00	0.0%	-	0.0%
Business Travel & Entertainment	5,700.00	6,500.00	-12.3%	6,762.90	-15.7%
Administrative Meetings / Employee Relations	-	-	0.0%	90.90	-100.0%
Telephone	360.00	475.00	-24.2%	418.22	-13.9%
Telecommunications	4,020.00	4,600.00	-12.6%	3,311.42	21.4%
Postage & Courier Services	240.00	190.00	26.3%	242.43	-1.0%
General Supplies & Materials	6,000.00	3,600.00	66.7%	9,613.18	-37.6%
Office Supplies & Materials	3,550.00	3,500.00	1.4%	678.73	423.0%
District Vehicle Supplies & Materials	1,100.00	500.00	120.0%	551.01	99.6%
District Vehicle Fuel	1,800.00	2,400.00	-25.0%	1,387.76	29.7%
Office Equipment Repair & Maintenance	660.00	550.00	20.0%	219.47	200.7%
General Repairs & Maintenance	16,000.00	25,340.00	0.0%	23,591.23	-32.2%
District Vehicle Repair & Maintenance	1,250.00	1,100.00	13.6%	1,009.48	23.8%
Other Services	162,520.00	141,924.00	14.5%	139,920.36	16.2%
Architect & Engineer	5,000.00	2,500.00	0.0%	5,500.00	-9.1%
Computer / LAN & IT	49,500.00	34,500.00	0.0%	36,050.00	37.3%
Environmental	6,650.00	6,550.00	1.5%	6,907.00	-3.7%
Total Airport Operations:	563,871.00	519,826.00	8.5%	521,031.43	8.2%
Police Department					
Salaries & Wages	811,702.00	804,489.00	0.9%	767,925.70	5.7%
Salary Wage Reimbursement - AIP & Billing	(116,800.00)	(116,800.00)	0.0%	(139,784.57)	-16.4%
Overtime (OT) Pay	44,002.00	45,223.00	-2.7%	52,325.77	-15.9%

**MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING
BUDGET -- FISCAL YEAR 2016**

ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

**Income Statement -- Fiscal Year 2016
For the Twelve Periods Ending 06/30/2016**

	FY 2016 FULL YEAR PLAN	FY 2015 ORIGINAL FULL YEAR PLAN	INCREASE / (DECREASE) FOR FY 2016	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
Holiday Pay	15,929.00	15,984.00	-0.3%	15,016.29	6.1%
Training Pay	3,028.00	1,056.00	186.7%	518.60	483.9%
Uniform Allowance	8,160.00	8,220.00	-0.7%	7,080.00	15.3%
Employer SSI	54,740.00	54,254.00	0.9%	52,513.44	4.2%
Employer MC	12,807.00	12,693.00	0.9%	12,697.21	0.9%
Workers' Compensation Insurance	70,313.00	70,802.00	-0.7%	64,125.28	9.6%
ADP Processing	3,168.00	2,904.00	9.1%	3,053.20	3.8%
CalPERS Retirement	169,275.00	174,463.00	-3.0%	137,488.53	23.1%
CalPERS Health Insurance	99,606.00	99,846.00	-0.2%	79,201.35	25.8%
Flexible Spending Account (FSA)	9,192.00	9,072.00	1.3%	6,721.19	36.8%
Dental Insurance	13,672.00	14,760.00	-7.4%	10,234.76	33.6%
Vision Insurance	984.00	984.00	0.0%	771.80	27.5%
Life Insurance	1,060.00	1,060.00	0.0%	1,048.32	1.1%
Retiree Health Insurance	46,842.00	20,256.00	131.3%	22,832.09	105.2%
GASB 45 / OPEB Expense	291.00	883.00	-67.0%	884.00	-67.1%
Personnel Recruitment & Pre-Employment Expense	3,000.00	5,000.00	-40.0%	9,255.66	-67.6%
Dues & Subscriptions	3,000.00	3,000.00	0.0%	2,097.50	43.0%
Seminars & Conferences	1,000.00	-	0.0%	776.00	-100.0%
Professional Development & Education	22,000.00	5,000.00	340.0%	9,543.87	130.5%
Business Travel & Entertainment	6,100.00	1,850.00	229.7%	8,173.18	-25.4%
Administrative Meetings / Employee Relations	600.00	-	0.0%	1,266.22	-52.6%
Telephone	3,000.00	3,000.00	0.0%	2,057.33	45.8%
Telecommunications	32,700.00	32,700.00	0.0%	33,369.87	-2.0%
Postage & Courier Services	300.00	300.00	0.0%	167.65	78.9%
General Supplies & Materials	18,100.00	15,560.00	16.3%	41,756.25	-56.7%
Office Supplies & Materials	4,100.00	3,600.00	13.9%	4,178.40	-1.9%
District Vehicle Supplies & Materials	600.00	500.00	20.0%	437.90	37.0%
District Vehicle Fuel	10,500.00	10,500.00	0.0%	9,569.42	9.7%
Office Equipment Repair & Maintenance	900.00	900.00	0.0%	1,087.52	-17.2%
General Repairs & Maintenance	1,800.00	2,000.00	-10.0%	659.83	172.8%
District Vehicle Repair & Maintenance	6,200.00	5,800.00	6.9%	3,823.38	62.2%
Other Services	5,000.00	5,000.00	0.0%	4,915.50	1.7%
District Legal Counsel	-	-	0.0%	66.00	0.0%
Computer / LAN & IT	8,200.00	7,000.00	0.0%	6,364.85	28.8%
Total Police Department:	1,375,071.00	1,321,859.00	4.0%	1,234,219.29	11.4%
ARFF / Fire Services					
CalPERS Retirement	73,980.00	60,000.00	23.3%	60,000.00	23.3%
Retiree Health Insurance	8,892.00	8,676.00	2.5%	8,676.00	2.5%
GASB 45 / OPEB Expense	(3,467.00)	(3,192.00)	8.6%	(3,192.00)	8.6%
Telephone	1,800.00	1,500.00	20.0%	1,734.69	3.8%
Telecommunications	540.00	300.00	80.0%	510.24	5.8%
Office Equipment Repair & Maintenance	3,850.00	3,600.00	6.9%	3,432.10	12.2%
General Repairs & Maintenance	10,000.00	10,000.00	0.0%	23,023.18	-56.6%
District Vehicle Repair & Maintenance	12,000.00	12,000.00	0.0%	321.50	3632.5%
Fire Services	1,650,000.00	1,650,000.00	0.0%	1,650,000.00	0.0%
Other Services	570.00	700.00	-18.6%	1,971.08	-71.1%
Utilities - Electricity	9,925.00	8,025.00	23.7%	9,747.07	1.8%
Utilities - Natural Gas	2,120.00	2,200.00	-3.6%	1,824.31	16.2%
Utilities - Water	3,185.00	2,450.00	30.0%	2,863.33	11.2%

**MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, OPERATING
BUDGET -- FISCAL YEAR 2016**

ADOPTED BY THE MPAD BOARD OF DIRECTORS BY RESOLUTION NO. 1641, JUNE 17, 2015

**Income Statement -- Fiscal Year 2016
For the Twelve Periods Ending 06/30/2016**

	FY 2016 FULL YEAR PLAN	FY 2015 ORIGINAL FULL YEAR PLAN	INCREASE / (DECREASE) FOR FY 2016	FY 2015 PROJECTED FULL YEAR ACTUAL	INCREASE / (DECREASE) FOR FY 2016
Total ARFF / Fire Services:	1,773,395.00	1,756,259.00	1.0%	1,760,911.50	0.7%
Board of Directors					
Board Member Compensation	15,000.00	15,000.00	0.0%	16,100.00	-6.8%
Employer SSI	933.00	933.00	0.0%	997.60	-6.5%
Employer MC	224.00	224.00	0.0%	233.10	-3.9%
Workers' Comp Insurance	108.00	108.00	0.0%	106.50	1.4%
ADP Processing	710.00	710.00	0.0%	759.00	-6.5%
Dues & Subscriptions	1,000.00	1,000.00	0.0%	1,098.50	-9.0%
Seminars & Conferences	6,000.00	6,000.00	0.0%	4,480.00	33.9%
Other Meetings / Workshops	5,000.00	5,000.00	0.0%	8,854.36	-43.5%
Business Travel & Entertainment	10,000.00	10,000.00	0.0%	11,046.18	-9.5%
Board Member Election	-	135,000.00	0.0%	80,921.99	0.0%
Postage & Courier Services	900.00	900.00	0.0%	1,013.00	-11.2%
Office Supplies & Materials	6,500.00	2,200.00	195.5%	1,388.36	368.2%
Other Services	150.00	180.00	-16.7%	137.76	8.9%
District Legal Counsel	72,000.00	72,000.00	0.0%	72,000.00	0.0%
Total Board of Directors:	118,525.00	249,255.00	-52.4%	199,136.35	-40.5%
Total Operating Expenses:	7,885,955.00	7,732,529.00	2.0%	7,510,813.04	5.0%
Net Income From Operations:	499,040.00	483,134.00	3.3%	758,711.86	-34.2%
Other Income and Expense					
Grants - FAA	21,218,324.00	28,381,348.00	-25.2%	25,396,719.00	-16.5%
Passenger Facility Charges	718,933.00	773,525.00	-7.1%	738,265.52	-2.6%
Passenger Facility Charges - Int Income	2,400.00	7,800.00	-69.2%	8,084.06	-70.3%
PFC - Unrealized Gain/Loss on Investmnts	-	100.00	0.0%	500.17	-100.0%
Interest Income - Banks	1,140.00	1,140.00	0.0%	1,619.38	-29.6%
Interest Income - L.A.I.F.	250.00	250.00	0.0%	231.83	7.8%
Interest Income - MPAD Investments	35,000.00	37,900.00	-7.7%	35,689.13	-1.9%
MPAD - Unrealized Gain/Loss on Investmnt	(2,150.00)	(2,150.00)	0.0%	(17,163.73)	-87.5%
Interest Expense - 2012 MPAD POB	(97,658.00)	(109,868.00)	-11.1%	(109,868.01)	-11.1%
Depreciation / Amortization Expense	(7,874,456.00)	(5,385,664.00)	46.2%	(5,373,810.46)	46.5%
Total Other Income and Expense:	14,001,783.00	23,704,381.00	-40.9%	20,680,266.89	-32.3%
Net Income / (Loss) / Net Change in Position:	14,500,823.00	24,187,515.00	-40.0%	21,438,978.75	-32.4%

MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, CAPITAL BUDGET -- FISCAL
YEAR 2016

ADOPTED BY RESOLUTION 1641, JUNE 17, 2015

MONTEREY PENINSULA AIRPORT DISTRICT -- FISCAL YEAR 2016 CAPITAL BUDGET

PROJECT NUMBER	PROJECT DESCRIPTION	FY 15 SPENT TO DATE	FY 2016 PLAN	FY 2017 - FY 2018 PLAN
		5/31/2015		
AIRPORT IMPROVEMENT PROJECTS (AIP) -- CO-FUNDED				
2012-01	RUNWAY SAFETY AREA -- CONSTRUCTION -- PHASE 1 -- Total Project: \$29,633,793			
	Expenditures			
	Administration	\$2,022,586	\$5,000	
	Admin Support	\$98,047	\$15,000	
	Design Services	\$4,160,266	\$271,697	
	Construction Mgt	\$510,000	\$74,000	
	Inspection Services	\$84,217	\$2,244	
	Construction	\$22,863,154	\$1,075,000	
	Contingency			
	Project Cost	\$29,738,270	\$1,442,941	\$0
	Revenues			
	FAA AIP -- 95% -- \$27,956,408	\$25,972,254	\$1,370,794	\$0
	PFC -- 5% -- \$1,677,385	\$1,992,451	\$72,147	\$0
	DISTRICT -- ?	\$1,773,565		
	Total Revenue	\$29,738,270	\$1,442,941	\$0
2013-02	AIRPORT MASTER PLAN WITH SUSTAINABILITY -- Total Project: \$1,094,980			
	Expenditures			
	Administration	\$96,031	\$13,800	
	Admin Support	\$624	\$0	
	Engineering Services	\$715,326	\$196,959	
	CEQA		\$41,880	
	Inspection Services	\$30,360	\$0	
	Construction		\$0	
	Contingency			
	Project Cost	\$842,341	\$252,639	\$0
	Revenues			
	FAA AIP -- 90% -- \$947,790	\$759,502	\$189,683	\$0
	PFC -- 10% -- \$105,310	\$82,839	\$21,076	\$0
	DISTRICT -- CEQA -- \$41,880		\$41,880	\$0
	Total Revenue	\$842,341	\$252,639	\$0
2014-01	RUNWAY SAFETY AREA -- CONSTRUCTION -- PHASE 2 -- Total Project: \$21,445,015			
	Expenditures			
	Administration	\$31,747	\$218,821	\$0
	Admin Support	\$3,825	\$65,449	\$0
	Design Services		\$0	\$0
	Construction Mgt		\$1,108,501	\$0
	Inspection Services		\$0	\$0
	Construction	\$2,209,669	\$17,807,003	\$0
	Contingency			
	Project Cost	\$2,245,241	\$19,199,774	\$0
	Revenues			
	FAA AIP -- 95% -- \$20,372,764	\$2,131,980	\$18,239,784	\$0
	PFC -- 5% -- \$1,072,251	\$113,261	\$959,990	\$0
	DISTRICT -- 0% -- \$0			
	Total Revenue	\$2,245,241	\$19,199,774	\$0
2015-03	INFIELD SAFETY AREA REHAB -- PART A -- Total Project: \$3,543,750			
	Expenditures			
	Administration		\$12,000	\$56,875
	Admin Support		\$0	
	Engineering Services		\$200,000	\$0
	CEQA		\$0	
	Inspection Services		\$0	\$141,750
	Construction		\$227,250	\$2,905,875
	Contingency			
	Project Cost	\$0	\$439,250	\$3,104,500
	Revenues			
	FAA AIP -- 90% -- \$3,189,375	\$0	\$395,325	\$2,794,050
	PFC -- 10% -- \$354,375	\$0	\$43,925	\$310,450
	DISTRICT -- \$0		\$0	
	Total Revenue	\$0	\$439,250	\$3,104,500

MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, CAPITAL BUDGET -- FISCAL
YEAR 2016

ADOPTED BY RESOLUTION 1641, JUNE 17, 2015

PROJECT NUMBER	PROJECT DESCRIPTION	FY 15 SPENT TO DATE	FY 2016 PLAN	FY 2017 - FY 2018 PLAN
2016-01	NEPA / CEQA (Master Plan, North GA, Development, Terminal Complex, ARFF Station -- Total Project: \$2,500,000)			
	Expenditures			
	Administration		\$56,825	\$68,175
	Admin Support		\$0	
	Engineering Services		\$1,079,550	\$1,295,450
	CEQA		\$0	
	Inspection Services		\$0	
	Construction		\$0	
	Contingency			
	Project Cost	\$0	\$1,136,375	\$1,363,625
	Revenues			
	FAA AIP -- 90% -- \$3,189,375	\$0	\$1,022,738	\$1,227,263
	PFC -- 10% -- \$354,375	\$0	\$113,638	\$136,363
	DISTRICT -- \$0		\$0	
	Total Revenue	\$0	\$1,136,375	\$1,363,625
	TOTAL FAA AIP PROJECT REVENUE	\$28,863,736	\$21,218,323	\$4,021,313
	TOTAL PFC PROJECT PORTION	\$2,188,551	\$1,210,776	\$446,813
	TOTAL DISTRICT PORTION	\$1,773,565	\$41,880	\$0
	TOTAL CO-FUNDED PROJECT EXPENDITURES	\$32,825,852	\$22,470,979	\$4,468,125
	CO-FUNDED ACQUISITIONS -- PFCs			
2016-05	ARFF Apparatus Replacement -- Total Project: \$775,000			
	Expenditures			
	Administration		\$15,000	\$0
	Design Services		\$10,000	\$0
	Vehicle Purchase		\$750,000	\$0
	Contingency			
	Project Cost	\$0	\$775,000	\$0
	Revenues			
	FAA AIP -- 0% -- \$0	\$0	\$0	\$0
	PFC -- 100% -- \$775,000	\$0	\$775,000	\$0
	DISTRICT -- \$0		\$0	\$0
	Total Revenue	\$0	\$775,000	\$0
	TOTAL CO-FUNDED ACQUISITION EXPENDITURES	\$0	\$775,000	\$0
	TOTAL FAA AIP PROJECT & ACQUISITION REVENUE	\$28,863,736	\$21,218,323	\$4,021,313
	TOTAL PFC PROJECT & ACQUISITION PORTION	\$2,188,551	\$1,985,776	\$446,813
	TOTAL DISTRICT PROJECT & ACQUISITION PORTION	\$1,773,565	\$41,880	\$0
	TOTAL CO-FUNDED PROJECT & ACQUISITION EXPENDITURES	\$32,825,852	\$23,245,979	\$4,468,125
	DISTRICT-ONLY FUNDED PROJECTS: APPROVED PROJECTS			
2016-02	STORAGE / WAREHOUSE FACILITY -- PHASE 1 -- Total Project: \$152,000			
	Expenditures			
	Design Services		\$9,500	
	Construction Mgt		\$0	
	Inspection Services		\$1,200	
	Construction		\$141,300	
	Contingency			
	Project Cost	\$0	\$152,000	\$0
	TOTAL DISTRICT-ONLY FUNDED CAPITAL IMPROVEMENTS	\$0	\$152,000	\$0

MONTEREY PENINSULA AIRPORT DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, CAPITAL BUDGET -- FISCAL
YEAR 2016

ADOPTED BY RESOLUTION 1641, JUNE 17, 2015

PROJECT NUMBER	PROJECT DESCRIPTION	FY 15 SPENT TO DATE	FY 2016 PLAN	FY 2017 - FY 2018 PLAN
DISTRICT-ONLY FUNDED CAPITAL ACQUISITIONS				
2016-03	PICK-UP TRUCK - UTILITY BED -- 4WD - Total Acquisition: \$39,500			
	Expenditures			
	Consultation			
	Acquisition \$39,500 per estimate / state contract		\$39,500	
	Project Cost	\$0	\$39,500	\$0
2016-04	PICK-UP TRUCK - LONG BED -- 4WD - Total Acquisition: \$30,000			
	Expenditures			
	Consultation			
	Acquisition \$30,000 per estimate / state contract		\$30,000	
	Project Cost	\$0	\$30,000	\$0
TOTAL DISTRICT-ONLY FUNDED CAPITAL ACQUISITIONS		\$0	\$69,500	\$0
TOTAL DISTRICT-ONLY FUNDED CAPITAL ACQUISITIONS & PROJECTS		\$0	\$221,500	\$0
TOTAL FISCAL YEAR 2016 CAPITAL PLAN		\$32,825,852	\$23,467,479	\$4,468,125

**MONTEREY PENINSULA AIRPORT DISTRICT
POTENTIAL DISTRICT CAPITAL PROJECTS & CAPITAL ACQUISITIONS**

CONSTRUCTION-RELATED CAPITAL PROJECTS:

PROJECTED FISCAL YEAR	PURPOSE	PROJECT TITLE	PROJECT DESCRIPTION	ESTIMATED TOTAL COST
2018	Safety	BUILD - SIDEWALK ON PERIMETER OF DISTRICT EMPLOYEE PARKING LOT	As you turn left onto Olmstead Road from Garden Road the sidewalk ends. Construct a standard width sidewalk around the perimeter of the District employee parking lot to the crosswalk.	\$ 85,000
2020	Replace revenue generating asset	BUILD - RV STORAGE PARK (200 SPACES)	Build a new RV storage park. Hard surface. Fenced perimeter. Adequate drainage. Lights.	\$ 1,821,000

CAPITAL ACQUISITIONS:

PROJECTED FISCAL YEAR	PURPOSE	ACQUISITION / PROJECT TITLE	ACQUISITION / PROJECT DESCRIPTION	ESTIMATED TOTAL COST
2017	Acquire asset that can be used in the maintenance of District properties	ACQUIRE - PAINT MACHINE - PAVEMENT / LINE PAINTING SYSTEM	Acquire equipment that can paint the necessary lines and signage needed to meet FAA marking requirements; paint lines and traffic marking needed on the District's streets and parking areas.	\$ 42,000
2017	Replace revenue generating asset	REPLACE - HAND-HELD AVI SCANNERS - HARDWARE/SOFTWARE	Replace obsolescent equipment and software used to track and invoice taxi operations.	\$ 60,000
2017	Customer service - replace existing assets	REPLACE - CUSTOMER BAGGAGE CARTS (SMART CARTES)	Replace aged and broken assets used to provide customer service at no cost to the customer.	\$ 20,000
2017	Replace asset used daily in the repair & maintenance of District properties	REPLACE - PICK-UP TRUCK - MAINTENANCE	Replace aged asset used to maintain/repair District grounds/facilities and provide customer service tenants.	\$ 30,000

**MONTEREY PENINSULA AIRPORT DISTRICT
POTENTIAL DISTRICT CAPITAL PROJECTS & CAPITAL ACQUISITIONS**

2018	Replace asset used daily in the repair & maintenance of District properties	REPLACE - PICK-UP TRUCK - MAINTENANCE	Replace aged asset used to maintain/repair District grounds/facilities and provide customer service tenants.	\$ 30,000
2018	Replace asset used routinely in the maintenance of District properties	REPLACE SWEEPER - MAINTENANCE	Replace aged asset used to maintain District aeronautical pavements/grounds; critical in the maintenance of airfield/runway/taxiways.	\$ 100,000
2019	Replace asset used daily in the inspection of airfield/runway operations	REPLACE - PICK-UP TRUCK - AIRPORT OPERATIONS	Replace aged asset used to inspect airfield/grounds/facilities & conduct airport operations/liaison with customers/tenants.	\$ 30,000

PENDING STUDY & CONSIDERATION - CONSTRUCTION-RELATED CAPITAL PROJECTS:

PROJECTED FISCAL YEAR	PURPOSE	PROJECT TITLE	PROJECT DESCRIPTION	ESTIMATED TOTAL COST
2020	Provide new service & enhance safety	INSTALL - LANDING SYSTEM FOR THE GENERAL AVIATION (GA) RUNWAY - 28R	Install visual approach aid - PAPI	\$ 85,000
2020	Reduce electricity expense	INSTALL - SOLAR PANEL ARRAY / SOLAR PANEL FARM - PRODUCE ELECTRICITY	Install panels or other solar energy collection devices that allow the District to reduce or eliminate purchasing electricity.	\$ 4,300,000

TO: Monterey Peninsula Airport District Board of Directors
FROM: Thomas E. Greer, General Manager
SUBJ: Concept of Non-Aviation Property Development/Rehabilitation

BACKGROUND AND STAFF ANALYSIS. The changing economic landscape on the peninsula has revealed an opportunity for the Monterey Peninsula Airport District. Light industrial space and warehouse storage space are at a premium.

Mr. Clayton Gentry, owner of Airport Road Self Storage and tenant, has tendered a proposal that would start the rehabilitation of the north side business park. Mr. Gentry would lease the ground that is currently occupied by buildings 505 and 506; he would demolish those buildings and replace with a facility that looks like the existing Airport Road Self Storage building. Diagrams/renderings are provided.

The District, using Mr. Gentry's leasehold as an anchor, can systematically reorganize and rebuild the existing portion of the north side business park. The District enjoys loyal tenants, some who have rented space for over thirty (30) years. Mr. Gentry will accommodate those tenants (505 & 506) with storage space. The District will attempt to accommodate other tenants with light industrial needs.

Contrary to myths and legends, the District has very little light industrial/warehouse storage space; most of the light industrial/warehouse storage space owned is rented. District staff receives inquiries regarding rental opportunities.

Just in the vicinity of the open space currently marked for "outside" or "contractor" storage, the District has approximately thirteen (13) acres (approximately 566,280 square feet); most of this space is unrented and generates no revenue. Light industrial/warehouse storage buildings can be constructed.

Each building would provide ten thousand (10,000) square feet of enclosed space that could be sub-divided and rented as four (4) individual twenty-five hundred (2,500) square feet of space. Paved parking with fencing would increase the foot print up to thirty thousand (30,000) square feet per facility. Solar panels would mitigate the increased electricity usage; each space would have its own electric meter. Gray water could provide the water for toilets.

An industrial market analysis is also attached.

IMPACT ON OPERATIONS. There would be additional staff requirements for any new rental spaces (customer service and maintenance); however, because these facilities would be new,

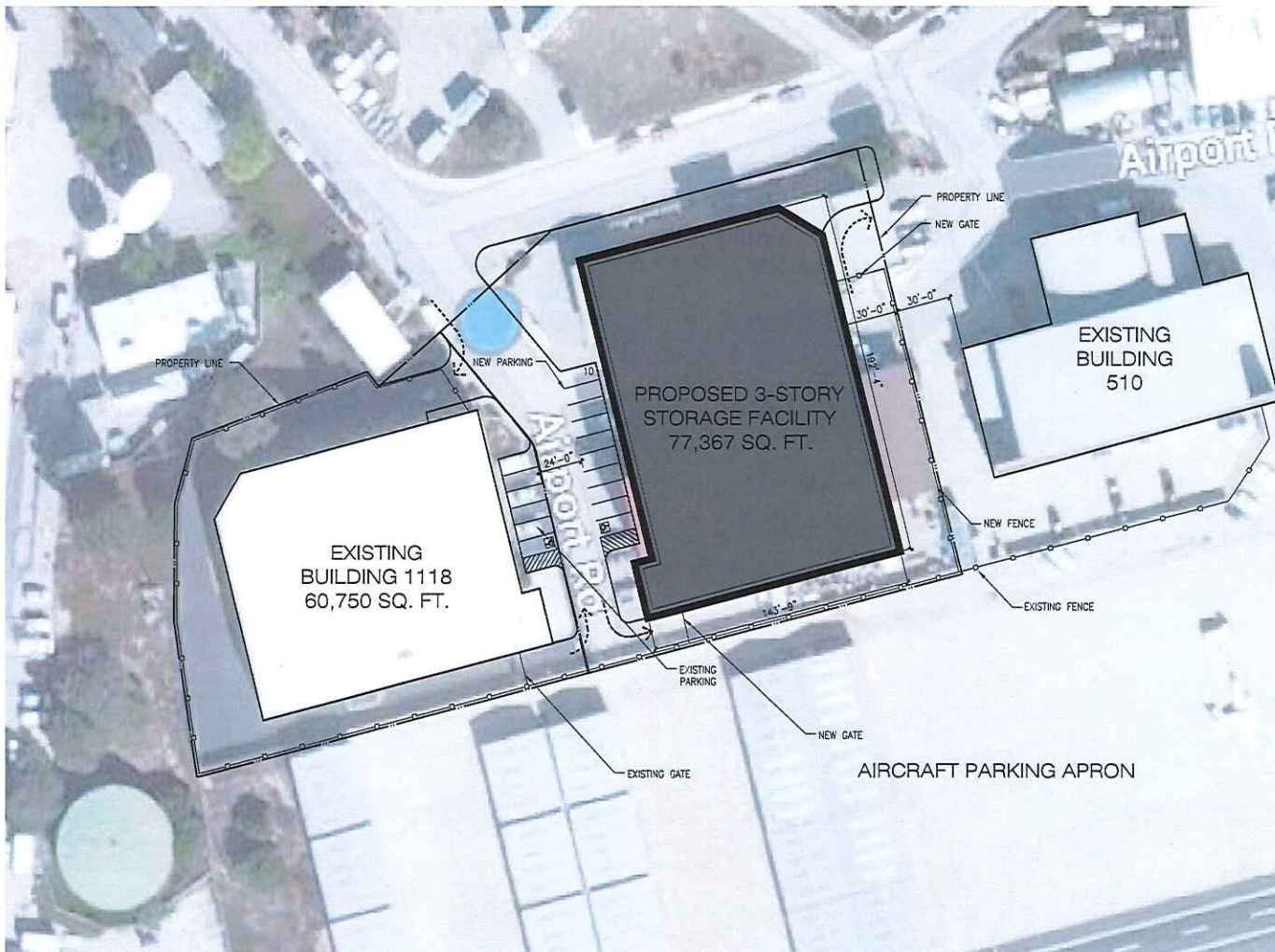
maintenance would progress from minimal as the buildings age. Customer service (properties management) can be minimized by “pre-contracting” or “pre-leasing” the facilities before building. Optimally, the properties would be leased on a five (5) year lease.

IMPACT ON OPERATING REVENUE. Each ten thousand (10,000) square foot facility (paved parking areas included in building rental rate could be rented/leased for up to \$1.00 per square foot/per month. Should the District rent these spaces for \$0.90 per square foot/per month, each facility would generate \$9,000 per month/\$108,000 per year operating revenue. Six of these facilities could generate operating revenue up to \$648,000 per year.

OPERATING BUDGET IMPACT. The increase in operating revenue from restructure and rehabilitation of the District’s north side business park would provide cash for further property development, and replenish the District’s cash reserves.

CAPITAL BUDGET IMPACT. Staff continues to study the investment required to realize this scenario (and methods to finance).

RECOMMENDATION. Recommend that the Board embrace the concepts presented and push the District toward renewed economic vitality.



SITE DATA

LOT SIZE (EXISTING):	ACREAGE	0.85 ACRE
	SQUARE FOOTAGE	37,146 SF
LOT SIZE (NEW):	ACREAGE	1.16 ACRE
	SQUARE FOOTAGE	50,419 SF
PARKING (NEW):	PROVIDED	10

ALL PLANNING AREAS, LAND COVERAGE AND PARKING TABLETS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY GOVERNMENTAL AGENCIES.



VICINITY MAP

SITE PLAN
NTS



MONTEREY MINI STORAGE
1118 AIRPORT WAY, MONTEREY, CA 93940
21ST CENTURY STORAGE

DATE: 05.28.15

SHEET: 1 OF 3

SH PROJECT NO.: 150046



EXTERIOR VIEW 1



EXTERIOR VIEW 2

MONTEREY MINI STORAGE
 1118 AIRPORT WAY, MONTEREY, CA 93940
 21ST CENTURY STORAGE

CONCEPTUAL PHASE

DATE: 05.28.15 SHEET: 2 OF 3 SH PROJECT NO.: 150046



EXTERIOR VIEW 3

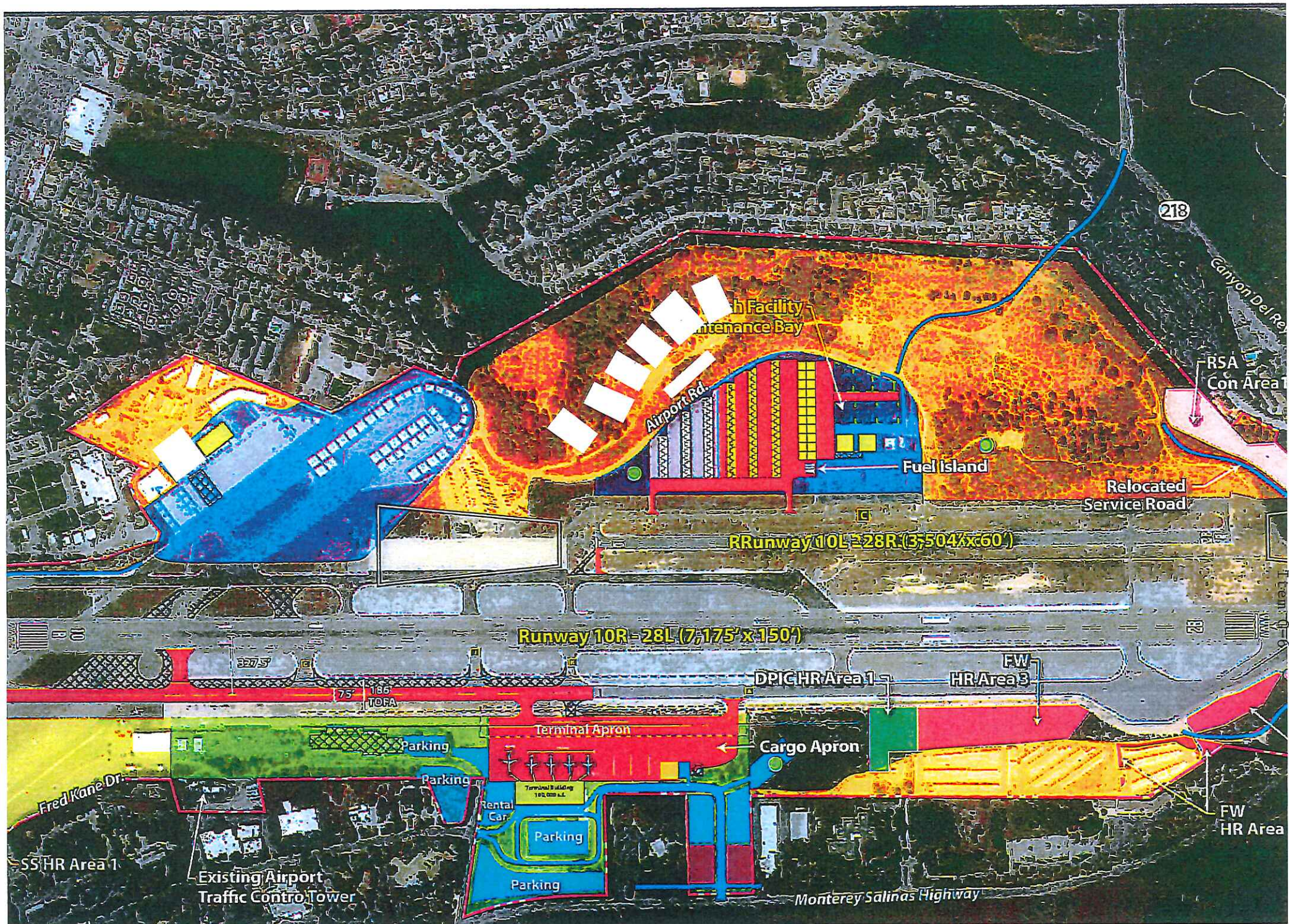


EXTERIOR VIEW 4

MONTEREY MINI STORAGE
1118 AIRPORT WAY, MONTEREY, CA 93940
21ST CENTURY STORAGE

CONCEPTUAL PHASE

DATE: 05.28.15 SHEET: 3 OF 3 SH PROJECT NO.: 150046



INDUSTRIAL MARKET ANALYSIS

April 10, 2015

INTRODUCTION

This Industrial Market Analysis will provide The Monterey Regional Airport District with information and analytics about the current state of the Monterey Area Industrial/R&D real estate market and the trends that affect the leasing market.

The Analysis includes general economic and industrial real estate information at the National, Central Coast and Monterey market level. Monterey Industrial real estate relies heavily upon construction and agriculture. Therefore, the employment statistics included in this analysis focus on construction and farm data, establishing trends in the health of these sectors and, thus, the resulting demand for warehouses.

The data shows that a) the national, state and local economies continue to improve, b) the demand for industrial/R&D space is high and c) warehouse availability is very limited.

MARKET OVERVIEW*US MARKET SNAPSHOT...Industrial Demand Outpaces Supply*

The U.S. job growth at YE 2014 was the strongest the country has seen since 1999 and non-farm payrolls continued to grow with a mark of 15 million jobs in manufacturing, warehousing and distribution, a number not recorded since January 2009. This activity, coupled with the expansion of e-commerce put upward pressure on Industrial Market fundamentals. In almost every market in the U.S., industrial property demand outpaces supply. The overall vacancy rate in the industrial sector in the U.S., dipped to 7%* in the final months of 2014, the lowest level in over ten years, marking a year of progress also punctuated by strong leasing totals, impressive occupancy gains and healthy rent growth in all regions of the U.S.

*7%, according to Cushman & Wakefield Research

National Industrial Metrics include:

- 469.1 million sq ft of industrial *leasing* in 2014 (a 5.6% increase over 2013)
- 238.6 million sq ft of *absorption* (31.4% higher than in 2013)
- Vacancy rates continuing to decline throughout 2015, although with a slowing rate of decline. At 5.5% vacancy, the Western Region (11 Western States) is driving the low U.S. rate.
- “Demand side” economics with low supply created a 4.9% increase in rent.

INDUSTRIAL MARKET ANALYSIS

April 10, 2015

- *The ongoing strength of the market has induced an increase in development.* Construction volume accelerated in both the U.S. and Canada during the quarter, totaling 178.2M sq ft of new industrial product, up 50% from one year earlier.

CENTRAL COAST/MONTEREY BAY ECONOMIC SNAPSHOT... Employment Rebound in Key Industrial Sectors

The Central Coast, comprising Monterey, Santa Cruz, Santa Barbara and San Luis Obispo Counties, was greatly exposed to the recent economic downturn in terms of housing and labor markets. But positive signs of economic stabilization and housing recovery, a prime driving force in industrial tenancy, were more visible in 2014. The region added 6,800 nonfarm jobs, an increase of 1.4 percent, slower than the state's average growth of 2.3 percent. Monterey County entered the post-recession recovery with the highest unemployment of the four counties at 11.9% but enjoyed gains that brought unemployment to 9.5% at YE2014.* The region still needs to create 4,100 jobs to reach its pre-recession peak. Statewide, employment in construction is expected to grow the fastest of nonfarm sectors, due to increased home construction activity. The Central Coast's construction sector grew at 17% in 2014. According to the California Employment Development Department's Labor Market Information Division, the projected growth in Construction Employment in Monterey County between 2012-2022 is 41.5%, significantly higher than other industry sectors.

*Source: BLS, Moody's

Another significant driver in the Central Coast's demand for industrial space is agriculture, which has grown significantly, statewide, over the last few years and surpassed its four and a half year low by 61,500 farm jobs, an increase of 18% from December 2009. Year-over-year, the sector added 36,500 farm jobs despite unfavorable weather conditions and water supply shortages throughout the state.

MONTEREY BAY INDUSTRIAL MARKET SNAPSHOT... Strong Demand for Warehouses Continues

The Monterey Bay (Monterey and Santa Cruz Counties) industrial market closed Q4 2014 with a vacancy rate of 8.9%, a significant rebound after vacancy climbed to 10.6% mid-year 2014. The vacancy at YE 2013 stood at 12% and the absorption during 2014 took a roller coaster ride of gains and losses before stabilizing toward the end of the year with an occupancy growth overall for the year of over 800,000sf. Monterey County outpaced Santa Cruz County with the majority of the gain at almost 500,000sf, over 70% of this in South County. Warehouse vacancy in Monterey County at the end of 2014 stood at 10.6%, but it is critical to note that most of the region's vacancy consists of a few large block availabilities in the Salinas/Castroville/Moss Landing submarket, which could

INDUSTRIAL MARKET ANALYSIS

April 10, 2015

be considered white elephant space. **Take these out of the equation and vacancy for modern, competitive space is closer to the 5% mark.**

Leasing Demand with Low Supply Pushes Rents Upward

The current average asking rent in Monterey County is a \$0.72psf, extremely healthy when compared to the U.S. average of \$0.6125psf* and healthier than the Western Market average of \$0.699psf* (aggregate rental rates for warehouse/bulk/flex/tech-R&D). This number is up 6% from 2013 and asking rents should continue to accelerate in 2015 as demand increases and vacancy levels continue to tighten.

*Source: Colliers International

Two critical metrics for developers looking to enter the spec industrial building arena:

1. Asking Rents in 2014 (NNN):

- Monterey \$1.04psf
- Sand City/Seaside/Marina \$0.66psf
- Salinas/Castroville \$0.59psf

2. Availability as an Indicator of Size of User in this Market (smaller users are attracted to the Monterey County industrial market):

% of 2014 Listings Available*

- 47% 2,500sf or smaller
- 18% 2,500sf – 4,999sf
- 12% 5,000sf – 7,499sf
- 23% 7,500sf or larger.

*DTZ Research

Currently (April, 2015), only six industrial spaces are on the market for Lease:

- 700-780 Redwood, Sand City 1,400-4,961sf - asking \$1.20+\$0.17NNN
- 1 Lower Ragsdale, Monterey 4,375sf – asking \$1.60 mod. Gross
- 559 Ortiz, Sand City 1,000sf – asking \$0.80 mod. Gross
- 1143 Echo, Seaside 1,884sf – asking \$0.90 mod. Gross
- 742 Neeson, Marina 2,150sf – asking \$0.80 + \$0.23NNN

(Craigslist states, when “warehouse” spaces are requested, “Few Local Results found. Here are some from Nearby Areas”, then lists Oakland, Dublin, Santa Clara, etc.)

INDUSTRIAL MARKET ANALYSIS

April 10, 2015

INDUSTRIAL MARKET SUMMARY

The current Monterey County and Monterey Peninsula Industrial market indicates strong demand exceeding the tight inventory, resulting in upward pressure on rents. For spaces between 1,000sf to 5,000sf, rental rates on the Monterey Peninsula for average to good quality industrial space should remain at \$0.90-\$1.25psf for the foreseeable future as long as the economy continues to hold its growth pattern. Industrial space larger than 5,000sf in average to good condition should achieve rents of \$0.75-\$1.00psf. Small warehouses are leasing within 4-6 weeks with the larger warehouses lagging, sometimes taking as long as 3-6 months to lease.

Ideal warehouse characteristics attracting industrial users are:

clear-height of 16-24ft	dock-high (optional)
3phase/220 to 480 power	gas
high-speed internet	yard and/or delivery flow
12-14' roll up doors	insulation (optional)
primary road/highway access	fenced/gated secure perimeter
53' truck turning access	

Although some build-to-suit industrial development has occurred, no development is on the horizon due to the water constraints facing most cities for additional square footage of any kind. Brokers and investors with an eye on industrial product agree, however, that new construction of industrial product is finally at a point of diminished risk. Property owners, such as the Monterey Regional Airport District, with land and the water credits to build, finally have the opportunity to capitalize on the constrained inventory and the healthy demand for warehouse/R&D space.