



City Council

Mayor John W. Minto
Vice Mayor Dustin Trotter - District 4
Council Member Rob McNelis - District 1
Council Member Ronn Hall - District 2
Council Member Laura Koval - District 3

CITY OF SANTEE REGULAR MEETING AGENDA Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty
City Clerk | Annette Fagan Ortiz

MEETING INFORMATION

Wednesday, February 14, 2024

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County)

www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live, can watch the live taping of the Council meeting in the Council Chambers on the meeting date and time listed above.

LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip, before the item is called. Your name will be called when it is time to speak.

PLEASE NOTE: Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will begin when the participant begins speaking.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Financing Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this agenda, please contact the City Clerk's Office at (619) 258-4100 x114

ROLL CALL: Mayor John W. Minto
Vice Mayor Dustin Trotter – District 4
Council Member Rob McNelis – District 1
Council Member Ronn Hall – District 2
Council Member Laura Koval – District 3

LEGISLATIVE INVOCATION: Calvary Chapel of Santee – Gary Lawton

PLEDGE OF ALLEGIANCE

PRESENTATION: Patient's Commendation to Fire Department Staff for Going Above and Beyond their Duties

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the December 13, 2023, January 10, and January 24, 2024, Regular Meetings. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Adoption of a Resolution Authorizing the Submittal of a Grant Application to the Federal RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant Program for State Route 52 (SR 52) Improvements and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Engineering – Schmitz)**
- (5) **Authorization to Award a Contract to On Duty Health, PLLC for FY 2023-24 Firefighter Health and Fitness Assessment Services. (Fire – Matsushita)**
- (6) **Adoption of a Resolution Approving the First Amendment to the Agreement with Countywide Mechanical Systems, Inc. for Plumbing Repairs and Maintenance Services at Big Rock Park and Finding the Project is Categorically Exempt from the California Environmental Quality Act ("CEQA") Pursuant to CEQA Guidelines Section 15301. (Community Services – Chavez)**



- (7) **Adoption of a Resolution Rejecting the Bid from Eagle Paving and Awarding the Construction Contract for the Fanita Drive and Mission Gorge Road Asphalt Repairs (CIP 2024-11) Project to Quality Construction and Engineering, Inc., and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.

PUBLIC HEARING:

- (8) **A Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2024 Community Development Block Grant (CDBG) and Home Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)**

Recommendation:

Open the Public Hearing, receive public testimony, and continue the Public Hearing to February 28, 2024.

CONTINUED BUSINESS:

- (9) **Community Risk Assessment and Long-Range Master Plan Staff Update on Achievements and Potential Funding Options. (Fire/Finance/City Manager – Matsushita/Jennings/Best)**

Recommendation:

Receive presentation and provide further direction to staff.

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

- (10) Public Employee Performance Evaluation**
(Government Code Section 54957(b))
Title: City Clerk

ADJOURNMENT:





**BOARDS, COMMISSIONS & COMMITTEES
FEBRUARY & MARCH MEETINGS**

Feb	01	SPARC	Council Chamber
Feb	12	Community Oriented Policing Committee	Council Chamber
Feb	14	Council Meeting	Council Chamber
Feb	28	Council Meeting	Council Chamber
Mar	07	SPARC	Council Chamber
Mar	11	Community Oriented Policing Committee	Council Chamber
Mar	13	Council Meeting	Council Chamber
Mar	24	SMHFPC	Council Chamber
Mar	27	Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City’s decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at www.CityofSanteeCA.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.



MEETING DATE February 14, 2024

ITEM TITLE PRESENTATION: PATIENT'S COMMENDATION TO FIRE DEPARTMENT STAFF FOR GOING ABOVE AND BEYOND THEIR DUTIES

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

Mrs. Jill Linder and her husband hung Christmas decorations at a church in Santee, with Mr. Linder doing the ladder work. Mr. Linder was not available on January 13 when Mrs. Linder wanted to take down the decorations. He told her that the large Christmas garland was heavy and may swing out when it was loosened and could throw off her balance. That, in fact, happened, and Mrs. Linder fell from the ladder. Fire personnel came to her aid and took her to the hospital, where she had to stay for a severe injury to her elbow, which resulted in surgery. She later learned that while the ambulance crew delivered her to the hospital, the fire engine crew stayed at the church and took down the rest of the decorations. Mrs. Linder wishes to express her gratitude for the excellent care she received and for the fire crews going beyond their duties to complete the task she was unable to complete.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*
Perform presentation.

ATTACHMENT
None

MEETING DATE February 14, 2024

ITEM TITLE APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING
IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk



SUMMARY

This Item asks the City Council to waive the reading in full of all Ordinances on the Agenda (if any) and approve their reading by title only. The purpose of this Item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of Items on the agenda.

State law requires that all Ordinances be read in full either at the time of introduction or at the time of passage, unless a motion waiving further reading is adopted by a majority of the City Council. (Gov. Code, § 36934). This means that each word in each Ordinance would have to be read aloud unless such reading is waived. Such reading could substantially delay the meeting and limit the time available for discussion of substantive Items. Adoption of this waiver streamlines the procedure for adopting the Ordinances on tonight's Agenda (if any), because it allows the City Council to approve Ordinances by reading aloud only the title of the Ordinance instead of reading aloud every word of the Ordinance.

The procedures for adopting Resolutions are not as strict as the procedures for adopting Ordinances. For example, Resolutions do not require two readings for passage, need not be read in full or even by title, are effective immediately unless otherwise specified, do not need to be in any particular format unless expressly required, and, with the exception of fixing tax rates or revenue amounts, do not require publication. However, like Ordinances, all Resolutions require a recorded majority vote of the total membership of the City Council. (Gov. Code § 36936).

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

ATTACHMENT

None

MEETING DATE February 14, 2024

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE DECEMBER 13, 2023, JANUARY 10, AND JANUARY 24, 2024, REGULAR MEETINGS

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk 

SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- December 13, 2023
- January 10, 2024 (CDC Successor Agency included in these minutes)
- January 24, 2024

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
December 13, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:33 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter – 5

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk Annette Ortiz

INVOCATION was given by Reverend Andres Walker Thode, Carlton Hills Evangelical Lutheran Church

PLEDGE OF ALLEGIANCE was led by Sheriff Captain Michael McNeill.

PRESENTATION: Introduction of 2023 Miss Santee, Miss Teen Santee, and Junior Miss Santee.

Mayor Minto and Vice Mayor Koval introduced Junior Miss Santee Dakota Hurtado, Miss Teen Santee Autumn Sly and Miss Santee Samantha Harper; Mayor Minto presented each with a rose and certificate.

PRESENTATION: Santee City Cup Presentation: Varsity Football Game Between Santana and West Hills High Schools.

Council Member Trotter and Council Member McNelis presented the trophy to Coach Casey Ash and players from West Hills High School.

PRESENTATION: Certificate of Commendation: 13U Santee Ravens Pop Warner Football Champions.

Mayor Minto and Council Member Hall presented the Certificate of Commendation to the Santee Ravens Pop Warner 13U for winning the 2023 Regional Championships.

CONSENT CALENDAR:

The City Clerk requested Items 1, 2, 3, and 10 be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (2) **Item Pulled for Discussion.**
- (3) **Item Pulled for Discussion.**

- (4) Approval of the Expenditure of \$110,031.21 for November 2023 Legal Services. (Finance – Jennings)
- (5) Adoption of a Resolution Authorizing the Installation of All-Way Stop Control on Mission Greens Road at the Intersection with Mission Vega Road and Finding the Action is Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15301, Class 1 Exemption. (Engineering – Schmitz) ([Reso 124-2023](#))
- (6) Adoption of a Resolution Authorizing the Installation of a Loading Zone (Yellow Zone) on Kenney Street for Commercial Loading and Finding the Action Categorically Exempt from the California Environmental Quality Act (“CEQA”) per Section 15301 of the CEQA Guidelines. (Engineering – Schmitz) ([Reso 125-2023](#))
- (7) Adoption of a Resolution Waiving an Immaterial Bid Irregularity, Awarding the Construction Contract for the Weston Park EV Charge Station (CIP 2023-31) Project to Advanced Railway Innovations DBA Advanced Electrical Innovations, and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Sections 15301(c) and 15303. (Engineering – Schmitz) ([Reso 126-2023](#))
- (8) Adoption of a Resolution Accepting the Citywide Pavement Repair and Rehabilitation Program 2023 (CIP 2023-05) Project as Complete and Finding the Action is not a Project Subject to the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15378. (Engineering – Schmitz) ([Reso 127-2023](#))
- (9) Adoption of a Resolution Extending the Deadline to Establish an Online Permitting System for Post-Entitlement Phase Permits Under California Government Code Section 65913.3.5 (AB 2234). (Planning and Building – Sawa) ([Reso 128-2023](#))
- (10) Item Pulled for Discussion.
- (11) Second Reading and Adoption of an Ordinance Amending Title 13 (“Zoning Ordinance”) of the City of Santee Municipal Code Modifying “Vehicle Storage Yard” from a Use that is Currently Prohibited to a Use that is Permitted with a Minor Conditional Use Permit in the Light Industrial (IL) Zone and Approving an Exemption from the California Environmental Quality Act (“CEQA”) in Accordance with Section 15305 of the CEQA Guidelines. (City Clerk – Ortiz) ([Ord 613](#))

ACTION: Council Member McNelis moved approval of the Consent Calendar and Agenda as Amended.

Council Member Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

Items removed from the Consent Calendar:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (2) **Approval of Meeting Minutes of the Santee City Council for the November 8, 2023, Regular Meeting. (City Clerk – Ortiz)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (10) **Rejection of Claims Against the City by Terry Russell, Paula Dwyer, and Garrett Gertler. (Human Resources – Freeman)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Robert Oathoudt spoke about the previous Public Hearing on April 12, 2023, for the Major Revision to Conditional Use Permit; he requested staff address the issues with the project.
- (B) Emily Reed spoke about the construction of a retaining wall at her residence that needed an encroachment and grading permit from the City of Santee, Emily is requesting that the City of Santee work with her to meet the City's requirements.
- (C) Reverend Andreas Walker Thode, Carlton Hills Lutheran Church, spoke about the new Ukrainian Catholic Church that is coming to Santee, and commended the Council for approving the project.
- (D) Truth spoke about the order of the City's Agenda items; current events in the middle east; public comment at County of San Diego meetings; SANDAG appointing a new CEO; and provided feedback on previous Council Meetings.

PUBLIC HEARING:

- (12) **Public Hearing and a Resolution Approving Tentative Parcel Map TPM-2023-0001 to Divide a 10.1-Acre Vacant Parcel of Land into Two Parcels, Located on the Northeast Corner of Town Center Parkway and Cuyamaca Street in the Town Center (TC) Zone (APN 381-050-64) and Finding the Project Exempt from the California Environmental Quality Act ("CEQA"). (Planning and Building – Sawa) (Reso 129-2023)**

The Public Hearing was opened at 7:14 p.m. The Principal Planner provided a PowerPoint presentation and responded to Council questions, with the assistance of the City Attorney and Matt Rattner, President of Karl Strauss Brewing Company.

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:21 p.m.

- (13) **Public Hearing and Resolution Amending the Consolidated Fee Schedule to Add Credit Card and E-Check Processing Fees and to Add Certain Planning and Building Deposit Amounts. (Finance/Planning and Building – Jennings/Sawa) (Reso 130-2023)**

The Public Hearing was opened at 7:21 p.m. The Finance Director provided a PowerPoint presentation and responded to Council questions, with the assistance of the Building Official.

ACTION: Council Member Hall moved approval of staff recommendation.

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 7:32 p.m.

CONTINUED BUSINESS:

- (14) **Report on the Status of Interwest Services and a Resolution Authorizing an Amendment to the Professional Services Agreement (“PSA”) with Interwest Consulting Group Inc. (a SafeBuilt Company) for Specialized Professional Building Services to Increase the Not-To-Exceed Amount. (Planning and Building – Sawa) (Reso 131-2023)**

The Building Official provided a PowerPoint presentation and responded to Council questions.

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (15) **Cannabis Retail Application Process Update. (Planning and Building – Sawa)**

The Planning and Building Director provided a PowerPoint presentation and responded to Council questions, with the assistance of the City Manager, City Attorney, and Sheriff Captain.

PUBLIC SPEAKERS:

- Luis Ituarte, Wellgreens Dispensary
- Truth
- Andrea Aranda, Culture Cannabis Club
- Arkan Somo
- Cameron Pittman

The Council received the report and provided feedback and direction to staff.

NEW BUSINESS:

- (16) **American Rescue Plan Act Expenditure Plan Update and Resolution Amending the Fiscal Year 2023-24 Operating Budget by Appropriating Funds to the FY 2023-24 General Fund Public Services Department and Authorizing the Transfer of ARPA Funds to the General Fund to Fund the Human Services & Open Space Coordinator through December 31, 2024. (Finance – Jennings) (Reso 132-2023)**

The Finance Director provided a PowerPoint presentation and responded to Council questions, with the assistance of the Fire Chief and the Public Services Manager.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (17) **Resolution Authorizing the Execution of a Professional Services Agreement with COAR Design Group for Architectural, Engineering, Landscape Architectural and Environmental Design Services for the Phase 1A - New Fire Station at the City Operations Center (CIP 2024-34) Project. (Fire/Engineering – Matsushita/Schmitz) (Reso 133-2023)**

The Fire Chief provided a PowerPoint presentation and responded to Council questions, with the assistance of the Principal Civil Engineer and the City Manager.

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (18) **Proposed New Service Rates for the Waste Management Franchise Agreement for Solid Waste Services. (Community Services – Chavez)**

The Senior Management Analyst introduced Kristine Costa, Waste Management Senior Account Manager, who provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Vice Mayor Koval moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: No; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 1.

- (19) Resolution Approving an Amended Salary Schedule to Reflect a Minimum Wage Increase, a Market Adjustment Increase for the Position of Deputy Fire Chief, the Addition of a Part-Time Limited Term Benefited Human Services and Open Space Coordinator and the Addition of a Part-Time, Information Technology/GIS Technician Position, and Authorizing the Appropriation of \$8,100.00 to the Fiscal Year 2023-24 Adopted Operating Budget. (Human Resources – Freeman) (Reso 134-2023)**

The Human Resources Director provided a PowerPoint presentation and responded to Council questions.

ACTION: Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

- (20) Selection of Mayor Pro Tempore (Vice Mayor). (Mayor – Minto)**

Mayor Minto provided information on the Item and responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Mayor Minto moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Vice Mayor Trotter wished a Merry Christmas and Happy New Year to the community.

Council Member McNelis congratulated Captain McNeill on his promotion and service to the City.

Council Member Koval thanked Captain McNeill for the leadership that he has provided to the City of Santee.

Captain McNeill stated he is honored to have been able to serve the City of Santee.

CITY MANAGER REPORTS:

The City Manager thanked Captain McNeill.

CITY ATTORNEY REPORTS:

- (21) **Update on the Status of City of Grants Pass v. Gloria Johnson. (City Attorney – Hagerty)**

The City Attorney provided a PowerPoint presentation and responded to Council questions.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:57 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
CDC Successor Agency
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
January 10, 2024**

This Regular Meeting of the Santee City Council and CDC Successor Agency was called to order by Mayor John W. Minto at 6:30 p.m.

ROLL CALL: Present: Mayor John W. Minto, Vice Mayor Dustin Trotter and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk Annette Ortiz

INVOCATION was given by Nick Smith, Skyline Church Lakeside

PLEDGE OF ALLEGIANCE was led by Aldo Hernandez, Sheriff Captain

PROCLAMATION: 2024 United States Olympic Team Selection Event for the Marathon Race Walk Mixed Relay and World Athletics Race Walking Tour Silver Label Event

Mayor Minto presented the Proclamation to Tracy Sundlun, USA Track & Field; Willie Banks, three-time Olympian, and member of the Board of Directors of the USATF Foundation; Miranda Melville, 2016 Olympian; and Nick Christie, 2021 Olympian.

CONSENT CALENDAR:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Rejection of Claim Against the City by Jeffrey Scott Danielson. (Human Resources – Freeman)**
- (4) **Adoption of a Resolution of the Community Development Commission Successor Agency Approving the Recognized Obligation Payment Schedule for the Period from July 1, 2024, to June 30, 2025 (“ROPS 24-25”). (Finance – Jennings) (CDC Successor Agency Agenda Item) (Reso 001-2024 CDCSA)**

ACTION: Council Member Koval moved approval of the Consent Calendar.

Council Member Hall seconded the motion, which was carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (15 minutes)

- (A) Lois Meyer, Dark Horse Illustrations, offered freelance services for graphics, design, and planning.
- (B) Robert Germann, Citizens Against Gillespie's Expansion & Low Flying Aircraft, provided a handout and spoke about emissions from aircraft engines.

NEW BUSINESS:

- (5) **Resolution Approving the Implementation of a Four-Month Trial to Add an Additional 12-Hours of BLS Ambulance Service Utilizing Part-Time Emergency Medical Technicians, the Hiring of Four Additional Part-Time Emergency Medical Technicians and Approving the Appropriation of \$43,784.00 from the Emergency Medical Services Fund Reserve to the Emergency Medical Services Division of the City of Santee Fire Department's FY 2023-24 Operating Budget. (Fire – Matsushita) (Reso 001-2024)**

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Koval seconded the motion, which was carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 5. Noes: 0.

- (6) **Resolution Authorizing the Appropriation of Funds Received for Replacement and Replanting of Trees in the Town Center Landscape Maintenance District (TCLMD). (Community Services – Chavez) (Reso 002-2024)**

The Community Services Director provided a PowerPoint presentation.

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member Koval seconded the motion, which was carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 5. Noes: 0.

- (7) **Resolution Approving the Appropriation of an Additional \$14,187.00 to the Code Compliance Operating Budget for the Abatement of a Structure at 7953 Rancho Fanita Drive APN: 386-133-06-00. (Planning and Building – Sawa) (Reso 003-2024)**

The Building Official provided a PowerPoint presentation and responded to Council questions.

ACTION: Council Member Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which was carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 5. Noes: 0.

- (8) **Possible Cancellation of a Regular City Council Summer Meeting. (Mayor Minto)**

Mayor Minto provided information on the Item.

ACTION: Council Member Koval moved to cancel the July 24, 2024, City Council Meeting.

Council Member McNelis seconded the motion, which was carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 5. Noes: 0.

- (9) **Resolution Authorizing the Appropriation of Grant Matching Funds for the Purchase of a Pierce International BX Type-3 Fire Engine from South Coast Fire Equipment Inc. through the 2024 Wildfire Equipment and Vehicle Grant Program Managed by the San Diego Regional Fire Foundation. (Fire – Matsushita) (Reso 004-2024)**

The Fire Chief provided a PowerPoint presentation and responded to Council questions.

ACTION: Vice Mayor Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which was carried by the following vote: Mayor Minto: Aye; Vice Mayor Trotter: Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Mayor Minto reported that he will be in Monterey, California, January 23-26, 2024, attending the Cal Cities New Mayor and Council Members Academy.

CITY MANAGER REPORTS:

The City Manager welcomed the new Sheriff Captain, Aldo Hernandez, and reminded the community about the 2024 USATF Marathon Race Walk Mixed Relay Championships on January 21, 2024.

CITY ATTORNEY REPORTS:

(10) Report on New Laws Enacted in 2023 Relevant to Santee. (City Attorney – Hagerty)

The City Attorney provided a PowerPoint presentation and responded to Council questions.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:29 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
January 24, 2024**

This Regular Meeting of the Santee City Council was called to order by Vice Mayor Trotter at 6:30. p.m.

ROLL CALL: Present: Vice Mayor Dustin Trotter and Council Members Ronn Hall, Laura Koval and Rob McNelis – 4. Excused: Mayor John W. Minto – 1.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk Annette Ortiz

INVOCATION was given by Zebulon “Zeb” Hill, The Rock Church

PLEDGE OF ALLEGIANCE was led by Dale Hanson

PRESENTATION: Certificates of Recognition for Life-Saving Actions

Vice Mayor Trotter and Simone, the daughter of Dave, a heart attack survivor, presented certificates to: Eddie Vandiver, Daniel King, Deputy Crystal Corona, Deputy Rudy Chavarria, and Fire Department first responders Trevin Montgomery, Curtis Wilson, Christian Prince, and Corbin Marion. David Bradford, Norm Young, and Marc Varri could not attend the Council Meeting but were also presented with certificates.

CONSENT CALENDAR:

The City Clerk requested Items 1 and 2 be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (2) **Item Pulled for Discussion.**
- (3) **Approval of the Expenditure of \$78,037.33 for December 2023 Legal Services. (Finance – Jennings)**
- (4) **Adoption of a Resolution Authorizing the City Manager to Execute American Rescue Plan Act (“ARPA”) Funded Agreements with the East County Transitional Living Center and People Assisting the Homeless (“PATH”) San Diego for Homelessness Services. (City Manager – Best)
(Reso 005-2024)**

ACTION: Council Member McNelis moved approval of the Consent Calendar and Agenda as Amended.

Council Member Koval seconded the motion, which carried by the following vote: Vice Mayor Trotter: Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 4. Noes: 0. Absent: Mayor John W. Minto – 1.

Items removed from the Consent Calendar:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Vice Mayor Trotter Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 4. Noes: 0. Absent: Mayor John W. Minto – 1.

- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Vice Mayor Trotter Aye; and Council Members Hall: Aye; Koval: Aye; and McNelis: Aye. Ayes: 4. Noes: 0. Absent: Mayor John W. Minto – 1.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Ned Leonard, Sal's Barbershop Santee, spoke about the teenagers in the shopping center and the escalating problems, paraphernalia being sold, and violence occurring at the center.
- (B) Adam Paul, Customer of Sal's Barbershop, spoke about the shopping center and the escalating issues around teenagers loitering.
- (C) Truth spoke about electric vehicles and lithium batteries and the fire risks associated with them, and the toxic fumes they emit.
- (D) Dan Bickford spoke about the escalating issues at the Del Taco shopping center.

CONTINUED BUSINESS:

- (5) **Cannabis Workshop Related to Manufacturing Uses and Retail Locations in Neighborhood Commercial Zones and Clarification about the Draft Application Process for Retail Business Licenses. (Planning and Building – Sawa)**

Vice Mayor Trotter recused himself from the manufacturing uses discussion due to conflict of interest and left the dais at 7:01 p.m. The Planning and Building Director provided a PowerPoint presentation for manufacturing uses and responded to Council questions.

PUBLIC SPEAKER:

- Cameron Pittman

ACTION: Council Member Koval moved to allow stand-alone cannabis manufacturing with staff recommendation of not allowing manufacturing of volatile materials.

Council Member McNelis seconded the motion, which carried by the following vote: Council Members Koval: Aye; and Hall: Aye and McNelis: Aye. Vice Mayor Trotter – Recused. Ayes: 3. Noes: 0. Abstain: 1. Absent: Mayor John W. Minto – 1.

Vice Mayor Trotter rejoined the meeting at 7:09 p.m.

The Planning and Building Director provided a PowerPoint presentation for retail locations in Neighborhood Commercial zones and responded to Council questions.

PUBLIC SPEAKERS:

- Dan Bickford (did not speak)
- Truth
- Luis Ituarte, Wellgreens Dispensary
- Matthew Jones, Off The Charts
- Devon Julian, Culture Cannabis Club
- Cameron Pittman

Under discussion, Council provided direction to staff.

NEW BUSINESS:

- (6) **Pavement Maintenance Workshop FY 2024-25 and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)**

The Engineering Director provided a PowerPoint presentation and responded to Council questions, with assistance from the Senior Civil Engineer and the Principal Civil Engineer.

PUBLIC SPEAKER:

- Truth

The Council received the report and provided feedback and direction to staff.

NON-AGENDA PUBLIC COMMENT (Continued):

- (A) Cameron Pittman spoke about protecting youth from businesses like liquor stores and smoke shops; he also advocated for youth regarding the Santee National Little League baseball program.

CITY COUNCIL REPORTS:

Council Member Koval spoke about attending the Sharp Grossmont Hospital Transfer of Care meeting with Council Member Hall, she stated the purpose of the meeting is to find solutions to reduce the patient drop-off time at the emergency room, she also stated the hospitals are overwhelmed with the number of people who need care.

Council Member Hall spoke about emergency calls that may sometimes abuse the ambulance and hospital system.

Vice Mayor Trotter announced his community coffee events beginning Monday, January 29, 2024, at 7:00 p.m. at the venue next to Pathways Church.

Council Member McNelis spoke about his experience as a Commissioner on the Heartland Fire Training Facility Authority Commission.

CITY MANAGER REPORTS:

The City Manager thanked staff and Council for their work at the Race Walk event and reminded the community about Santee Discovery Day on January 27, 2024, at Walker Trail Preserve.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

The City Attorney announced that the Closed Session Items would be heard in reverse order due to Council Member McNelis being recused from Item 7. Council Members recessed at 8:28 p.m. and convened in Closed Session at 8:29 p.m.

- (7) **Conference with Legal Counsel—Existing Litigation**
(Gov. Code section 54956.9(d))
Name of Case: Preserve Wild Santee v. City of Santee, Case No. 37-2022-00041478
- (8) **Conference with Legal Counsel—Anticipated Litigation**
(Gov. Code section 54956.9(d)(4))
Number of Cases: One case involving 11011 Meadow Terrace Drive

Council Member McNelis left the meeting at 8:35 p.m. Council reconvened in Open Session at 8:43 p.m. with all members present, except Council Member McNelis and Mayor John W. Minto who were absent, Vice Mayor Trotter reported receiving the report for Item 7 with Council Member McNelis recused; Council authorized, for Item 8, by unanimous decision, the initiation of litigation regarding the conditions at 11011 Meadow Terrace Drive.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:44 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

MEETING DATE February 14, 2024

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Heather Jennings, Finance

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT *HJ*

Adequate budgeted funds are available for the Payment of Demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Approve the Payment of Demands as presented.

ATTACHMENT

- 1) Summary of Payments Issued
- 2) Voucher Lists

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
01/17/24	Accounts Payable	\$ 144,669.85
01/17/24	Accounts Payable	18,258.18
01/18/24	Accounts Payable	1,650,268.01
01/24/24	Accounts Payable	1,655,339.56
01/24/24	Accounts Payable	116,991.22
01/24/24	Accounts Payable	510,337.07
01/25/24	Accounts Payable	20,078.13
01/25/24	Payroll	426,573.57
01/26/24	Accounts Payable	40,486.04
01/30/24	Accounts Payable	149,134.36
02/01/24	Accounts Payable	2,343,623.11
02/01//24	Retiree Health	<u>5,385.00</u>
	TOTAL	<u><u>\$7,081,144.10</u></u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.



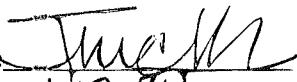
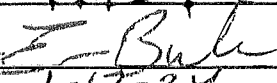
Heather Jennings, Director of Finance

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01/17/2024 11:18:29AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
1243	1/17/2024	10353 PERS	01 24 3		RETIREMENT PAYMENT	144,669.85	
						Total :	144,669.85
1 Vouchers for bank code : ubgen						Bank total :	144,669.85
1 Vouchers in this report						Total vouchers :	144,669.85

Prepared by: 
Date: 1-17-24
Approved by: 
Date: 1-17-24

vchlist
01/17/2024 1:51:07PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135483	1/17/2024	10001 US BANK	0010		WELLNESS EVENT	120.00
			0013009		MATERIALS & SUPPLIES	155.96
			0046617		PURCHASE CORRECTION	55.63
			00741		2024 MUNICIPAL ELECTION HANDBOOKS	419.41
			0092261		CITY CLERK OFFICE SUPPLIES	58.11
			010792		CITY CLERK OFFICE SUPPLIES	6.83
			014202		HAND SANITIZER -STARLIGHT CR EVENT	32.21
			015247		SENIOR SUPPLIES	70.86
			016455		SENIOR SUPPLIES	54.46
			018525		TEEN CENTER SUPPLIES	37.04
			019003		3RD GRADE POSTER CONTEST	134.92
			019271		COUNCIL MEETING SUPPLES	122.77
			019928		EVENT SUPPLIES	13.47
			022378		TEEN CENTER SUPPLIES	29.61
			027143		SENIOR SUPPLIES	28.78
			030562		CITY COUNCIL SUPPLIES	14.11
			036944		FD AWARDS CEREMONY	12.99
			046184		TEEN CENTER ACTIVITIES	64.51
			047666		TEEN CENTER GAMES & SUPPLIES	32.29
			050194		SENIOR SUPPLIES	49.29
			050941		EMPLOYEE LUNCHEON SUPPLIES	28.87
			051263		FD AWARD CEREMONY	469.78
			056662		EOC DRILL	46.61
			058366		LUNCHEON GRATUITY	60.00
			065799		SENIOR SUPPLIES	60.41
			0749000		EVENT SUPPLIES	57.60
			075255		TEEN CENTER SUPPLIES	105.19
			0764754		INTERVIEW PANEL SUPPLIES	66.40
			079709		STATION SUPPLIES	496.87
			080224		MEETING SUPPLIES	16.13
			085424		TEEN CENTER SUPPLIES	226.24
			087683		EVENT SUPPLIES	33.37
			088326		CPR CARDS	40.00
			0913		BROCHURE HOLDERS	133.90
			097024		CITY CLERK OFFICE SUPPLIES	153.98
			097114		COUNCIL MEETING SUPPLIES	45.46

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135483	1/17/2024	10001 US BANK	(Continued)			
			6905805		OFFICE SUPPLIES	6.45
			699442		PURCHASE CORRECTION	27.39
			71039		MATERIALS & SUPPLIES	89.94
			71087		MATERIALS & SUPPLIES	91.76
			7255555		INTERVIEW PANEL SUPPLIES	92.00
			729772		SOFTWARE SUBSCRIPTION TEEN	490.00
			731608		CENTER EVENT	28.30
			732014		TEEN CENTER EVENT	7.95
			753247		FITNESS PROGRAM SUBSCRIPTIC	49.50
			75TXR		WEBINAR REGISTRATION	150.00
			78028		MATERIALS & SUPPLIES	247.61
			8042		BUILDING SUPPLIES	105.60
			8069859		NETWORK EQUIPMENT FIRE STAT	40.85
			807204		PROFESSIONAL DEVELOPMENT	50.00
			8088202		TRANSPORTATION CHARGE	26.97
			8526619		MATERIALS & SUPPLIES	54.89
			900542		TRANSPORTATION CHARGE	19.89
			9025330		MATERIALS & SUPPLIES	153.33
			9230253		MATERIALS & SUPPLIES	255.24
			95864		CONFERENCE REGISTRATION	790.00
			9686659		EVENT SUPPLIES	32.31
			9857821		MATERIALS & SUPPLIES	114.15
			CL341288		CITY CUSTOM THUMBDRIVES	335.20
			FS5148465-SO		ENGINEERING APPAREL	505.99
			G4Z3N6		CONFERENCE REGISTRATION REI	-475.00
			K4J4C2		PREZI SUBSCRIPTION	180.00
			OE031456		WELLNESS EVENT	387.00
			SO333939		EQUIPMENT SUPPLIES	140.70
			SQ0498692		MEMBERSHIP FEE	175.00
					Total :	18,258.18

1 Vouchers for bank code : ubgen

Bank total : 18,258.18

1 Vouchers in this report



Total vouchers : 18,258.18

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Prepared by: 
Date: 1-17-24
Approved by: 
Date: 1/17/24

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01/18/2024 11:12:19AM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135484	1/18/2024	13456 AGRICULTURAL PEST CONTROL	726073	54606	FY23/24 PEST CONTROL SERVICE:	654.67
					Total :	654.67
135485	1/18/2024	13321 ALPHA PROJECT FOR THE	0009225-IN	54412	ENCAMPMENT CLEAN UPS	1,451.60
					Total :	1,451.60
135486	1/18/2024	12349 CHOICE LOCKSMITHING	122223FAD	54483	LOCKSMITH SERVICES - AS NEEDI	157.80
					Total :	157.80
135487	1/18/2024	10032 CINTAS CORPORATION 694	4178168529 4178223509	54635 54635	STATION SUPPLIES MISC. SHOP RENTALS	50.42 70.13
					Total :	120.55
135488	1/18/2024	12328 CINTAS CORP. #2	5190366376	54538	FIRST-AID KIT SERVICE	97.73
					Total :	97.73
135489	1/18/2024	10171 COUNTY OF SAN DIEGO AUDITOR &	09/2023 AGENCY REV 09/2023 DMV REVENUE 09/2023 PHOENIX REV		09/2023 AGENCY PARK CITE REPT 09/2023 DMV PARK CITE REPT 09/2023 PHOENIX CITE REV REPT	273.75 566.00 482.00
					Total :	1,321.75
135490	1/18/2024	10333 COX COMMUNICATIONS	094486701; JAN24		CITY HALL GROUP BILL	3,383.31
					Total :	3,383.31
135491	1/18/2024	15136 H2K CONSTRUCTION INC	2155		REFUNDABLE DEPOSIT	8,819.32
					Total :	8,819.32
135492	1/18/2024	10256 HOME DEPOT CREDIT SERVICES	6150812	54416	EQUIPMENT SUPPLIES	17.16
					Total :	17.16
135493	1/18/2024	10120 KEARNY PEARSON FORD	1930229 cm1930229	54374 54374	VEHICLE REPAIR PARTS CR-VEHICLE PARTS RETURNED	218.04 -54.51
					Total :	163.53
135494	1/18/2024	10997 LAKESIDE FIRE PROTECTION	12/31/23 SLEMSA		DECEMBER 23 RECONCILIATION 8	1,577,139.45
					Total :	1,577,139.45

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01/18/2024 11:12:19AM

Voucher List
CITY OF SANTEE

Bank code : ubqen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135495	1/18/2024	10204 LIFE ASSIST INC	1391867 1391907	54377 54377	EMS SUPPLIES EMS SUPPLIES	1,287.60 223.04 Total : 1,510.64
135496	1/18/2024	10174 LN CURTIS AND SONS	INV776549	54555	SAFETY APPAREL	1,007.38 Total : 1,007.38
135497	1/18/2024	10507 MITEL TECHNOLOGIES INC / GREAT	35597397; JAN24		MITEL MXE III CONTROLLER SATA	1,588.52 Total : 1,588.52
135498	1/18/2024	13369 NATIONWIDE MEDICAL	IN32458	54383	PHARMACEUTICALS	189.20 Total : 189.20
135499	1/18/2024	10308 O'REILLY AUTO PARTS	2968-195018 2968-195217	54384 54384	VEHICLE SUPPLIES VEHICLE SUPPLIES	116.31 54.80 Total : 171.11
135500	1/18/2024	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; DEC23 90000366; DEC23		CONSTRUCTION METER GROUP BILL	251.50 32,596.92 Total : 32,848.42
135501	1/18/2024	15133 SADLER ROOFING INC	01102024		REFUND FOR BUILDING FEES	3,201.37 Total : 3,201.37
135502	1/18/2024	13171 SC COMMERCIAL, LLC	2547760-IN 2549366-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	799.09 821.99 Total : 1,621.08
135503	1/18/2024	10585 SHARP REES-STEALY MEDICAL	387774568		DMV EXAM	114.00 Total : 114.00
135504	1/18/2024	10314 SOUTH COAST EMERGENCY VEHICLE	516833	54417	VEHICLE REPAIR PARTS	1,325.85 Total : 1,325.85
135505	1/18/2024	10217 STAPLES ADVANTAGE	3555274311 3555380238	54403 54403	OFFICE SUPPLIES OFFICE SUPPLIES	63.66 16.15 Total : 79.81


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01/18/2024 11:12:19AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135506	1/18/2024	10250 THE EAST COUNTY	00137625		ORDINANCE PUBLICATION	143.50
					Total :	143.50
135507	1/18/2024	10799 VOSBURGH, TODD	164487		EMPLOYEE REIMBURSEMENT	200.00
					Total :	200.00
135508	1/18/2024	14687 WEX BANK	94425161		FLEET CARD FUELING	12,940.26
					Total :	12,940.26
25 Vouchers for bank code : ubgen						Bank total : 1,650,268.01
25 Vouchers in this report						Total vouchers : 1,650,268.01

Prepared by: 
Date: 1-18-24

Approved by: 
Date: 1/18/24

vchlist
02/05/2024 8:35:44AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
75191	1/24/2024	10401 US BANK TRUST	2493696		TARB 2016A; DEBT SERVICE	1,655,339.56
Total :						1,655,339.56
1 Vouchers for bank code : ubgen						Bank total : 1,655,339.56
1 Vouchers in this report						Total vouchers : 1,655,339.56

Prepared by: Juc M
Date: 2-5-24
Approved by: E Bull
Date: 2-5-24

vchlist
01/25/2024 2:58:01PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
41512	1/24/2024	10956 FRANCHISE TAX BOARD	PPE 01/17/24		CA STATE TAX WITHHELD	28,789.93	
					Total :	28,789.93	
41539	1/24/2024	10955 DEPARTMENT OF THE TREASURY	PPE 1/17/24		FED WITHHOLDING & MEDICARE	88,201.29	
					Total :	88,201.29	
2 Vouchers for bank code : ubgen						Bank total :	116,991.22
2 Vouchers in this report						Total vouchers :	116,991.22

Prepared by: *J. Smith*
Date: 1-25-24
Approved by: *E. Bull*
Date: 1-26-24

vchlist
01/24/2024 3:04:09PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135509	1/24/2024	15138 ACCULINE PLUMBING SOLUTIONS	Ref000092223		BUSINESS LICENSE CORRECTION	99.00
					Total :	99.00
135510	1/24/2024	10010 ALLIANT INSURANCE SERVICES INC	12312023		SPECIAL EVENT INSURANCE 4TH (1,645.00
					Total :	1,645.00
135511	1/24/2024	10510 AMAZON WEB SERVICES, INC	1553825965		CLOUD STORAGE SERVICES	231.32
					Total :	231.32
135512	1/24/2024	11445 AMERICAN MESSAGING	L1072898YA		FD PAGER SERVICE	200.16
					Total :	200.16
135513	1/24/2024	10412 AT&T	000021009885		TELEPHONE	885.33
					Total :	885.33
135514	1/24/2024	10516 AWARDS BY NAVAJO	1223289	54351	NAMETAGS	35.56
					Total :	35.56
135515	1/24/2024	14306 AZTEC LANDSCAPING INC	J1673 J1681	54464 54464	CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - PARKS	707.18 4,799.63
					Total :	5,506.81
135516	1/24/2024	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS DEC 2023		LEGAL SVCS DEC 2023	78,037.33
					Total :	78,037.33
135517	1/24/2024	11513 BOND, ELLEN	02012024-263		MEADOWBROOK HARDSHIP PROC	134.78
					Total :	134.78
135518	1/24/2024	10876 CANON SOLUTIONS AMERICA INC	4040757753 4040757754	54482 54482	SCANNER MAINTENANCE PLOTTER MAINTENANCE & USAGE	128.82 30.53
					Total :	159.35
135519	1/24/2024	11402 CARROLL, JUDI	02012024-96		MEADOWBROOK HARDSHIP PROC	135.11
					Total :	135.11
135520	1/24/2024	10032 CINTAS CORPORATION 694	4179041010	54635	MISC. SHOP RENTALS	70.13

vchlist
01/24/2024 3:04:09PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135520	1/24/2024	10032 10032 CINTAS CORPORATION 694	(Continued)			Total : 70.13
135521	1/24/2024	10033 CITY ELECTRIC SUPPLY COMPANY	STE/097176	54639	LED SKY RANCH LIGHTS	2,877.84
						Total : 2,877.84
135522	1/24/2024	11409 CLAYTON, SYLVIA	02012024-340		MEADOWBROOK HARDSHIP PROC	141.39
						Total : 141.39
135523	1/24/2024	15132 COHN, CAROL	25		SENIOR PROGRAM PRESENTER	100.00
						Total : 100.00
135524	1/24/2024	12153 CORODATA RECORDS	4971033	54527	CORODATA RECORDS MANAGMEN	1,272.27
						Total : 1,272.27
135525	1/24/2024	11862 CORODATA SHREDDING INC	DN1445923		CORODATA SHREDDING	49.82
						Total : 49.82
135526	1/24/2024	10038 COSTCO WHOLESALE #403	01232024	54657	FY 2021 SHSP -HTF	4,752.98
						Total : 4,752.98
135527	1/24/2024	10358 COUNTY OF SAN DIEGO	24CTOFSAN06	54528	SHERIFF RADIOS	2,622.00
			24CTOFSASN06	54458	800 MHZ NETWORK ACCESS	1,824.00
						Total : 4,446.00
135528	1/24/2024	10040 COUNTYWIDE MECHANICAL SYSTEMS	63649	54360	PLUMBING REPAIRS	684.42
			63672	54360	PLUMBING REPAIRS & RELATED M	467.66
			63814	54360	PLUMBING REPAIRS	797.02
						Total : 1,949.10
135529	1/24/2024	10333 COX COMMUNICATIONS	052335901; JAN24		8950 COTTONWOOD AVE	195.33
						Total : 195.33
135530	1/24/2024	10142 CSA SAN DIEGO COUNTY	851	54516	CDBG SUBRECIPIENT	6,271.98
						Total : 6,271.98
135531	1/24/2024	12593 ELLISON WILSON ADVOCACY, LLC	2024-01-06	54505	LEGISLATIVE ADVOCACY SERVICE	1,500.00
						Total : 1,500.00

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01/24/2024 3:04:09PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135532	1/24/2024	10251 FEDERAL EXPRESS	780664591734 782456858445		EMS SUPPLIES EMS SUPPLIES	87.00 69.60
					Total :	156.60
135533	1/24/2024	12638 GEORGE HILLS COMPANY, INC.	INV1027147	54486	LIABILITY CLAIMS ADMIN FEE FY 2	1,458.33
					Total :	1,458.33
135534	1/24/2024	10065 GLOBAL POWER GROUP INC	93068 93069 93070 93071 93139	54414 54414 54414 54414 54414	GENERATOR MAINT & REPAIRS GENERATOR MAINT & REPAIRS GENERATOR MAINT & REPAIRS GENERATOR MAINT & REPAIRS GENERATOR MAINT & REPAIRS	344.40 344.40 344.40 344.40 339.03
					Total :	1,716.63
135535	1/24/2024	10066 GLOBALSTAR USA LLC	000000062137024		SATELLITE PHONE SERVICE	106.42
					Total :	106.42
135536	1/24/2024	12495 GROSSMONT UNION	AR015421	54498	SCHOOL RESOURCE OFFICERS	50,377.50
					Total :	50,377.50
135537	1/24/2024	10600 HINDERLITER DE LLAMAS & ASSOC	SIN034928	54218	CANNABIS CONSULTING SVCS	1,600.00
					Total :	1,600.00
135538	1/24/2024	10256 HOME DEPOT CREDIT SERVICES	9150847	54416	EQUIPMENT REPAIR PARTS	99.45
					Total :	99.45
135539	1/24/2024	14833 INTERWEST CONSULTING GROUP	180867	54594	INTERWEST BLDG. SVCS	28,418.83
					Total :	28,418.83
135540	1/24/2024	15141 JAMES LIFGREN ROOFING	BL-000295-2024		PERMIT REFUND	105.00
					Total :	105.00
135541	1/24/2024	14956 JET ADVERTISING LLC	11525	54561	WEBSITE REDESIGN - DECEMBER	9,450.00
					Total :	9,450.00
135542	1/24/2024	13558 KIFER HYDRAULICS CO, INC	82024	54375	EQUIPMENT REPAIR PARTS	175.26
					Total :	175.26

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135543	1/24/2024	10997 LAKESIDE FIRE PROTECTION	12312023	54577	NURSE COORDINATOR OCTOBER	22,884.93
Total :						22,884.93
135544	1/24/2024	10204 LIFE ASSIST INC	1392714	54377	EMS SUPPLIES	2,563.01
			1392728	54377	EMS SUPPLIES	1,381.22
			1392854	54377	EMS SUPPLIES	7,533.07
			1392857	54377	EMS SUPPLIES	356.74
			1393130	54377	EMS SUPPLIES	1,050.69
			1393373	54377	EMS SUPPLIES	0.86
			1393545	54377	EMS SUPPLIES	241.90
			1393547	54377	EMS SUPPLIES	241.90
Total :						13,369.39
135545	1/24/2024	10538 MEALS ON WHEELS	2-23-24	54494	CDBG SUBRECIPIENT	1,383.25
Total :						1,383.25
135546	1/24/2024	14477 MERCURY ENTERPRISES	INV207368	54380	EMS SUPPLIES	863.20
Total :						863.20
135547	1/24/2024	15114 MULTIQUIP INC.	94069200	54643	WALK BEHIND ASPHALT ROLLER	14,865.99
Total :						14,865.99
135548	1/24/2024	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; JAN24		GROUP BILL	21,021.34
Total :						21,021.34
135549	1/24/2024	14614 PARADIGM MECHANICAL CORP	6087	54386	HVAC MAINT & REPAIRS	941.00
Total :						941.00
135550	1/24/2024	11442 PATTERSON, EDWARD	02012024-225		MEADOWBROOK HARDSHIP PROC	130.36
Total :						130.36
135551	1/24/2024	10241 PETTY CASH - CAROLINE SUCH	12224		PETTY CASH REIMB - PB&E	413.06
Total :						413.06
135552	1/24/2024	10161 PRIZM JANITORIAL SERVICES INC	32908	54389	CUSTODIAL SERVICES - OFFICES	4,868.42
			32909	54389	CUSTODIAL SERVICES - OFFICES	4,868.42
			32946	54389	CUSTODIAL SERVICES - OFFICES	400.00
			32947	54389	CUSTODIAL SERVICES - OFFICES	4,868.42

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135552	1/24/2024	10161 PRIZM JANITORIAL SERVICES INC	(Continued)			
			41287	54389	CUSTODIAL SERVICES - OFFICES	4,868.42
			51314	54389	CUSTODIAL SERVICES - OFFICES	120.00
			51340	54389	CUSTODIAL SERVICES - OFFICES	4,868.42
			61203	54389	CUSTODIAL SERVICES - OFFICES	4,868.42
					Total :	29,730.52
135553	1/24/2024	12062 PURETEC INDUSTRIAL WATER	2134968	54508	DEIONIZED WATER SERVICE	234.85
			2137460	54508	DEIONIZED WATER SERVICE	67.77
			2137461	54508	DEIONIZED WATER SERVICE	144.00
			2137462		DEIONIZED WATER	45.18
					Total :	491.80
135554	1/24/2024	10095 RASA	5778	54512	MAP CHECK - BUNNY BEARS DAYC	700.00
					Total :	700.00
135555	1/24/2024	14539 ROGERS ANDERSON MALODY & SCOTT	74281	54466	FY 2022-23 AUDIT SERVICES	3,150.00
					Total :	3,150.00
135556	1/24/2024	15139 SALEM, CHRIS	18267		REFUNDABLE DEPOSIT	22,926.68
					Total :	22,926.68
135557	1/24/2024	13061 SAN DIEGO HUMANE SOCIETY &	JAN-24	54472	ANIMAL CONTROL SERVICES	36,794.00
					Total :	36,794.00
135558	1/24/2024	13171 SC COMMERCIAL, LLC	2551129-IN	54395	DELIVERED FUEL	888.13
			2551434-IN	54395	DELIVERED FUEL	386.67
					Total :	1,274.80
135559	1/24/2024	14523 SCA OF CA, LLC	157676PS	54396	STREET SWEEPING SVCS	29,941.58
					Total :	29,941.58
135560	1/24/2024	14797 SEDANO FORD OF LM INC	20472986	54446	VEHICLE REPAIR PART	59.61
			228536	54446	VEHICLE REPAIR	420.00
					Total :	479.61
135561	1/24/2024	10585 SHARP REES-STEALY MEDICAL	387015269	54652	PRE-EMPLOYMENT PHYSICALS	106.00
			387015273	54652	PRE-EMPLOYMENT PHYSICALS	40.00

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Voucher List
CITY OF SANTEE

Bank code : ubgen

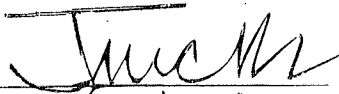
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135561	1/24/2024	10585 SHARP REES-STEALY MEDICAL	(Continued)			
			387015278	54652	PRE-EMPLOYMENT PHYSICALS	42.00
			387024815	54652	PRE-EMPLOYMENT PHYSICALS	42.00
			387024816	54652	PRE-EMPLOYMENT PHYSICALS	56.00
			387024817	54652	PRE-EMPLOYMENT PHYSICALS	40.00
			387024818	54652	PRE-EMPLOYMENT PHYSICALS	240.00
			387024819	54652	PRE-EMPLOYMENT PHYSICALS	106.00
			387027720	54652	PRE-EMPLOYMENT PHYSICALS	59.00
			387027721	54652	PRE-EMPLOYMENT PHYSICALS	42.00
			387027722	54652	PRE-EMPLOYMENT PHYSICALS	65.00
			387027723	54652	PRE-EMPLOYMENT PHYSICALS	56.00
			387027724	54652	PRE-EMPLOYMENT PHYSICALS	106.00
			387917248	54652	PRE-EMPLOYMENT PHYSICALS	145.00
			387937881	54652	PRE-EMPLOYMENT PHYSICALS	59.00
			387937882	54652	PRE-EMPLOYMENT PHYSICALS	56.00
			387937883	54652	PRE-EMPLOYMENT PHYSICALS	65.00
			387937884	54652	PRE-EMPLOYMENT PHYSICALS	106.00
			387940486	54652	PRE-EMPLOYMENT PHYSICALS	65.00
			387940487	54652	PRE-EMPLOYMENT PHYSICALS	61.00
			387940489	54652	PRE-EMPLOYMENT PHYSICALS	56.00
					Total :	1,613.00
135562	1/24/2024	14038 SINGH GROUP INC	42471	54459	DEAD ANIMAL REMOVAL SERVICE	1,751.28
					Total :	1,751.28
135563	1/24/2024	12223 SITEONE LANDSCAPE SUPPLY LLC	137399749-001	54420	IRRIGATION PARTS	211.44
					Total :	211.44
135564	1/24/2024	14240 SPICER CONSULTING GROUP	1502	54280	ASSMNT ENG & CFD SVCS FY 22-2	2,709.38
					Total :	2,709.38
135565	1/24/2024	11403 ST JOHN, LYNNE	02012024-78		MEADOWBROOK HARDSHIP PROC	135.37
					Total :	135.37
135566	1/24/2024	10217 STAPLES ADVANTAGE	3555154639	54402	OFFICE SUPPLIES - P&B, E	38.56
			3555274309	54402	OFFICE SUPPLIES - P&B, E CREDI'	-38.56
			3555274310	54402	OFFICE SUPPLIES - P&B, E	99.29


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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135566	1/24/2024	10217 STAPLES ADVANTAGE	(Continued) 3555580715	54499	OFFICE SUPPLIES	32.42
Total :						131.71
135567	1/24/2024	10119 STEVEN SMITH LANDSCAPE INC	52938 52939 52940 53001 53002 53003	54405 54451 54406 54405 54451 54406	A 1 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 3 LANDSCAPE SERVICES A 1 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 3 LANDSCAPE SERVICES	448.32 1,173.46 788.10 57,843.51 21,413.45 13,707.31
Total :						95,374.15
135568	1/24/2024	13451 TELEFLEX FUNDING LLC	9507881096	54408	EMS SUPPLIES	2,165.11
Total :						2,165.11
135569	1/24/2024	10133 UNDERGROUND SERVICE ALERT	1220230695 23-242351	54481 54481	DIG ALERT - MONTHLY TICKETS DIG ALERT SERVICES - STATE FEE	113.25 57.68
Total :						170.93
135570	1/24/2024	12480 UNITED SITE SERVICES	114-13768123	54339	PORTABLE TOILET	352.58
Total :						352.58
62 Vouchers for bank code : ubgen						Bank total : 510,337.07
62 Vouchers in this report						Total vouchers : 510,337.07

Prepared by: 
Date: 1-24-24

Approved by: 
Date: 1/24/24

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01/25/2024 11:47:31AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135571	1/25/2024	12903 AMERICAN FIDELITY ASSURANCE CO	2353899E 2353900E		FLEXIBLE SPENDING ACCOUNT FLEXIBLE SPENDING ACCOUNT	3,243.53 3,243.53
					Total :	6,487.06
135572	1/25/2024	12722 FIDELITY SECURITY LIFE	166103410		EYEMED - VOLUNTARY VISION	1,155.03
					Total :	1,155.03
135573	1/25/2024	10508 LIFE INSURANCE COMPANY OF	January 2024		LIFE/LTD INSURANCE	2,969.36
					Total :	2,969.36
135574	1/25/2024	14452 MEDICAL AIR SERVICES ASSC	1730594		MEDICAL AIR TRANSPORT SVCS	179.00
					Total :	179.00
135575	1/25/2024	10784 NATIONAL UNION FIRE INSURANCE	January 2024		VOLUNTARY AD&D	36.80
					Total :	36.80
135576	1/25/2024	10335 SAN DIEGO FIREFIGHTERS FEDERAL	January 2024		LONG TERM DISABILITY-SFFA	1,386.50
					Total :	1,386.50
135577	1/25/2024	10424 SANTEE FIREFIGHTERS	PPE 01/17/24		DUES/PEC/BENEVOLENT/BC EXP	4,335.23
					Total :	4,335.23
135578	1/25/2024	10776 STATE OF CALIFORNIA	PPE 01/17/24		WITHHOLDING ORDER	449.53
					Total :	449.53
135579	1/25/2024	10776 STATE OF CALIFORNIA	PPE 01/17/24		WITHHOLDING ORDER	429.69
					Total :	429.69
135580	1/25/2024	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20240115001		VOLUNTARY INS RIDERS	499.35
					Total :	499.35
135581	1/25/2024	10001 US BANK	PPE 01/17/24		PARS RETIREMENT	1,398.74
					Total :	1,398.74
135582	1/25/2024	14600 WASHINGTON STATE SUPPORT	PPE 01/17/24		WITHHOLDING ORDER	751.84
					Total :	751.84

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12		Vouchers for bank code : ubgen			Bank total :	20,078.13
12		Vouchers in this report			Total vouchers :	20,078.13

Prepared by: *J. Smith*
Date: 1-25-24
Approved by: *E. Ball*
Date: 1-25-24

PyBatch
01/23/2024 1:23:30PM

Payroll Processing Report
CITY OF SANTEE
1/4/2024 to 1/17/2024-2 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					rhsabc	28,806.00	576.11						
					roth	65,795.31	6,760.55						
					sb-1		82.77						
					sb-3		67.31						
					sffa		3,301.75						
					sffapc		891.59						
					st1cs3	92,842.45	2,785.30	-2,785.30					
					st2cs3	14,997.96	449.94	-449.94					
					texlif		249.64						
					vaccpr		588.35						
					vaccpt		223.51						
					vcanpr		293.27						
					vcanpt		90.25						
					vgcipt		88.70						
					vision	12,483.49	557.96						
					voladd		18.37						
					voldis		223.47						
					vollif		217.25						
					vollpb								
								-217.24					
Grand Totals	14,604.39		664,681.19				238,107.62	115,144.15					

Gross:	664,681.19
Net:	426,573.57

<< No Errors / 7 Warnings >>

PPE 1/17/24
Pay Date 1/25/24

EBull
1/23/24

vchlist
01/26/2024 11:22:12AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
6292116	1/26/2024	14705 RHS MISSIONSQUARE	PPE 01/17/24		RETIREE HSA	4,766.82	
						Total :	4,766.82
6783841	1/26/2024	14704 457 MISSIONSQUARE	PPE 1/17/24		ICMA - 457	35,719.22	
						Total :	35,719.22
2 Vouchers for bank code : ubgen						Bank total :	40,486.04
2 Vouchers in this report						Total vouchers :	40,486.04

Prepared by: J. Smith
Date: 1-26-24

Approved by: [Signature]
Date: 1-26-24

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01/30/2024 3:54:26PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1244	1/30/2024	10353 PERS	01 24 4		RETIREMENT PAYMENT	149,134.36
Total :						149,134.36
1 Vouchers for bank code : ubgen						Bank total : 149,134.36
1 Vouchers in this report						Total vouchers : 149,134.36

Prepared by: Juan M
 Date: 1-30-24
 Approved by: E. Ball
 Date: 1-30-24

vchlist
02/01/2024 10:56:54AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135583	2/1/2024	10914 AC&D PUMP SERVICES INC	110557	54621	OPS PUMP STATION MAINT	1,055.75
					Total :	1,055.75
135584	2/1/2024	14954 ADVANCED ELECTRICAL INNOVATION	179	54510	ELECTRICAL REPAIRS & MAINT	1,589.00
					Total :	1,589.00
135585	2/1/2024	13456 AGRICULTURAL PEST CONTROL	732104	54606	PEST CONTROL SERVICES	135.25
					Total :	135.25
135586	2/1/2024	10412 AT&T	301053963; FEB24		MAST PARK	159.79
					Total :	159.79
135587	2/1/2024	14306 AZTEC LANDSCAPING INC	J1647	54464	CUSTODIAL SERVICES - PARKS	165.05
					Total :	165.05
135588	2/1/2024	15066 BARCELLO, MICHELE	1042024		PER DIEM 2024 PARMA CONFEREN	113.50
					Total :	113.50
135589	2/1/2024	12951 BERRY, BONNIE	February 1, 2024		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
135590	2/1/2024	10023 BUILDERS FENCE COMPANY INC	1989213 1989795	54608 54608	SAFETY FENCING - TCCP WEST FI SAFETY FENCING - TCCP WEST FI	771.82 1,130.35
					Total :	1,902.17
135591	2/1/2024	10031 CDW GOVERNMENT LLC	NW19826	54658	ANTIVIRUS SOFTWARE ANNUAL R	2,707.20
					Total :	2,707.20
135592	2/1/2024	10032 CINTAS CORPORATION 694	4179683394	54635	MISC SHOP RENTAL SERVICE	70.13
					Total :	70.13
135593	2/1/2024	10050 CITY OF EL CAJON	1437		3RD QTR HCFA ASSESSMENT	106,818.50
					Total :	106,818.50
135594	2/1/2024	10268 COOPER, JACKIE	February 1, 2024		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135595	2/1/2024	10333 COX COMMUNICATIONS	063453006; JAN24 064114701; JAN24 112256001; JAN24		9534 VIA ZAPADOR 8115 ARLETTE ST 9130 CARLTON OAKS DR	97.43 194.71 96.53 Total : 388.67
135596	2/1/2024	15142 CREATIVE MANAGEMENT SOLUTIONS	CREATE125		CLASSIFICATION STUDY	1,500.00 Total : 1,500.00
135597	2/1/2024	10608 CRISIS HOUSE	802	54491	CDBG SUBRECIPIENT	847.26 Total : 847.26
135598	2/1/2024	10046 D MAX ENGINEERING INC	8245	54475	STORMWATER PROGRAM ASSIST/	6,752.74 Total : 6,752.74
135599	2/1/2024	14557 DENISE ILESCAS	01252024		TUITION REIMBURSEMENT	764.00 Total : 764.00
135600	2/1/2024	13442 EBBIN MOSER + SKAGGS LLP	5041	52777	MSCP SUBAREA PLAN	5,713.75 Total : 5,713.75
135601	2/1/2024	14412 EKOLOJIK, INC	EkoSt-12-2023	54316	SB1383 CONSULTANT	402.50 Total : 402.50
135602	2/1/2024	10054 ELDERHELP OF SAN DIEGO	12312023	54492	CDBG SUBRECIPIENT	1,315.35 Total : 1,315.35
135603	2/1/2024	10065 GLOBAL POWER GROUP INC	93225	54414	GENERATOR MAINT & REPAIRS	658.45 Total : 658.45
135604	2/1/2024	15102 GOLDEN STAR TECHNOLOGY INC	INV97051	54637 54637	SHSP 21 GRANT - MOBILE CARTS	4,882.43 Total : 4,882.43
135605	2/1/2024	11196 HD SUPPLY FM	2023 Q2		LOCATION AGMT PYMT 2023 Q2	671,246.67 Total : 671,246.67
135606	2/1/2024	10256 HOME DEPOT CREDIT SERVICES	8164173	54416	VEHICLE REPAIR PARTS	7.91

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135606	2/1/2024	10256	10256 HOME DEPOT CREDIT SERVICES	(Continued)		Total : 7.91
135607	2/1/2024	10997	LAKESIDE FIRE PROTECTION	6162023	EMT PERSONNEL REIMBURSEMEN	13,296.34
				62323	EMT PERSONNEL REIMBURSEMEN	4,057.77
				71123	EMT PERSONNEL REIMBURSEMEN	1,677.18
					Total :	19,031.29
135608	2/1/2024	10430	LEAGUE OF CALIFORNIA CITIES	12173-S9F5X3	LEAGUE CA CITIES ANNUAL MEME	20,135.00
					Total :	20,135.00
135609	2/1/2024	11292	LIEBERT CASSIDY WHITMORE	74968111b3db	LCW SEMINAR	100.00
					Total :	100.00
135610	2/1/2024	10204	LIFE ASSIST INC	1393769	EMS SUPPLIES	387.04
				1393770	EMS SUPPLIES	96.76
				1393975	EMS SUPPLIES	680.44
				1394136	EMS SUPPLIES	535.11
				1394163	EMS SUPPLIES	338.34
				1394164	EMS SUPPLIES	387.04
				1394165	EMS SUPPLIES	252.71
				1394167	EMS SUPPLIES	63.57
				1394965	EMS SUPPLIES	238.14
					Total :	2,979.15
135611	2/1/2024	13346	MAXEY, NICK	80491-0425411	PRESCRIPTION SAFETY GLASSES	154.00
					Total :	154.00
135612	2/1/2024	14458	METROPOLITAN LIFE INSURANCE	79693507	DENTAL INSURANCE	13,804.78
					Total :	13,804.78
135613	2/1/2024	14458	METROPOLITAN LIFE INSURANCE	79693508	VOLUNTARY LEGAL	294.00
					Total :	294.00
135614	2/1/2024	13369	NATIONWIDE MEDICAL	IN32646	54383 PHARMACEUTICALS	106.48
					Total :	106.48
135615	2/1/2024	10278	RAMSEY, JOAN	February 1, 2024	RETIREE HEALTH PAYMENTS	91.00

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135615	2/1/2024	10278 10278 RAMSEY, JOAN	(Continued)			Total : 91.00
135616	2/1/2024	12237 RAYON, KYLE	February 1, 2024		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
135617	2/1/2024	10097 ROMAINE ELECTRIC CORPORATION	12-060694	54487	VEHICLE SUPPLIES	1,317.14
						Total : 1,317.14
135618	2/1/2024	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF NOV 2023		LAW ENFORCEMENT NOV 2023	1,416,080.99
						Total : 1,416,080.99
135619	2/1/2024	10407 SAN DIEGO GAS & ELECTRIC	34223805628; JAN24 43940205509; JAN24 79900685777; JAN24 85097421694; JAN24		ROW / MEDIANS (GAS) LMD BALLFIELDS; FACILITIES; PARKS CITY HALL GROUP BILL	373.49 3,102.54 21,296.96 10,163.17
						Total : 34,936.16
135620	2/1/2024	10212 SANTEE SCHOOL DISTRICT	9478	54480	TEEN CENTER TRANSPORTATION	204.84
						Total : 204.84
135621	2/1/2024	10768 SANTEE SCHOOL DISTRICT	9477	54394	FIELD LIGHTS AT CHET HARRITT N	199.50
						Total : 199.50
135622	2/1/2024	13171 SC COMMERCIAL, LLC	2555983-IN 2557661-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	665.77 238.51
						Total : 904.28
135623	2/1/2024	12223 SITEONE LANDSCAPE SUPPLY LLC	137529350-001 137571129-001 137592430-001	54420 54420 54420	IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS	113.00 241.90 -46.81
						Total : 308.09
135624	2/1/2024	15115 SOUTH BAY SOUND & LIGHT, INC.	23080799	54646	COMMUNICATION EQUIPMENT	9,216.04
						Total : 9,216.04
135625	2/1/2024	10837 SOUTHWEST TRAFFIC SIGNAL	83071 83072 83073	54465 54465 54465	USA MARKOUTS TRAFFIC SIGNAL SERVICE CALLS TRAFFIC SIGNAL - EXTRA WORK -	538.20 1,454.29 235.46

vchlist
02/01/2024 10:56:54AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
135634	2/1/2024	12930 12930 WILLIAMS, ROCHELLE	(Continued)			Total : 91.00
135635	2/1/2024	12641 WITTORFF, VICKY DENISE	February 1, 2024		RETIREE HEALTH PAYMENTS	31.00
						Total : 31.00

53 Vouchers for bank code : ubgen

Bank total : 2,343,623.11

53 Vouchers in this report

Total vouchers : 2,343,623.11

Prepared by: Juch

Date: 2-1-24

Approved by: [Signature]

Date: 2/1/24

PyBatch
01/31/2024 8:11:11AM

Payroll Processing Report
CITY OF SANTEE
2/1/2024 to 2/29/2024-1 Cycle m

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 31								
reth			5,642.00		catax	5,642.00	46.00						
					fedtax	5,642.00	211.00						
Grand Totals	0.00		5,642.00				257.00	0.00					

Gross:	5,642.00
Net:	5,385.00

<< No Errors / No Warnings >>

KA
1/31/24

EB
1/31/24

Paydate 2/1/24

PPE 2/29/24


MEETING DATE

February 14, 2024

ITEM TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL RAISE (REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY) GRANT PROGRAM FOR STATE ROUTE 52 (SR 52) IMPROVEMENTS AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT

Carl Schmitz, Director of Engineering 

SUMMARY

This item requests City Council authorize the submittal of a grant application to the federal RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grant program for State Route 52 (SR 52) improvements. The City submitted a similar RAISE application in 2023, and has augmented the current application with additional supporting documentation. The RAISE transportation grant provides needed infrastructure investment to better connect rural and urban communities around our nation. The Bipartisan Infrastructure Law appropriated \$1.5 billion to be awarded by the US Department of Transportation (“DOT”) for RAISE grants for FY 2024.

Improving SR 52 has been identified by the City Council as a priority for Santee. Phase I of the improvements to SR 52 qualifies under the RAISE program. This item would authorize submittal of an application by staff for Phase I improvements to SR 52. This Phase includes a 4.3 mile long westbound auxiliary/truck climbing lane from Mast Boulevard to the summit, relocating a 4.6-mile long Class I Bike Path from the north side of the freeway to the south side, restriping eastbound SR-52 from two lanes to three lanes from Mast Boulevard to just east of the San Diego River Bridge, restriping westbound SR-52 from two lanes to three lanes from Mission Gorge Road to Mast Boulevard, and widening the westbound on-ramp from Mast Boulevard to two lanes.

ENVIRONMENTAL REVIEW

This action is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378. Phase I improvements would be subject to separate environmental review.

FINANCIAL STATEMENT 

The estimated cost of Phase I improvements is \$62 million. The subject application seeks \$25 million which reflects the maximum amount that may be requested. Local and state funds include \$12 million programmed in SANDAG’s Regional Transportation Improvement Program. \$2.5 million in federal funds has also been secured through the Federal FY 2023 Consolidated Appropriations Act. A non-federal match of approximately \$22.5 million would be required and sought from other local and state sources.

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION 

Adopt the attached Resolution authorizing City staff to prepare and submit a RAISE grant application for Phase I of SR 52 improvements.

ATTACHMENT

Resolution
Phasing Map



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL
RAISE (REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND
EQUITY) GRANT PROGRAM FOR STATE ROUTE 52 (SR 52) IMPROVEMENTS
AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (“CEQA”)**

WHEREAS, State Route 52 (SR 52) is a major east-west transportation corridor that connects residents in east San Diego County to employment centers in west and north county, as well as provides a key freight route for the region; and

WHEREAS, SR 52 experiences significant traffic congestion during peak hours affecting commuters and freight traffic alike; and

WHEREAS, heavy traffic congestion on SR 52 significantly impacts the quality of life of Santee residents as well as East County residents, and affects the economic vitality of the region; and

WHEREAS, improvements planned by SANDAG for SR 52 are not scheduled for completion before 2035; and

WHEREAS, the City of Santee has helped stakeholders organize the Highway 52 Coalition to address the traffic issues on SR 52 and has been pursuing opportunities to partner with stakeholders to advance improvements to SR 52; and

WHEREAS, an effort is underway with the design work funded by a private developer for Phase I improvements to SR 52; and

WHEREAS, additional funds are needed to complete the Phase I improvements; and

WHEREAS, the federal RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grant program is currently accepting applications; and

WHEREAS, SR 52 Phase I improvements qualify for RAISE grant funds; and

WHEREAS, the total estimated cost of SR 52 Phase I improvements is \$62 million.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Santee, California, as follows:

SECTION 1. City staff is authorized to prepare and submit a RAISE grant application for Phase I improvements on SR 52.

RESOLUTION NO. _____

SECTION 2: This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15378 of the CEQA Guidelines.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of February, 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

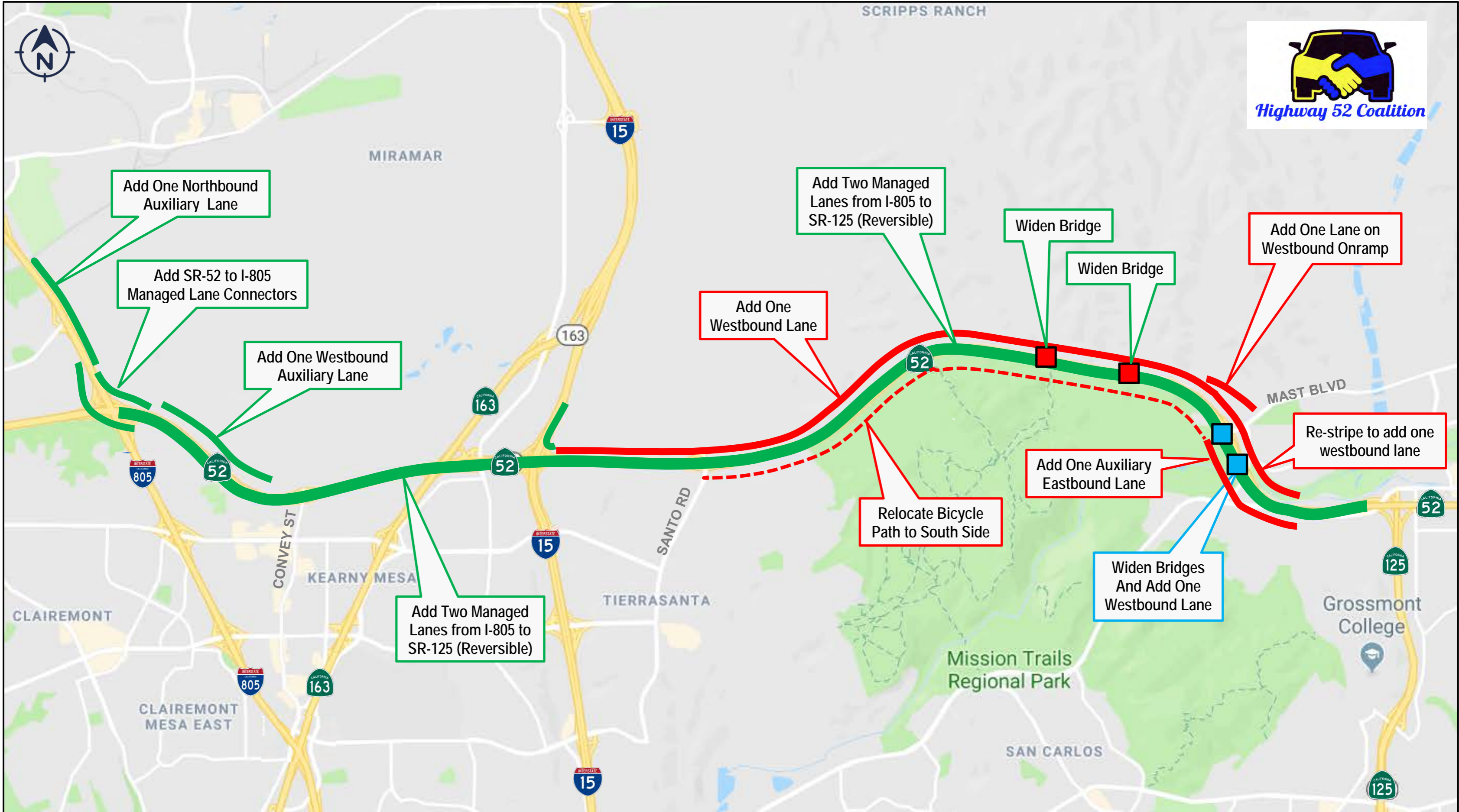
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

HIGHWAY 52 IMPROVEMENTS PHASING



- █ - Phase 1 Improvements
- █ - Phase 2 Improvements
- █ - Phase 3 Improvements

Add One Northbound Auxiliary Lane

Add SR-52 to I-805 Managed Lane Connectors

Add One Westbound Auxiliary Lane

Add Two Managed Lanes from I-805 to SR-125 (Reversible)

Add One Westbound Lane

Add Two Managed Lanes from I-805 to SR-125 (Reversible)

Widen Bridge

Widen Bridge

Add One Lane on Westbound Onramp

Re-stripe to add one westbound lane

Add One Auxiliary Eastbound Lane

Relocate Bicycle Path to South Side

Widen Bridges And Add One Westbound Lane

MEETING DATE February 14, 2024

ITEM TITLE AUTHORIZATION TO AWARD A CONTRACT TO ON DUTY HEALTH, PLLC FOR FY 2023-24 FIREFIGHTER HEALTH AND FITNESS ASSESSMENT SERVICES.

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief



SUMMARY

This item requests authorization to proceed with a professional services agreement with On Duty Health, PLLC for annual firefighter health and fitness assessments.

The Memorandum of Understanding (MOU) between the City of Santee and the Santee Firefighters' Association was adopted by the City Council of the City of Santee on August 23, 2023, and is effective over the period of July 1, 2023, through June 30, 2025. Medical Testing and Firefighter Wellness are addressed in Chapter 14, Section 1.1 of the MOU, stating: "In addition to maintaining the current contract vendor for medical testing, the City shall also support, and fund, a second vendor for physicals and medical testing as mutually agreed upon by the City and the Association, referred to as the Firefighter Wellness Pilot Program." The second vendor selected by the Santee Firefighters' Association to provide physicals and medical testing is On Duty Health, PLLC.

Santee Purchasing Ordinance requires City Council approval of all professional service agreements exceeding \$25,000 in any single fiscal year. The total cost for health and fitness assessments during FY 23/24 will be an amount not to exceed \$44,770.00.

FINANCIAL STATEMENT

Funding for firefighter health and fitness assessments is included in the Amended FY 2023-24 Fire Department Operating Budget.

ENVIRONMENTAL REVIEW

The firefighter health and fitness assessments do not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and is therefore not a "project" subject to the California Environmental Quality Act. (State CEQA Guidelines § 15378.)

CITY ATTORNEY REVIEW

N/A • Completed

RECOMMENDATION

Authorize utilizing On Duty Health, PLLC to provide firefighter health and fitness assessments in an amount not to exceed \$44,770 and authorize the City Manager to execute all necessary documents.

ATTACHMENT

None



MEETING DATE February 14, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH COUNTYWIDE MECHANICAL SYSTEMS, INC. FOR PLUMBING REPAIRS AND MAINTENANCE SERVICES AT BIG ROCK PARK AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO CEQA GUIDELINES SECTION 15301

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

On November 1, 2022, the City entered into a Contract with Countywide Mechanical Systems, Inc. ("Contractor") for Plumbing Repairs and Maintenance Services for Fiscal Year 2022-23 in an amount not to exceed of \$43,640.00 ("Agreement") after a formal bid process was completed per RFB #22/23-20065.

Before June 1, 2023, the City extended the Contract through June 30, 2024, pursuant to Section 6 of the Contract and increased the FY 2023-24 Contract not-to-exceed amount to a new total of \$60,256.88.

Staff has obtained a quote from our current plumbing contractor for replacement of all restroom fixtures; toilets, urinal, and sinks, as well as installation of a grant funded water-bottle filler station on the outer wall of the restroom building, in the amount of \$27,848.00.

City Council's approval of the Fiscal Year 2024-2028 Capital Improvement Program Budget identified minor renovations for Big Rock Park, to be funded by the Recreation Revolving Fund, which the City Manager has authority to spend for these purposes.

Staff recommends that the City Council adopt the Resolution approving the First Amendment to the Agreement, which will increase the not-to-exceed amount for Fiscal Year 2023-24 by \$27,848.00, from \$60,256.88 to \$88,104.88.

ENVIRONMENTAL IMPACT

This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

FINANCIAL STATEMENT *EB for HJ*

Funding for this contract is provided in the Fiscal Year 2023-24 Recreation Revolving Fund, Community Services Department.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDB*

Adopt the Resolution authorizing the City Manager to execute the First Amendment to the Agreement with Countywide Mechanical Systems, Inc. for Plumbing Repairs and Maintenance Services.

ATTACHMENT

Resolution



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE FIRST AMENDMENT TO THE AGREEMENT WITH COUNTYWIDE
MECHANICAL SYSTEMS, INC. FOR PLUMBING REPAIRS AND MAINTENANCE
SERVICES AT BIG ROCK PARK AND FINDING THE PROJECT CATEGORICALLY
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)
PURSUANT TO CEQA GUIDELINES 15301**

WHEREAS, on November 1, 2022, the City entered into an agreement with Countywide Mechanical Systems, Inc. (“Contractor”) for Plumbing Repairs and Maintenance Services for Fiscal Year 2022-23 in the not-to-exceed amount of \$43,640.00 (“Agreement”); and

WHEREAS, before June 1, 2023, the City exercised its option to extend the Agreement for 12 months through June 30, 2024, in accordance with Section 6 of the Agreement and increased the not-to-exceed amount to \$60,256.88 for Fiscal Year 2023-24 to reflect an increase in the Consumer Price Index in accordance with Section 6 of the Agreement; and

WHEREAS, in June 2023, the City Council approved the Fiscal Year 2024-2028 Capital Improvement Program Budget, which identified minor renovations for Big Rock Park to be funded by the Recreation Revolving Fund; and

WHEREAS, the City Manager has authority to spend funds in the Recreation Revolving fund to pay for the minor renovations at Big Rock Park identified in the Fiscal Year 2024-2028 Capital Improvement Program Budget; and

WHEREAS, a quote was obtained from the City’s current plumbing contractor for replacement of all restroom fixtures; toilets, urinals, and sinks, as well as installation of a grant funded water bottle filler station on the outer wall of the restroom building, in the amount of \$27,848.00; and

WHEREAS, this item is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

Section 1. The above recitals are hereby incorporated as though fully set forth herein.

Section 2. The City Council Authorizes the City Manager to execute the First Amendment to the Agreement with Countywide Mechanical Systems, Inc. (“Contractor”) for Plumbing Repairs and Maintenance Services, which will increase the not-to-exceed amount by \$27,848.00, from \$60,256.88 to \$88,104.88 for Fiscal Year 2023-24 to begin minor improvements at Big Rock Park.

RESOLUTION NO. _____

Section 3. This action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

Section 4. If any provision of this Resolution, to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 5. This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of February 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE FAGAN ORTIZ, CMC, CITY CLERK

MEETING DATE February 14, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, REJECTING THE BID FROM EAGLE PAVING AND AWARDING THE CONSTRUCTION CONTRACT FOR THE FANITA DRIVE AND MISSION GORGE ROAD ASPHALT REPAIRS (CIP 2024-11) PROJECT TO QUALITY CONSTRUCTION AND ENGINEERING, INC., AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301(c)

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering 

SUMMARY

On January 31, 2024, the City Clerk publicly opened and examined six sealed bids for the Fanita Drive and Mission Gorge Road Asphalt Repairs (CIP 2024-11) Project. The bid submitted by the apparent low bidder, Eagle Paving, was deemed non-responsive by Staff due to the omission of required documents in the Bidders Check List. Items omitted include the Public Works Contractor’s Registration Certificate, Guarantee and Non-Collusion Affidavit. These items are required at the time of bid submittal in order to comprise a complete bid, and therefore Staff recommends City Council reject the bid submitted by Eagle Paving as a non-responsive bid.

Staff recommends the City Council award the construction contract for the Fanita Drive and Mission Gorge Road Asphalt Repairs (CIP 2024-11) Project to the second low bidder, Quality Construction and Engineering, Inc., that is deemed responsive and responsible, in the amount of \$465,928.51. This project will complete asphalt patching repairs on Fanita Drive (City Limits to Prospect Avenue) and Mission Gorge Road (Carlton Hills Boulevard to Olive Lane) utilizing a portion of the General Funds that were previously appropriated in 2022 by City Council for use on street repairs. Fanita Drive and Mission Gorge Road were streets identified as priority streets by the City Council at the January 25, 2023 pavement workshop.

In compliance with the City’s purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on January 5, 2024. Upon review of the submitted bids, the lowest responsive and responsible bid was submitted by Quality Construction and Engineering, Inc. in the amount of \$465,928.51. The bid submitted by Quality Construction and Engineering, Inc. is 4% lower than the Engineer’s construction estimate of \$485,000.00.

Staff also requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$116,482.00 (25% of the contract price) for unforeseen items and additional work associated with the Project.



ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

FINANCIAL STATEMENT *AS*

Funding for this project is available in the 2024-2028 Capital Improvement Program Budget.

Construction Contract	\$465,928.51
<u>Construction Change Orders</u>	<u>116,482.00</u>
Total Anticipated Project Cost	\$ <u>582,410.51</u>

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution:

1. Rejecting the apparent low bidder, Eagle Paving, due to the omission of required documents to be submitted at the time of bid submission; and
2. Awarding the construction contract for the Fanita Drive and Mission Gorge Road Asphalt Repairs (CIP 2024-11) Project to Quality Construction and Engineering, Inc. for a total amount of \$465,928.51; and
3. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
4. Authorizing the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$116,482.00; and
5. Determining this action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(c), Existing Facilities of the CEQA Guidelines.

ATTACHMENTS

Resolution
Bid Summary Chart
Project Map

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, REJECTING THE BID FROM EAGLE PAVING AND AWARDING THE CONSTRUCTION CONTRACT FOR THE FANITA DRIVE AND MISSION GORGE ROAD ASPHALT REPAIRS (CIP 2024-11) PROJECT TO QUALITY CONSTRUCTION AND ENGINEERING, INC., AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301(c)

WHEREAS, on January 5, 2024, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

WHEREAS, the City Clerk, on January 31, 2024, publicly opened and examined six sealed bids for the Fanita Drive and Mission Gorge Road Asphalt Repairs (CIP 2024-11) Project (“Project”); and

WHEREAS, the lowest received bid was submitted by Eagle Paving in the amount of \$401,000.00, and

WHEREAS, the bid received by Eagle Paving was deemed non-responsive by Staff due to the omission of required documents at the time of bid submission and therefore is rejected, and

WHEREAS, in accordance with Santee Municipal Code section 3.24.100(E), Staff has determined that the bid submitted by Quality Construction and Engineering, Inc. conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, Quality Construction and Engineering, Inc. was found to be the lowest responsive and responsible bidder with a total bid amount of \$465,928.51; and

WHEREAS, staff recommends awarding the construction contract for the Project to Quality Construction and Engineering, Inc. in the amount of \$465,928.51; and

WHEREAS, staff requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$116,482.00 for unforeseen items and additional work associated with the Project; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15301(c) of the State CEQA Guidelines.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1: The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

SECTION 2: The bid submitted by Eagle Paving, was deemed non-responsive by Staff due to the omission of required documents at the time of bid submission and is rejected.

RESOLUTION NO. _____

SECTION 3: The construction contract for the Fanita Drive and Mission Gorge Road Asphalt Repairs (CIP 2024-11) Project is awarded to Quality Construction and Engineering, Inc. as the lowest responsive and responsible bidder in the amount of \$465,928.51, and the City Manager is authorized to execute all necessary documents to execute the contract on behalf of the City.

SECTION 4: The Director of Engineering/City Engineer is authorized to approve change orders in an amount not to exceed \$116,482.00 for unforeseen items and additional work associated with the Project.

SECTION 5: The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

SECTION 6: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071. The City Clerk is the custodian of record of those proceedings.

SECTION 7: This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of February, 2024 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

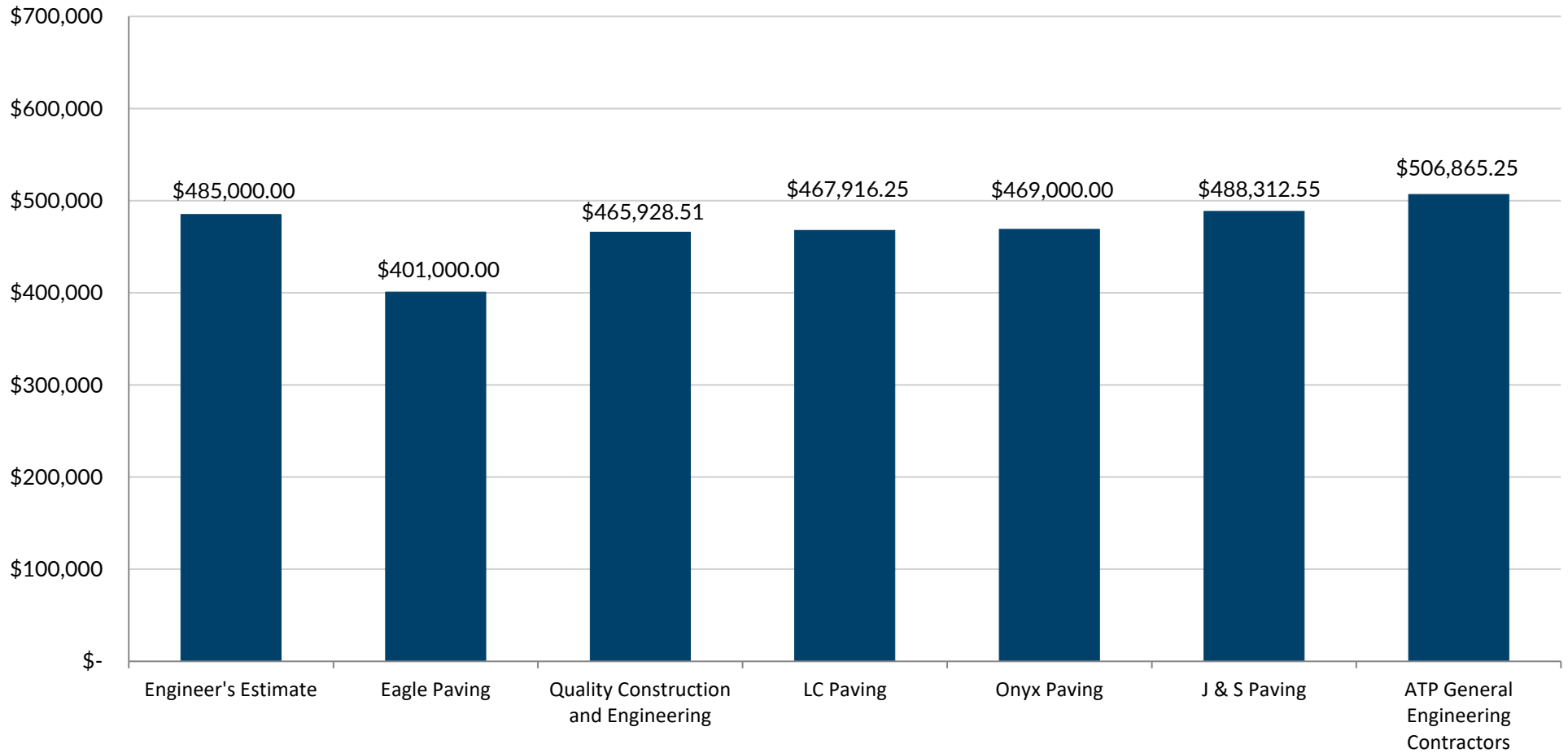
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

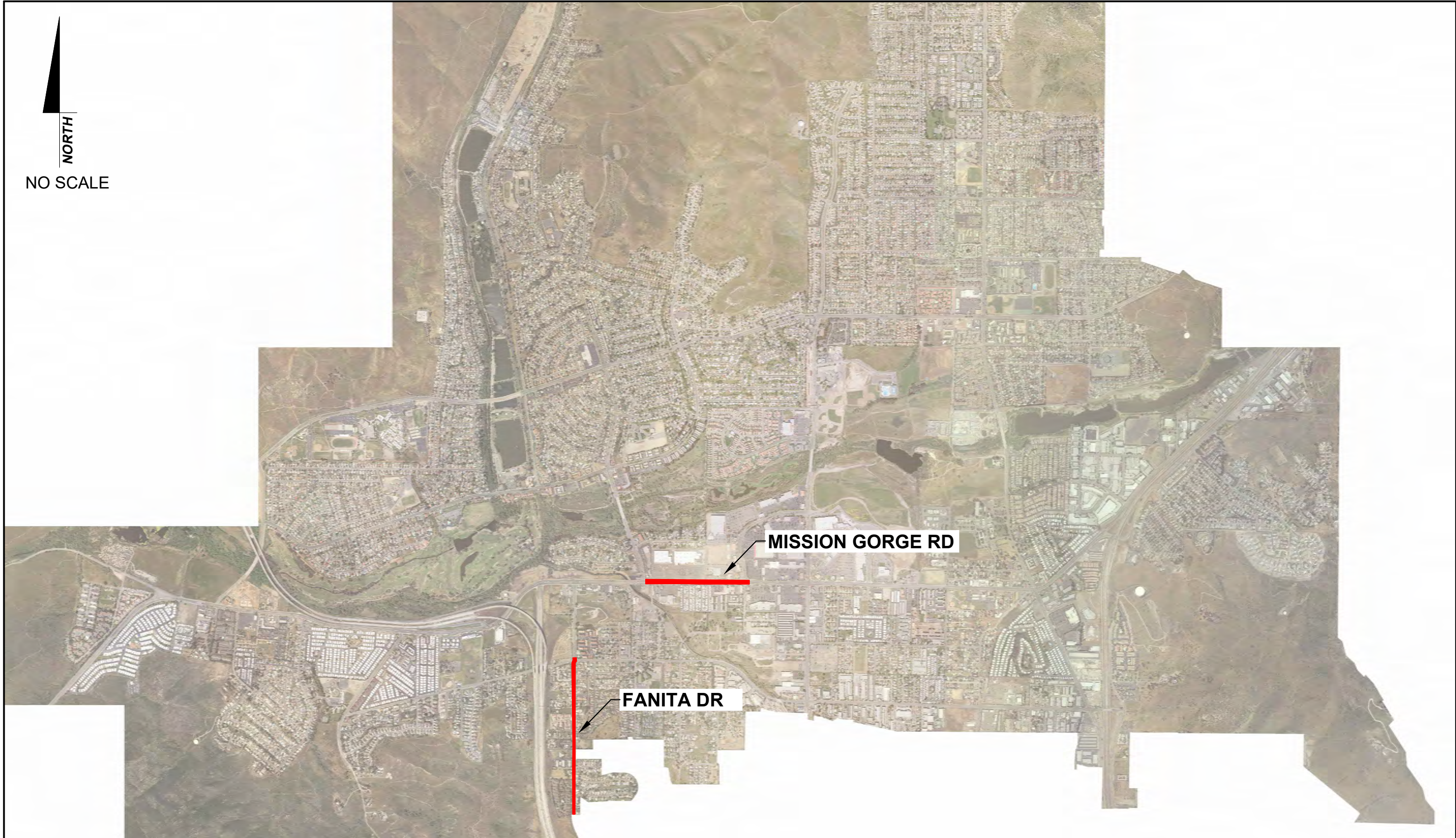
FANITA DR. AND MISSION GORGE RD. ASPHALT REPAIRS CIP 2024-11





NORTH

NO SCALE



FANITA DR AND MISSION GORGE RD ASPHALT REPAIRS
CIP 2024-11

PROJECT STREETS 

PROJECT MAP

SHEET 1 OF 1

MEETING DATE February 14, 2024

ITEM TITLE A PUBLIC HEARING TO ASSESS COMMUNITY DEVELOPMENT NEEDS AND TO SOLICIT PROPOSALS FOR PROGRAM YEAR 2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDING CONSISTENT WITH THE CONSOLIDATED PLAN AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer 

SUMMARY

CDBG Program - The federal Community Development Block Grant (CDBG) Program promotes viable urban communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for low- and moderate-income persons. There is uncertainty regarding the amount of CDBG funding that will be available to the City for Program Year (PY) 2024 (July 2024 through June 2025); however, the timeline for submission of an annual CDBG application requires the City to begin the process of prioritizing CDBG-funded activities in February. For planning purposes, it is estimated that the City's PY 2024 allocation will be \$306,433, which is the average of the allocations for the past three years and 4.8% less than the PY 2023 allocation.

A request for proposals was published on December 8, 2023, with applications due to the City by January 8, 2024. The City received six Public Service applications for PY 2023 CDBG funding totaling \$57,000, although Meals on Wheels application was submitted late but is included for the City Council's consideration. As there is no CDBG regulation that specifies the methodology for the City's selection of subrecipients, the City has discretion whether to provide funding to late applicants.

Additionally, an application from the Home of Guiding Hands was received requesting \$15,000 of Public Facilities funding. The City's requests for Administrative Activities and Public Facilities funding, as detailed in the attached report and summary of applications are also included in this process.

HOME Program – The HOME Investment Partnership Program (HOME) provides funding for housing acquisition/rehabilitation, construction, rental assistance, and home ownership assistance. The City of Santee participates in HOME funding through a consortium including five other cities and the County of San Diego. The County administers HOME-funded programs on behalf of consortium members, including a first-time homebuyer down payment assistance loan program. In 2023, no loans for the purchase of a home in Santee were completed and only five loans were completed countywide in FY 2023 based high home prices and interest rates.

ENVIRONMENTAL REVIEW

This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by CEQA Guidelines section 15061(b)(3).

FINANCIAL STATEMENT 

No funding decisions will be made at this meeting. Allocations of CDBG funding will be determined during the second public hearing to be conducted on February 28, 2024.



CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *MSB*

Open the public hearing, receive public testimony, and continue the public hearing to February 28, 2024.

ATTACHMENTS

Staff Report
Summary of Requests
Applications

STAFF REPORT

PUBLIC HEARING TO ASSESS COMMUNITY DEVELOPMENT NEEDS AND TO SOLICIT PROPOSALS FOR PROGRAM YEAR 2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDING CONSISTENT WITH THE CONSOLIDATED PLAN AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

CITY COUNCIL MEETING OF FEBRUARY 14, 2024

A. CDBG BACKGROUND

The Community Development Block Grant (CDBG) program is administered by the U.S. Department of Housing and Urban Development (HUD). Cities with over 50,000 in population (“Entitlement Cities”) are provided the opportunity to apply for a direct allocation of CDBG funds. Entitlements are based on a formula that factors in population, the extent of poverty, housing overcrowding, and age of housing. Each city must develop a five-year Consolidated Plan and a one-year Action Plan which is updated each year and reflects input received from citizens.

B. CDBG PROGRAM GUIDELINES

CDBG activities proposed by the City must meet CDBG regulations regarding program objectives and eligibility criteria. Determination of project eligibility is a two-step process. Each program/project must meet one of three National Objectives of the CDBG program, and it must also be consistent with program regulations as an appropriate activity.

The primary CDBG objective is the development of viable communities, including decent housing and a suitable living environment, and the expansion of economic opportunity, principally for persons of low- and moderate-income. Each activity must meet one of the following national objectives:

1. Benefit low- and moderate-income persons.

At least 70 percent of the grantee’s allocation must be spent on activities benefiting low- and moderate-income City residents. The three most common ways of meeting this objective are:

- a. Activities that benefit an area dominated by a low-income population.
- b. Activities requiring income data for each applicant.
- c. Activities that benefit a limited clientele who are generally presumed to be principally low- and moderate-income. Categories of limited clientele allowed by HUD include abused children, battered spouses, elderly persons, handicapped persons, homeless persons, illiterate persons, and migrant farm workers.

2. Aid in the prevention or elimination of slums or blight.

Activities considered to aid in the prevention or elimination of slums or blight are activities within a delineated area which meets a definition of slum, blighted, deteriorated, or deteriorating under state or local law, or where there is a substantial number of deteriorating or dilapidated buildings and improvements

are needed throughout the area.

3. Address community needs having a particular urgency.

This national objective is rarely used because it is extremely restrictive. The urgent condition must be recent and pose a serious and immediate threat to the health or welfare of the community. There can be no other source of financing available to meet the needs in this category.

C. PUBLIC PARTICIPATION AND ALLOCATION PROCESS

Public participation is an important part of the CDBG process. Two public hearings are required to meet the HUD requirements for citizen participation. In accordance with Code of Federal Regulations (CFR) Title 24, HUD, Section 570.704, the City initiated the CDBG application process by publishing a Notice of Funding Availability for Program Year 2024 on December 8, 2023, in the East County Californian, as well as posting the Request for Proposals on the City's website. Applications were due to the City by January 8, 2024.

Notice of the February 14, 2024, public hearing was published in the East County Californian on February 2, 2024. All applications, except for the Meals on Wheels application, were submitted on time. As there is no CDBG regulation that specifies the methodology for the City's selection of subrecipients, the City Council can allocate funding to Meals on Wheels if they want to do so. Through this agenda item, the applications were made available for public review and comment. In this way, citizens are afforded an opportunity to examine the contents of all applications received and to provide comments prior to City Council decision on the funding of qualified applications, in compliance with CFR Title 24, Section 570.704.

D. AVAILABLE CDBG FUNDS AND REQUESTS FOR FUNDING

The CDBG allocation to the City of Santee for Program Year 2023 was \$321,996. As of February 2, 2024, HUD has not announced the amount that the City of Santee will be allocated for Program Year 2024 (July 2024 – June 2025). However, the schedule for preparation of annual Action Plans by the City of Santee and the County of San Diego requires that public input be solicited at this time and a tentative plan for funding activities in Program Year 2024 be approved and submitted to HUD no later than May 15th. Due to uncertainty regarding the budget for HUD programs, for planning purposes, staff estimates that the City of Santee's Program Year 2024 allocation will be \$306,433, which is the average of the three prior Program Year allocations and 4.8% less than the PY 2023 allocation. Program Year 2022 unexpended funds are being carried forward so they can be used towards future CDBG public infrastructure projects.

HUD regulations impose a 15% cap on the amount of CDBG funds which can be allocated to Public Service activities and a 20% cap on Administrative Activities (including program income but excluding prior year carry forwards). Prior year carry forwards can only be allocated to Public Facilities.

Public Facilities Funding

With the 2021 payoff of the Section 108 Loan used for the Buena Vista/Railroad Avenue project, staff analyzed different options for CDBG funded public facility improvements. Based on this analysis staff recommended and the City Council approved the Citywide installation of ADA compliant pedestrian ramps at locations where no ramp exists as part of the Program Year 2022 CDBG funding cycle.

In Program Year 2023, the first phase of the Citywide ADA Pedestrian Ramp Project was completed which included the installation of 46 new ADA compliant pedestrian ramps. This project benefited 3,443 disabled and elderly persons (presumed low-income) residents according to the U.S. Census Bureau’s 2019 American Community Survey. The new pedestrian ramps are in the neighborhoods south of West Hills High School and northeast of Santana High School. The proposed \$204,442 (estimate) to be allocated towards Program Year 2024 Public Infrastructure would be used for future phases of the Citywide ADA Pedestrian Ramp project.

Included in this year’s CDBG funding applications was a request from Home of Guiding Hands (HGH) which is a non-profit organization that provides disability services in San Diego and Imperial Counties to more than 4,500 persons with special needs each year. HGH has requested \$15,000 for a rehabilitation project at one of their homes that houses six individuals with intellectual and developmental disabilities. The proposed landscaping and concrete project would help make the home’s yard more accessible to non-ambulatory and/or less ambulatory persons and would increase the durability and longevity of the yard. The funding would be used for materials and to partially cover labor costs.

If the City Council decides to fund this project or a portion thereof, the amount funded would be deducted from the estimated \$204,442 allocated in the Public Infrastructure category. While HGH has not received CDBG funding in recent years, they have been awarded funding in the past, most recently in Program Year 2016.

SUMMARY OF ESTIMATED EXPENDITURES

ACTIVITY	CAP	AMOUNT AVAILABLE PER CAP	AMOUNT REQUESTED
Public Service Activities	15%	\$ 45,990	\$ 57,000
Administrative Activities	20%	\$ 61,320	\$ 61,320
Public Infrastructure	None	\$ 204,442	\$ 204,442
		\$ 311,752	\$ 322,762

Requested in excess of projected funding \$ 11,010

E. HOME PROGRAM

The Home Investment Partnerships (HOME) Program is a federal program administered by the U.S. Department of Housing and Urban Development (HUD). The intent of the HOME Program is to provide decent affordable housing to lower- income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing and leverage private-sector participation. Eligible HOME program uses include housing acquisition, housing rehabilitation, homebuyer assistance, housing construction and rental assistance.

Since 1997, the City has used HOME funds for the First Time Homebuyer Program (FTHB), providing down payment assistance via a deferred loan for low-income first-time homebuyers. A total of 109 loans have been funded since the inception of the program.

The City of Santee participates in HOME funding through a consortium comprised of the County of San Diego and the Cities of Encinitas, Carlsbad, La Mesa, San Marcos, and Vista to administer Federal HOME funds. The County of San Diego acts as the administrator of the consortium. Low-income persons seeking down payment and closing cost assistance for the purchase of a home in Santee apply to the County of San Diego Department of Housing and Community Development for underwriting and loan origination.

During Calendar Year 2023, no loans for the purchase of a Santee home were completed. Unfortunately, the increase housing costs coupled with high mortgage rates post-Covid pandemic has left a relatively narrow band of qualified homebuyers under the 80 percent Area Median Income (AMI) qualification. As evidence of this decline, the chart below shows the number FTHB loans completed countywide by the County of San Diego's Housing and Community Development Department

Program Year 2018: 27
Program Year 2019: 15
Program Year 2020: 17
Program Year 2021: 6
Program Year 2022: 5

F. RECOMMENDATION

Open the public hearing, receive public testimony, and continue the public hearing to February 28, 2024.

ATTACHMENT 2

SUMMARY OF REQUESTS

PUBLIC SERVICES		AMOUNT OF PY 2024 REQUEST	PROPOSED USE	PY 2022 ACCOMPLISHMENTS/ PY 2023 GRANT*
1	ElderHelp	\$7,000	Support home-bound seniors to maintain their independence through case management, services and minor home repairs.	93 persons assisted/ PY 2023 Grant: \$5,533
2	The HomeMore Project	\$5,000	“Makeshift Traveler” waterproof backpacks for persons experiencing homelessness.	First time applicant
3	Meals-on-Wheels	\$5,000	Home delivery of meals to homebound Santee seniors.	73 persons assisted/ PY 2023 Grant: \$5,533
4	Santee Food Bank	\$25,000	Food bank services for LMI Santee residents and families.	19,275 persons assisted/ PY 2023 Grant: \$20,630
5	Santee Santas (Application submitted late)	\$5,000	Food supplies to assist LMI families over the two-week school holiday break.	Did not apply in PY 2022 PY 2023 Grant: \$5,533
6	Voices for Children	\$10,000	Provide Court Appointed Special Advocates (CASAs) to assist income qualified foster children.	2 children assisted/ PY 2022 Grant: \$5,533

Total Requests: \$ 57,000

Projected Cap Amount \$ 45,990

ATTACHMENT 2

SUMMARY OF REQUESTS

ADMINISTRATION		AMOUNT OF PY 2024 REQUEST	PROPOSED USE	PY 2022 ACCOMPLISHMENTS/ PY 2023 GRANT
1	CSA San Diego County	\$21,000	On behalf of the City of Santee, conduct fair-housing testing and counseling. Provide tenant/landlord mediation services.	16 persons assisted with fair housing services. PY 2023 Grant: \$20,500
2	City of Santee	\$ 40,320	Administration of CDBG Program and Subrecipient Agreements.	Maintained compliance with program regulations. PY 2022 Grant: \$43,530

Total Requests: \$ 61,320 (Projected cap amount)

PUBLIC INFRASTRUCTURE		AMOUNT OF PY 2024 REQUEST	PROPOSED USE	PY 2022 ACCOMPLISHMENTS/ PY 2023 GRANT
1	Future funding for City of Santee Citywide ADA Pedestrian Ramp Project	\$ 189,442	Future Citywide installation, in phases. of ADA compliant pedestrian ramps at locations where no ramp exists.	3,443 persons served. PY 2023 Grant: \$208,309.
2	Home of Guiding Hands	\$15,000	Rehabilitation project (Concrete Pathways) at a home for six (6) persons with intellectual and developmental disabilities.	No application or project since FY 2016/17.

Total Requests: \$ 204,442 (Projected available balance)

GRAND TOTAL: \$ 322,762

ATTACHMENT 3

PROGRAM YEAR 2024 APPLICATIONS FOR FUNDING

PUBLIC SERVICES

ElderHelp of San Diego.....1
HomeMore Project.....10
Meals-On-Wheels Greater San Diego County.....23
Santee Food Bank.....32
Santee Santas Foundation.....39
Voices for Children.....49

ADMINISTRATION

CSA San Diego County.....60

PUBLIC FACILITIES\INFRASTRUCTURE

Home of Guiding Hands.....69



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Dept. of Development Services
City of Santee

**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided, or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 8, 2024. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 8, 2024, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Tuesday, January 2, 2024. Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 1/5/2024

Agency Name: ElderHelp of San Diego
Agency Address: 5095 Murphy Canyon Rd #100, San Diego CA 92123
Phone: 619-284-9281 Fax: 619-284-0214
E-mail: info@elderhelpofsandiego.org

Project/Program Contact Person (Name and Title): Anya Delacruz, Associate Executive Director
Project/Program Location: San Diego County with an emphasis on central and eastern regions
Phone: 619-371-4269 Fax: 619-284-0214
E-mail: adelacruz@elderhelpofsandiego.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe)_[Click here to enter text]

Federal Unique Entity Identifier (UEI): GMBSRM6N74U3
NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>
Person completing application: Dorian Townsend, Grants Manager

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 7000

Total Project/Program Budget: \$ 857,228

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, ElderHelp is committed to providing services to seniors in the City of Santee.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Founded in 1973, ElderHelp of San Diego's mission is to provide personalized services and information that help seniors remain independent and live with dignity in their own homes. Our agency has 50 years of experience helping seniors experiencing declining health, poverty, and isolation to remain independent in their homes through services providing for seniors' basic needs. In FY23 we served 7,398 individuals across seven programs: Care Coordination, Senior Food and Essentials Pantry, Seniors a Go Go (SAGG), Housing Services, Intake and Referral Services, Family Caregiver Support, and RUOK calls. From FY20 to FY23 service requests increased by 393%. To meet this need, ElderHelp is thoughtfully growing its services, expanding into areas of San Diego County that are underserved and enhancing programs, including housing and nutritional services, to help mitigate the effects of rising inflation and housing expenses.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. **Inclusion of the estimated number of Santee residents served is required.**

Our Care Coordination program supports senior health through client-centered, preventive/interventive services that include grocery shopping for nutritious food, home safety inspections and minor home repairs to reduce falls and injury, and companionship for those experiencing loneliness and attendant mental health issues. Aging concerns are a priority healthcare need for our region, as identified by the 2019 CHNA report. For all seniors in San Diego, but especially the significant percentage who are low-income, it is necessary to address the precursors to declining health conditions, both physical and mental. It is established that seniors with untreated depression are less likely to take their medication for other diseases such as diabetes or high blood pressure, and therefore are more likely to need repeated costly hospitalizations. As part of the continuity of care, ElderHelp's Care Coordination program identifies and responds to the precursors that are known to contribute to medically-related health problems that affect seniors' ability to live independently in their own homes.

Our approach to meeting these care needs offers an impressive return on investment

City of Santee – Application for CDBG Funding

when compared to the cost of doctors and hospitals. The preventive/interventive care we have described above costs ElderHelp an average of \$250-300 annually per client when all ElderHelp services are considered. Based on two UC Berkeley evaluations of our services and related fiscal impact, it was determined that in addition to the direct service benefit above, our programs save each care coordination client a minimum of \$3,200 annually. Additionally, keeping ElderHelp clients out of emergency rooms and in good mental and physical health results in a savings of \$4,265,536 to the healthcare system annually.

According to economist Jeff Tucker, San Diego County cost of living increased 33% during the pandemic, making it the fourth highest priced metro area in the US. This has placed a disproportionate burden on ElderHelp clients, who are 60 and over, with 96% either low or very low income. The average age of clients is 77, and many are disabled, at high risk of falls, or have more than one chronic health condition. Our understanding of these factors has informed our development of programs and services over the past 50 years to address low-income seniors' unique experience of poverty, food insecurity, difficulties accessing healthcare, housing insecurity, and anxiety/depression due to isolation. Our Care Coordination Program, along with our other six core programs, is designed to reduce the burden on seniors, serving as a well-honed spectrum of services to keep seniors living independently in their homes.

The Care Coordination program will serve approximately 320 clients each month, with 20 Santee residents provided with ongoing Care Coordination services. In addition, approximately 30 Santee residents will further be served through our Information and eReferral services in FY25.

- C.** Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

ElderHelp's Care Coordination program boasts a well-qualified program team, comprised of degreed social workers and gerontologists with more than 100 years of combined experience working with the senior population. The team has been certified in mental health, motivational interviewing, techniques for de-escalating situations in high-risk populations, dementia and Alzheimer training, trauma informed care, and suicide prevention. More than 350 volunteers are trained to support changing senior needs and are instrumental to our success, as they are the also the familiar personal contact that for so many isolated seniors can help address their susceptibility to mental health issues. In FY23, we had over 40,000 instances of care provided to our clients (deliveries, visits, calls, rides) which significantly increased our organizational capacity and impact. All programs, including the Care Coordination Program, are overseen by Anya Delacruz, Associate Executive Director, who has more than 20 years' experience working with seniors. She joined ElderHelp in 2008 and has played an integral role in developing the organization's programs. She has accountability for program performance and deliverables, as well as staff morale.

- D.** Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

City of Santee – Application for CDBG Funding

Our clients' income levels correspond to the CDBG Program National Objectives of serving low to moderate income persons. In fact, 96% of our clients are low or very low income. ElderHelp also meets the City of Santee priorities of assisting low to moderate income homeowners, since our mission is to assist seniors to remain living independently in their own homes. ElderHelp serves socially isolated senior members, aged 60 and older, predominantly living in LMI households, the combination of which makes it difficult for them to adequately meet critical daily needs.

E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

Since 1973, ElderHelp has served as a 501c3 nonprofit organization, helping over 260,000 older adults in need, including many seniors in the City of Santee. Our goal throughout these five decades has been to help older adults remain in their homes and enhance the quality of life for older adults through targeted services including Care Coordination, Senior Food and Essentials Pantry, Housing Services, Seniors A Go Go, RUOK Calls, Family Caregiver Assistance Program, and Intake and Referral Services. The impact of ElderHelp's programs is clear: we keep seniors living safer, healthier, and longer in their own homes. ElderHelp dramatically increased our services last fiscal year, supporting 7,398 seniors with only 3.5% of our caseload transitioning to long term care, less than 1% experiencing falls, and less than 2% having an ER visit or hospitalization. The hospitalization rate is a significant marker of senior wellbeing: the national average for senior hospitalization is 1 in 6, whereas with ElderHelp it is 1 in 50. All ElderHelp services kept seniors in their homes 7 years longer than the national average, allowing them to age in their homes and communities rather than costly long term care facilities. ElderHelp has received CDBG funding from the City of Santee every year since 2004. That adds up to 20 years of support, strong evidence of a successful partnership.

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

ElderHelp follows Board-approved accounting policies that are consistent with GAAP, using Quickbooks accounting software. The agency maintains an accounting procedures manual, which is updated as necessary and reviewed annually by an outside, independent auditor. Disbursement and payment procedures require that invoices and check requests be submitted/reviewed by the end user/spender, approved by a

City of Santee – Application for CDBG Funding

department manager and reviewed by the Executive Director. Checks are processed by the Accounting Specialist and signed by the Executive Director or the Associate Executive Director. Checks over \$5,000 require two signatures. Bank statements are reconciled monthly by the Accounting Specialist and approved by the Executive Director. Restricted revenues are accounted for separately. Expenses are tracked by budget line item, specific to each program or revenue stream to ensure that designated funds are spent appropriately. Each month, the Board of Directors is presented with a complete set of financial statements which includes a Statement of Income & Expense Current Month and Year to Date showing the budget to actual, a Statement of Financial Position and a Cash Flow report. All accounting is performed by staff, and financial records are kept in the main office. While not a requirement, each year ElderHelp submits to an independent audit, which is presented to the Board by the auditor. The ultimate responsibility for financial oversight of CDBG expenditures will be Deborah Martin, CEO/Executive Director, and the Director of Finance, Sara Gongora. In addition, we keep a spreadsheet to track Santee participation, including phone inquiries, and report client numbers to the City of Santee on a quarterly basis.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Deborah Martin, CEO/Executive Director, has her Bachelor's Degree in Business Law., Her role involves overseeing the operations of ElderHelp, including financials, legal, program implementation and oversight, fundraising, technology, growth planning and long-range strategic planning. Anya Delacruz, Associate Executive Director, has more than 20 years' experience working with seniors. She joined ElderHelp in 2008 and has played an integral role in developing the organization's programs. She has accountability for program performance and deliverables, as well as staff morale. The Care Coordination Manager, Elizabeth Wagner, oversees the daily operations of the Care Coordination and Seniors A Go Go programs. Elizabeth has supported all of ElderHelp's programs and her gentle handling of any situation produces the best outcomes for our clients.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

There is no conflict of interest involved with ElderHelp and the execution of this application.

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures

City of Santee – Application for CDBG Funding

your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

All clients complete a comprehensive intake process, which is entered into our Salesforce programs database. Through Salesforce, we track the initial phone call, application process, enrollment, and services provided. The system prevents clients from being entered multiple times and the in-depth application and enrollment process typically captures a full picture of any benefits already received by the client through other providers. Part of our assessment for any client is to review their income, benefits (health insurance, housing benefits like section 8, etc.), and the services they're currently receiving (IHSS, MOW, etc.). This allows us to understand what services they have so we can better coordinate their care and reduce duplication of services and benefits. Our specialized system in Salesforce ensures that we are only reporting on unduplicated clientele. We also track discharges, so if a client comes back to our program, we know that they were formerly enrolled and the specifics re: services we provided, why they were discharged, etc. We do not have a policy around how often people can apply for or access our services because we want to be the solution to keeping seniors living independently in their homes.

BENEFITS AND BENEFICIARIES

- A.** How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Most ElderHelp services are provided at the client's home or telephonically. Santee residents can also go to ElderHelp's office, which is located 11 miles from the center of the City of Santee.

- B.** What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

_____ 62_ % of clients are at 30 percent or below of the area median income.

_____ 38_ % of clients are between 31 and 50 percent of the area median income.

_____ % of clients are between 51 and 80 percent of the area median income.

_____ % of clients are above 80 percent of the area median income.

- C.** Does your agency focus its activities on populations with special needs?

No

Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

City of Santee – Application for CDBG Funding

ElderHelp exclusively serves seniors and their families.

DOCUMENTATION

- A.** How will the recipients' information (e.g., race, ethnicity, income, household size) be collected and documented?

ElderHelp regularly collects client data for all aspects of our programs in Salesforce.

- B.** How will the outcomes be measured, collected, and documented?

Through Salesforce we run reports to evaluate services and provide client interventions. Salesforce tracks most data points, such as client social and medical needs and experiences, and interactions between staff, clients, and volunteers. In addition, Care Coordinators administer a biopsychosocial assessment at intake with regular checks against baseline. Throughout our routine monitoring of clients and listening to volunteer feedback, we maintain a vigilant qualitative assessment of client needs, whether self-identified or not, and client satisfaction. Information is gathered during client and volunteer interviews, client assessments and reassessments, and regular follow-up (via phone or home visits). The team makes necessary changes to ensure goals are met and to measure growth and improvement. Data analysis and evaluation is performed by ElderHelp's Associate Executive Director Anya Delacruz.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

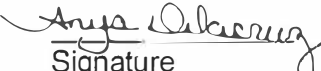
	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>X</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:		
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	
	d) Date Articles of Incorporation files with Secretary of State?	06/20/1974	
3.	All necessary licenses required to operate are maintained?	<u>X</u>	
4.	Worker's Compensation Insurance is active and current?	<u>X</u>	
5.	General Liability Insurance is active and current?	<u>X</u>	

City of Santee – Application for CDBG Funding

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

Anya Delacruz, Assoc. Executive Director


Signature

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: ElderHelp of San Diego

Total organization budget \$ 2,406,292

Program/Project name requesting funds: Care Coordination Program

CDBG funds requested: \$ 7,000 Total program/project budget: \$ 857,228 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

- 1. Sources of funding for program/project: (S)Secured or (A)Anticipated
a. Funding requested from the City \$ 7,000 (S) or (A)
b. Other federal funds (if any) 20,000 (S) or (A)
c. State or local government funds 84,533 (S) or (A)
d. Donations and contributions 745,695 (S) or (A)
e. Fees or memberships (S) or (A)
f. In-kind contributions / Volunteer time (S) or (A)
g. Other funding (S) or (A)
h. TOTAL PROJECT FUNDING (project budget) \$ 857,228 (S) or (A)

- 2. Uses of CDBG funds requested for the program/project: (1.a.)
a. Wages and salaries \$ 7,000
b. Personnel benefits
c. Materials and supplies
d. Program expenses and evaluation
e. Rent and utilities
f. Insurance
g. Mileage (@ 62.5 cents/mile)
h. Incentives and Special Events
i. Indirect costs
I. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 7,000

3. Percentage of project budget represented by CDBG request 0.8%

4. If your project will require future funding, please provide information about how the program will be funded. ElderHelp pursues a diversified funding strategy, which currently includes approximately 38% from grants, 21% from government and non-government contracts, 5% from corporate support, 30% from individuals, 5% from events, and 1% in client contributions.

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JAN 08 2024



Dept. of Development Services
City of Santee

**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided, or the application will be considered incomplete and will not be further evaluated for funding consideration.**

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GENERAL INFORMATION: Date: 01/08/2024

Agency Name: The HomeMore Project

Agency Address: 10824 Lindbrook Drive, Suite 121, Los Angeles, CA 90024

Phone: 628-444-8094

E-mail: hello@homemoreproject.org

Project/Program Contact Person (Name and Title): Zac Clark, Executive Director.

Project/Program Location: Santee, California

Phone: 678-654-7070

E-mail: zac@homemoreproject.org

Type of Project (check one): Public Service Activity

Federal Unique Entity Identifier (UEI): J13SY4S4GLD1

NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Zac Clark, Executive Director

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ \$5,000

Total Project/Program Budget: \$ \$25,000

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, our program is structured for every \$100 we receive, we can help someone experiencing homelessness. Receiving \$5,000 of support would help us serve 50 people, whereas receiving, for example, \$2,500 would help us serve 25 people.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECTACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Our Mission is to uplift the homeless community in California by building a culture of transparent and genuine relationships while focusing on the centralization of resources and providing realistic yet innovative solutions to an ongoing crisis.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. **Inclusion of the estimated number of Santee residents served is required.**

It is crucial to leverage technology, innovation, and creativity to address the daily obstacles and long-term impacts faced by individuals experiencing homelessness. According to UCSF, around 70% of the homeless population in California possess cell phones, which serve as their means to connect with loved ones and access vital services. However, the lack of places and opportunities to charge their phones becomes a significant barrier. We have spoken to hundreds of individuals who have expressed that a simple phone call or email could have potentially secured them housing, but without a reliable connection, they were pushed to the back of the line. Moreover, homelessness presents numerous challenges when it comes to keeping one's belongings safe, dry, secure, and usable. Given the various elements and conditions faced by those without homes, maintaining the safety of belongings in everyday backpacks can be incredibly challenging.

Our Makeshift Traveler is a backpack specifically tailored to the needs of an individual experiencing homelessness. The pack was designed sustainably with a goal to serve as premium storage until obtaining permanent housing. The pack is made from recycled water bottles, creating a waterproof and robust hardshell to make up the outer portion of the pack. Notably, the pack features a solar panel with a battery pack and USB charging port, as nearly 70% of those without homes

City of Santee – Application for CDBG Funding

rely on their phones to connect with loved ones and access critical services. The bottom of the pack also features a nylon pillow, which can puff out by inserting a t-shirt inside the backpack. This is both a comfort feature and a security feature, as theft is a common occurrence during the evening hours.

We include a sleeping bag, poncho, radio, flashlight, ID card, socks, lock, hygiene kit, water bottle, and an informational brochure listing partner services with other organizations and agencies. This grant will support 50 individuals experiencing homelessness in Santee, California by providing each of them with one of our Makeshift Traveler backpacks.

- C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

The HomeMore Project has a dedicated team comprising our Board of Directors, overseeing the Makeshift Traveler program. This committed group provides strategic guidance and ensures the alignment of the program with our organizational mission and values. The physical distribution of Makeshift Travelers will be executed by our paid part-time staff and led by our Executive Director, Zac Clark. This includes logistical planning, coordination with partner organizations, and direct engagement with individuals experiencing homelessness. The activities will be carried out over the course of the year, with monthly distribution events scheduled to ensure a consistent and sustained impact. The frequency of services delivered will align with these monthly distribution events, ensuring regular and reliable support for those in need throughout the program period.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

Public Services: The Makeshift Traveler program qualifies as a public service by directly benefiting individuals experiencing homelessness. It goes beyond providing physical items, contributing to the broader public good by fostering connections, addressing challenges, and promoting a sense of dignity.

Economic Development: The program indirectly contributes to economic development by addressing challenges that may hinder individuals from engaging in education, employment, or other economic activities. By providing essential tools, it supports their ability to reintegrate into society.

In essence, the Makeshift Traveler program is well-aligned with the CDBG Program National Objectives, the City of Santee Priorities, and Eligible Activities, as it directly serves and benefits the homeless population, addressing their unique needs and contributing to the broader goals of community development and inclusivity.

City of Santee – Application for CDBG Funding

E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

The HomeMore Project is a 501(c)(3) nonprofit organization founded in August 2020, months after the COVID-19 pandemic began. Our founder, Zac Clark, was in his second year at the University of San Francisco when he moved into his first apartment in a neighborhood called the "Tenderloin" in San Francisco, California. It is home to roughly 30-40% of San Francisco's homeless population, spanning only 16 blocks. During the pandemic, there were no tourists, and most corporate workers had left. Therefore, the only individuals that Clark interacted with were those experiencing homelessness. These interactions are what led Clark to found "The HomeMore Project."

The HomeMore Project is now in over 15 cities in California for 2024, including San Diego and other parts of Southern California. We aim to deliver 1,500 of our Makeshift Traveler in new regions, such as Santee.

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

The HomeMore Project maintains robust fiscal management procedures to ensure transparency, accountability, and the effective allocation of resources. Our financial reporting adheres to industry standards, providing a clear and comprehensive overview of income, expenditures, and budgetary allocations. Our accounting systems employ modern software to maintain accurate and up-to-date records. Payment procedures are structured to prioritize efficiency and accountability, with a stringent review process in place. We adhere to audit requirements to guarantee compliance with legal and regulatory standards. Records are meticulously maintained to trace project benefits to targeted groups, ensuring that funds are directed toward initiatives that directly serve individuals experiencing homelessness. This meticulous approach to fiscal management reflects our commitment to responsible stewardship of resources, enabling us to maximize the impact of our programs and projects.

City of Santee – Application for CDBG Funding

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

The HomeMore Project's impactful activities are carried out by a dedicated team, primarily consisting of passionate and committed interns and volunteers. Our dynamic internship program engages over 25 interns annually, providing them with a unique opportunity to contribute their skills and ideas to meaningful projects in the realms of marketing, finance, journalism, media, and more. These interns, often college students from across the United States, commit to an enriching experience of approximately 10 hours per week. In addition to our interns, we maintain a robust volunteer base of over 65 individuals who generously offer their time and expertise. The collective efforts of our interns and volunteers form the backbone of our organization, enabling the successful execution of activities that range from program development to outreach initiatives. Activities are carried out year-round, fostering a continuous and impactful presence in the communities we serve. The frequency of services is maintained through regular team meetings, collaboration platforms, and ongoing communication channels that keep our dedicated team engaged and aligned with our mission.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

N/A

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

The HomeMore Project maintains comprehensive Policies and Procedures specifically tailored for the Makeshift Traveler program. For determining program eligibility, we follow a transparent and inclusive approach, assessing individuals experiencing homelessness based on their unique circumstances and needs. Our organization does not impose strict income eligibility criteria, recognizing the diverse situations of those facing homelessness. Regarding record-keeping and retention, we have established protocols to ensure meticulous documentation of program activities, beneficiary details, and distribution outcomes. This includes the maintenance of digital and physical records for accurate reporting and

City of Santee – Application for CDBG Funding

accountability. Reimbursement requests are processed in accordance with our financial policies, with clear guidelines on documentation requirements and approval processes to guarantee fiscal responsibility and compliance with grant regulations. These policies and procedures are integral to maintaining program integrity, transparency, and effectiveness.

We are happy to provide our more detailed policies and procedures, along with training programs if requested.

BENEFITS AND BENEFICIARIES

- A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

The HomeMore Project will partner with local nonprofit organizations in Santee to facilitate the distribution of our Makeshift Traveler to 50 individuals experiencing homelessness. We recognize the importance of establishing local partnerships to executive our program.

- B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

100 % of clients are at 30 percent or below of the area median income.

- C. Does your agency focus its activities on populations with special needs?

Yes

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

The HomeMore Project primarily serves individuals experiencing homelessness. This population is diverse in terms of demographics. It includes men and women, as well as gender-diverse individuals, spanning various age groups. The demographic composition can vary widely from young adults to older individuals. Additionally, there is diversity in terms of racial and ethnic backgrounds, with people from various communities and backgrounds experiencing homelessness. The target population encompasses both individuals who have been homeless for an extended period and those who have more recently fallen into homelessness, reflecting the broader societal issue of housing instability.

City of Santee – Application for CDBG Funding

DOCUMENTATION

- A. How will the recipients' information (e.g., race, ethnicity, income, household size) be collected and documented?

During distribution, we utilize a simple data collection method of digital or paper forms to fill out. We then record that information into our data base.

- B. How will the outcomes be measured, collected, and documented?

We utilize a five-goal framework to outline the objectives of our Makeshift Traveler program and measure the success of it.

Goal 1: Providing Immediate Relief and Connectivity

Our primary goal is to provide immediate relief and connectivity through the Makeshift Traveler. This comprehensive pack includes vital items and tools to support individuals experiencing homelessness until they can access temporary shelters or programs designed to alleviate homelessness.

Goal 2: Storytelling and Community Awareness

Our outreach efforts go beyond distributing flyers; they involve in-depth conversations that last up to an hour or more, where we engage with people in their communities. By sharing their stories, we aim to raise community awareness about homelessness and foster empathy.

Goal 3: Comprehensive Data Gathering

Collecting consistent and comprehensive data from individuals experiencing homelessness is a significant challenge. Distributing Makeshift Travelers provides us with an opportunity to gather specific demographic data and insights into their homeless experiences. This data enriches case manager files and better positions individuals to receive support with our lengthy list of partner organizations.

Goal 4: Linking to Vital Partner Services

Each Makeshift Traveler includes an Informational Brochure, listing various essential services, organizations, and government programs such as food, shelter, mental health treatment, substance abuse treatment, and entertainment. We've established partnerships with over 15 local organizations in San Francisco listed in the brochure to facilitate connections between recipients and these vital services. During expansion projects, we seek to include 7-10 local partners.

Goal 5: Feedback & Connections for our future Interim Housing Program

Gathering feedback on our future Interim Housing Program is crucial for primary research and program development. If recipients indicate specific program elements that wouldn't benefit them, we will make necessary adjustments. Simultaneously, we are building a list of individuals interested in participating in a Proof of Concept version in 2025. This helps us establish connections and gauge interest for future initiatives.

City of Santee – Application for CDBG Funding

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>Yes</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:	<u>Yes</u>	
	a) IRS Form 990?	<u>Yes</u>	
	b) California Franchise Tax Board Form 199?	<u>Yes</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>Yes</u>	
	d) Date Articles of Incorporation files with Secretary of State?		08\20\2020
3.	All necessary licenses required to operate are maintained?	<u>Yes</u>	
4.	Worker's Compensation Insurance is active and current?	<u>NA</u>	
5.	General Liability Insurance is active and current?	<u>Yes</u>	

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

Zac Clark, Executive Director

Type or Print Your Name and Title

Zac Clark

Signature

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: The HomeMore Project

Total organization budget \$155,000

Program/Project name requesting funds: Makeshift Traveler backpack for Homeless in Santee

CDBG funds requested: \$5,000 Total program/project budget: \$25,000

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$10,000 (A) _____	(S) or (A)
b. Other federal funds (if any)	_____	(S) or (A)
c. State or local government funds	_____	(S) or (A)
d. Donations and contributions	\$12,500 (S) _____	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions / Volunteer time	_____	(S) or (A)
g. Other funding	\$2,500 (S) _____	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$ _____	(S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	\$0 _____
b. Personnel benefits	\$0 _____
c. Materials and supplies	\$4,800 _____
d. Program expenses and evaluation	\$200 _____
e. Rent and utilities	\$0 _____
f. Insurance	\$0 _____
g. Mileage (___ @ 62.5 cents/mile)	\$0 _____
h. Incentives and Special Events	\$0 _____
i. Indirect costs	\$0 _____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$5,000 _____

3. Percentage of project budget represented by CDBG request 20%

4. If your project will require future funding, please provide information about how the program will be funded. NA

A more detailed budget for the project and breakdown of each Makeshift Traveler is provided in the attachments.

The HomeMore Project Budget Compliments of
2024 Makeshift Traveler Program Budget- 250 Units



Expenses: Makeshift Traveler Program	Per Unit	For 250 Units
Makeshift Traveler Unit	\$36.50	\$9,125.00
Solar Panel (3 W)	\$22.00	\$5,500.00
Instruction Manual	\$0.14	\$35.00
Unit Itself	\$58.64	\$14,660.00
Radio and Headphones	\$7.30	\$1,825.00
Flash Light	\$1.50	\$375.00
Poncho	\$0.50	\$125.00
Sleeping Bag	\$5.80	\$1,450.00
Water Bottle	\$1.98	\$495.00
Lock (50cm)	\$2.00	\$500.00
USB C Charging Cable and Brick	\$1.80	\$450.00
Socks (5 Pairs)	\$0.00	\$0.00
Informational Brochure	\$0.99	\$247.50
Identification Card	\$0.99	\$247.50
Included Materials	\$22.86	\$5,715.00
Shipping Container to USA Storage Facility	\$4.00	\$4,000
Importing Tax	\$0.00	\$0.00
Packaging	\$1.00	\$250
Logistics	\$5.00	\$4,250
Total Expenses for Makeshift Traveler:	\$86.50	\$24,625.00

Expenses: General and Administrative	
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Supplies (office and field)	\$75.00
HomeMore Merchandise for Volunteers and Team Members	\$300.00
Total Expenses for GA:	\$375.00

Total Project Budget:	\$25,000
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The \$5,000 received would directly support 50 Makeshift Traveler backpacks for the homeless community in Santee, California. This would be allocated to the entire per-unit cost for 50 backpacks.



THE HOMEMORE PROJECT

Our Mission is to uplift the homeless community in California by building a culture of transparent and genuine relationships while focusing on the centralization of resources and providing realistic yet innovative solutions to an ongoing crisis.





Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

THE HOMEMORE PROJECT INC
449 OFARRELL STREET UNIT 502
SAN FRANCISCO, CA 94102-0000

Date:
10/30/2020
Employer ID number:
85-2644419
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
August 5, 2020
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053648001850

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements



RECEIVED

JAN 23 2024

Dept. of Development Services
City of Santee

**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 8, 2024. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered to the City of Santee, Department of Development Services, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Monday, January 3, 2024. Additionally, general information about CDBG-CV funding may be found on HUD's website at <https://www.hudexchange.info/programs/cdbg/>

GENERAL INFORMATION: Date: 1/23/2024

Agency Name: Meals On Wheels Greater San Diego, Inc. dba: Meals on Wheels
San Diego County
Agency Address: 2254 San Diego Avenue, Ste. 200, San Diego, CA 92110

Phone: 619-278-4012 Fax: 619-260-6373
E-mail: aduarte@meal-on-wheels.org

Project/Program Contact Person: Tim Ray, East County Service Center Manager
Project/Program Location: El Cajon

Phone: 619-447-8782 Fax: 619-260-6373
E-mail: tray@meals-on-wheels.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe)

Federal Unique Entity Identifier (UEI): DCWTFQJ3V5H8

NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Ali Duarte, Associate Director of Grants

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 5,000

Total Project/Program Budget: \$ 152,367.60

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, the project/program will still be carried out to the same degree regardless of the funding amount. Meal delivery to seniors is our main program and we do not rely on one source of funding

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECTACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Meals on Wheels San Diego County (MOWSDC)'s mission is to empower seniors and veterans to remain independent by nourishing their bodies, minds, and spirits. Our vision is to drive out senior hunger and isolation across our region. MOWSDC is part of the community safety net serving older adults with the home delivery of up to two nutritious meals a day at a subsidized price and accompanied by social visits, safety checks, and care navigator support with referrals if necessary. Many seniors experience chronic illnesses and disabilities, making activities of daily living difficult. In many cases, seniors will become temporarily and/or permanently homebound. Becoming homebound prevents seniors from obtaining food, healthcare, support services, and engagement in social activities. Home delivery of meals, with daily safety and wellness checks, enables seniors experiencing these difficulties to navigate these challenges more successfully, avoid negative health impacts, and maintain their preferred residence.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. Inclusion of the estimated number of Santee residents served is required.

MOWSDC provides personally delivered meals to seniors on weekdays and Saturdays (Sunday meals delivered with Saturday meals), including holidays. All the meals are prepared according to USDA guidelines for senior nutrition. They are reduced-sugar, -sodium, and -fat and include a healthy Latino Cuisine, easy to chew, renal friendly, gluten friendly, and vegetarian menu options. Every client served is provided with (a minimum) 60% subsidy for all services, and further subsidies are provided to those with greater financial need.

The MOWSDC program addresses food insecurity, declining health, and social isolation. As part of the "more than just a meal" service model, staff and volunteer drivers establish a trusting relationship with the seniors, which allows MOWSDC to

City of Santee – Application for CDBG Funding

monitor the quality of life and support seniors as they age at home. Volunteers and staff place electronic "wellness alerts" using their mobile devices. When a client's condition or health change is discovered, a wellness alert is placed via the mobile device and is received and documented by the Care Navigator Team. MOWSDC has five Care Navigators that respond to any concerns that volunteers observe during meal delivery. MOWSDC's Care Navigators perform referrals to other services and provide hands-on assistance in managing senior's well-being. Nutritious meals, social visits, and routine safety checks help address three of the biggest threats to successful aging: hunger, isolation, and loss of independence.

The area to be served with this request is the entire City of Santee, including the City of Santee's LMI Census Tracts. The service population includes older adults 62+ who are homebound and fall within the extremely low- to moderate-income bracket established by the Department of Housing and Urban Development. In the last completed City of Santee CDBG program year (7/1/2022-6/30/2023), MOWSDC provided nutritious meals to 73 Santee seniors. Historically, the seniors served in the City of Santee by MOWSDC have the following characteristics: 37% are aged 85+ and 37% are between 75 and 84 years of age; 67% fall within the extremely low-income bracket (<30% of AMI); 32% fall in the very low-income bracket (30-80% of AMI) and 1% fall in the moderate-income bracket (80-120% of AMI); 42% are female head of household; 24% are veterans; 40% live alone and 24% have disabilities.

For the City of Santee Program Year 23-24 (July 1, 2023 – June 30, 2024), MOWSDC is contracted to serve 97 unduplicated seniors in Santee. Per the Quarter 2 Report, MOWSDC had already served 55 unduplicated Santee seniors, putting MOWSDC at 57% of its goal. For the City of Santee's Program Year 2024 (July 1, 2023 – June 30, 2024), MOWSDC will serve 99 unduplicated seniors in Santee, delivering up to two meals daily accompanied by a safety check and social visit. CDBG funding will provide food and packaging costs for 1,644 meals (\$3.04 direct cost per meal), reducing the overall cost of each meal delivered. This will ensure a minimum subsidy of 60% of the total per-meal-delivered costs for every senior, and further subsidy will be offered to those who qualify.

- C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

The MOWSDC East County Service Center at 131 Chambers Street in El Cajon services the City of Santee. Mr. Tim Ray manages the East County Service Center. (Please see details on his qualifications in Section F.) Daily meal deliveries are coordinated through a complex routing system to individual senior homes across the City of Santee using 400 volunteer delivery drivers coordinated by eight program staff. Fresh meals are produced for the program at the MOWSDC meal center and are packaged for delivery. Across the county, four service centers coordinate deliveries of hot and cold meal packages and beverages to 19 different drop-sites across the county. Volunteer drivers collect individualized meals at these drop sites and cover 127-weekday routes and 69-weekend routes to senior residences - 1,800 daily personal meal deliveries. The City of Santee's program is a component of the countywide services. The activities will be carried out during the City of Santee's CDBG Program Year 2024-2025 (July 1, 2024, to June 30,

City of Santee – Application for CDBG Funding

2025). MOWSDC delivers meals and corresponding services to homebound seniors for every day of the week (Sunday's meals are delivered on Saturday). MOWSDC is the only meal delivery program that delivers on weekends and holidays.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, or is included under the Eligible Activities. Please see the the Notice of Funding Availability to assist with this request.

MOWSDC's project for the City of Santee meets CDBG Program National Objective 1 by providing services to seniors considered extremely low- to moderate-income. One hundred percent of seniors in the City of Santee fall qualify for the HUD LMI income levels. Additionally, the services provided are considered a high priority, as stated in the City of Santee's 2020-2024 Consolidated Plan under Public Services for LMI-Resident, ensuring improved quality of life for seniors and other persons with special needs through supportive services. MOWSDC's program supports improved health and safety for seniors and veterans while they age in place.

- E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG (or CDBG-CV) funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

MOWSDC was established in 1960 and incorporated as a 501 (3)(c) in 1970. MOWSDC serves all of San Diego County, including the 3,049 square miles of rural and unincorporated areas. MOWSDC provides services to adults over 60 who are homebound due to age, illness, or disability. Care services include the delivery of up to two fresh meals a day, a social visit, a safety check, and care navigation with referrals to other social service providers if necessary. All services are subsidized for all seniors at 60%, and further subsidies are provided to those who qualify. MOWSDC has received CDBG funds from the City of Santee since 2009 (fourteen years).

- F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

MOWSDC has a fully staffed Finance Department and uses QuickBooks Premium for Nonprofits. Each grant is assigned a unique identifier, making it possible to track grant expenditures. MOWSDC also has an Accounting Policies and Procedures Manual that is updated regularly. MOWSDC uses Quickbooks for general ledger, accounts payable, and financial recordkeeping and reporting. The chart of accounts structure provides for

City of Santee – Application for CDBG Funding

adequate segregation and tracking of separate funding sources. All vendor invoices and other expenses are paid by check. Contributions and grants are recorded and managed in Raisers Edge. Program fee billing and tracking are managed through SERVtracker, our client service software. All clients must complete an intake interview with a MOWSDC Service Center employee. Information collected on the Intake Form is entered into the SERVtracker database. The intake form documents all demographic information, including address, age, gender, ethnic background, income level, and all other important information. The database is updated daily, and reports are run regularly to ensure data integrity. As a registered 501 (c)(3) non-profit, an independent auditor audits MOWSDC financial statements annually, and Form 990 is filed annually with the Internal Revenue Service as required. Internal financial reports are also produced monthly by the CFO, issued to the Board Finance Committee for review, and presented quarterly to the full MOWSDC Board of Trustees.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Mr. Ray, East County Manager, has extensive management experience in the senior care field and hospitality industry. Mr. Ray was the Administrator at the Inn on the Boulevard Assisted Living for thirteen years. He holds a B.S. in Business Administration. Mr. Topper, CFO, has extensive non-profit experience, including as Director of Finance and Administration for the Northern Arizona University Foundation, a \$43M privately funded endowment, Director of Finance and Controller for AmeriTribes, and an accounting manager with the Hotel Group. Mr. Topper is a fully licensed CPA (AZ) and was a finalist for San Diego Business Journal CFO of the Year 2011. He holds a B.S. in Accountancy from Northern Arizona University.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

No member, officer, or employee of our organization is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any conflict of interest or holding.

City of Santee – Application for CDBG Funding

BENEFITS AND BENEFICIARIES

- A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

Access to this care is provided in the client's home in the City of Santee, without the need for seniors to negotiate outside their existing living area.

- B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

___67___% of clients are at 30 percent or below of the area median income
___32___% of clients are between 31 and 50 percent of the area median income
___1___% of clients are between 51 and 80 percent of the area median income
___0___% of clients are above 80 percent of the area median income

- C. Does your agency focus its activities on populations with special needs?

No

Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

MOWSDC offers services to older adults 60+, caregivers, and disabled veterans. MOWSDC primarily serves older adults who are low-income and often homebound due to age, illness, or disability. This project will be to serve seniors who are 62 years or older.

DOCUMENTATION

- A. How will the recipients' information be collected and documented?

Clients are contacted initially by phone to collect financial and demographic information and services requested. An in-person interview is scheduled, and MOWSDC staff visits the senior in the home to complete in-home observations and needs assessment, finalize a planned delivery schedule, and initiate service. Upon intake, clients complete a self-verification form to verify income level based on household size, race, ethnicity, and female head of household status. When the MOWSDC staff members return to the office, the information is then entered into our electronic database called SERVTracker.

- B. How will the outcomes be measured, collected, and documented? .

MOWSDC uses a sophisticated electronic database called SERVTracker to collect and report on client demographics, meal delivery, and safety/wellness information. In addition to an initial phone intake and in-person interview with MOWSDC staff, volunteers and staff who visit homes daily also have data input responsibilities. The new MOWSDC

City of Santee – Application for CDBG Funding

mobile application, used by all volunteers and staff, allows for daily observations to be entered with regard to client living conditions (Change of Condition Alert). This data is electronically relayed back to the MOWSDC Care Navigators and Service Center Directors, who assess for needed responses. The Care Navigators contact the clients by phone or in person, depending on the urgency and risk level of the report. Responses may include initiating calls to family, social service agencies, emergency health responders, community groups who assist in home repairs, and other partner agencies. Interventions are notated in each client alert file. The Service Center Directors, Executive Management, and Board of Trustees conduct ongoing performance evaluation and program reviews.

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state and local laws and regulations if funding is approved.

Brent Wakefield, President & CEO
Type or Print Your Name and Title


Signature

City of Santee – Application for CDBG Funding

CDBG-CV PROJECT BUDGET

Organization: Meals on Wheels San Diego County

Total organization budget \$9,538,216 _____

Program/Project name requesting funds: _Senior Meal Delivery & Accompanying Services_

CDBG funds requested: \$ ___5,000___ Total program/project budget:
\$ ___152,367.60___ Note: Indicate with an asterisk (*) funds that are volunteer time or
in-kind contribution.

1. Sources of funding for program/project: (S)Secured or (A)Anticipated
- a. Funding requested from the City \$ ___5,000___ (S) or (A)
 - b. Other federal funds (if any) _____ (S) or (A)
 - c. State or local government funds _____ (S) or (A)
 - d. Donations and contributions ___85,442.8___ (S) or (A)
 - e. Fees or memberships ___61,924.8___ (S) or (A)
 - f. In-kind contributions / Volunteer time _____ (S) or (A)
 - g. Other funding _____ (S) or (A)
 - h. TOTAL PROJECT FUNDING (project budget) \$ ___152,367.60___ (S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

- a. Wages and salaries \$ _____
- b. Personnel benefits _____
- c. Materials and supplies _____
- d. Program expenses and evaluation _____
- e. Rent and utilities _____
- f. Insurance _____
- g. Mileage (___ @ 62.5 cents/mile) _____
- h. Incentives and Special Events _____
- i. Indirect costs _____
- j. ___Food & packaging_____ ___5,000___
- k. _____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$ ___5,000___

3. Percentage of project budget represented by CDBG request ___3___%

4. If your project will require future funding, please provide information about how the program will be funded.

City of Santee – Application for CDBG Funding

Clients pay, on average, 40% of the actual meal cost - depending on income levels (average is \$3.80 per meal - equating to an estimated \$61,924.80). Private donors will contribute the remaining \$85,442.80 of this project through MOWSDC's robust charitable giving program. To ensure all programs are fundable from multiple sources, additional grant applications are planned along with robust corporate campaigns and fundraising events to meet any unexpected shortfall.

RECEIVED

JAN 05 2024

Dept. of Development Services
City of Santee



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided, or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 8, 2024. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 8, 2024, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Tuesday, January 2, 2024. Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: Click here to enter a date.
January 5, 2024

Agency Name: Santee Food Bank
Agency Address: PO Box 712054, Santee, CA 92072

Phone: 619-448-2096 Fax: N/A
E-mail: info@thesanteefoodbank.org

Project/Program Contact Person: Dennis Martins, President
Project/Program Location: 9715 Halberns Blvd., Santee, CA 92071

Phone: 619-448-2096 Fax: N/A
E-mail: info@thesanteefoodbank.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [\[Click here to enter text\]](#)

Federal Unique Entity Identifier (UEI): P8JASWGUMQ7
NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home> Person completing application: Marty Smothermon

FUNDING INFORMATION:

City of Santee – Application for CDBG Funding

Amount Requested from Santee: \$ \$25,000

Total Project/Program Budget: \$ 53,600

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain:

If we experience a decrease in CDBG funding, it will create a financial hardship

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

The Santee Food Bank provides emergency food assistance to low to moderate income residents of Santee as well as all who come to us. We provide a minimum two-day pack to clients once per calendar month. During calendar year 2023 food was provided to 19,120 Santee residents, resulting in an average of 1,593 clients per month. In addition to Santee, we provided food to 10,189 individuals who are not Santee residents. This resulted in a grand total of 29,309 individuals who benefitted from our organization in 2023.

(These numbers include the food pantry, commodities, and shut-ins).

B. Briefly describe the purpose of the project:

The purpose of the Santee Food Bank is to provide food to help those in need of assistance.

The population to be served:

We endeavor to provide food to everyone who comes to us for assistance. Our focus has always been to provide food to the residents of Santee. However, we are a Super Pantry, and as such we also provide food to those who do not reside in Santee.

C. Who will carry out the activities, the period over which the activities will be carried Out, and the frequency with which the services will be delivered (be specific).

Our dedicated all-volunteer staff gives over 18,000 hours of their time every year. Our small team of 3 drivers use their personal vehicles to pick up donations from local grocery stores and deliver to our site 6 days a week. In addition, the Board of Directors donates hundreds of hours networking with the community, applying for grants and providing oversight for the day-to-day operations. We are open every Wednesday, Friday and Saturday from 8-11 AM. We also distribute government commodities on the 3rd Tuesday of each month. The

City of Santee – Application for CDBG Funding

commodity program provides food for an average of 250 households each month. Additionally, we partner with Sonrise Church to deliver food to an average of 50 households with homebound individuals. This monthly distribution is designed to help those who no longer can leave their homes.

D. The Santee Food Bank continues to be non-profit operating under 501©3. It was established in 1983 and incorporated in 1990. Our agency partners with the San Diego Food Bank and Feeding San Diego who provide our organization with assistance when needed. Our primary purpose is to help alleviate hunger.

E. Established in 1983 and incorporated in 1990, the Santee Food Bank distributes food to everyone who comes to us from low to middle income. Our organization has been receiving CDBG funding since 2007 and these 17 years of funding continues to help us pay our utility bills, liability insurance, rent, and equipment maintenance/repairs.

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

The Santee Food Bank treasurer uses QuickBooks to keep accurate and up-to-date records. A monthly report is provided to the Board for review. Both the president and site manager have access to the banking information. Paper copies of all financial transactions are stored in the food bank office.

G. Identify the staff administering/implementing this project and provide their experience in similar programs.

Personnel: President: Dennis Martins, Friends Christian Church; Secretary: Leah Winstead, U.S. Navy active duty; Treasurer: Donna Daum, retired actuary; Manager & Vice President Marty Smothermon, retired cost analyst and long-time board member.

H . Conflict of Interest

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application. [00]

City of Santee – Application for CDBG Funding

There are no known conflicts of interest between the food bank and the City of Santee,

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping/retention and reimbursement requests.

As a food bank we serve all who come to us. The one qualifier is that they can only receive food once a month. Client records are retained for five years and kept confidential. All reimbursement requests must be accompanied by a receipt.

BENEFITS AND BENEFICIARIES

A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

We have developed a drive-through distribution enabling clients to remain in their vehicles. This also encourages clients to carpool to our facility. We also deliver on a once-a-month basis to those who are unable to leave their homes, utilizing our shut-in program.

B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

<u>80</u>	% of clients are at 30 percent or below of the area median income.
<u>15</u>	% of clients are between 31 and 50 percent of the area median income.
<u>3</u>	% of clients are between 51 and 80 percent of the area median income.
<u>2</u>	% of clients are above 80 percent of the area median income.

[Click here to enter text]

C. Does your agency focus its activities on populations with special needs?

No

Yes (Please specify) **Yes**

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

Click here to enter text.

With food distribution we consider each client's specific needs and situation.

Reusable bags are used when packing shelf stable foods for the homeless.

We also provide toiletries when available. When we have milk, it is first distributed to families with children.

DOCUMENTATION

City of Santee – Application for CDBG Funding

A. How will the recipients’ information (e.g., race, ethnicity, income, household size) be collected and documented?

We are in the process of implementing Oasis, a digital record-keeping system. This will modernize and streamline our data gathering. During this transition we continue to use paper intake sheets which are stored and kept in a locked file cabinet for five years, after which they are shredded.

B. How will the outcomes be measured, collected, and documented?

We have developed a comprehensive Excel workbook which helps us maintain our client demographics. This includes the number of people in a household, number of families, families with children, income level, ethnicity, female head of household, veterans, disabled, homeless, and seniors.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>Yes</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:	<u>yes</u>	
	a) IRS Form 990?	<u>yes</u>	
	b) California Franchise Tax Board Form 199?	<u>yes</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>yes</u>	
	d) Date Articles of Incorporation files with Secretary of State?		01/05/2021

City of Santee – Application for CDBG Funding

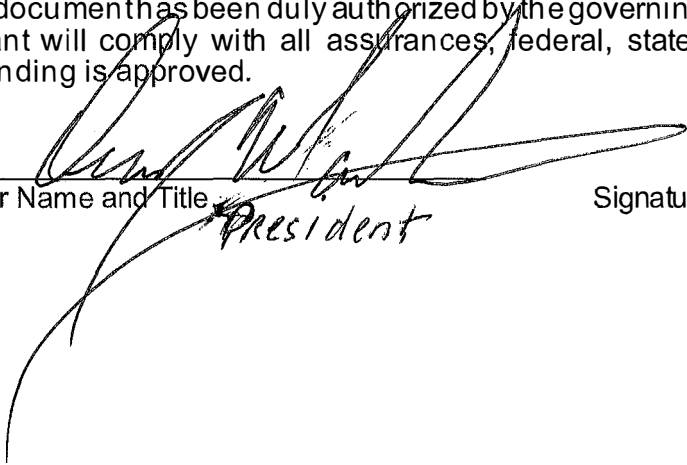
3.	All necessary licenses required to operate are maintained?	<u>yes</u>	
4.	Worker's Compensation Insurance is active and current?	<u>N/A</u>	
5.	General Liability Insurance is active and current?	<u>yes</u>	

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

Dennis Martins

Type or Print Your Name and Title



President

Signature

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: Santee Food Bank
 Total organization budget \$53,600

Program/Project name requesting funds: \$25,000

CDBG funds requested: \$25,000 Total program/project budget: \$53,600 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$ <u>25,000</u>	<u>A</u> (S) or (A)
b. Other federal funds (if any)	<u>0</u>	(S) or (A)
c. State or local government funds	<u>0</u>	(S) or (A)
d. Donations and contributions	<u>\$15,000</u>	<u>A</u> (S) or (A)
e. Fees or memberships	<u>0</u>	(S) or (A)
f. In-kind contributions / Volunteer time		(S) or (A)
g. Other funding	<u>\$13600</u>	<u>A</u> (S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$ <u>\$53,600</u>	<u>A</u> (S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	\$ <u>0</u>
b. Personnel benefits	<u>0</u>
c. Materials and supplies	<u>0</u>
d. Program expenses and evaluation	<u>0</u>
e. Rent and utilities	<u>20,600</u>
f. Insurance	<u>4,400</u>
g. Mileage (___ @ 62.5 cents/mile)	<u>n/a</u>
h. Incentives and Special Events	<u>n/a</u>
i. Indirect costs	<u>n/a</u>
j. _____	<u>n/a</u>
k. _____	<u>n/a</u>

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 25,000

3. Percentage of project budget represented by CDBG request 46.7 %

4. If your project will require future funding, please provide information about how the program will be funded. **[Click here to enter text]**



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided, or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 8, 2024. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 8, 2024, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Tuesday, January 2, 2024. Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: [Click here to enter a date.](#)

Agency Name: Santee Santas Foundation Inc.
Agency Address: P. O. Box 7100033, Santee, CA 92072

Phone: 619.258.5947 Fax: [\[Click here to enter text\]](#)
E-mail: santeesantas@gmail.com

Project/Program Contact Person (Name and Title): Tonya V. Hendrix, President
Project/Program Location: Santee Santas depends on the donation of empty retail space for the months of November and December

Phone: 619.301.0745 Fax: [\[Click here to enter text\]](#)
E-mail: LadyTVH2019@gmail.com

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [\[Click here to enter text\]](#)

Federal Unique Entity Identifier (UEI): EKYGB7FP2A84
NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>
Person completing application: Tonya V. Hendrix

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 5000

Total Project/Program Budget: \$ 59,775.00

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, our program is scalable. We can modify the amount of food, the number of toys and the amount on gift cards given to the families/children.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECTACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Santee Santas is an all-volunteer organization working together to deliver the holiday spirit throughout the Santee Community by providing non-perishable foods to supplement their pantry for the two-week holiday break. The foods provided include pancake mix, soups, fruits, vegetables, peanut butter, jelly, pasta and sauce etc. Families are also given a gift card for one of the grocery stores in the Santee community to purchase fresh food such as milk, butter, and meat. In addition, all children receive wrapped holiday gifts, including age-appropriate books and family games.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. **Inclusion of the estimated number of Santee residents served is required.**

Over the past three years Santee Santas has served an average of 181 families, 663 people and 361 children. During the 2023 Holiday program we had the privilege of serving 209 families including over 400 children.

C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

There are nine (9) board members, five (5) committee volunteers and approximately 245 community volunteers. The activities of the program are managed by the Santee Santas Foundation Board of Directors and Committee Volunteers. Community volunteers collect, sort, box and distribute food. They also assist in selecting, wrapping, boxing and distributing toys, books, and games. The program activity begins in October with soliciting donations from businesses and individuals through our business mailer. A group of volunteers wrap toy donation collection boxes and distribute them to local businesses. Applications are collected online. Applications are open from mid-October through December 1st. Board members review and approve or deny applicants according to HUD income standards. Food purchasing, sorting, boxing and distribution

City of Santee – Application for CDBG Funding

as well as toy collection, wrapping, boxing and distribution occur in December. Delivery occurs prior to December 25 and is also carried out by community volunteers. Seniors received specialized foods with consideration for their medical conditions. Poinsettias are delivered to individuals residing in senior mobile home parks. Santee Santas also provides emergency funds for persons suffering loss or displacement due to fire.

- D.** Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

The Santee Santas Holiday Program is eligible for consideration based on the National Objective to Benefit low- and moderate-income (LMI) persons, as well as the City of Santee priority to improving quality of life for seniors and other persons with special needs, including housing and associated supportive services.

- E.** Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

Santee Santas was founded in 1953 and incorporated on November 1, 1990, as “Santee Santas Foundation, Inc”. Santee Santas is a charitable organization and is tax exempt under section 501 (C)(3) of the Internal Revenue Code as documented in the Department of Treasury letter of July 20, 1995. The tax identification number is 33-0199582. Santee Santas provides services to men, women and children of low- to moderate-income. All services are offered to any member of the Santee community who meets the eligibility guidelines for services requested. Santee Santas Foundation has been receiving CDBG funding since approximately 2009, although we did not apply for the 2022 grant year as our organization had received an exceptionally large amount in business and individual donations.

- F.** Financial:

Describe your agency’s fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

Santee Santas is organized and operated entirely by volunteers. There are no paid staff. The treasurer is a member of the Santee Santas Board of Directors. Standard accounting practices are followed using a fiscal year of April 1st to March 31st. Expenses must be approved in an annual budget or approved by a majority vote of the Santee Santas Board

City of Santee – Application for CDBG Funding

of Directors. All expenses are in support of the mission of the Santee Santos Foundation and are in accordance with the by-laws. Receipts are required and maintained for expenditures. The account is reconciled each month with the bank statement. A financial report is presented by the treasurer at each regular meeting of the Foundation. The annual report is posted on the Santee Santos Foundation website each year.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Tonya V. Hendrix, President (March 2019)

Board member since 2012; Secretary 2012-2019; Volunteer Coordinator, Assistant Toy Coordinator, Delivery Day Team, Assistant Senior Outreach Coordinator
Santee School District Teacher (retired)

Linda Vail, Treasurer (February 2016)

Board member since 2016; Communications, Assistant Toy Coordinator, Delivery Day Team, Senior Outreach Volunteer
Santee School District Administrative Secretary (retired)
Santee School District Foundation Board Member (15 years)
Santee School District Independent Citizens Oversight Committee Member

Marie Gregory, Secretary (March 2019)

Board member since April 2005; Facilities Coordinator, Senior Outreach Coordinator, Food Program Coordinator, Deliver Day Team
Small Business Owner
Floral Designer, Educator and Judge
AIFD (American Institute of Floral Design) Regional Board of Directors Member
Future Farmers of America/AIFD Liaison

Hailey Conyer (April 2023)

Board member since April 2023, Donation Collection Box Coordinator, Food Volunteer, Delivery Day Volunteer

Channing Dawson, Member (October 2018)

Board member since 2018; Fire Department/Board Liaison, Delivery Day Team-Woodglen Vista
City of Santee Fire Department

Kelly Disbrow (April 2023)

Board member since April 2023, Toy Program Assistant Coordinator
Teacher Assistant, Charter school
Lionel's Legacy - Foster coordinator
Girl Scouts Troop – Cookie manager

City of Santee – Application for CDBG Funding

Terry Johnson, Member (October 2020)
Board member since 2020; Book Coordinator; Toy Program Assistant Coordinator,
Senior Outreach Assistant Coordinator
Santee School District Foundation - VP, fundraising
Shriners (45 yrs.) fundraising, planning events, working on committees
Santee School District Teacher (retired)

Ginger Owens, Member, (March 2020)
Board member since 2020; Toy Volunteer, Assistant to Treasurer
Graphic Designer (retired)
ARC East County Board Member and President
ARC San Diego Executive Board Member

Kathy Rasmussen, Member, (December 2021)
Board member since 2021; Business Mailer Coordinator, Communications, Food
Volunteer
Santee School District School Secretary (retired)

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

The only member of the Santee Santos Foundation who has a conflict with the City of Santee, its boards, commissions or committees or has any interest or holding which could be affected by any action taken in the execution of this application is Channing Dawson, a Santee Firefighter.

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

The Santee Santos Policies and Procedures for eligibility require that applicants reside within the Santee School District boundaries, meet income levels as indicated by the FY CDBG Income limits and not receive holiday assistance from any other agency or program. All applicants are required to provide photocopies of the following information: valid government issued photo ID of all adults with current address, a current year report card, progress report or attendance report for each school-age child, birth certificate for all children under school age, rental agreement or mortgage statement or valid HUD statement listing all persons living in the home. Proof of income – photocopies for earned wages, SSI, self-employment wages, unemployment, disability/workers compensation,

City of Santee – Application for CDBG Funding

CalWORKs/CalFresh, foster care, child support, and/or alimony, Pell grants or other grants for college attendance. Documentation is maintained for seven (7) years. As of 2023 we are using a third-party administrator for applications which provides document security and retrieval. Record keeping is maintained by monthly meetings and minutes. Financial records are maintained using QuickBooks. Reimbursements are provided to board members or activity chairs with the submission of original receipts and board approval

BENEFITS AND BENEFICIARIES

- A.** How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

The application is online at the Santee Santos Foundation, Inc website. Paper applications are distributed at low-income senior residential complexes. Banners announcing the opening of applications are placed at all local schools and on Cuyamaca Street. Notices are dispersed through Santee Schools, on the Santee Santos website and through social media. Recipients of the program receive food, toys and gift cards delivered to their homes prior to December 25. These are delivered by community volunteers or board members.

- B.** What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

59% of clients are at 30 percent or below of the area median income.
18% of clients are between 31 and 50 percent of the area median income.
23% of clients are between 51 and 80 percent of the area median income.
0% of clients are above 80 percent of the area median income.

[Click here to enter text]

- C.** Does your agency focus its activities on populations with special needs?

No Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

Though our program does not focus solely on any of these special needs populations; we serve persons experiencing homelessness, persons with disabilities, veterans, seniors and children.

City of Santee – Application for CDBG Funding

DOCUMENTATION

- A.** How will the recipients’ information (e.g., race, ethnicity, income, household size) be collected and documented?

Recipients must submit an application which prove the identity of all the residents of the home and proof of qualifying income level with documentation which includes proof of earned wages, SSI, self-employment wages, Unemployment, Disability/workers compensation, Cal Works/Cal Fresh, foster care, child support, and/or alimony. This also includes PELL grants or other grants for college students. Acceptable forms of proof are photocopies of: Recent work (most recent either 1 month or last 2 weeks) Current CalWORKs/Cal Fresh Notice of Action/Foster Care/AFDC paperwork Recent HUD statement Recent Unemployment/State Disability/Workers Compensation check stubs Bank statements showing the income deposited into personal account Proof of other income sources (SSI, Child Support, Self-employment, etc.) Statement for any Pell grant or other grant for college attendance. Applications are completed online at Santee Santos Foundation, Inc website Seniors living in low-income senior residential complexes may submit paper copies of the application distributed by Santee Santos...

- B.** How will the outcomes be measured, collected, and documented?

Applications are reviewed and approved or denied by a board member. All families must meet income levels as defined by HUD income levels (distributed by the City of Santee) The Information is placed on a spreadsheet which is used to provide a specific amount of food and how many children will receive toys, or gift cards.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>X</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:	<u>X</u>	
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	
	d) Date Articles of Incorporation files with Secretary of State?	11/06/1990	
3.	All necessary licenses required to operate are maintained?	<u>X</u>	
4.	Worker’s Compensation Insurance is active and current?		<u>X</u>
5.	General Liability Insurance is active and current?	<u>X</u>	

City of Santee – Application for CDBG Funding

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

Tonya V. Hendrix, President
Type or Print Your Name and Title

Tonya V. Hendrix
Signature

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: Santee Santas Foundation, Inc

Total organization budget \$ 59,775.00

Program/Project name requesting funds: Santee Santas 2024 Holiday Program

CDBG funds requested: \$ 5000 Total program/project budget: \$59,775.00 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$ 5000.00	(S) or (A)
b. Other federal funds (if any)	_____	(S) or (A)
c. State or local government funds	_____	(S) or (A)
d. Donations and contributions	\$ 28,500.00	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions	\$ 20,965.00	(S) or (A)
g. Other funding (Business mailer)	\$ 15,000.00	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$ 59,775.00	(S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	\$ _____
b. Personnel benefits	_____
c. Materials and supplies (food)	\$ 5000.00
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. _____	_____
k. _____	_____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 5000

3. Percentage of project budget represented by CDBG request 8%

4. If your project will require future funding, please provide information about how the program will be funded. Santee Santas annual budget is based solely on anticipated donations and varies year to year. The organization solicits funds and in-kind donations in a

City of Santee – Application for CDBG Funding

variety of ways. These include submitting grant requests to corporations and organizations such as Smart and Final, Walmart, Target, Shriners, Sycuan and local businesses. Business mailer is sent out to local businesses soliciting donations. Personal donations are solicited on our website. Local businesses around the city host donation boxes for toy collection. The Santee School District sponsors a local grocery store gift card drive each year. The program is modified based on the actual amount of anticipated income the organization receives.



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided, or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 8, 2024. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 8, 2024, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Tuesday, January 2, 2024. Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 1/5/2024

Agency Name: Voices for Children
Agency Address: 2851 Meadow Lark Drive, San Diego, CA 92123-2709
Phone: 858-569-2019 Fax: 858-569-7151
E-mail: info@speakupnow.org

Project/Program Contact Person (Name and Title): Rebecca Rader, Chief Philanthropy Officer
Project/Program Location: San Diego County

Phone: 858-610-5665 Fax: 858-569-7151
E-mail: RebeccaR@speakupnow.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [\[Click here to enter text\]](#)

Federal Unique Entity Identifier (UEI): F3UKH7PKL3G5
NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>
Person completing application: Rebecca Rader

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ \$10,000

Total Project/Program Budget: \$ \$7,309,275

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: The CASA program is scalable. The organizational cost of providing a child in foster care with one year of advocacy is \$2,500. For every \$2,500 we receive from the City of Santee CDBG program, we will provide one Santee child with a year of advocacy and support.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Voices for Children transforms the lives of abused, abandoned, or neglected children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. **Inclusion of the estimated number of Santee residents served is required.**

Voices for Children (VFC) respectfully requests \$10,000 in CDBG funding to support the Court Appointed Special Advocate (CASA) program. The purpose of the project is to match children in foster care with consistent, caring volunteers, called CASAs, who fill a critical gap in the overburdened foster care system by ensuring that the best interests of the children are not overlooked. CASAs advocate on children's behalf in court and in the community.

VFC provides advocacy and support via the CASA program to children, ages 0–21, who are living in San Diego County foster care. While the foster care system affects youth and families of every race, ethnicity, and socioeconomic class, youth of color remain overrepresented. Approximately 49% of the youth served by VFC with known racial and ethnic origins are Hispanic/Latino, 17% are Black, 16% are multiracial, 14% are white, 2% are Native American, 1% are Asian/Pacific Islander, and 1% are some other race.

VFC will provide CASAs to at least 1,250 unduplicated clients throughout San Diego County in fiscal year (FY) 2024–25. Based on data from previous years, we estimate more than 20 children from the City of Santee will spend time in foster care during FY 2024–25. This grant, if awarded, will enable VFC to provide four (4) of these City of Santee children with the benefits of CASA advocacy.

C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

City of Santee – Application for CDBG Funding

Through the CASA program, community volunteers called CASAs advocate on behalf of children in foster care under the supervision and guidance of VFC staff members called Advocacy Supervisors. All CASA activities funded by this grant will take place between July 1, 2024, and June 30, 2025. All CASAs complete VFC's intensive 35-hour training course called Advocate University before working with children. They commit to serving for at least 18 months and spend 10–15 hours a month on their cases. Each month, CASAs visit with their assigned children and speak with family members, caregivers, teachers, healthcare providers, and child welfare professionals to gain a thorough understanding of each child's situation. Twice a year, CASAs accompany their assigned children to court and submit comprehensive written reports that include case updates and identify the children's specific needs. Judges rely on these reports to make informed decisions about the children's housing, education, mental and physical healthcare, and overall well-being. Many CASAs advocate for their assigned child beyond their 18-month commitment and throughout the child's time in foster care. The advocacy provided to each individual child varies greatly depending on the child's unique circumstances and needs. Children in foster care are a diverse group in many ways. They range in age from 0 to 21, and they enter the foster care system for a variety of reasons. Some children will only spend a few months in the foster care system, while others will remain in the system until they turn 21. The disparate paths that children's cases take make it difficult to measure the quantity of the services we provide because the advocacy provided by each CASA is tailored to address each child's specific situation and needs during their time in the foster care system. However, VFC's CASA program provides every participant with three distinct services: 1) An individual and personal relationship with a CASA volunteer, which is established through home visits and outings in the community; 2) The CASA's presence and verbal advocacy at regularly scheduled court hearings, child welfare meetings, and school meetings; and 3) The submission of comprehensive court reports that include case updates about the child and recommendations at all regularly scheduled court hearings (typically every six months). Each Advocacy Supervisor provides supervision and guidance to 40–50 CASA volunteers. Advocacy Supervisors are the day-to-day contacts for CASA volunteers. They educate CASAs about the foster care system, assist them to identify community resources, and accompany them to school conferences, child welfare meetings, and court hearings. Advocacy Supervisors also maintain a 24-hour, 365-day cell phone line that CASAs can access in emergencies. They ensure that each CASA has the training and resources they need to advocate on behalf of a child in foster care.

- D.** Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

VFC exclusively serves children who have experienced abuse or neglect and are under the Court's jurisdiction. According to the U.S. Department of Housing and Urban Development (HUD), abused and neglected children are presumed to be low- and moderate-income (LMI) persons. This project meets the City of Santee's priority of providing public services and activities to improve the quality of life for residents, specifically the special needs population of children in foster care—a population known

City of Santee – Application for CDBG Funding

to be at great risk of future homelessness. Through the CASA program, VFC improves the quality of life for children in foster care. This year, approximately 2,500 children will spend time in the San Diego County foster care system. Each child has experienced multiple and often compounding traumatic experiences in the form of child abuse and neglect at the hands of a caregiver or parent. These experiences are often the result of intergenerational trauma caused by poverty, racism, and/or discrimination. Once in foster care, children face new stressors: being isolated from their families, possibly living with strangers in unfamiliar environments, and frequently lacking consistent and caring adult figures in their lives. The overburdened foster care system simply cannot meet the individual needs of the children it is supposed to protect. Its shortcomings—including heavy caseloads and a high turnover rate for child welfare professionals—result in additional childhood trauma that has lifelong impacts. Trauma and abuse puts children and youth at high risk for adverse consequences throughout their life. Homelessness, insufficient education, barriers to mental and physical healthcare, lack of social connections, and justice system involvement are a few of the daunting challenges that children may encounter during and after foster care. These dire outcomes can be mitigated. Research from the Center for the Study of Social Policy suggests that social support and equitable access to essential services will strengthen children and families that have had experience with the child welfare system. According to Youth.gov, “Permanent relationships with positive adults are a powerful protective factor against negative outcomes and can provide critical support to youth as they transition to adulthood.” CASA volunteers help children achieve better outcomes. While child welfare professionals and caregivers may come and go, CASAs form enduring relationships with youth and provide them with consistent advocacy and support. They ensure that the unmet educational, physical and mental health, and housing needs of youth are not overlooked by advocating in court, in schools, and in the community. VFC is the only organization designated by the Superior Court to provide CASA services to children in San Diego County foster care, including the City of Santee.

E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

VFC, an independent nonprofit organization, has been in operation since 1980. It was incorporated on December 1, 1982. The founders established VFC with the intention of mitigating the devastating effects of child abuse and long-term foster care. They adopted an emerging model in which volunteers, called CASAs, are enlisted to ensure better housing placements and more positive life outcomes for children in foster care. VFC and its staff and volunteers have impacted thousands of San Diego County children in foster care over the past 43 years, including 126 from Santee who have been provided CASAs since 2014 alone. VFC is grateful to have received CDBG funding from the City of Santee for the past four fiscal years. We are currently providing advocacy

City of Santee – Application for CDBG Funding

services to children in foster care in the City of Santee and have provided CASAs or Staff Advocates to 32 Santee children thus far into FY 2023–24. VFC's primary program/service is the CASA program, which is the focus of this grant request. VFC also operates three sub-programs in San Diego County: the Case Assessment Program, the Case Liaison program, and the Juvenile Justice CASA program. Under the Case Assessment Program (CAP), VFC staff assess every child who enters foster care and refer those children with the greatest needs to the CASA program and children with less urgent needs to the Case Liaison program. CAP staff regularly monitor those children not provided either a CASA or a Case Liaison in case their needs elevate to a level requiring ongoing advocacy. Under the Case Liaison program, VFC staff called Case Liaisons are stationed in each of San Diego County's five juvenile dependency courtrooms, including the dependency courtroom at the Superior Court East County Division located in El Cajon. In addition to accessing the needs of children entering foster care, Case Liaisons provide direct advocacy services to children in foster care with less urgent needs and support CASAs attending hearings in the Case Liaison's assigned courtroom. VFC's Juvenile Justice CASA program provides specialized advocacy services to youth involved with or at risk of involvement with the justice system. VFC will assess the cases of every child who spends time in foster care in San Diego County and provide CASA or Case Liaison services to at least 1,750 of the estimated 2,500 children who will spend time in foster care during FY 2024–25.

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

Each year, an independent CPA firm audits VFC. During the audit process, they review our policies concerning personnel, financial reporting, record-keeping, financial management, internal controls, accounting systems, and payment procedures. VFC uses a financial accounting system called Finance Edge. Through Finance Edge, VFC expends grant dollars in support of targeted groups. VFC then invoices the grantor to ensure that funds were spent on the project beneficiaries. Additionally, client records are maintained in our program database, CASA Manager, where efforts and outcomes are tracked according to funding source. Through all these fiscal and program management procedures, VFC is able to ensure that the project benefits the targeted group. Our Board of Directors (26 members) has governance responsibilities to ensure that all policies and procedures are adhered to by staff.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Stephen Moore, Chief Program Officer, will administer this project, if awarded. He has been instrumental in the development of the CASA program since he began with VFC in 2008 as an Advocacy Supervisor. Over the last 15 years, Stephen has assumed various

City of Santee – Application for CDBG Funding

positions with increasing responsibility. He has a vast depth of institutional knowledge. Additionally, Stephen serves on the San Diego County Child and Family Strengthening Advisory Board and is an important liaison between VFC and the Court, dependency judges, and other service organizations with whom we partner. Stephen has been the programmatic lead for each of VFC's previous CDBG grant awards and has successfully stewarded each one to meet or exceed goals. Stephen has a bachelor's degree in criminal justice from San Diego State University.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

No member, officer, or employee of VFC is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees. No member, officer, or employee of VFC has an interest or holding which could be affected by any action taken in the execution of this application.

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

VFC exclusively serves youth who have experienced abuse or neglect and are under the Court's jurisdiction. VFC obtains information about each child's status as a dependent of the Juvenile Court directly from the San Diego County Juvenile Court. We also obtain information about a youth's gender, age, race, and ethnicity from the San Diego County Health and Human Services Agency (HHSA). All this information is used to complete an intake form for each program participant. Intake forms and corresponding documentation are maintained in our internal database, CASA Manager, a database developed for CASA programs. We also use CASA Manager to track progress on each child's case plan, including information about a child's housing, education, physical and mental health, and other detail, such as whether a child's CASA advocacy is funded by a specific grant, which allows us to accurately process and document reimbursement requests. VFC has a personnel policy manual, an affirmative action plan, and a grievance procedure. VFC maintains all programmatic and financial records for at least seven years. Electronic files are backed up on a continuous basis.

BENEFITS AND BENEFICIARIES

City of Santee – Application for CDBG Funding

- A.** How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client’s home, Santee location, transportation provided, etc.)

Project activities and direct services are carried out by CASA volunteers at various times and places throughout the City of Santee and throughout the County of San Diego depending on the needs of each child. CASA volunteers and VFC staff deliver services in each of the places where children live, go to school, work, play, and attend court hearings and child welfare meetings. A driver license and access to a vehicle are requirements to volunteer as a CASA, as CASAs drive throughout the city of Santee and County of San Diego in the course of their work. CASAs often transport their assigned children to outings and occasionally provide transportation to therapy sessions, family visits, etc. VFC operates an emergency cell phone line for CASAs who have issues or emergencies outside of typical business hours.

- B.** What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

_____ 100% of clients are at 30 percent or below of the area median income.
_____ % of clients are between 31 and 50 percent of the area median income.
_____ % of clients are between 51 and 80 percent of the area median income.
_____ % of clients are above 80 percent of the area median income.

VFC exclusively serves youth who have experienced abuse or neglect and are under the Court’s jurisdiction. Youth who have experienced abuse and neglect are presumed to be low- and moderate-income (LMI) under the U.S. Department of Housing and Urban Development’s definition.

- C.** Does your agency focus its activities on populations with special needs?

No Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

VFC serves the special needs population of children in foster care. Each of the children we serve has experienced abuse, neglect, or abandonment at the hands of their parents or caregivers. This population also faces a heightened risk of homelessness. According to John Burton Advocates for Youth, one in three youth who exits foster care in California experiences homelessness within two years.

DOCUMENTATION

City of Santee – Application for CDBG Funding

- A.** How will the recipients’ information (e.g., race, ethnicity, income, household size) be collected and documented?

VFC obtains information about a child’s status as a dependent of the juvenile court from the San Diego County Juvenile Court. We obtain information about a youth’s gender, age, race, ethnicity, and siblings from the San Diego County Health and Human Service’s Agency. All this information is used to complete an intake form for each program participant. Intake forms, corresponding documentation, and case notes and status updates are maintained in our internal database called CASA Manager.

- B.** How will the outcomes be measured, collected, and documented?

VFC will monitor our progress through our internal database system, CASA Manager. This system was developed for CASA programs, and it has the capacity to record details about each child’s case, including demographic information, residence, reason for entry into the foster care system, and housing placement information. We also use CASA Manager to track progress on each child’s case plan, including information about a child’s housing, education, physical and mental health, and other details. CASA Manager has the capacity to store intake information, including social workers’ detention reports, court minute orders, and VFC’s intake forms for each child. VFC’s Director of Operations, Matt Olson, will be responsible for monitoring the progress of the program. Matt has a background in child development and twelve years of experience in advocacy and management at VFC. Matt developed VFC’s data collection procedures and protocols. He currently oversees data collection and operations at VFC.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>X</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:		
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	
	d) Date Articles of Incorporation files with Secretary of State?	08/17/1982	
3.	All necessary licenses required to operate are maintained?	<u>X</u>	
4.	Worker’s Compensation Insurance is active and current?	<u>X</u>	
5.	General Liability Insurance is active and current?	<u>X</u>	

City of Santee – Application for CDBG Funding

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

Jessica Muñoz, Esq., MFS,
President & CEO

Type or Print Your Name and Title



Signature

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: Voices for Children

Total organization budget \$8,854,132

Program/Project name requesting funds: Court Appointed Special Advocate (CASA) Program

CDBG funds requested: \$10,000 Total program/project budget: \$7,309,275

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	<u>\$10,000 (A)</u>	(S) or (A)
b. Other federal funds (if any)	<u>\$231,000 (A)</u>	(S) or (A)
c. State or local government funds	<u>\$1,510,774 (A); \$48,226 (S)</u>	(S) or (A)
d. Donations and contributions	<u>\$3,141,275 (A)</u>	(S) or (A)
e. Fees or memberships	<u>\$0</u>	(S) or (A)
f. In-kind contributions / Volunteer time	<u>\$0</u>	(S) or (A)
g. Other funding	<u>\$2,368,000 (A)</u>	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	<u>\$7,309,275 (A unless noted)</u>	(S) or (A)

2. Uses of CDBG funds requested for the program/project: (1.a.)

a. Wages and salaries	<u>\$10,000</u>
b. Personnel benefits	_____
c. Materials and supplies	_____
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. _____	_____
k. _____	_____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$10,000

3. Percentage of project budget represented by CDBG request 0.13 %

4. If your project will require future funding, please provide information about how the program will be funded. VFC has served San Diego County children in foster care since our

City of Santee – Application for CDBG Funding

inception in 1980, and we are committed to the sustainability of the CASA program for years to come. Creating and maintaining a diverse revenue stream supports our sustainability. Our program budget is comprised of revenue generated primarily through individual philanthropy (27%), foundation and corporate support (16%), government grants (25%), and special events (30%). We solicit support through grant requests, major gift solicitations, direct mail campaigns, and fundraising events. Each member of our Board of Directors financially supports VFC, and our Board is actively engaged in expanding the organization's visibility in the community and our network of supporters. VFC operates on an accrual accounting system. At the start of each fiscal year (beginning on July 1), we begin raising the budget for that fiscal year. Any funding that we receive on or after July 1, 2024, will go toward the project budget. VFC receives pledges for government funds for future years. For FY 2024–25, VFC expects to be awarded \$611,432 of state funding through a process administered by the California CASA association. VFC also typically receives more than \$500,000 annually in Victims of Crime Act grant funding through the California Governor's Office of Emergency Services. We anticipate that this will remain a significant funding source.



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided, or the application will be considered incomplete and will not be further evaluated for funding consideration.**

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Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Tuesday, January 2, 2024. Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 1/3/2024

Agency Name: CSA San Diego County
Agency Address: 327 Van Houten Avenue

Phone: 619-444-5700
E-mail: outreach@c4sa.org

Fax: [\[Click here to enter text\]](#)

Project/Program Contact Person (Name and Title): Estela De Los Rios, Executive Director
Project/Program Location: 327 Van Houten Avenue-El Cajon, CA 92020
Phone: 619-277-5786
E-mail: estela@c4sa.org

Fax: [\[Click here to enter text\]](#)

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe) [\[Click here to enter text\]](#)

Federal Unique Entity Identifier (UEI): LD7WR1PFMGD4

NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>

Person completing application: Monica Lopez

FUNDING INFORMATION:

City of Santee – Application for CDBG Funding

Amount Requested from Santee: \$ 21,000

Total Project/Program Budget: \$ 425,000

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: ***CSA's proposed project offers a comprehensive scope of services to address housing issues and fair housing cases in the city of Santee. However, CSA would be able to provide a scaled-back service by cutting back on marketing and outreach efforts. However, this would hinder the full scope of services needed to address housing disparities and work toward eradicating housing discrimination in Santee.***

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECTACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

CSA San Diego County is a 501(c)(3) non-profit organization whose primary mission is the promotion of social justice and public welfare through programs, services, and advocacy against all forms of discrimination, including advocacy for the eradication of housing discrimination to assure equal housing opportunity for all individuals.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. **Inclusion of the estimated number of Santee residents served is required.**

Our services have been primarily targeted for and accessed by low and moderate-income residents. We anticipate serving up to 110 (40 directly through our office and 70 through outreach and education services) residents in Santee during FY 2024-2025 through direct phone contact, our website, in-person mediation, distribution of bilingual Fair Housing handbooks, and through outreach events and collaborations with other groups such as the Santee Collaborative, East County Action Network, and the East County Senior Service Providers. Through these organizations, and the Santee library, our staff distributes information regarding fair housing so that our services can be fully utilized. The services we provide are available in English, Spanish, and Arabic, and, by appointment, other.

Goals: Our primary program goal is to assist the City of Santee by helping provide discrimination-free housing where conflicts between tenants and landlords are addressed in a fair and satisfactory manner and where adequate planning occurs to address needs as they develop.

Objectives and Services: Our Program Objectives (numbered) and Services listed below will meet these goals:

Eradicate discrimination in housing

City of Santee – Application for CDBG Funding

Provide consultation and respond to all fair housing and tenant/landlord calls from residents

Provide advocacy for equal housing opportunities

Assist victims of discrimination under state and federal law and process violations

Make referrals when necessary to the CA Civil Rights Department and/or HUD.

Conduct Fair Housing Testing within the City of Santee when deemed necessary and be responsive to addressing the recommendations of the Analysis of Impediments to Fair Housing Choice

Address the City of Santee's Housing Element and Consolidated Plan tenant/landlord conflicts

Provide conflict resolution counseling

Offer mediation services where other interventions have been unsuccessful

Increase the knowledge of tenants and landlords about rental housing rights and responsibilities as well as other issues

Conduct education, outreach activities, training

Provide resource information outside the area of fair housing

Publish and disseminate a Handbook on Renting (English, Arabic, Spanish)

Provide up-to-date fair housing information on our website

Develop other materials and programs as necessary

Provide well documented and accessible services

Provide quarterly and annual reports to the CDBG Administrator Provide data that is informative and useful

Respond punctually to calls from tenants and landlords

Respond punctually and effectively to programmatic or administrative requests from CDBG Administrator or staff

Provide web links to local and regional housing services and information

Assist Santee in developing and maintaining regional resources and utilizing best practices

Attend the Santee Collaborative and serve on its committees

Participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH)

City of Santee – Application for CDBG Funding

Develop and maintain relationships with other fair housing organizations that have the potential to increase the capacity of Santee to maintain housing that is free of discrimination and tenant/landlord conflict.

In addition to our fair housing program, CSA provides other human relations services:

- Provide assistance and resources for victims of hate crimes***
- Education to the community about human trafficking and labor exploitation***
- Civic engagement***
- Housing counseling***
- Credit/Finance management counseling***
- First Time Home Buyer Education***

- C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

CSA has a staff of 14, 12 of whom have fair housing counseling experience. The program and services run from July 1st through June 30th. The office business hours are M-F 8 AM - 4:30 PM. If circumstances arise, CSA will arrange to meet with clients outside of the usual hours and at a location better suited to meet the client's needs. Reports will go to the City of Santee.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

The National Object in this program Benefits low and moderate income (LMI) persons. The City of Santee's Five-Year Consolidated Plan will be advanced by providing a public service to improve the quality of life for residents, and support affordable housing opportunities for low to moderate income residents. This program meets Basic Eligible Activities '(e) Provision of public services, fair housing counseling.

- E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

CSA San Diego County is a private, non-profit agency that was founded in 1969 under the name Heartland Human Relations and Fair Housing and then incorporated in 1972. In 2010, our organization was renamed CSA San Diego County and incorporated under that name. Our mission is "To promote positive attitudes and actions that ensure respect, acceptance, and equal opportunity for all people." The agency works cooperatively with community groups, local

City of Santee – Application for CDBG Funding

government bodies, law enforcement, and state and federal fair housing enforcement agencies in a collaborative effort to advocate for and promote the concept of fair treatment, the provision of affordable and habitable housing, and equal opportunity for all persons regardless of race, religion, color, ethnicity, age, sexual preference, marital status, familial status, disability, or source of income. CSA has provided fair housing and human relations services to low and moderate-income households since the early 1970's. CSA has provided housing services to the City Santee since 1993 (30 years).

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

CSA's Board of Directors is legally and fiduciary responsible for the organization on a monthly basis. The Board President, Jesus Pacheco, supervises the Executive Director who is responsible for the finances of the organization on a day-to-day basis. In turn, the Executive Director supervises the agency's CPA Cesar Ramirez, who maintains a QuickBooks accounting and payroll system. Invoices and fiscal documentation are provided to Santee quarterly. All records are kept either as computer files or in a hard copy that is filed and stored securely on-site. CSA is anticipating its second annual audit per OMB Circular A-133.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

Executive Director, Estela De Los Rios, is solely responsible for directing and overseeing the daily operations of CSA San Diego County and its programs. She is responsible for the implementation of program services, outreach, and reporting. George Ibarra, the Senior Housing Counselor, supervises the agency's fair housing counselors oversees accurate completion of contract deliverables. The management of the Executive Director and the Senior Housing Counselor assures that the quality of services performed adheres to all local, state, and federal regulations. The day-to-day fair housing, tenant-landlord services are performed by a multilingual staff with over 40 cumulative years of expertise in the area of housing.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

City of Santee – Application for CDBG Funding

No member, officer, or employee of CSA San Diego County is an officer or employee of the City of Santee, a member of any of its boards, commissions, or committees, or has any interest or holding that could be affected by any action taken in execution of this application.

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping, retention and reimbursement requests.

CSA's policies and procedures include an intake process that involves screening clients and asking questions to determine eligibility for services. CSA's policies and procedures address record retention and disposal as well as fiscal policies and procedures that include handling reimbursement requests. CSA also has programmatic policies and procedures specific to the proposed project activities which include: Non-Discrimination Policies that provide clear statements affirming a commitment to preventing discrimination in housing as outlined in fair housing laws. Scope of Coverage that includes definitions of the types of housing and housing-related transactions covered by fair housing laws, including rental, sales, lending, and insurance. Complaint Handling Procedures: Guidelines for handling complaints filed by individuals who believe they have experienced housing discrimination. Information on how complaints can be submitted, investigated, and resolved. Details on the timeframes and steps involved in the complaint resolution process. Education and Outreach Programs: Initiatives to educate the public, housing providers, and other stakeholders about fair housing rights and responsibilities. Outreach programs to raise awareness about fair housing laws and the agency's services. Training Programs: Training programs for staff, housing providers, and other relevant parties to ensure awareness and compliance with fair housing laws. Monitoring and Enforcement: Procedures for monitoring housing providers and other entities to ensure compliance with fair housing laws. Enforcement mechanisms for addressing violations, including penalties, fines, and corrective actions. Reasonable Accommodations and Modifications: Guidance on reasonable accommodations for individuals with disabilities to ensure they have equal access to housing. Procedures for addressing requests for reasonable modifications to the physical structure of housing to accommodate individuals with disabilities. Partnerships and Collaborations: Collaborations with other governmental agencies, community organizations, and advocacy groups to enhance fair housing initiatives. Data Collection and Reporting: Protocols for collecting and analyzing data related to housing discrimination. Requirements for reporting on agency activities and outcomes. Public Communication: Communication strategies for informing the public about fair housing laws, agency services, and recent developments in the field. These policies and procedures are designed to create a framework that promotes fair housing practices and addresses instances of discrimination. CSA regularly reviews and updates its policies to ensure they remain effective in addressing emerging challenges and changes in the housing landscape.

City of Santee – Application for CDBG Funding

BENEFITS AND BENEFICIARIES

- A. How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

CSA's intakes and interviews can be handled via phone or through the website. Our office in El Cajon is about four miles from Santee's southern border. The office hours M-F 8 AM - 4:30 PM. If circumstances require it, CSA will arrange to meet with clients outside of the usual hours or in a location better suited to the client's needs. We can also interpreters, by appointment, to help with LEP, deaf, or otherwise disadvantaged.

- B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

___72___% of clients are at 30 percent or below of the area median income.
___17___% of clients are between 31 and 50 percent of the area median income.
___9___% of clients are between 51 and 80 percent of the area median income.
___2___% of clients are above 80 percent of the area median income.

98% of our clients in 2023-2024 were low- moderate income.

- C. Does your agency focus its activities on populations with special needs?

No Yes (Please specify)

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

N/A

DOCUMENTATION

- A. How will the recipients' information (e.g., race, ethnicity, income, household size) be collected and documented?

All clients are asked to fill out an intake form with all their demographic data on our website or we can email it to them. Sometimes the counselor will have to ask the client for information in person or via telephone. The data is entered into our CMS (Client Management System) along with the counselor's notes and other relevant documents (such as the client's lease or 3 day notice).

- B. How will the outcomes be measured, collected, and documented?

City of Santee – Application for CDBG Funding

CSA has a proven track record of achieving results and has developed a detailed Evaluation Plan that includes several strategies for developing, implementing, evaluating, and improving program performance against proposed activity goals during the grant including measuring its outputs and outcomes. The agency will utilize data collection and technology to capture, maintain and share data and measure program success. CSA will track how many persons have received assistance in counseling, the number of workshops/presentations have been completed, the number of clients attending, the locations of the services, types of outreach activities provided, and the amount of materials that have been distributed. The Program Manager will evaluate the progress of the program by analyzing the data collected at the end of every month during the grant period to ensure target goals are achieved. CSA will also utilize its CMS to run reports and create spread sheets to document and report outcomes to the City.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>x</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:	<u>x</u>	
	a) IRS Form 990?	<u>x</u>	
	b) California Franchise Tax Board Form 199?	<u>x</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>x</u>	
	d) Date Articles of Incorporation files with Secretary of State?		08/10/2010
3.	All necessary licenses required to operate are maintained?	<u>x</u>	
4.	Worker's Compensation Insurance is active and current?	<u>x</u>	
5.	General Liability Insurance is active and current?	<u>x</u>	

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

Estela De Los Rios, Executive Director
Type or Print Your Name and Title


Signature

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: CSA San Diego County

Total organization budget \$ 81,350

Program/Project name requesting funds: Fair Housing and Tenant/Landlord

CDBG funds requested: \$ 21,000 Total program/project budget: \$ 388,500 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project: (S)Secured or (A)Anticipated
- a. Funding requested from the City \$ 21,000 (S) or **(A)**
 - b. Other federal funds (if any) \$ 365,500 (S) or **(A)**
 - c. State or local government funds _____ (S) or (A)
 - d. Donations and contributions _____ (S) or (A)
 - e. Fees or memberships _____ (S) or (A)
 - f. In-kind contributions / Volunteer time \$ 2,000 (S) or **(A)**
 - g. Other funding _____ (S) or (A)
 - h. TOTAL PROJECT FUNDING (project budget) \$ 388,500 (S) or **(A)**

2. Uses of CDBG funds requested for the program/project: (1.a.)

- a. Wages and salaries \$ 15,170
- b. Personnel benefits \$ 1,000
- c. Materials and supplies \$ 100
- d. Program expenses and evaluation \$ 150
- e. Rent and utilities \$ 3,200
- f. Insurance \$ 622.50
- g. Mileage (100 @ 62.5 cents/mile) \$ 62.50
- h. Incentives and Special Events SDRAFFH Fees \$ 50
- i. Indirect costs \$ 145
- j. **SDRAFFH Fees** _____ \$ 500
- k. _____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 21,000

3. Percentage of project budget represented by CDBG request 5 %

4. If your project will require future funding, please provide information about how the program will be funded. [\[Click here to enter text\]](#)



RECEIVED
DEC 19 2023
Dept. of Development Services
City of Santee

**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2024**

The following application must be completed by each qualified organization interested in being considered for CDBG funding. Please type or print clearly. Attach additional sheets of information as necessary. **All information must be provided, or the application will be considered incomplete and will not be further evaluated for funding consideration.**

The application must not exceed a total of fifteen (15) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 8, 2024. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 8, 2024, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov before: 5:00 P.M. on Tuesday, January 2, 2024. Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 12/15/2023

Agency Name: Home of Guiding Hands
Agency Address: 1908 Friendship Drive, El Cajon, CA 92020

Phone: (619) 938-2850 Fax: (619) 938-3050
E-mail: info@guidinghands.org

Project/Program Contact Person (Name and Title): Felix Lafuente, Grant Writer & Manager
Project/Program Location: Santee, CA

Phone: (619) 938-2855 Fax: (619) 749-5925
E-mail: felix@guidinghands.org

Type of Project (check one):
Public Service Activity
Public Improvement (Construction)
Acquisition of property
Other (describe)_Improvements on the residence of LMI individuals with disabilities.

Federal Unique Entity Identifier (UEI): M5NFQQC3Q5M8

NOTE: UEI may be accessed through the following website: <https://sam.gov/content/home>
Person completing application: Felix Lafuente

City of Santee – Application for CDBG Funding

FUNDING INFORMATION:

Amount Requested from Santee: \$ 15,000

Total Project/Program Budget: \$ 50,000

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: The project is certainly scalable because there are several components to it, meaning that if the grant request was partially awarded, we would allocate the funds to a part of the project. In addition, we have committed matching funds that will also contribute to this project.

Please complete Page 5 (CDBG Project Budget) itemizing revenues and expenses (sources and amounts) for the proposed project or activity in which CDBG funds would be used. Indicate how the requested CDBG funds would relate to the overall proposed budget.

PROJECT/ACTIVITY INFORMATION

A. What is the purpose/mission of the applicant agency?

Our mission is to "improve the lives of those we serve". We believe that every person deserves to live the life of their choosing. We partner with people and their families to identify goals, and then provide the support needed to grow & learn new skills. For us, it's more than just delivering quality services, we're helping people build quality lives.

B. Briefly describe the purpose of the project, the population to be served, the area to be benefited and estimated number of Santee residents who would benefit from the project. **Inclusion of the estimated number of Santee residents served is required.**

If awarded, the funding will be used for the following as part of the rehabilitation project at one of our homes where we provide 24/7 residential care to six (6) individuals with intellectual and developmental disabilities.

- 1) Decomposed Granite in the yard
- 2) Concrete pathways in the yard

The landscaping & concrete project will help make the yard more accessible to non-ambulatory and/or fragilely ambulatory clients who are in wheelchairs, as well as easier for visually-impaired clients who have difficulty with depth perception. It also increases the durability and longevity of the yard, while improving the aesthetics. CDBG funds will be used for materials and to partially cover the labor.

The residents that this project will benefit call this residence home. Obstacles such as gopher holes, uneven terrain, and roots can be extremely hazardous to our clients, and it is therefore imperative that we make it as accessible and safe as possible.

C. Who will carry out the activities, the period over which the activities will be carried out, and the frequency with which the services will be delivered (be specific).

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Our Facilities Manager – James Ballow, will be the lead coordinator and scheduler of both projects. The VP of Operations – Falon Leszczynski will be overseeing the overall project execution. The VP of Development – Frances Burnett will be providing the oversight of the administrative part of the project. The Grants Writer & Manager – Felix Lafuente will be in charge of the grant administration and reporting.

Estimates have been completed for both improvements: the yard landscaping and concrete work. Once HGH receives an award notice, we will begin purchasing materials and scheduling our in-house maintenance crews, and contacting the contractors needed for the project. We are estimating the landscaping portion of the project to require 80 hours of labor, and the concrete portion to require 115 hours of labor. We expect to complete the project with a timeline of three weeks.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

The proposed project meets the CDBG objectives because the clients to be served all meet the LMI criteria. Individuals with developmental and intellectual disabilities often confront various financial constraints that significantly impact their daily lives. These challenges include limited employment opportunities, reliance on government assistance, high healthcare costs, expenses related to accessibility and mobility aids, and the economic strain on families providing care. The nature of these disabilities can result in higher risks of poverty, restricted educational and skill development opportunities, and limited asset accumulation, contributing to an overall vulnerability to economic hardships. The project also addresses an urgent community need, as the danger of a potential slip or fall for our blind and/or fragile clients is a huge risk.

The proposed project aligns seamlessly with the City of Santee Priorities as outlined in the Five-Year Consolidated Plan. The project contributes to creating a safer and more accessible living space, particularly for an extremely vulnerable population. In addition, the home rehabilitation project would enhance the residents' quality of life through improved outdoor spaces and increased safety.

Finally, the project falls within the Basic Eligible Activities outlined by the CDBG program, specifically under "Acquisition, Construction, Reconstruction, or Installation of Public Facilities and Improvements." The proposed project addresses a critical need for infrastructure improvement by enhancing the safety and accessibility of the residential care home's yard. The installation of decomposed granite and concrete pathways mitigates existing hazards such as gopher holes, uneven terrain, and roots. This improvement ensures a safer environment for non-ambulatory and visually-impaired residents who may face challenges navigating the outdoor space. By creating a more accessible and secure environment, the project directly contributes to the infrastructure improvement of the facility, aligning with the essential need for a supportive and hazard-free living space for individuals with intellectual and developmental disabilities.

- E. Agency/Nonprofit Organization Information:

Outline the background of your agency/nonprofit organization, including the length of time your agency has been in operation, the date of incorporation, the type of corporation and the type of services provided. If the request for funding is

City of Santee – Application for CDBG Funding

submitted as part of a collaborative application, please provide information for each member of the collaborative. **If your organization has received CDBG funds from the City of Santee in the past, please note the number of years the organization has received CDBG funding.**

Home of Guiding Hands (HGH) is a 501 (c)(3) that has been committed to providing quality community support, critical housing and life skills training for children, men and women with developmental and intellectual disabilities for 55 years. Initiated in 1967 by a group of ambitious East County leaders, we have evolved from a single 14-acre campus to a provider of a full spectrum of services to more than 4,500 infants, adolescents, and adults throughout San Diego and Imperial Counties. The basis for what we do is the belief that individuals can thrive in a setting that offers a more fulfilling lifestyle, provides individualized attention, stresses increased opportunities for self-sufficiency, and encourages greater community integration and access. To be eligible for services, individuals must have a primary diagnosis of a developmental and/or intellectual disability such as autism, cerebral palsy, epilepsy, etc. Referrals originate from the San Diego Regional Center which acts as the entry point for services and supports for persons with developmental and intellectual disabilities. HGH fully embraces the philosophy of the whole person, respecting familial, cultural and environmental influences which contribute to the unique personality characteristics and individual skills of each person. We emphasize a collaborative partnership and maintain a commitment to the use of best practices and when providing services to persons with developmental disabilities. We believe that all individuals should have access to programs that enable the individual to achieve optimal success and outcomes. Each individual will be empowered to exercise choice and personal rights. Person-directed services are a constant pursuit. HGH believes that all people have the right to be treated with dignity and respect. We are extremely thankful to have received CDBG funding from the city of Santee in the past, on four (4) occasions. Those funding opportunities have helped us achieve our mission in providing the best services possible to the individuals we serve, and we hope to continue this meaningful collaboration that impacts the lives of Santee community members.

F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit requirements. Describe how records are maintained to ensure the project benefits targeted groups.

Our Agency's fiscal management is overseen by our C.F.O, Mary Ruvalcaba and her staff of 7 accountants. On an annual basis, our organization employs an independent auditing firm to audit financial reporting, record keeping, accounting systems, payment procedures and other requirements. Please see attached full audit for fiscal year ending 6/30/2023.

G. Personnel:

Identify the staff administering/implementing this project and provide their experience in similar programs.

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Our Facilities and Maintenance Manager – James Ballow, will be the lead coordinator and scheduler of both projects. James will act as the lead coordinator and scheduler of the project. James has been with the HGH team for over 18 years, and has grown within his department to become the lead. He oversees all maintenance in the residential homes, the resource center in El Cajon, and the office in El Centro. The VP of Operations – Falon Leszczynski will be overseeing the overall project execution. Falon is responsible for the maintenance of 31- residential group homes, and the 25,000 square foot resource center that HGH occupies in El Cajon. She also oversees the transportation department with a fleet of 70 vehicles, as well as the entire IT network for 850+ employees who are working in the office, remotely, or at one of the group homes. Falon is responsible for HGH's community-wide PPE distributions, all agency Covid testing, vaccine administration, and compliances associated with both, as well as overseeing marketing, and other special projects. Falon has a Master's degree in Management and Leadership from Western Governors University and a Bachelors degree in Human Services from Springfield College. Prior to joining HGH, Falon was the Special Programs Manager for the SanDiego Housing Commission where she was responsible for the planning, direction, and oversight of the City of San Diego's Homelessness Response Center. Prior to the San Diego Housing Commission, Falon was with the YMCA and had a leadership role in the opening and operations at various YMCA's. The VP of Development – Frances Burnett will be providing the oversight of the administrative part of the project. Frances brings over 20 years of nonprofit development experience to this project execution. The Grants Writer & Manager – Felix Lafuente will be in charge of the grant administration and reporting. Felix has experience writing, managing and reporting on governmental, corporate, and foundation grants that have supported all departments, including CDBG funds.

H. Conflict of Interest:

Please identify any member, officer, or employee of your organization who is an officer or employee of the City of Santee or a member of any of its boards, commissions, or committees or has any interest or holding which could be affected by any action taken in the execution of this application.

N/A

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

Program Eligibility Determination:

Policies and procedures outline the process for determining program eligibility to ensure alignment with HUD National Objective §570.208.

Income Eligibility: Clear procedures are in place to determine income eligibility of

City of Santee – Application for CDBG Funding

applicants, and specifies the income method used.

Information Collection and Assessment: The policies detail how information on the income status of participants is requested, updated, and properly assessed.

Income Eligibility Determination: The policies specify the process for determining income eligibility using either 24 CFR Part 5 or the 1040 method.

Eligible Census Tracts: Procedures are in place to assist only clientele living within eligible census tracts.

Demographic Data Collection: Policies detail how data on race and ethnicity of the applicant are collected, adhering to HUD requirements.

Quarterly Reports: Specifies the process for submitting quarterly or periodic reports to government bodies.

Client Information Protection: Policies and procedures include measures for safeguarding client information, ensuring compliance with privacy regulations.

File Organization and Management: Procedures are outlined for file organization, storage, and management.

Reimbursement Process: Policies in place ensure reimbursement transparency and adherence to regulations.

BENEFITS AND BENEFICIARIES

- A.** How accessible or convenient is the proposed project/activity to Santee residents? (Please be specific such as direct services to a client's home, Santee location, transportation provided, etc.)

The primary purpose and goal of our project is increased accessibility for the residents of our group home with disabilities. By laying down decomposed granite on the yard, and building a concrete pathway, we would greatly increase safety and accessibility for our visually-impaired, non-ambulatory, and fragilely-ambulatory clients.

State Title 24 focuses on businesses that provide goods and services to the public. Home of Guiding Hands provides residential services to children, adolescents and adults with developmental and intellectual disabilities and must adhere to Title 22 Regulations that apply to all community care facilities regulated by the Community Care Licensing Division. We also acknowledge that our project will be reviewed for compliance with federal and state laws as they relate to accessibility.

- B.** What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)

100 % of clients are at 30 percent or below of the area median income.
 % of clients are between 31 and 50 percent of the area median income.

City of Santee – Application for CDBG Funding

_____ % of clients are between 51 and 80 percent of the area median income.
_____ % of clients are above 80 percent of the area median income.

The individuals benefiting from these home improvements are all low-income adults with intellectual and developmental disabilities. There will be six unduplicated clients, with 100% of them being residents and 100% of them LMI individuals.

C. Does your agency focus its activities on populations with special needs?

No Yes

Please specify which special needs populations. (persons experiencing homelessness, persons with disabilities, persons with substance abuse problems, veterans, seniors, children, etc.)

We provide services to individuals of all ages with intellectual and developmental disabilities such as autism, cerebral palsy, Down syndrome, epilepsy, and more. Home of Guiding Hands is unique compared to many organizations, due to the versatility of our programs and services available to our clients. We provide a continuum of care starting at birth through the end stages of life. We offer customized individual care and support based on the strengths and abilities of each person. The defining philosophy that drives our organization is that all individuals deserve access to the services that enable them to achieve optimal success in life. Our services are person-directed. Respect and dignity guide our programming encouraging individuals to dream and pursue fulfillment. We accomplish this by offering a variety of choices so that people can direct their own lives by choosing programs that best suits their individual needs and wishes.

DOCUMENTATION

A. How will the recipients' information (e.g., race, ethnicity, income, household size) be collected and documented?

This project will serve both severely low-income and disabled individuals. This data is collected internally from our Program Services Department who compile this data upon admission into our residential program. All clients that receive services from HGH must be referred from the San Diego Regional Center. The Regional Center provides a variety of services to persons with intellectual and developmental disabilities, their families, and the community. The methods used for collecting the demographic data are completed by the Regional Center and sent to us upon placement. Assessments are provided following the initial application for services, during the intake and assessment period. These are completed for the purpose of establishing eligibility for Regional Center services. Upon determination of eligibility that the client can be admitted into one of our group homes, there are meetings with family members and transition visits to the house that we conduct to ensure a good match for the client and their housemates. An admission application is filled out by the parent or guardian, which is when demographic information is captured.

City of Santee – Application for CDBG Funding

B. How will the outcomes be measured, collected, and documented?

Method of data collection: Incident Reports

1. Reduction in the number of slips in the yards. This figure is required by county and state mandates as part of our mandatory reporting.

2. Reduction in the number of trips in the yards. This figure is required by county and state mandates as part of our mandatory reporting.

3. Reduction in the number of falls in the yards. This figure is required by county and state mandates as part of our mandatory reporting.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>Yes</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:		
	a) IRS Form 990?	<u>Yes</u>	
	b) California Franchise Tax Board Form 199?	<u>Yes</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>Yes</u>	
	d) Date Articles of Incorporation files with Secretary of State?	08/21/2007	
3.	All necessary licenses required to operate are maintained?	<u>Yes</u>	
4.	Worker's Compensation Insurance is active and current?	<u>Yes</u>	
5.	General Liability Insurance is active and current?	<u>Yes</u>	

APPLICANT CERTIFICATION

To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

Felix Lafuente
Grant Writer & Manager



 Signature

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: Home of Guiding Hands

Total organization budget \$ 33,335,970

Program/Project name requesting funds: Essential residential improvements for LMI individuals with disabilities.

CDBG funds requested: \$15,000 Total program/project budget: \$50,000

Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	<u>\$15,000</u>	(A)
b. Other federal funds (if any)	_____	(S) or (A)
c. State or local government funds	_____	(S) or (A)
d. Donations and contributions	<u>\$35,000</u>	(S)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions / Volunteer time	_____	(S) or (A)
g. Other funding	_____	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	<u>\$50,000</u>	(A)

2. Uses of CDBG funds requested for the program/project: (1.a.)	
a. Wages and salaries	<u>\$ 6,900</u>
b. Personnel benefits	_____
c. Materials and supplies	<u>600</u>
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. Equipment rental	<u>7,500</u>
k. _____	_____
I. TOTAL REQUESTED FUNDING (same as 1.a.)	<u>\$15,000</u>

3. Percentage of project budget represented by CDBG request 30 %

4. If your project will require future funding, please provide information about how the program will be funded. N/A

MEETING DATE February 14, 2024

ITEM TITLE COMMUNITY RISK ASSESSMENT AND LONG-RANGE MASTER PLAN
STAFF UPDATE ON ACHIEVEMENTS AND POTENTIAL FUNDING OPTIONS

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief *J*
Heather Jennings, Finance Director/Treasurer
Marlene Best, City Manager

SUMMARY

This is an informational item regarding the Community Risk Assessment and Long-Range Master Plan prepared by AP Triton, LLC.

At the April 13, 2022, Council meeting, the City Council authorized the execution of a Professional Services Agreement with AP Triton, LLC to prepare a comprehensive analysis, which included a community risk assessment, evaluation of current conditions, future delivery models for current and future fire station locations and development.

Staff, as well as a representative from AP Triton, LLC, presented the findings and recommendations of the Community Risk Assessment and Long-Range Master Plan on March 22, 2023.

Based on the findings and recommendations made by AP Triton, LLC, staff presented a progress update and plan for implementation for Council's consideration and direction at the April 26, 2023, Council meeting.

Staff will provide an update on achievements, plan for accomplishing outstanding recommendations, and potential financial implications for Council's consideration and further direction.

FINANCIAL STATEMENT *AB*

The fiscal impact is currently undeterminable and will depend on the direction to be provided by the City Council and the future actions that may be taken as a result of that direction.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDB*

Receive presentation and provide further direction to staff.

ATTACHMENT

AP Triton Report (Executive Summary & Recommendations)
Feasibility Analysis of Proposed Fire Station Construction (London Moder Report)



Section III: FINDINGS & RECOMMENDATIONS

Findings & Observations

- Earthquake liquefaction is a potential problem along the San Diego River basin within the City.
- There are minimal wildland-urban interface mitigation or prevention efforts in the City.
- Wildland fire risks are generally minimal. However, the City's southwestern, northern, and eastern areas pose the greatest threat.
- A detailed map of high-pressure and liquid gas pipelines is unavailable for public consumption. However, SFD can request this information for internal hazard planning purposes if the document is not publicized.
- Historic overtime use by Emergency Operations and EMS Divisions is approximately 30% and 25%, respectively. This level of overtime may lead to early career burnout, fatigue, and injuries.
- Additional funding opportunities may exist within the community, especially around providing ALS services from front-line fire apparatus.
- The economy of the City of Santee has remained strong and, through conservative budgeting policies, was able to withstand the challenges of the COVID pandemic.
- Property and sales tax revenue have historically shown steady growth, which is expected to continue.
- The City has accumulated an unfunded actuarial liability (UAL) in its pension system. However, it addresses the issue with additional payments above the required amortization amount.
- Due to the pending dissolution of County Service Area 69 (CSA 69), the funding and administrative oversight of emergency medical service transport program responsibilities are being transferred to a joint powers authority (JPA) to be formed between the City and Lakeside Fire Protection District. This JPA will provide additional funding for both operations and capital programs.
- The City has established a General Fund Reserve Policy that requires a minimum of 20% of annual operating expenditures to be maintained.
- The City has established a Vehicle Acquisition and Replacement Fund to replace heavy-duty vehicles such as fire trucks and ambulances.

- The City has established reserve funds to self-insure its risk management and worker's compensation insurance programs up to applicable retention amounts of \$150,000 and \$350,000 per claim, respectively.
- The mission, vision, and values statements do not appear to have been updated since 2008.
- SFD does not have a current strategic plan or planning process specific to the fire department.
- The City of Santee's Capital Improvement Program identified replacing station 4 and the maintenance facility but does not detail specific vehicle, equipment, or facility updates required for ongoing operations.
- There is no formalized process for pre-incident planning.
- SFD is well below national and regional averages for firefighters per capita.
- The span of control levels is within the industry's best practice size.
- The one floating position per shift did not appear adequate to fill all vacancies and was not used to improve daily staffing levels.
- Both fire stations are functioning at or above their operational limit for size and function.
- Station 4 is at the end of its useful life expectancy, and a replacement plan should be identified and implemented.
- The building serving as the fire and city vehicles fleet is unsuitable for this use. For example, the building lacks space, power requirements, and flammable and combustible liquids handling.
- Station 5 meets most of the modern fire station requirements.
- The number of facilities does not provide exceptional coverage for areas outside the city core. Notably underserved are the northern and southwestern regions.
- Equipment replacement appears well-established and successful.
- Engine 5 and Engine 205 are considered in fair condition and should be considered for replacement.
- Both reserve engines are considered in poor condition.
- Truck 4 is in excellent condition.
- All ambulances are considered in good condition.

- All unit responses appeared to be captured between the RMS, CAD, and ePCR systems. However, all unit records were not documented in the RMS system.
- SFD responds to a large volume of incidents outside the city boundaries. These responses account for approximately 1 out of every 10 outside the city and CSA 69 boundaries.
- The highest concentration of all EMS incidents specifically centers around Station 4. However, the highest concentration of fire incidents is closer to Station 5.
- Over 70% of all incidents happen between the 12 hours between 8:00 AM and 8:00 PM. This remains consistent throughout the days of the week.
- Most areas in the City are within 5 miles of a fire station. Still, there are significant gaps in the 1.5-mile engine and 2.5-mile truck coverage areas. This translates into higher response times in those underserved areas.
- Service demand and system analysis for 2020 and 2021 may be driven by the COVID pandemic and associated societal measures taken to prevent its spread. The research indicated a significant change in the utilization of emergency services. It is supposed that many people were reluctant to call for medical aid, leave their homes, or travel during the pandemic. As a result, incident volumes for these years may not be what agencies might expect in less restrictive times. For this reason, further evaluation is warranted as non-pandemic data becomes available.
- The incident volume indicated a significant dip during 2020, with a rebound in 2021 to levels more like pre-COVID years. However, the number of responses may change significantly as the community recovers.
- Both Medic 4 and Medic 5 have cautionary utilization rates. For example, in 2022, the UHUs were 39.4% and 30%, respectively. However, this may be closer to 49% and 37% when including possible travel time from the hospital.
- Engine 4 exceeds the typically acceptable 10% UHU with an average of 12.7% over the study period.
- SFD has not adopted a general time performance baseline and benchmark.
- Call processing time is 1 minute and 20 seconds 90% of the time or faster overall.
- The general turnout time for all front-line units is nearly 2 minutes regardless of incident type.
- General travel time performance for the first due engine, truck, or ambulance is just over 6 minutes citywide.

- The second and third-unit responses are over 7 and 8 minutes, respectively.
- The total response time for all incidents is 7 minutes 30 seconds 90% of the time or better.
- The North and Southwest populated portions of the City have the slowest first-due response times.
- Travel from the hospital back into the service area is not captured. It may add significantly to overall unit commitment times.
- Data from the organization is consistent with national trends, where most emergency responses are EMS-related. The overall breakdown was 73% EMS compared to 27% fire for service demand.
- Wait time at the hospitals for patient transports is 1 hour and 7 minutes at the 90th percentile.
- The US Census and CDF data project only slight growth for the City through 2041, to between 60 and 70 thousand people.
- The HCFA is a modern, state-of-the-art fire and EMS communications center. It provides the Santee Fire Department and the southeast region of San Diego County with highly effective and efficient 911 communications service.
- Consistent with the stakeholder interviews conducted in October 2022, staffing and retention are considered areas for improvement.
- The data did not indicate the need for ALS interventions for all medical responses. Therefore, future staffing models should consider increased utilization of firefighter/EMT-Basic.
- California is among the highest states for Alzheimer's disease, diabetes, and hypertension. Therefore, training emphasis should be placed on EMS responses to these medical events.
- Oversight/quality assurance is primarily motivated by complaints and negative results. According to department interviewees, there is little engagement with the San Diego County Medical Director.
- SFD does not currently utilize an electronic system for logistical support. Instead, SFD uses a manual, crew-performed system during daily truck checks.
- SFD will experience a rise in EMS due to the more significant percentage of utilization by the elderly category.

- The population of persons 65 and older living in the City of Santee, California, was 8,489, or 15.6% of the population. This is according to the 2020 estimate.⁵⁹ Over the next ten years, assuming the current 65 and older demographic stays in the area, this group will increase by 31% by 2030.
- SFD does not have a periodic inspection program for all public occupancies. Instead, it only inspects those required by state law, the R-1, R-2, and E occupancies.
- SFD does not have a positive economic incentive program for fire prevention and life safety.
- SFD's occupancy information appeared to be incomplete. For example, over 80% of the approximately 2,400 provided commercial occupancies did not have an occupancy class associated with the file.
- SFD does not appear to have a life safety or risk reduction program evaluation system.
- Padre Dam Municipal Water District only inspects fire hydrants every three years.
- A line Battalion Chief serves in multiple roles, including training, line officer, and administrative duties. The department's growth and complexity of training support a full-time training position.
- SFD has demonstrated the capacity to manage critical incidents with limited resources.
- This analysis identified an opportunity for improvement regarding individual firefighter annual training requirements. The training requirements are defined but lack consistency between shifts and individuals.
- Although the EMS service demand is high, the limited patient volume per paramedic resulted in limited procedures per paramedic.
- For SFD to ensure that 100% paramedic staffing has the training resources to maintain competency, additional mid-fidelity training manikins can support skill competency. SFD has one mid-fidelity ALS manikin at Station 4.
- SFD has demonstrated fiscal responsibility in its training program.
- A challenge faced by SFD is limited access to the training facility. The Heartland Fire Training Facility is experiencing increased demand for recruit training, and the necessity to maintain firefighter skill competency is putting scheduling restrictions on the facility.

Recommended Short-Term Strategies

Recommendation 1: Consider Trying to Keep the Firefighter per 1,000 Population Size In Line With Regional And National Averages.

Description: Fire agencies struggle with determining how many firefighters it takes to provide adequate service. As this report has shown, there is a high volume of work required by SFD as compared to similar and larger organizations. As the overtime recommendation states, this significantly impacts employee health and longevity. Therefore, the city and SFD should attempt to set a realistic goal of how many firefighters are needed. The current population and regional and national comparisons place the SFD's needed operational staff target between 63 and 77 instead of the 54 now on staff.

Adding 3 positions to the minimum staff per shift (6 total personnel) will increase operational flexibility. For example, it would increase the first alarm response for structure fires to 18 firefighters, assuming one ambulance is not assigned to the incident. Of note, the minimum identified emergency incident staffing during a moderate-risk structure fire is 19. Achieving this staffing level requires at least one mutual aid engine company and one battalion chief. Therefore, adding staff will reduce the aid need to one mutual aid unit.

Outcomes: Reduce burnout and injuries due to overutilization to improve employee turnover rates. Increase crew availability for hands-on training and less strenuous collateral duties. Increase the number of personnel available to respond to emergencies

Estimated Financial Cost/Savings: The cost of adding firefighters is extensive. As shown in the recommendation for additional firefighters to mitigate overtime coverage, each additional firefighter paramedic will cost \$154,501 annually. The annual costs include benefits and other costs. Firefighter EMTs may cost slightly less, and officers will cost more. This is an ongoing yearly expense.

Recommendation 2: Increase Staffing at Each Fire Station By One Firefighter Per Shift To Reduce Overtime Use.

Description: SFD is experiencing a significant use of overtime annually. Based on the leave numbers provided, enough annual leave hours are being applied to account for 6.15 additional employee yearly hours. This includes and is beyond the current 3 floating positions. Requiring too much overtime, especially for a smaller staff, can have severe other employee effects. For example, firefighters required to do too much overtime may experience a higher incidence of work-related injuries, burnout, fatigue, and home-life disruptions due to extended absences.

Outcomes: Improve budget performance by reducing overtime costs. In addition, reducing employee fatigue and early career burnout and improving the employee's work-life balance.

Estimated Financial Cost/Savings:

Figure 152: Overtime Reduction Cost Estimation

Expenses	Factor	Amount
Salaries		
FF/PM - Station 4		97,194
FF/PM - Station 5		97,194
Total salaries per shift		194,388
Number of shifts		3
Total Salaries:		\$583,164
Payroll taxes	.0145	8,456
Pension costs	.238	138,793
Health insurance		144,462
Other Costs		52,134
Total Benefits/Other Costs:		\$343,845
Total Cost:		\$927,009

Recommendation 3: Consider Implementing A First Responder Fee To Recover The Cost Of Providing An ALS Staffed Fire Apparatus On Medical Incidents

Description: SFD provides paramedic-staffed fire apparatus on medical incidents at a high cost to the response system's budget. The Department can evaluate its operational needs and address the costs of its First Response System that may be eligible to be included in a "First Responder Fee" calculation. Operating costs include staffing and all associated costs, dispatching services, etc.

Outcomes: The revenue generated from implementing this fee would offset the service's costs, freeing up General Fund Revenues for other needs, such as added employees.

Costs: The cost to develop a First Responder Fee would be those costs of either staff time to research the relative costs and develop the necessary amendment to the City's Schedule of Fees ordinance or third-party costs for those services.

Recommendation 4: Conduct A Staffing Analysis to Determine The Efficacy Of Converting The Department From A 100% Paramedic Staffing Plan To A Mixed EMT/Firefighter And Paramedic/Firefighter Staffing Plan.

Description: Based on the current staffing shortage, cost of paramedic staffing, and challenges relating to maintaining paramedic-level competency, future models should consider increased utilization of firefighter/EMT-Basic.

Outcome: Improved hiring and retention of paramedics with potential staffing cost savings.

Estimated Financial Cost/Saving: Cost savings are based on a change in the deployment model to include firefighter-EMTs with the firefighter-paramedics. This model would allow one medic per unit instead of multiple medics. Based on current spreads in the rank structure, this could save approximately \$15,000 - \$18,000 annually per employee.

Recommendation 5: Plan and Execute a Strategic Planning Process After Completing The Long-Range Master Plan And Community Risk Assessment (CRA).

Description: A strategic planning process is required to provide tangible guidance and results in this and other planning documents. A strategic plan prioritizes goals and objectives, establishes timelines, and assigns responsibility. Strategic planning also updates and clarifies the agency's mission, values, and vision. The strategic planning process is designed to provide guidance for the next 5 years and should be periodically updated and renewed.

Outcome: Systematic approach to change, including prioritization of goals and objectives.

Estimated Financial Cost/Saving: If outside consultant assistance is required, the process would cost approximately \$17,000.

Recommendation 6: Establish A Station Fire and Life Safety Inspection Program.

Description: SFD should develop a periodic life safety inspection program for its facilities. Systems designed to improve employees' safety and health are essential for reducing the number and severity of injuries and health concerns. These systems, such as smoke and carbon monoxide detectors, need ongoing maintenance and evaluation.

Outcomes: Systematically evaluate, repair, and potentially improve all facilities' emergency and life safety systems.

Estimated Financial Cost/Savings: Initial costs will include staff time developing, adopting, and completing a custom or currently available inspection system. Ongoing costs will consist of maintenance requirements such as system repair and replacement of consumable goods.

Recommendation 7: Refurbish, Replace, Or Move Station 4 And Develop A Station Plan To Improve Service Throughout The Community.

Description: With the desired number and locations of fire stations needed to serve the community into the foreseeable future identified, the fire department can begin planning the replacement of station 4. A replacement plan cannot start without a known best location for the station. If the current site does not meet the city's needs, a search for available lots can be initiated. In addition, adding a station and moving station 4 may allow for normalizing the unit usage and call volumes and improve overall time performance. This should be completed very soon to facilitate the needed replacement or refurbishment of Station 4.

Outcomes: Before significant revenue is spent on updating or maintaining Station 4, it should be determined if the location fits into the long-term strategy of covering the city. However, the necessity for starting this replacement plan immediately is vital.

Estimated Financial Cost/Savings: When the desired number of stations and facility design are identified, each station's needed size can be determined. Without that information, no cost estimates can be accurate. In addition, choosing if Station 4's location fits into the long-term strategy of covering the city is crucial to starting the station's replacement process.

Recommendation 8: Consider The Immediate Order And Replacement Of Engine 5 And Engine 205, And Placing Them Into Reserve Status.

Description: Both Engine 5 and Engine 205 are considered in only fair condition and are over 10 years old. The two reserve apparatuses are considered in poor condition. One is over 25 years old. By accelerating a replacement plan for the front-line engines, they can be moved to reserve status. Thus improving response capability while the front-line apparatus is out of service for maintenance. However, considering the current state of the apparatus manufacturer's ordering cycle, these units may not be available until two years after the order date.

Outcomes: Improving the effectiveness and reliability of the reserve apparatus and improving the front-line engines.

Estimated Financial Cost/Savings: Costs will depend on the engine type and can be managed. These prices are currently highly variable, and delivery times may be extended.

Recommendation 9: Consider Adding A Peak Demand ALS Transport Unit To Minimize The System Impact Due To The Increasing Number Of ALS Interfacility Transfers.

Description: The EMS analysis identified that the system responds to a high percentage of ALS service demand. Additionally, there has been a 13% increase in ALS transfers from 2020 to 2021. An additional ALS transport unit would increase the availability of ALS units during peak demand (noon to midnight).

Outcomes: With a 36% ALS criticality, adding another ALS transport unit would improve response times and the availability of SFD ALS units during peak demand.

Estimated Financial Cost/Savings: The estimated cost of purchasing an additional ambulance is \$200,000–\$300,000. Assuming the peak time unit operates 12 hours per day, seven days per week, the deployment model would require at least two shifts. Personnel would work approximately 40 hours per week, and the unit would have 84 operational hours. The cost models assume a firefighter/paramedic and firefighter/EMT team or a single-role (non-firefighter) paramedic and EMT. The following is the estimated annual cost of adding a peak-demand ambulance.

Figure 153: Peak-Hour Medic Unit Cost Estimation

Expenses	Factor	FF/PM Model (2)	FF/EMT & FF/PM Model	Single-Role EMT/PM Model
Firefighter/Paramedic (FF/PM)		194,388	97,194	
Firefighter/EMT (estimated)			82,000	
Single-Role Paramedic				75,000
Single-Role EMT				60,000
Total salaries per shift		194,388	179,194	135,000
Number of shifts		2	2	2
Total Salaries		388,776	358,388	270,000
Payroll taxes	.0145	5,637	5,196	3,915
Pension costs	.238	92,529	85,296	27,000
Health insurance		54,064	54,064	54,064
Other costs		34,756	34,756	34,756
Benefits		186,986	179,312	119,735
Total Operating Costs:		\$575,762	\$537,700	\$389,735
Medic Unit		275,000	275,000	275,000
Gurney & other equipment		100,000	100,000	100,000
Total Capital Outlay:		375,000	\$375,000	\$375,000
Total First-Year Costs:		\$950,762	\$912,700	\$764,735

Recommendation 10: Review Incident Data Annually At A Minimum.

Description: The potentially distorted data during the COVID pandemic years, trends, and predicted demand may be flawed. It is essential to understand the full effect of the pandemic on service delivery, and that will only be possible with continued analysis. Evaluating demand, service types, and other information annually until the pandemic-specific effects are fully accounted for and understood is critical. Until that effect is fully understood, the analytics created using the pandemic-era data have the potential to be misleading.

Outcomes: Creating an understanding of the pandemic era effect on, and creating appropriate adjustments to, service delivery and performance analytics.

Estimated Financial Cost/Savings: Costs will vary depending on the approach adopted. At a minimum, staff time will be required. Though the National Fire Academy offers a free NFIRS class, costs may include training. Additional charges may be increased staff levels, compensation, equipment, or fees paid to outside vendors.

Recommendation 11: Place Greater Emphasis Upon Quality Assurance Of Time Data Inputs.

Description: Correct documentation of events for the fire department is critical. This can be especially true for those requesting them, such as attorneys, insurance companies, and property owners. In addition, reliable and accurate performance analysis cannot occur without quality control.

The first step is to establish a written policy and publish it. For quality reports, the best practice is for the officers in charge to review and verify that the information is complete and correct. If not, correct it or return it to the author for revision. Once the report is complete, it must be evaluated for quality control, typically by another officer or chief officer. In addition, data points should be added to the data collection, including the time leaving the hospital and the time back at the station for ambulances.

Outcomes: An accurate and defensible analysis of performance can be completed regularly.

Estimated Financial Cost/Savings: Staff time to review individual documentation for errors and omissions.

Recommendation 12: Consider Specific Annual Training Requirements For Each Firefighter Based On A Balanced Training Curriculum.

Description: Additional training requirements should be considered for individual firefighters. EMS constituted approximately 68% of the demand for service but only 10.8% of the training hours in 2022. The training requirements are defined but appear to lack consistency between firefighters.

Outcomes: A balanced training program and philosophy can result in a standardized program that meets the community's needs.

Estimated Financial Cost: Staff/training time.

Recommendation 13: Purchase An Additional Mid-Fidelity Manikin To Support The EMS Training Program.

Description: A cost-effective and proficient solution is the use of mid-fidelity manikins. Multiple manikins can be purchased and deployed throughout the organization for the same amount of funding. This option can provide training without significant drive times to central training facilities and allows EMTs to have repetitive skill practice sessions.

Outcomes: A benefit of mid-fidelity training manikins is the opportunity to develop proper sequencing. Identifying the order of critical interventions is critical to successful patient outcomes.

Estimated Financial Cost/Savings: Costs depend on the number and model of manikins.

Recommended Mid-Term Strategies

Recommendation 14: Add A Department Training Officer Position.

Description: The analysis suggests that SFD cannot adequately support the programmatic needs of the department-wide training program by a shift Battalion Chief serving in multiple operations and administrative roles. Consideration should be given to establishing this position at the captain/chief level. The position is heavily involved with classroom delivery, interaction with shift crews, and programmatic coordination and monitoring of training documentation. In addition, the position could be established as a rotational position. However, any rotational assignment should be at least two years, and the officer must maintain a minimum training certification level.

Outcomes: SFD's capacity to deliver operational training effectively and efficiently.

Estimated Financial Cost: Dependent on the level of rank and system design and additional equipment needs.

Recommendation 15: Increase Wildland-Urban Interface Efforts To Reduce Risks.

Description: The ability to prevent or mitigate a wildland fire is a primary goal in the wildland-urban interface. SFD provides some WUI efforts, but San Diego County delivers most, and no Fire Safe Council exists in Santee. Current staffing levels do not allow for additional efforts in Santee.

Outcomes: Developing WUI prevention and mitigation programs specific to Santee should be a goal for the city and SFD. The approval of Fanita Ranch will create more properties in the WUI and increase risks in the community. The priority is to develop programs to reduce the threat to local homeowners and provide specific action plans based on the fuel type. Annual progress reports can focus on the high-risk areas for mitigation efforts. A new position could be coupled as a Community Risk Reduction (CRR) Coordinator to manage all risk reduction programs for the city.

Estimated Financial Cost/Savings: The personnel cost to hire a CRR Coordinator with benefits would be approximately \$100,000.

Recommendation 16: Work With The City To Establish An Ongoing Capital Improvement And Replacement Program.

Description: The Fire Department should work with the city to develop, adopt, and fund a facilities capital improvement and replacement program. Each capital system should be identified and put on a repair and replacement schedule. Each building should continue to be evaluated for its ability to meet the agency's needs. A replacement schedule should be negotiated years in advance.

Outcomes: Systematically evaluate, repair, and potentially improve the facilities required for ongoing operations.

Estimated Financial Cost/Savings: Initial costs will include either contract costs for the development of the program or staff time to audit facilities, negotiate with the city, finalize, and adopt a plan. Ongoing costs will consist of maintenance requirements such as system repair and replacement of consumable goods.

Recommendation 17: Begin Working With The City On Splitting Fleet Services Into Multiple Locations Or A Larger Location To Meet Their Needs.

Description: The current fleet space does not meet the needs or safety requirements of the service. The space could serve the fire department only but not the entire city fleet. Either a larger facility or multiple sites are needed to operate safely.

Outcomes: Provide safe, efficient, and code-compliant space for fleet services.

Estimated Financial Cost/Savings: There will be initial costs to attain new or additional space for fleet services. Ongoing costs to maintain a larger facility will be minimal. There will most likely be efficiently saving as much time is spent moving vehicles around in the tight space they have today.

Recommendation 18: Research and Implement Measures to Reduce Patient Offload (Wait) Times.

Description: The excessive patient offload times, also known as wait or "wall" times, negatively affect the ambulance's response availability. This is identified by the San Diego County EMS office as an area of concern for all emergency departments and transport agencies and recommends this time to be less than 20 minutes, 90 percent of the time or less. Improvement of this performance will require specific attention and likely multiple approaches by the newly formed Santee-Lakeside Emergency Medical Services Association (SLEMSA).

Outcomes: Reducing the unit inefficiencies, overall workload, and unit availability.

Estimated Financial Cost/Savings: Staff time and potential legal costs, depending on the agency approach and cooperation of receiving emergency departments.

Recommendation 18: Perform A Cost-Benefit Analysis For Medications/Procedures Performed/Administered By SFD.

Description: All staffing, equipment, and supplies not mandated by the government or industry norms should be subjected to a cost-benefit study by SFD.

Outcomes: A statistical study is required to determine the overall efficacy of the resource under consideration.

Estimated Financial Cost: Staff time.

Recommendation 19: Increase The Use Of A Statistically-Based Quality Management Program.

Description: Completing a formal and systematic incident and training data analysis will improve program delivery and asset allocation. This report indicated an opportunity for improvement regarding data collection and analysis. Currently, SFD is using Image Trend Reporting® for patient care reporting. The program will export data to an Excel format if adequately documented. The data can be easily interrogated to provide various evaluations to improve understanding specific to EMS service delivery

Outcomes: Evidence-based data can offer objective information measuring the level of care provided.

Estimated Financial Cost: Staff time.

Recommendation 20: Implement A Partially Automated Inventory Control System.

Description: A routine utilization study would help identify opportunities for improved inventory control. SFD does not currently utilize an electronic system for logistical support. SFD now uses a manual system performed by crews during daily truck checks. Station 4 holds the primary cache of EMS supplies managed by one of the line paramedics. Due to the organization's size, an automated program can improve efficiency.

Outcomes: Various systems have proven cost-effective in the long run, notably when eliminating waste and lost supplies due to expiration.

Estimated Financial Cost: Cost depends on the type of system/process selected. The actual cost would be partially offset by eliminating waste and lost supplies.

Recommendation 21: Increase Interaction And Involvement With The Medical Director For San Diego County.

Description: Oversight is primarily complaint/adverse outcome-driven. A more proactive approach can support the future challenges of EMS.

Outcome: Improved medical oversight and emphasis on a continuum of care.

Estimated Financial Cost/Saving: Potential cost increase would depend on the current medical director agreement.

Recommendation 22: Improve Collection And Analysis Of Life Safety And Public Education Efforts.

Description: Understanding the effectiveness of long-range programs, such as an adopted community risk reduction plan and a fire and life safety inspection program, requires understanding current conditions. Specific incident loss data is available. First, however, its reliability should be evaluated. Additional data points such as staff hours used in life safety and public education and the number of contacts and educational programs will aid in assessing effectiveness against future loss. Regardless of what system is adopted, starting the data collection process is the only way to evaluate it quantitatively. This occurs even before a program is fully developed or deployed.

Outcomes: Collecting specific data points will enable leadership to evaluate the effectiveness of any life safety or public education efforts. Early adoption of data collection is a short-term investment in a long-term outcome.

Estimated Financial Cost/Savings: Costs can vary depending on the program's adoption. Staff time to create a data collection process, collecting and storing data is universal in any program. Additional costs may be incurred if technological solutions are adopted.

Recommendation 23: Develop Enhanced Inspections Of Fire Hydrants.

Description: The Padre Dam Municipal Water District only inspects fire hydrants every three years. SFD only received 33% of the available credit from ISO for the frequency of hydrant inspections.

Outcomes: Increasing the frequency of hydrant inspections can gain additional credits for water supply and ensure hydrants are accessible and operate correctly. Inspections allow firefighters, especially new employees, to see the locations of hydrants in their first-in response area.

Estimated Financial Cost/Savings: Staff time is needed to inspect the hydrant. An increase in fuel is expected depending on the type of vehicles required to inspect the hydrants.

Recommendation 24: AP Triton Recommends Establishing A Cooperative Agreement With Regional Hospitals So Paramedics Can Support Skill Competency.

Description: This analysis identified an opportunity for improvement relating to clinical resources. In 2022, the Department treated and transported 5,760 patients. Although the EMS service demand is high, the limited patient volume per paramedic translated to an average of 3.4 airway procedures per paramedic. Based on the data in the EMS section, there is a high incidence of criticality requiring advanced-level care. Combining high acuity and dilution of skills requires an emphasis on EMS skills competency.

Outcomes: A balance of field care skills, training manikin skills, and abilities in the clinical setting can maintain skills competency and support overall patient care.

Estimated Financial Cost/Savings: Cost dependent on regionalized support and coordination with the local hospitals.

Recommended Long-Term Strategies

Recommendation 25: Evaluate the Potential For A Community Paramedic Program.

Description: As noted in the report, the current population of persons 65 and older living in the City of Santee, California, according to the 2020 estimate, was 8,489, or 15.6% of the population.⁶⁰ Over the next ten years, assuming the current 65 and older demographic stays in the area, this group will increase by 31% by 2030.

Fire and EMS agencies across the Country have implemented innovative EMS outreach programs to address issues with chronic EMS system users, mental health patients, and others with socio-economic issues that manifest into medical problems that often result in an EMS response. The Department should engage with local governments, healthcare providers, and social service agencies to determine the financial and altruistic feasibility of implementing a Mobile Integrated Healthcare-Community Paramedicine (MIH-CP) Program.

The Department should also ensure that EMS personnel accurately report and quantify vulnerable patients who may benefit from non-traditional medical and social outreach services. This would be critical in clearly defining the need and scope of a non-traditional EMS outreach program.

Outcomes: A community paramedicine or mobile intensive healthcare program could improve overall service delivery throughout the region through a cooperative venture between the hospitals and SFD.

Estimated Financial Cost: Unknown depending on cooperative agreements with local hospitals.

Recommendation 26: AP Triton Recommends A Focused Study To Identify Opportunities/Facilities For Additional Regionalized Training Resources.

Description: A challenge faced by SFD is limited access to the training facility. The Heartland Fire Training Facility is experiencing increased demand for recruit training, and the necessity to maintain firefighter skill competency is putting scheduling restrictions on the facility.

Outcome: Additional access to training resources translating to improved training efficacy.

Estimated Financial Cost/Saving: The cost would be identified in the focused analysis involving all agencies in the JPA.



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Fire Station Infrastructure and Services Financing Analysis

Prepared for:

The City of Santee

December 2023

Prepared by:

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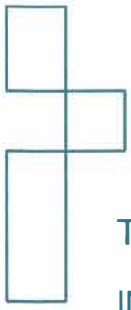
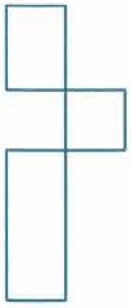


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London Moeder Advisors (LMA) has completed a comprehensive sales tax analysis to determine the sales tax rate required to fund a bond initiative for the construction and operation of two new fire stations, one reconstructed fire station, and a fleet center in the City of Santee, CA.

The fire station improvements are divided into three phases at a total estimated cost of \$53,950,000 (2023 dollars), with estimated annual operational costs of \$4,283,500 (2023 dollars). The following table details these costs by phase.

City of Santee
Analysis of Costs for New Fire Facilities
Data as of 7/1/2023

Anticipated Construction	Projects in Order of Construction	Construction	Equipment	Operating	Notes
2026-2027	Phase 1A - New Fire Station at City Operations Center				
	Fire Station (includes FF&E)	\$14,700,000	\$0	\$0	
	Staffing	\$0	\$0	\$0	No new Fire Staff, moved from FS #5
	Fire Engine	\$0	\$0	\$0	Moved from FS #5
		<u>\$14,700,000</u>	<u>\$0</u>	<u>\$0</u>	
2026-2027	Phase 1B - Fleet Maintenance Facility				
	Fleet Facility (includes FF&E)	\$5,600,000	\$0	\$0	
	Staffing	\$0	\$0	\$0	No change
	Equipment	\$0	\$100,000	\$0	New equipment for new capabilities
	Non-personnel costs	\$0	\$0	\$0	No change
		<u>\$5,600,000</u>	<u>\$100,000</u>	<u>\$0</u>	
2027-2028	Phase 2A - Fire Station 4 Replacement				
	Fire Station (includes FF&E)	\$18,250,000	\$0	\$0	
	Staffing	\$0	\$0	\$1,500,000	new Firefighters/Paramedics at \$250,000/FTE
	Squad Vehicle	\$0	\$100,000	\$0	
	Non-personnel costs	\$0	\$0	\$113,500	
	Capital Costs	\$0	\$0	\$51,500	Includes squad vehicle depreciation
		<u>\$18,250,000</u>	<u>\$100,000</u>	<u>\$1,665,000</u>	
2028-2029	Phase 3 - New Fire Station in Northern Santee				
	Fire Station (includes FF&E)	\$14,000,000	\$0	\$0	
	Fire Engine	\$0	\$1,200,000	\$0	
	Staffing	\$0	\$0	\$2,250,000	new Firefighters/Paramedics at \$250,000/FTE
	Non-personnel costs	\$0	\$0	\$227,000	
	Capital Costs	\$0	\$0	\$141,500	Includes fire engine depreciation
		<u>\$14,000,000</u>	<u>\$1,200,000</u>	<u>\$2,618,500</u>	
		<u>\$52,550,000</u>	<u>\$1,400,000</u>	<u>\$4,283,500</u>	
Total Capital Costs (\$2023)		\$53,950,000			
Annual Operating Expenses(\$2023)		\$4,283,500			

This report presents and evaluates six scenarios, each differing in four specific aspects. These variations encompass the applied tax rate on taxable retail sales, the number of construction phases undertaken and annual operational costs. The tax rates initially analyzed include a quarter-cent and half-cent increase to the sales tax.



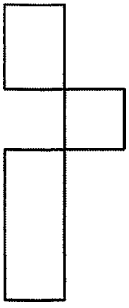
Research for this project was completed in December 2023. Conclusions and recommendations are strictly those of London Moeder Advisors. Users of this information should recognize that assumptions and projections contained in this report *will* vary from the actual experience in the marketplace. Therefore, London Moeder Advisors is not responsible for the actions taken or any limitations, financial or otherwise of property owners, investors, developers, lenders, public agencies, operators, or tenants.

Conclusions

The purpose of this section is to summarize the conclusions of our financial analysis that evaluates the sales tax increase required to fund the construction and ongoing operating costs of new fire station facilities. The fire station improvements are divided into three phases at a total estimated cost of \$53,950,000 (today's dollars), with estimated annual operational costs of \$4,283,500 (today's dollars).

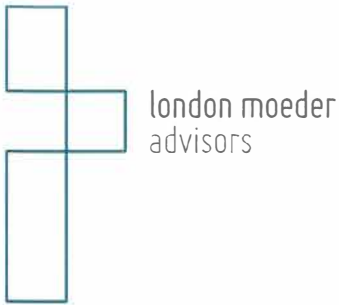
The following bullet points and subsequent table summarize the results of each scenario:

- ➔ **Scenario 1:** This scenario analyzes the construction and operation of all three fire station phases with a sales tax rate increase of \$.0025. **Scenario 1 is not a feasible option. A quarter-cent tax increase does not generate sufficient revenue to afford the bond payments over the first 11 years. As a result, there is no available revenue to cover the annually recurring operating expenses. In addition, over the 30-year period there is a shortfall of approximately \$158.4 million.**
- ➔ **Scenario 2:** This scenario analyzes the construction and operation of all three fire station phases with a sales tax rate increase of \$.0050. **Scenario 2 is not a feasible option. While the half-cent tax increase provides sufficient revenue to afford the bond payments, the cash flow is not sufficient to pay for operating expenses during 16 of the first 18 years of operation, resulting in a shortfall of \$16.7 million. Sustained positive revenue does not begin until Year 19. Over the 30-year period there is a resulting surplus of \$13.2 million.**
- ➔ **Scenario 3:** This scenario was created to determine the level of tax increase required to fund the construction and operation of all three fire station phases. **A \$0.0074 tax increase is required to generate sufficient revenue to afford the bond payments over all 30-years. There is also sufficient ongoing annual revenue to cover the recurring operating expenses of all three phases. Over a 30-year period there is a surplus of approximately \$181.6 million.**
- ➔ **Scenario 4:** This scenario analyzes the construction and operation of all three fire station phases, while also phasing in the staffing start time of firefighters and incorporating a sales tax rate increase of \$0.0050. **Scenario 4 is a potentially feasible option. While there are intermittent shortfalls to cover operation costs in six of the first ten years, there is a total surplus of \$844,344 over the 10-year period. In addition, over the 30-year period there is a surplus of approximately \$96.5 million.**
- ➔ **Scenario 5:** This scenario analyzes the construction and operation of only Phases 1 and 2, with a sales tax rate increase of \$0.0050. **Scenario 5 is a feasible option. A half-cent tax increase generates sufficient revenue to afford the bond payments over all 30-years. There is also sufficient revenue to cover the annual operating expenses from Phases 1 and 2. In addition, over a 30-year period there is a surplus of approximately \$177.5 million.**



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- ➔ Scenario 6: This scenario analyzes the construction and operation of only Phases 1 and 3, with a sales tax rate increase of \$0.0050. Scenario 6 is a feasible option. A half-cent tax increase generates sufficient revenue to afford the bond payments over all 30-years. As a result, there is sufficient revenue to cover the annual operating expenses of Phases 1 and 3. In addition, over a 30-year period there is a surplus of approximately \$141.4 million.



	Phasing & Operations Alternatives					
	Scenario 1 - \$.0025	Scenario 2 - \$.0050	Scenario 3 - \$.0074	Scenario 4 - \$.0050	Scenario 5 - \$.0050	Scenario 6 - \$.0050
Development Summary	<i>All 3 Phases</i>	<i>All 3 Phases</i>	<i>All 3 Phases</i>	<i>Phased Staff. (3 Yrs)</i>	<i>Phase 1 & 2 Only</i>	<i>Phases 1 & 3 Only</i>
Bond Amount	\$68,782,376	\$68,782,376	\$68,782,376	\$68,782,376	\$48,796,550	\$44,740,620
Total Construction Cost	\$60,528,491	\$60,528,491	\$60,528,491	\$60,528,491	\$42,940,964	\$39,371,746
Annual Tax Revenue YR 1	2,791,820	5,583,641	8,263,788	5,583,641	5,583,641	5,583,641
Less: Bond Payment	<u>(\$4,474,392)</u>	<u>(\$4,474,392)</u>	<u>(\$4,474,392)</u>	<u>(\$4,474,392)</u>	<u>(\$3,174,286)</u>	<u>(\$2,910,442)</u>
Available Revenue for Operations YR 1	(\$1,682,572)	\$1,109,248	\$3,789,396	\$1,109,248	\$2,409,355	\$2,673,199
Bond Payment DCR						
YR 1	0.62	1.25	1.85	1.25	1.76	1.92
YR 2	0.65	1.31	1.93	1.31	1.84	2.01
YR 3	0.68	1.37	2.02	1.37	1.93	2.10
YR 4	0.72	1.43	2.12	1.43	2.02	2.20
YR 5	0.75	1.50	2.22	1.50	2.11	2.30
YR 6	0.78	1.57	2.32	1.57	2.21	2.41
YR 7	0.82	1.64	2.43	1.64	2.31	2.52
YR 8	0.86	1.72	2.54	1.72	2.42	2.64
YR 9	0.90	1.80	2.66	1.80	2.53	2.76
YR 10	<u>0.94</u>	<u>1.88</u>	<u>2.79</u>	<u>1.88</u>	<u>2.65</u>	<u>2.89</u>
10-YR Avg.	0.77	1.55	2.29	1.55	2.18	2.38
10-YR Summary Totals						
Available Revenue for Operations	(\$10,161,474)	\$24,420,974	\$57,620,125	\$24,420,974	\$37,422,041	\$40,060,481
Less: Costs & Expenses	<u>(\$40,423,767)</u>	<u>(\$41,121,563)</u>	<u>(\$41,121,563)</u>	<u>(\$23,576,631)</u>	<u>(\$17,163,910)</u>	<u>(\$26,207,002)</u>
Tax Revenue Shortfall/Surplus	(\$50,585,242)	(\$16,700,589)	\$16,498,562	\$844,344	\$20,258,131	\$13,853,479
30-YR Summary Totals						
Available Revenue for Operations	\$48,019,262	\$223,392,055	\$391,749,935	\$223,392,055	\$260,396,672	\$267,906,400
Less: Costs & Expenses	<u>(\$206,441,396)</u>	<u>(\$210,148,691)</u>	<u>(\$210,148,691)</u>	<u>(\$126,902,774)</u>	<u>(\$82,864,895)</u>	<u>(\$126,523,646)</u>
Tax Revenue Shortfall/Surplus	(\$158,422,134)	\$13,243,364	\$181,601,245	\$96,489,281	\$177,531,777	\$141,382,754



Financial Analysis Detailed

Scenario 1

This scenario analyzes the construction and operation of all three fire station phases with a sales tax rate increase of \$.0025. The detailed schedules are in the [Appendix](#) (see [Scenario 1](#)).

Construction Budget

The base cost of construction is estimated to be \$54 million. Based on the phased timing of development and construction costs inflation, the forecasted cost of construction is estimated to be \$60.5 million, the following table details the construction costs:

SCENARIO 1 - \$.0025
Forecasted Costs
3-Year Period

		Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28
Cost Adjustment: Construction	3.0%	1.09	1.13	1.16
Cost Adjustment: Equipment	2.5%	1.08	1.10	1.13
	Base Costs			
Phase 1A - New Fire Station at City Operations Center Fire Station (includes FF&E)	\$14,700,000	\$16,063,087		
Phase 1B - Fleet Maintenance Facility Fleet Facility (includes FF&E)	\$5,600,000	\$6,119,271		
Equipment	\$100,000	\$107,689		
Phase 2A - Fire Station 4 Replacement Fire Station (includes FF&E)	\$18,250,000		\$20,540,536	
Squad Vehicle	\$100,000		\$110,381	
Phase 3 - New Fire Station in Northern Santee Fire Station (includes FF&E)	\$14,000,000			\$16,229,837
Fire Engine	\$1,200,000			\$1,357,690
Costs and Expenses	\$53,950,000	\$22,290,047	\$20,650,917	\$17,587,527
Total Costs (Inflated)		\$60,528,491		



Bond Calculations

The total bond amount required for the construction and renovation of the fire department facilities is estimated to be \$68.8 million. This includes a 10% reserve fund (\$6.9 million) and 2% for the cost of issuance (\$1.4 million). The duration of the bond is set at 30 years. The following table details the bond assumptions.

SCENARIO 1 - \$.0025

Bond Amount Required for New Fire Facilities

Santee - Fire District

<u>New Fire Facilities Costs</u>	<u>Construction</u>	<u>Equipment</u>
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
<u>Phase 3 - New Fire Station in Northern Santee</u>	<u>\$16,229,837</u>	<u>\$1,357,690</u>
Cost Per Segment	\$58,952,731	\$1,575,760
Total Cost	\$60,528,491	

Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
<u>Less: Cost of Issuance</u>	<u>(\$1,375,648)</u>
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$3,458,245
DCR (10 Year Avg.)	0.77

Sales Tax Revenue Forecast

To project the anticipated tax revenue that will be generated from the quarter cent tax throughout the life of the bond, LMA conducted market research to calculate the cumulative tax revenue projected over the 30-year duration.

We first identified the total occupied retail inventory of Santee of 2.5 million S.F.¹ Next, we researched the total taxable retail and food service transactions for Santee which totaled of \$930.3 million for 2022.² This results in annual taxable sales of \$365 per square foot.

To account for the year-over-year change in both taxable sales and growth in retail space, a compound annual growth rate (CAGR) was calculated for both variables. This resulted in an inventory growth rate of 0.24% for the total occupied inventory and an inflation factor of 4.42% for annual taxable sales.³

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0025

Over the 30-year period the total tax revenue generated is estimated to be \$175.4 million. After adding the reserve fund of \$6.9 million and subtracting bond payments of \$134.2 million the available revenue for operations is \$48 million. However, the schedules in the [Appendix](#) demonstrate that there is no available revenue until Year 12 because the tax revenue is insufficient to fund the bond payments, resulting in a shortfall during the first 11 years.

30-Year Summary Totals

Total Tax Revenue Generated	\$175,372,793
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$48,019,262

¹ CoStar

² California Department of Tax and Fee Administration (CDTFA)

³ The CAGRs are based on a 13-year period since the CDTFA data goes back to 2009.

Operating Costs

Operating costs were provided to LMA and include the following categories: staffing, non-personnel costs, and capital costs. We applied the assumption of a 3% annual inflation rate provided to us by the City of Santee to the operating expenses.

Over the 30-year period, the quarter-cent tax results in \$48 million available for operations. Subtracting \$206.4 million in total operating expenses results in a shortfall of \$158.4 million.

30-Year Summary Totals

Available Revenue for Operations	\$48,019,262
Less: Costs & Expenses	(\$206,441,396)
Tax Revenue Shortfall/Surplus	(\$158,422,134)

Conclusion

Scenario 1 is not a feasible option. A quarter-cent tax increase is insufficient to fund the bond payments over the first 11 years. As a result, there is no available revenue to cover the annually recurring operating expenses. Over the 30-year period there is a shortfall of approximately \$158.4 million.



This scenario analyzes the construction and operation of all three fire station phases with a sales tax rate increase of \$.0050. The detailed schedules are in the [Appendix](#) (see [Scenario 2](#)).

Construction Budget

The total estimated cost of construction is estimated to be \$54 million. Based on the phased timing of development and construction costs inflation, the forecasted cost of construction is estimated to be \$60.5 million, the following table details the construction costs:

SCENARIO 2 - \$.0050
Forecasted Costs
3-Year Period

		Year 1		Year 2		Year 3	
		Jan-26	Dec-26	Jan-27	Dec-27	Jan-28	Dec-28
Cost Adjustment: Construction	3.0%		1.09	1.13		1.16	
Cost Adjustment: Equipment	2.5%		1.08	1.10		1.13	
		Base Costs					
Phase 1A - New Fire Station at City Operations Center							
Fire Station (includes FF&E)	\$14,700,000		\$16,063,087				
Phase 1B - Fleet Maintenance Facility							
Fleet Facility (includes FF&E)	\$5,600,000		\$6,119,271				
Equipment	\$100,000		\$107,689				
Phase 2A - Fire Station 4 Replacement							
Fire Station (includes FF&E)	\$18,250,000			\$20,540,536			
Squad Vehicle	\$100,000			\$110,381			
Phase 3 - New Fire Station in Northern Santee							
Fire Station (includes FF&E)	\$14,000,000					\$16,229,837	
Fire Engine	\$1,200,000					\$1,357,690	
Costs and Expenses	\$53,950,000		\$22,290,047	\$20,650,917		\$17,587,527	
Total Costs (Inflated)						\$60,528,491	



Bond Calculations

The total bond amount required for the construction and renovation of the fire department facilities is estimated to be \$68.8 million. This amount includes a 10% reserve fund (\$6.9 million) and 2% for the cost of issuance (\$1.4 million). The duration of the bond is set at 30 years. The following table details our bond assumptions.

SCENARIO 2 - \$.0050

Bond Amount Required for New Fire Facilities

Santee - Fire District

<u>New Fire Facilities Costs</u>	<u>Construction</u>	<u>Equipment</u>
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
<u>Phase 3 - New Fire Station in Northern Santee</u>	<u>\$16,229,837</u>	<u>\$1,357,690</u>
Cost Per Segment	\$58,952,731	\$1,575,760
Total Cost	\$60,528,491	

Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
<u>Less: Cost of Issuance</u>	<u>(\$1,375,648)</u>
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	1.55



Sales Tax Revenue Forecast

To project the anticipated tax revenue that will be generated from the half-cent tax throughout the life of the bond, LMA conducted extensive market research to calculate the cumulative tax revenue projected over the 30-year duration.

We first identified the total occupied retail inventory of Santee of 2.5 million S.F.⁴ Next, we researched the total taxable retail and food service transactions for Santee which totaled of \$930.3 million for 2022.⁵ This results in annual taxable sales of \$365 per square foot.

To account for the year-over-year change in both taxable sales and growth in retail space, a compound annual growth rate (CAGR) was calculated for both variables. This resulted in an inventory growth rate of 0.24% for the total occupied inventory and an inflation factor of 4.42% for annual taxable sales.⁶

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

Over the 30-year period the total tax revenue generated is estimated to be \$350.7 million. After adding the reserve fund of \$6.9 million and subtracting bond payments of \$134.2 million the available revenue for operations is \$223.4 million. The schedules in the [Appendix](#) demonstrate that there is sufficient revenue to fund the bond payments over the life of the bond, resulting in a 30-year surplus.

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

⁴ CoStar

⁵ California Department of Tax and Fee Administration (CDTFA)

⁶ The CAGRs are based on a 13-year period since the CDTFA data goes back to 2009.

Operating Costs

Operating costs were provided to LMA and include the following categories: staffing, non-personnel costs, and capital costs. We applied a 3% annual inflation rate to the operating expenses.⁷

Over the 30-year period, the half-cent tax results in \$223.4 million available for operations. Subtracting \$210.1 million in total operating expenses results in a surplus of \$13.2 million.

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$13,243,364

Conclusion

Scenario 2 is not a feasible option. While the half-cent tax increase provides sufficient revenue to fund the bond payments, the cash flow is insufficient to pay for operating expenses during 16 of the first 18 years of operation, resulting in a shortfall of \$16.7 million. Sustained positive revenue does not begin until Year 19. Over the 30-year period there is a resulting surplus of \$13.2 million.

⁷ This figure was provided by the City of Santee.

Scenario 3

This scenario analyzes the sales tax rate required to feasibly fund the construction and ongoing operations of all three fire station phases. The sales tax rate required in this scenario is nearly three-quarters cent (\$.0074). The detailed schedules are located in the [Appendix](#) (see [Scenario 3](#))

Construction Budget

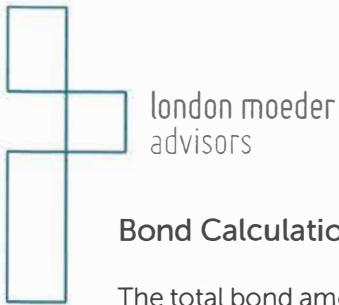
The total estimated cost of construction is estimated to be \$54 million. Based on the phased timing of development and construction cost inflation, the forecasted cost of construction is estimated to be \$60.5 million, as detailed in the following table:

SCENARIO 3 - \$.0074

Forecasted Costs

3-Year Period

			Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28
Cost Adjustment: Construction	3.0%		1.09	1.13	1.16
Cost Adjustment: Equipment	2.5%		1.08	1.10	1.13
		Base Costs			
Phase 1A - New Fire Station at City Operations Center					
Fire Station (includes FF&E)		\$14,700,000	\$16,063,087		
Phase 1B - Fleet Maintenance Facility					
Fleet Facility (includes FF&E)		\$5,600,000	\$6,119,271		
Equipment		\$100,000	\$107,689		
Phase 2A - Fire Station 4 Replacement					
Fire Station (includes FF&E)		\$18,250,000		\$20,540,536	
Squad Vehicle		\$100,000		\$110,381	
Phase 3 - New Fire Station in Northern Santee					
Fire Station (includes FF&E)		\$14,000,000			\$16,229,837
Fire Engine		\$1,200,000			\$1,357,690
Costs and Expenses		\$53,950,000	\$22,290,047	\$20,650,917	\$17,587,527
Total Costs (Inflated)					\$60,528,491



Bond Calculations

The total bond amount required for the construction and renovation of the fire department facilities is estimated to be \$68.8 million. This includes a 10% reserve fund (\$6.9 million) and 2% for the cost of issuance (\$1.4 million). The duration of the bond is set at 30 years. The following table details our bond assumptions:

SCENARIO 3 - \$.0074

Bond Amount Required for New Fire Facilities

Santee - Fire District

<u>New Fire Facilities Costs</u>	<u>Construction</u>	<u>Equipment</u>
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
Phase 3 - New Fire Station in Northern Santee	<u>\$16,229,837</u>	<u>\$1,357,690</u>
Cost Per Segment	\$58,952,731	\$1,575,760
Total Cost	\$60,528,491	

Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
Less: Cost of Issuance	<u>(\$1,375,648)</u>
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$10,236,405
DCR (10 Year Avg.)	2.29



Sales Tax Revenue Forecast

To project the anticipated tax revenue that will be generated from the nearly three-quarters cent (\$.0074) tax throughout the life of the bond, LMA conducted extensive market research to calculate the cumulative tax revenue projected over the 30-year duration.

We first identified the total occupied retail inventory of Santee of 2.5 million S.F.⁸ Next, we researched the total taxable retail and food service transactions for Santee which totaled of \$930.3 million for 2022.⁹ This results in annual taxable sales of \$365 per square foot.

To account for the year-over-year change in both taxable sales and growth in retail space, a compounded annual growth rate (CAGR) was calculated for both variables. This resulted in an inventory growth rate of 0.24% for the total occupied inventory and an inflation factor of 4.42% for annual taxable sales.¹⁰

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0074

Over the 30-year period, the total tax revenue generated is estimated to be \$519.1 million. After adding the reserve fund of \$6.9 million and subtracting bond payments of \$134.2 million, the available revenue for operations is \$391.7 million:

30-Year Summary Totals

Total Tax Revenue Generated	\$519,103,466
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$391,749,935

⁸ CoStar

⁹ California Department of Tax and Fee Administration (CDTFA)

¹⁰ The CAGRs are based on a 13-year period since the CDTFA data goes back to 2009.

Operating Costs

Operating costs were provided to LMA and include the following categories: staffing, non-personnel costs, and capital costs. We applied the assumption of a 3% annual inflation rate provided to us by the City of Santee to the operating expenses.

Over the 30-year period, the \$0.0074 tax results in \$391.7 million available for operations. Subtracting \$210.1 million in total operating expenses results in a surplus of \$181.6 million.

30-Year Summary Totals

Available Revenue for Operations	\$391,749,935
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$181,601,245

Conclusion

A \$0.0074 tax increase is required to generate sufficient revenue to fund the bond payments over 30-years. There is also sufficient ongoing annual revenue to cover the recurring operating expenses of all three phases. Over a 30-year period there is a surplus of approximately \$181.6 million.

Scenario 4

This scenario analyzes the construction and operation of all three fire station phases, while also phasing in the staffing start time of firefighters. This scenario applies a sales tax rate increase of \$0.0050. The detailed schedules are located in the [Appendix](#) (see [Scenario 4](#)).

Construction Budget

The total estimated cost of construction is estimated to be \$54 million. Based on the phased timing of development and construction costs inflation, the forecasted cost of construction is estimated to be \$60.5 million. The following table details the construction costs:

SCENARIO 4 - \$.0050 (Phased Staffing)
Forecasted Costs
3-Year Period

		Year 1	Year 2	Year 3
		Jan-26	Jan-27	Jan-28
		Dec-26	Dec-27	Dec-28
Cost Adjustment: Construction	3.0%	1.09	1.13	1.16
Cost Adjustment: Equipment	2.5%	1.08	1.10	1.13
		Base Costs		
Phase 1A - New Fire Station at City Operations Center				
Fire Station (includes FF&E)	\$14,700,000	\$16,063,087		
Phase 1B - Fleet Maintenance Facility				
Fleet Facility (includes FF&E)	\$5,600,000	\$6,119,271		
Equipment	\$100,000	\$107,689		
Phase 2A - Fire Station 4 Replacement				
Fire Station (includes FF&E)	\$18,250,000		\$20,540,536	
Squad Vehicle	\$100,000		\$110,381	
Phase 3 - New Fire Station in Northern Santee				
Fire Station (includes FF&E)	\$14,000,000			\$16,229,837
Fire Engine	\$1,200,000			\$1,357,690
Costs and Expenses	\$53,950,000	\$22,290,047	\$20,650,917	\$17,587,527
Total Costs (Inflated)		\$60,528,491		



Bond Calculations

The total bond amount required for the construction and renovation of the fire department facilities is estimated to be \$68.8 million. This amount includes a 10% reserve fund (\$6.9 million) and 2% for the cost of issuance (\$1.4 million). The duration of the bond is set at 30 years. The following table details our bond assumptions:

SCENARIO 4 - \$.0050 (Phased Staffing) Bond Amount Required for New Fire Facilities

Santee - Fire District

<u>New Fire Facilities Costs</u>	<u>Construction</u>	<u>Equipment</u>
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
Phase 3 - New Fire Station in Northern Santee	\$16,229,837	<u>\$1,357,690</u>
Cost Per Segment	\$58,952,731	\$1,575,760
Total Cost	\$60,528,491	

Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
Less: Cost of Issuance	<u>(\$1,375,648)</u>
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	1.55



Sales Tax Revenue Forecast

To project the anticipated tax revenue that will be generated from the half-cent tax throughout the life of the bond, LMA conducted extensive market research to calculate the cumulative tax revenue projected over the 30-year duration.

We first identified the total occupied retail inventory of Santee of 2.5 million S.F.¹¹ Next, we researched the total taxable retail and food service transactions for Santee which totaled of \$930.3 million for 2022.¹² This results in annual taxable sales of \$365 per square foot.

To account for the year-over-year change in both taxable sales and growth in retail space, a compound annual growth rate (CAGR) was calculated for both variables. This resulted in an inventory growth rate of 0.24% for the total occupied inventory and an inflation factor of 4.42% for annual taxable sales.¹³

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

Over the 30-year period. The total tax revenue generated is estimated to be \$350.7 million. After adding the reserve fund of \$6.9 million and subtracting bond payments of \$134.2 million the available revenue for operations is \$223.4 million. The schedules in the [Appendix](#) demonstrate that there is available revenue to afford the bond payments over the life of the bond, resulting in a 30-year surplus.

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

¹¹ CoStar

¹² California Department of Tax and Fee Administration (CDTFA)

¹³ The CAGRs are based on a 13-year period since the CDTFA data goes back to 2009.



Operating Costs

Operating costs were provided to LMA and include the following categories: staffing, non-personnel costs, and capital costs. We applied the assumption of a 3% annual inflation rate provided to us by the City of Santee to the operating expenses.

Over a 30-year period, the half-cent tax results in \$223.4 million available for operations. Subtracting \$126.9 million in total operating expenses results in a surplus of \$96.5 million.

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$126,902,774)
Tax Revenue Shortfall/Surplus	\$96,489,281

Conclusion

Scenario 4 is a potentially feasible option. While there are intermittent shortfalls to cover operation costs in six of the first ten years, there is a total surplus of \$844,344 over the 10-year period. In addition, over the 30-year period there is a surplus of approximately \$96.5 million.

Scenario 5

This scenario analyzes the construction and operation of only Phases 1 and 2, with a sales tax rate increase of \$0.0050. The detailed schedules are in the [Appendix](#) (see [Scenario 5](#)).

Construction Budget

The total estimated cost of construction is estimated to be \$38.8 million. Based on the phased timing of development and construction costs inflation, the forecasted cost of construction is estimated to be \$42.9 million, the following table details the construction costs:

SCENARIO 5 - \$.0050 (Phase 1& 2 Only)

Forecasted Costs

3-Year Period

		Year 1		Year 2	
		Jan-26	Dec-26	Jan-27	Dec-27
Cost Adjustment: Construction	3.00%			1.09	1.13
Cost Adjustment: Equipment	2.50%			1.08	1.10
		Base Costs			
Phase 1A - New Fire Station at City Operations Center					
Fire Station (includes FF&E)		\$14,700,000		\$16,063,087	
Phase 1B - Fleet Maintenance Facility					
Fleet Facility (includes FF&E)		\$5,600,000		\$6,119,271	
Equipment		\$100,000		\$107,689	
Phase 2A - Fire Station 4 Replacement					
Fire Station (includes FF&E)		\$18,250,000			\$20,540,536
Squad Vehicle		\$100,000			\$110,381
Costs and Expenses		\$38,750,000		\$22,290,047	\$20,650,917
Total Costs (Inflated)					\$42,940,964



Bond Calculations

The total bond amount required for the construction and renovation of the fire department facilities is estimated to be \$48.8 million. This amount includes a 10% reserve fund (\$4.9 million) and 2% for the cost of issuance (\$975,931). The duration of the bond is set at 30 years. The following table details our bond assumptions.

SCENARIO 5 - \$.0050 (Phase 1& 2 Only) Bond Amount Required for New Fire Facilities

Santee - Fire District

<u>New Fire Facilities Costs</u>	<u>Construction</u>	<u>Equipment</u>
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
Cost Per Segment	\$42,722,894	\$218,070
Total Cost	\$42,940,964	

Bond Amount	\$48,796,550
Less: Reserve Fund	(\$4,879,655)
Less: Cost of Issuance	(\$975,931)
Net Bond Proceeds	\$42,940,964
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$3,174,286
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	2.18

Sales Tax Revenue Forecast

To project the anticipated tax revenue that will be generated from the half-cent tax throughout the life of the bond, LMA conducted market research to calculate the cumulative tax revenue projected over the 30-year duration.

We first identified the total occupied retail inventory of Santee of 2.5 million S.F.¹⁴ Next, we researched the total taxable retail and food service transactions for Santee which totaled of \$930.3 million for 2022.¹⁵ This results in annual taxable sales of \$365 per square foot.

To account for the year-over-year change in both taxable sales and growth in retail space, a compound annual growth rate (CAGR) was calculated for both variables. This resulted in an inventory growth rate of 0.24% for the total occupied inventory and an inflation factor of 4.42% for annual taxable sales.¹⁶

SCENARIO 5 - \$.0050 (Phase 1& 2 Only) 30 Year Tax Revenue Timeline *Annual Tax Revenue Forecast*

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

Over the 30-year period, the total tax revenue generated is estimated to be \$350.7 million. After adding the reserve fund of \$4.9 million and subtracting bond payments of \$95.2 million, the available revenue for operations is \$260.4 million.

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,879,655
Total Bond Payments	(\$95,228,568)
Total Available Revenue for Operations	\$260,396,672

¹⁴ CoStar

¹⁵ California Department of Tax and Fee Administration (CDTFA)

¹⁶ The CAGRs are based on a 13-year period since the CDTFA data goes back to 2009.

Operating Costs

Operating costs were provided to LMA and include the following categories: staffing, non-personnel costs, and capital costs. We applied the assumption of a 3% annual inflation rate to the operating expenses.¹⁷

Over the 30-year period, the half-cent tax results in \$260.4 million available for operations. Subtracting \$82.9 million in total operating expenses results in a surplus of \$177.5 million.

30-Year Summary Totals

Available Revenue for Operations	\$260,396,672
Less: Costs & Expenses	(\$82,864,895)
Tax Revenue Shortfall/Surplus	\$177,531,777

Conclusion

Scenario 5 is a feasible option. A half-cent tax increase generates sufficient revenue to afford the bond payments over all 30-years. There is also sufficient revenue to cover the annual operating expenses from Phases 1 and 2. Over a 30-year period there is a surplus of approximately \$177.5 million.

¹⁷ This figure was provided by the City of Santee

Scenario 6

This scenario analyzes the construction and operation of only Phases 1 and 3, with a sales tax rate increase of \$0.0050. The detailed schedules are in the [Appendix](#) (see [Scenario 6](#)).

Construction Budget

The total estimated cost of construction is estimated to be \$35.6 million. Based on the phased timing of development and construction costs inflation, the forecasted cost of construction is estimated to be \$39.4 million, the following table details the construction costs:

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
Forecasted Costs
3-Year Period

		Year 1		Year 2	
		Jan-26	Dec-26	Jan-27	Dec-27
Cost Adjustment: Construction	3.00%		1.09		1.13
Cost Adjustment: Equipment	2.50%		1.08		1.10
	Base Costs				
Phase 1A - New Fire Station at City Operations Center Fire Station (includes FF&E)	\$14,700,000	\$16,063,087			
Phase 1B - Fleet Maintenance Facility Fleet Facility (includes FF&E)	\$5,600,000	\$6,119,271			
Equipment	\$100,000	\$107,689			
Phase 3 - New Fire Station in Northern Santee Fire Station (includes FF&E)	\$14,000,000			\$15,757,123	
Fire Engine	\$1,200,000			\$1,324,575	
Costs and Expenses	\$35,600,000	\$22,290,047		\$17,081,699	
Total Costs (Inflated)				\$39,371,746	

Bond Calculations

The total bond amount required for the construction and renovation of the fire department facilities is estimated to be \$44.7 million. This amount includes a 10% reserve fund (\$4.5 million) and 2% for the cost of issuance (\$894,812). The duration of the bond is set at 30 years. The following table details our bond assumptions.

SCENARIO 6 - \$.0050 (Phase 1&3 Only) Bond Amount Required for New Fire Facilities

Santee - Fire District

<u>New Fire Facilities Costs</u>	<u>Construction</u>	<u>Equipment</u>
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 3 - New Fire Station in Northern Santee	\$15,757,123	\$1,324,575
Cost Per Segment	\$37,939,481	\$1,432,265
Total Cost	\$39,371,746	

Bond Amount	\$44,740,620
Less: Reserve Fund	(\$4,474,062)
Less: Cost of Issuance	(\$894,812)
Net Bond Proceeds	\$39,371,746
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$2,910,442
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	2.38



Sales Tax Revenue Forecast

To project the anticipated tax revenue that will be generated from the half-cent tax throughout the life of the bond, LMA conducted extensive market research to calculate the cumulative tax revenue projected over the 30-year duration.

We first identified the total occupied retail inventory of Santee of 2.5 million S.F.¹⁸ Next, we researched the total taxable retail and food service transactions for Santee which totaled of \$930.3 million for 2022.¹⁹ This results in annual taxable sales of \$365 per square foot.

To account for the year-over-year change in both taxable sales and growth in retail space, a compound annual growth rate (CAGR) was calculated for both variables. This resulted in an inventory growth rate of 0.24% for the total occupied inventory and an inflation factor of 4.42% for annual taxable sales.²⁰

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

Over the 30-year period, the total tax revenue generated is estimated to be \$350.7 million. After adding the reserve fund of \$4.5 million and subtracting bond payments of \$87.3 million, the available revenue for operations is \$267.9 million:

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,474,062
Total Bond Payments	(\$87,313,247)
Total Available Revenue for Operations	\$267,906,400

¹⁸ CoStar

¹⁹ California Department of Tax and Fee Administration (CDTFA)

²⁰ The CAGRs are based on a 13-year period since the CDTFA data goes back to 2009.

Operating Costs

Operating costs were provided to LMA and include the following categories: staffing, non-personnel costs, and capital costs. We applied the assumption of a 3% annual inflation rate provided to us by the City of Santee to the operating expenses.

Over the 30-year period, the half-cent tax results in \$267.9 million available for operations. Subtracting \$126.5 million in total operating expenses results in a surplus of \$141.4 million:

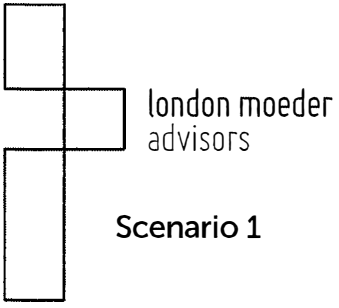
30-Year Summary Totals

Available Revenue for Operations	\$267,906,400
Less: Costs & Expenses	(\$126,523,646)
Tax Revenue Shortfall/Surplus	\$141,382,754

Conclusion

Scenario 6 is a feasible option. A half-cent tax increase generates sufficient revenue to fund the bond payments over all 30-years. As a result, there is sufficient revenue to cover the annual operating expenses of Phases 1 and 3. Over a 30-year period there is a surplus of approximately \$141.4 million.





SCENARIO 1 - \$.0025

Forecasted Costs

3-Year Period

			Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28
Cost Adjustment: Construction	3.0%		1.09	1.13	1.16
Cost Adjustment: Equipment	2.5%		1.08	1.10	1.13
		Base Costs			
Phase 1A - New Fire Station at City Operations Center					
Fire Station (includes FF&E)		\$14,700,000	\$16,063,087		
Phase 1B - Fleet Maintenance Facility					
Fleet Facility (includes FF&E)		\$5,600,000	\$6,119,271		
Equipment		\$100,000	\$107,689		
Phase 2A - Fire Station 4 Replacement					
Fire Station (includes FF&E)		\$18,250,000		\$20,540,536	
Squad Vehicle		\$100,000		\$110,381	
Phase 3 - New Fire Station in Northern Santee					
Fire Station (includes FF&E)		\$14,000,000	.		\$16,229,837
Fire Engine		\$1,200,000			\$1,357,690
Costs and Expenses		\$53,950,000	\$22,290,047	\$20,650,917	\$17,587,527
Total Costs (Inflated)					\$60,528,491

SCENARIO 1 - \$.0025

Bond Amount Required for New Fire Facilities

Santee - Fire District

New Fire Facilities Costs

Phase 1A - New Fire Station at City Operations Center
Phase 1B - Fleet Maintenance Facility
Phase 2A - Fire Station 4 Replacement
Phase 3 - New Fire Station in Northern Santee
Cost Per Segment

Construction

\$16,063,087
\$6,119,271
\$20,540,536
\$16,229,837
\$58,952,731

Equipment

\$0
\$107,689
\$110,381
<u>\$1,357,690</u>
\$1,575,760

Total Cost	\$60,528,491
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Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
Less: Cost of Issuance	(\$1,375,648)
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$3,458,245
DCR (10 Year Avg.)	0.77

YR	Beginning Balance	Payment	Interest **	Principal	Ending Balance
1	\$68,782,376	\$4,474,392	\$3,439,119	\$1,035,273	\$67,747,103
2	\$67,747,103	\$4,474,392	\$3,387,355	\$1,087,037	\$66,660,066
3	\$66,660,066	\$4,474,392	\$3,333,003	\$1,141,389	\$65,518,677
4	\$65,518,677	\$4,474,392	\$3,275,934	\$1,198,458	\$64,320,218
5	\$64,320,218	\$4,474,392	\$3,216,011	\$1,258,381	\$63,061,837
6	\$63,061,837	\$4,474,392	\$3,153,092	\$1,321,300	\$61,740,536
7	\$61,740,536	\$4,474,392	\$3,087,027	\$1,387,365	\$60,353,171
8	\$60,353,171	\$4,474,392	\$3,017,659	\$1,456,734	\$58,896,437
9	\$58,896,437	\$4,474,392	\$2,944,822	\$1,529,570	\$57,366,867
10	\$57,366,867	\$4,474,392	\$2,868,343	\$1,606,049	\$55,760,818
11	\$55,760,818	\$4,474,392	\$2,788,041	\$1,686,351	\$54,074,466
12	\$54,074,466	\$4,474,392	\$2,703,723	\$1,770,669	\$52,303,797
13	\$52,303,797	\$4,474,392	\$2,615,190	\$1,859,202	\$50,444,595
14	\$50,444,595	\$4,474,392	\$2,522,230	\$1,952,163	\$48,492,432
15	\$48,492,432	\$4,474,392	\$2,424,622	\$2,049,771	\$46,442,662
16	\$46,442,662	\$4,474,392	\$2,322,133	\$2,152,259	\$44,290,403
17	\$44,290,403	\$4,474,392	\$2,214,520	\$2,259,872	\$42,030,530
18	\$42,030,530	\$4,474,392	\$2,101,527	\$2,372,866	\$39,657,665
19	\$39,657,665	\$4,474,392	\$1,982,883	\$2,491,509	\$37,166,156
20	\$37,166,156	\$4,474,392	\$1,858,308	\$2,616,084	\$34,550,071
21	\$34,550,071	\$4,474,392	\$1,727,504	\$2,746,889	\$31,803,182
22	\$31,803,182	\$4,474,392	\$1,590,159	\$2,884,233	\$28,918,949
23	\$28,918,949	\$4,474,392	\$1,445,947	\$3,028,445	\$25,890,504
24	\$25,890,504	\$4,474,392	\$1,294,525	\$3,179,867	\$22,710,637
25	\$22,710,637	\$4,474,392	\$1,135,532	\$3,338,860	\$19,371,777
26	\$19,371,777	\$4,474,392	\$968,589	\$3,505,803	\$15,865,974
27	\$15,865,974	\$4,474,392	\$793,299	\$3,681,094	\$12,184,880
28	\$12,184,880	\$4,474,392	\$609,244	\$3,865,148	\$8,319,732
29	\$8,319,732	\$4,474,392	\$415,987	\$4,058,406	\$4,261,326
30	\$4,261,326	\$4,474,392	\$213,066	\$4,261,326	\$0

SCENARIO 1 - \$.0025

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0025

	Initial	Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28	Year 4 Dec-28 Dec-29	Year 5 Dec-29 Dec-30	Year 6 Dec-30 Dec-31
Occupied Inventory Inflation Rate	1.00	1.0098	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.00	1.19	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,546,785	2,571,717	2,577,988	2,584,274	2,590,576	2,596,893	2,603,225
Retail Sales Per S.F.	\$365	\$434	\$453	\$473	\$494	\$516	\$539
Taxable Transactions: Retail and Food Services	\$930,300,946	\$1,116,728,115	\$1,168,902,929	\$1,223,515,411	\$1,280,679,450	\$1,340,514,258	\$1,403,144,617
Annual Tax Revenue Generated		\$2,791,820	\$2,922,257	\$3,058,789	\$3,201,699	\$3,351,286	\$3,507,862
Reserve Fund		\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment		(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations		(\$1,682,572)	(\$1,552,135)	(\$1,415,604)	(\$1,272,694)	(\$1,123,107)	(\$966,531)
Bond Payment DCR		0.62	0.65	0.68	0.72	0.75	0.78

30-Year Summary Totals

Total Tax Revenue Generated	\$175,372,793
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$48,019,262

SCENARIO 1 - \$.0025

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0025

	Year 7 Dec-31 Dec-32 7	Year 8 Dec-32 Dec-33 8	Year 9 Dec-33 Dec-34 9	Year 10 Dec-34 Dec-35 10	Year 11 Dec-35 Dec-36 11	Year 12 Dec-36 Dec-37 12	Year 13 Dec-37 Dec-38 13
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,609,573	2,615,936	2,622,315	2,628,709	2,635,119	2,641,545	2,647,986
Retail Sales Per S.F.	\$563	\$588	\$614	\$641	\$669	\$699	\$729
Taxable Transactions: Retail and Food Services	\$1,468,701,138	\$1,537,320,534	\$1,609,145,908	\$1,684,327,044	\$1,763,020,730	\$1,845,391,074	\$1,931,609,855
Annual Tax Revenue Generated	\$3,671,753	\$3,843,301	\$4,022,865	\$4,210,818	\$4,407,552	\$4,613,478	\$4,829,025
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	(\$802,639)	(\$631,091)	(\$451,528)	(\$263,575)	(\$66,840)	\$139,085	\$354,632
Bond Payment DCR	0.82	0.86	0.90	0.94	0.99	1.03	1.08

30-Year Summary Totals

Total Tax Revenue Generated	\$175,372,793
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$48,019,262

SCENARIO 1 - \$.0025
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0025

	Year 14 Dec-38 Dec-39 14	Year 15 Dec-39 Dec-40 15	Year 16 Dec-40 Dec-41 16	Year 17 Dec-41 Dec-42 17	Year 18 Dec-42 Dec-43 18	Year 19 Dec-43 Dec-44 19	Year 20 Dec-44 Dec-45 20
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,654,443	2,660,916	2,667,404	2,673,908	2,680,429	2,686,965	2,693,517
Retail Sales Per S.F.	\$762	\$795	\$830	\$867	\$905	\$945	\$987
Taxable Transactions: Retail and Food Services	\$2,021,856,877	\$2,116,320,342	\$2,215,197,248	\$2,318,693,796	\$2,427,025,822	\$2,540,419,243	\$2,659,110,535
Annual Tax Revenue Generated	\$5,054,642	\$5,290,801	\$5,537,993	\$5,796,734	\$6,067,565	\$6,351,048	\$6,647,776
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$580,250	\$816,409	\$1,063,601	\$1,322,342	\$1,593,172	\$1,876,656	\$2,173,384
Bond Payment DCR	1.13	1.18	1.24	1.30	1.36	1.42	1.49

30-Year Summary Totals

Total Tax Revenue Generated	\$175,372,793
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$48,019,262

SCENARIO 1 - \$.0025
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0025

	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51	Year 27 Dec-51 Dec-52
	21	22	23	24	25	26	27
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,700,085	2,706,669	2,713,269	2,719,885	2,726,517	2,733,166	2,739,830
Retail Sales Per S.F.	\$1,031	\$1,076	\$1,124	\$1,174	\$1,225	\$1,280	\$1,336
Taxable Transactions: Retail and Food Services	\$2,783,347,220	\$2,913,388,385	\$3,049,505,222	\$3,191,981,592	\$3,341,114,622	\$3,497,215,318	\$3,660,609,216
Annual Tax Revenue Generated	\$6,958,368	\$7,283,471	\$7,623,763	\$7,979,954	\$8,352,787	\$8,743,038	\$9,151,523
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$2,483,976	\$2,809,079	\$3,149,371	\$3,505,562	\$3,878,394	\$4,268,646	\$4,677,131
Bond Payment DCR	1.56	1.63	1.70	1.78	1.87	1.95	2.05

30-Year Summary Totals

Total Tax Revenue Generated	\$175,372,793
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$48,019,262

SCENARIO 1 - \$.0025**30 Year Tax Revenue Timeline**

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0025

	Year 28 Dec-52 Dec-53 28	Year 29 Dec-53 Dec-54 29	Year 30 Dec-54 Dec-55 30
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04
Occupied Inventory	2,746,511	2,753,208	2,759,922
Retail Sales Per S.F.	\$1,395	\$1,457	\$1,521
Taxable Transactions: Retail and Food Services	\$3,831,637,065	\$4,010,655,530	\$4,198,037,942
Annual Tax Revenue Generated	\$9,579,093	\$10,026,639	\$10,495,095
Reserve Fund	\$0	\$2,403,845	\$4,474,392
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$5,104,700	\$7,956,092	\$10,495,095
Bond Payment DCR	2.14	2.78	3.35

30-Year Summary Totals

Total Tax Revenue Generated	\$175,372,793
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$48,019,262

SCENARIO 1 - \$.0025
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
		Jan-26 Dec-26	Jan-27 Jan-28	Jan-28 Dec-28	Jan-29 Dec-29	Jan-30 Dec-30
Cost Adjustment (For YR 1)	0	1.09	1.13	1.16	1.19	
Annual Inflation Factor	1.00	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement						
Staffing		\$0	\$0	\$1,738,911	\$1,791,078	\$1,844,811
Non-personnel costs		\$0	\$0	\$131,578	\$135,525	\$139,591
Capital Costs		\$0	\$0	\$59,703	\$61,494	\$63,339
Phase 3 - New Fire Station in Northern Santee						
Staffing		\$0	\$0	\$0	\$2,608,367	\$2,686,618
Non-personnel costs		\$0	\$0	\$0	\$263,155	\$271,050
Capital Costs		\$0	\$0	\$0	\$164,037	\$168,958
Costs & Expenses		\$0	\$0	\$1,930,191	\$5,023,656	\$5,174,366
Available Revenue for Operations			(\$1,682,572)	(\$1,552,135)	(\$1,415,604)	(\$1,272,694)
Less: Costs & Expenses			\$0	\$0	(\$1,930,191)	(\$5,023,656)
Tax Revenue Shortfall/Surplus			(\$1,682,572)	(\$1,552,135)	(\$3,345,795)	(\$6,296,350)

10-Year Summary Totals

Available Revenue for Operations	(\$10,161,474)
Less: Costs & Expenses	(\$40,423,767)
Tax Revenue Shortfall/Surplus	(\$50,585,242)

30-Year Summary Totals

Available Revenue for Operations	\$48,019,262
Less: Costs & Expenses	(\$206,441,396)
Tax Revenue Shortfall/Surplus	(\$158,422,134)

SCENARIO 1 - \$.0025
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 6 Jan-31 Dec-31	Year 7 Jan-32 Dec-32	Year 8 Dec-32 Dec-33	Year 9 Dec-33 Dec-34	Year 10 Dec-34 Dec-35	Year 11 Dec-35 Dec-36	Year 12 Dec-36 Dec-37
Period	6	7	8	9	10	11	12
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$1,900,155	\$1,957,160	\$2,015,875	\$2,076,351	\$2,138,641	\$2,202,801	\$2,268,885
Non-personnel costs	\$143,778	\$148,092	\$152,535	\$157,111	\$161,824	\$166,679	\$171,679
Capital Costs	\$65,239	\$67,196	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$2,767,216	\$2,850,233	\$2,935,740	\$3,023,812	\$3,114,526	\$3,207,962	\$3,304,201
Non-personnel costs	\$279,181	\$287,557	\$296,184	\$305,069	\$314,221	\$323,648	\$333,357
Capital Costs	\$174,027	\$179,248	\$184,625	\$190,164	\$195,869	\$201,745	\$207,798
Costs & Expenses	\$5,329,597	\$5,489,485	\$5,654,169	\$5,823,794	\$5,998,508	\$6,178,464	\$6,363,817
Available Revenue for Operations	(\$966,531)	(\$802,639)	(\$631,091)	(\$451,528)	(\$263,575)	(\$66,840)	\$139,085
Less: Costs & Expenses	(\$5,329,597)	(\$5,489,485)	(\$5,654,169)	(\$5,823,794)	(\$5,998,508)	(\$6,178,464)	(\$6,363,817)
Tax Revenue Shortfall/Surplus	(\$6,296,128)	(\$6,292,124)	(\$6,285,260)	(\$6,275,322)	(\$6,262,083)	(\$6,245,304)	(\$6,224,732)

10-Year Summary Totals

Available Revenue for Operations	(\$10,161,474)
Less: Costs & Expenses	(\$40,423,767)
Tax Revenue Shortfall/Surplus	(\$50,585,242)

30-Year Summary Totals

Available Revenue for Operations	\$48,019,262
Less: Costs & Expenses	(\$206,441,396)
Tax Revenue Shortfall/Surplus	(\$158,422,134)

SCENARIO 1 - \$.0025
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Year 13 Dec-37 Dec-38	Year 14 Dec-38 Dec-39	Year 15 Dec-39 Dec-40	Year 16 Dec-40 Dec-41	Year 17 Dec-41 Dec-42	Year 18 Dec-42 Dec-43	Year 19 Dec-43 Dec-44
	13	14	15	16	17	18	19
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,336,951	\$2,407,060	\$2,479,271	\$2,553,650	\$2,630,259	\$2,709,167	\$2,790,442
Non-personnel costs	\$176,829	\$182,134	\$187,598	\$193,226	\$199,023	\$204,994	\$211,143
Capital Costs	\$80,235	\$82,642	\$85,122	\$87,675	\$90,306	\$93,015	\$95,805
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$3,403,327	\$3,505,427	\$3,610,589	\$3,718,907	\$3,830,474	\$3,945,389	\$4,063,750
Non-personnel costs	\$343,358	\$353,659	\$364,268	\$375,196	\$386,452	\$398,046	\$409,987
Capital Costs	\$214,031	\$220,452	\$227,066	\$233,878	\$240,894	\$248,121	\$255,565
Costs & Expenses	\$6,554,732	\$6,751,374	\$6,953,915	\$7,162,533	\$7,377,409	\$7,598,731	\$7,826,693
Available Revenue for Operations	\$354,632	\$580,250	\$816,409	\$1,063,601	\$1,322,342	\$1,593,172	\$1,876,656
Less: Costs & Expenses	(\$6,554,732)	(\$6,751,374)	(\$6,953,915)	(\$7,162,533)	(\$7,377,409)	(\$7,598,731)	(\$7,826,693)
Tax Revenue Shortfall/Surplus	(\$6,200,100)	(\$6,171,124)	(\$6,137,507)	(\$6,098,932)	(\$6,055,066)	(\$6,005,559)	(\$5,950,037)

10-Year Summary Totals

Available Revenue for Operations	(\$10,161,474)
Less: Costs & Expenses	(\$40,423,767)
Tax Revenue Shortfall/Surplus	(\$50,585,242)

30-Year Summary Totals

Available Revenue for Operations	\$48,019,262
Less: Costs & Expenses	(\$206,441,396)
Tax Revenue Shortfall/Surplus	(\$158,422,134)

SCENARIO 1 - \$.0025
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 20 Dec-44 Dec-45	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51
Period	20	21	22	23	24	25	26
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,874,155	\$2,960,380	\$3,049,191	\$3,140,667	\$3,234,887	\$3,331,934	\$3,431,892
Non-personnel costs	\$217,478	\$224,002	\$230,722	\$237,644	\$244,773	\$252,116	\$259,680
Capital Costs	\$98,679	\$101,640	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$4,185,663	\$4,311,233	\$4,440,570	\$4,573,787	\$4,711,000	\$4,852,330	\$4,997,900
Non-personnel costs	\$422,287	\$434,955	\$448,004	\$461,444	\$475,288	\$489,546	\$504,233
Capital Costs	\$263,232	\$271,129	\$279,262	\$287,640	\$296,270	\$305,158	\$314,312
Costs & Expenses	\$8,061,494	\$8,303,338	\$8,552,438	\$8,809,012	\$9,073,282	\$9,345,480	\$9,625,845
Available Revenue for Operations	\$2,173,384	\$2,483,976	\$2,809,079	\$3,149,371	\$3,505,562	\$3,878,394	\$4,268,646
Less: Costs & Expenses	(\$8,061,494)	(\$8,303,338)	(\$8,552,438)	(\$8,809,012)	(\$9,073,282)	(\$9,345,480)	(\$9,625,845)
Tax Revenue Shortfall/Surplus	(\$5,888,109)	(\$5,819,363)	(\$5,743,360)	(\$5,659,641)	(\$5,567,720)	(\$5,467,086)	(\$5,357,199)

10-Year Summary Totals

Available Revenue for Operations	(\$10,161,474)
Less: Costs & Expenses	(\$40,423,767)
Tax Revenue Shortfall/Surplus	(\$50,585,242)

30-Year Summary Totals

Available Revenue for Operations	\$48,019,262
Less: Costs & Expenses	(\$206,441,396)
Tax Revenue Shortfall/Surplus	(\$158,422,134)

SCENARIO 1 - \$.0025
Operating Costs Timeline
Annual Cash Flow Forecast

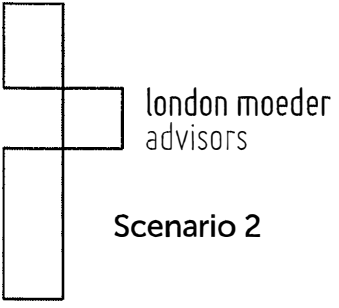
	Year 27 Dec-51 Dec-52	Year 28 Dec-52 Dec-53	Year 29 Dec-53 Dec-54	Year 30 Dec-54 Dec-55
Period	27	28	29	30
Cost Adjustment (For YR 1)				
Annual Inflation Factor	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement				
Staffing	\$3,534,848	\$3,640,894	\$3,750,121	\$3,862,624
Non-personnel costs	\$267,470	\$275,494	\$283,759	\$292,272
Capital Costs	\$121,363	\$125,004	\$128,754	\$132,617
Phase 3 - New Fire Station in Northern Santee				
Staffing	\$5,147,837	\$5,302,272	\$5,461,341	\$5,625,181
Non-personnel costs	\$519,360	\$534,940	\$550,989	\$567,518
Capital Costs	\$323,742	\$333,454	\$343,458	\$353,761
Costs & Expenses	\$9,914,620	\$10,212,059	\$10,518,421	\$10,833,973
Available Revenue for Operations	\$4,677,131	\$5,104,700	\$7,956,092	\$10,495,095
Less: Costs & Expenses	(\$9,914,620)	(\$10,212,059)	(\$10,518,421)	(\$10,833,973)
Tax Revenue Shortfall/Surplus	(\$5,237,489)	(\$5,107,358)	(\$2,562,329)	(\$338,878)

10-Year Summary Totals

Available Revenue for Operations	(\$10,161,474)
Less: Costs & Expenses	(\$40,423,767)
Tax Revenue Shortfall/Surplus	(\$50,585,242)

30-Year Summary Totals

Available Revenue for Operations	\$48,019,262
Less: Costs & Expenses	(\$206,441,396)
Tax Revenue Shortfall/Surplus	(\$158,422,134)



SCENARIO 2 - \$.0050

Forecasted Costs

3-Year Period

			Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28
Cost Adjustment: Construction	3.0%		1.09	1.13	1.16
Cost Adjustment: Equipment	2.5%		1.08	1.10	1.13
		Base Costs			
Phase 1A - New Fire Station at City Operations Center					
Fire Station (includes FF&E)		\$14,700,000	\$16,063,087		
Phase 1B - Fleet Maintenance Facility					
Fleet Facility (includes FF&E)		\$5,600,000	\$6,119,271		
Equipment		\$100,000	\$107,689		
Phase 2A - Fire Station 4 Replacement					
Fire Station (includes FF&E)		\$18,250,000		\$20,540,536	
Squad Vehicle		\$100,000		\$110,381	
Phase 3 - New Fire Station in Northern Santee					
Fire Station (includes FF&E)		\$14,000,000			\$16,229,837
Fire Engine		\$1,200,000			\$1,357,690
Costs and Expenses		\$53,950,000	\$22,290,047	\$20,650,917	\$17,587,527
Total Costs (Inflated)					\$60,528,491

SCENARIO 2 - \$.0050
Bond Amount Required for New Fire Facilities
 Santee - Fire District

New Fire Facilities Costs	Construction	Equipment
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
Phase 3 - New Fire Station in Northern Santee	\$16,229,837	\$1,357,690
Cost Per Segment	\$58,952,731	\$1,575,760
Total Cost	\$60,528,491	

Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
Less: Cost of Issuance	(\$1,375,648)
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	1.55

YR	Beginning Balance	Payment	Interest **	Principal	Ending Balance
1	\$68,782,376	\$4,474,392	\$3,439,119	\$1,035,273	\$67,747,103
2	\$67,747,103	\$4,474,392	\$3,387,355	\$1,087,037	\$66,660,066
3	\$66,660,066	\$4,474,392	\$3,333,003	\$1,141,389	\$65,518,677
4	\$65,518,677	\$4,474,392	\$3,275,934	\$1,198,458	\$64,320,218
5	\$64,320,218	\$4,474,392	\$3,216,011	\$1,258,381	\$63,061,837
6	\$63,061,837	\$4,474,392	\$3,153,092	\$1,321,300	\$61,740,536
7	\$61,740,536	\$4,474,392	\$3,087,027	\$1,387,365	\$60,353,171
8	\$60,353,171	\$4,474,392	\$3,017,659	\$1,456,734	\$58,896,437
9	\$58,896,437	\$4,474,392	\$2,944,822	\$1,529,570	\$57,366,867
10	\$57,366,867	\$4,474,392	\$2,868,343	\$1,606,049	\$55,760,818
11	\$55,760,818	\$4,474,392	\$2,788,041	\$1,686,351	\$54,074,466
12	\$54,074,466	\$4,474,392	\$2,703,723	\$1,770,669	\$52,303,797
13	\$52,303,797	\$4,474,392	\$2,615,190	\$1,859,202	\$50,444,595
14	\$50,444,595	\$4,474,392	\$2,522,230	\$1,952,163	\$48,492,432
15	\$48,492,432	\$4,474,392	\$2,424,622	\$2,049,771	\$46,442,662
16	\$46,442,662	\$4,474,392	\$2,322,133	\$2,152,259	\$44,290,403
17	\$44,290,403	\$4,474,392	\$2,214,520	\$2,259,872	\$42,030,530
18	\$42,030,530	\$4,474,392	\$2,101,527	\$2,372,866	\$39,657,665
19	\$39,657,665	\$4,474,392	\$1,982,883	\$2,491,509	\$37,166,156
20	\$37,166,156	\$4,474,392	\$1,858,308	\$2,616,084	\$34,550,071
21	\$34,550,071	\$4,474,392	\$1,727,504	\$2,746,889	\$31,803,182
22	\$31,803,182	\$4,474,392	\$1,590,159	\$2,884,233	\$28,918,949
23	\$28,918,949	\$4,474,392	\$1,445,947	\$3,028,445	\$25,890,504
24	\$25,890,504	\$4,474,392	\$1,294,525	\$3,179,867	\$22,710,637
25	\$22,710,637	\$4,474,392	\$1,135,532	\$3,338,860	\$19,371,777
26	\$19,371,777	\$4,474,392	\$968,589	\$3,505,803	\$15,865,974
27	\$15,865,974	\$4,474,392	\$793,299	\$3,681,094	\$12,184,880
28	\$12,184,880	\$4,474,392	\$609,244	\$3,865,148	\$8,319,732
29	\$8,319,732	\$4,474,392	\$415,987	\$4,058,406	\$4,261,326
30	\$4,261,326	\$4,474,392	\$213,066	\$4,261,326	\$0

SCENARIO 2 - \$.0050
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Initial	Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28	Year 4 Dec-28 Dec-29	Year 5 Dec-29 Dec-30	Year 6 Dec-30 Dec-31
	0	1	2	3	4	5	6
Occupied Inventory Inflation Rate	1.00	1.0098	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.00	1.19	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,546,785	2,571,717	2,577,988	2,584,274	2,590,576	2,596,893	2,603,225
Retail Sales Per S.F	\$365	\$434	\$453	\$473	\$494	\$516	\$539
Taxable Transactions: Retail and Food Services	\$930,300,946	\$1,116,728,115	\$1,168,902,929	\$1,223,515,411	\$1,280,679,450	\$1,340,514,258	\$1,403,144,617
Annual Tax Revenue Generated		\$5,583,641	\$5,844,515	\$6,117,577	\$6,403,397	\$6,702,571	\$7,015,723
Reserve Fund		\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment		(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations		\$1,109,248	\$1,370,122	\$1,643,185	\$1,929,005	\$2,228,179	\$2,541,331
Bond Payment DCR		1.25	1.31	1.37	1.43	1.50	1.57

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 2 - \$.0050

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 7 Dec-31 Dec-32 7	Year 8 Dec-32 Dec-33 8	Year 9 Dec-33 Dec-34 9	Year 10 Dec-34 Dec-35 10	Year 11 Dec-35 Dec-36 11	Year 12 Dec-36 Dec-37 12	Year 13 Dec-37 Dec-38 13
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,609,573	2,615,936	2,622,315	2,628,709	2,635,119	2,641,545	2,647,986
Retail Sales Per S.F.	\$563	\$588	\$614	\$641	\$669	\$699	\$729
Taxable Transactions: Retail and Food Services	\$1,468,701,138	\$1,537,320,534	\$1,609,145,908	\$1,684,327,044	\$1,763,020,730	\$1,845,391,074	\$1,931,609,855
Annual Tax Revenue Generated	\$7,343,506	\$7,686,603	\$8,045,730	\$8,421,635	\$8,815,104	\$9,226,955	\$9,658,049
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$2,869,113	\$3,212,210	\$3,571,337	\$3,947,243	\$4,340,711	\$4,752,563	\$5,183,657
Bond Payment DCR	1.64	1.72	1.80	1.88	1.97	2.06	2.16

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 2 - \$.0050
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 14 Dec-38 Dec-39 14	Year 15 Dec-39 Dec-40 15	Year 16 Dec-40 Dec-41 16	Year 17 Dec-41 Dec-42 17	Year 18 Dec-42 Dec-43 18	Year 19 Dec-43 Dec-44 19	Year 20 Dec-44 Dec-45 20
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,654,443	2,660,916	2,667,404	2,673,908	2,680,429	2,686,965	2,693,517
Retail Sales Per S.F.	\$762	\$795	\$830	\$867	\$905	\$945	\$987
Taxable Transactions: Retail and Food Services	\$2,021,856,877	\$2,116,320,342	\$2,215,197,248	\$2,318,693,796	\$2,427,025,822	\$2,540,419,243	\$2,659,110,535
Annual Tax Revenue Generated	\$10,109,284	\$10,581,602	\$11,075,986	\$11,593,469	\$12,135,129	\$12,702,096	\$13,295,553
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$5,634,892	\$6,107,209	\$6,601,594	\$7,119,077	\$7,660,737	\$8,227,704	\$8,821,160
Bond Payment DCR	2.26	2.36	2.48	2.59	2.71	2.84	2.97

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 2 - \$.0050
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 21 Dec-45 Dec-46 21	Year 22 Dec-46 Dec-47 22	Year 23 Dec-47 Dec-48 23	Year 24 Dec-48 Dec-49 24	Year 25 Dec-49 Dec-50 25	Year 26 Dec-50 Dec-51 26	Year 27 Dec-51 Dec-52 27
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,700,085	2,706,669	2,713,269	2,719,885	2,726,517	2,733,166	2,739,830
Retail Sales Per S.F.	\$1,031	\$1,076	\$1,124	\$1,174	\$1,225	\$1,280	\$1,336
Taxable Transactions: Retail and Food Services	\$2,783,347,220	\$2,913,388,385	\$3,049,505,222	\$3,191,981,592	\$3,341,114,622	\$3,497,215,318	\$3,660,609,216
Annual Tax Revenue Generated	\$13,916,736	\$14,566,942	\$15,247,526	\$15,959,908	\$16,705,573	\$17,486,077	\$18,303,046
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$9,442,344	\$10,092,550	\$10,773,134	\$11,485,516	\$12,231,181	\$13,011,684	\$13,828,654
Bond Payment DCR	3.11	3.26	3.41	3.57	3.73	3.91	4.09

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 2 - \$.0050
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0050

	Year 28 Dec-52 Dec-53 28	Year 29 Dec-53 Dec-54 29	Year 30 Dec-54 Dec-55 30
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04
Occupied Inventory	2,746,511	2,753,208	2,759,922
Retail Sales Per S.F.	\$1,395	\$1,457	\$1,521
Taxable Transactions: Retail and Food Services	\$3,831,637,065	\$4,010,655,530	\$4,198,037,942
Annual Tax Revenue Generated	\$19,158,185	\$20,053,278	\$20,990,190
Reserve Fund	\$0	\$2,403,845	\$4,474,392
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$14,683,793	\$17,982,731	\$20,990,190
Bond Payment DCR	4.28	5.02	5.69

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 2 - \$.0050
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
		Jan-26 Dec-26	Jan-27 Jan-28	Jan-28 Dec-28	Jan-29 Dec-29	Jan-30 Dec-30
	0	1	2	3	4	5
Cost Adjustment (For YR 1)			1.13	1.16	1.19	
Annual Inflation Factor	1.00	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement						
Staffing		\$0	\$0	\$1,738,911	\$1,791,078	\$1,844,811
Non-personnel costs		\$0	\$0	\$131,578	\$135,525	\$139,591
Capital Costs		\$0	\$0	\$59,703	\$61,494	\$63,339
Phase 3 - New Fire Station in Northern Santee						
Staffing		\$0	\$0	\$0	\$2,686,618	\$2,767,216
Non-personnel costs		\$0	\$0	\$0	\$271,050	\$279,181
Capital Costs		\$0	\$0	\$0	\$168,958	\$174,027
Costs & Expenses		\$0	\$0	\$1,930,191	\$5,114,723	\$5,268,165
Available Revenue for Operations		\$1,109,248	\$1,370,122	\$1,643,185	\$1,929,005	\$2,228,179
Less: Costs & Expenses		\$0	\$0	(\$1,930,191)	(\$5,114,723)	(\$5,268,165)
Tax Revenue Shortfall/Surplus		\$1,109,248	\$1,370,122	(\$287,007)	(\$3,185,718)	(\$3,039,986)

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	(\$16,700,589)

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$13,243,364

SCENARIO 2 - \$.0050
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
	Jan-31	Jan-32	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36
Period	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	Dec-37
	6	7	8	9	10	11	12
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$1,900,155	\$1,957,160	\$2,015,875	\$2,076,351	\$2,138,641	\$2,202,801	\$2,268,885
Non-personnel costs	\$143,778	\$148,092	\$152,535	\$157,111	\$161,824	\$166,679	\$171,679
Capital Costs	\$65,239	\$67,196	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$2,850,233	\$2,935,740	\$3,023,812	\$3,114,526	\$3,207,962	\$3,304,201	\$3,403,327
Non-personnel costs	\$287,557	\$296,184	\$305,069	\$314,221	\$323,648	\$333,357	\$343,358
Capital Costs	\$179,248	\$184,625	\$190,164	\$195,869	\$201,745	\$207,798	\$214,031
Costs & Expenses	\$5,426,210	\$5,588,996	\$5,756,666	\$5,929,366	\$6,107,247	\$6,290,464	\$6,479,178
Available Revenue for Operations	\$2,541,331	\$2,869,113	\$3,212,210	\$3,571,337	\$3,947,243	\$4,340,711	\$4,752,563
Less: Costs & Expenses	(\$5,426,210)	(\$5,588,996)	(\$5,756,666)	(\$5,929,366)	(\$6,107,247)	(\$6,290,464)	(\$6,479,178)
Tax Revenue Shortfall/Surplus	(\$2,884,879)	(\$2,719,883)	(\$2,544,455)	(\$2,358,029)	(\$2,160,004)	(\$1,949,753)	(\$1,726,615)

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	(\$16,700,589)

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$13,243,364

SCENARIO 2 - \$.0050
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 13 Dec-37 Dec-38	Year 14 Dec-38 Dec-39	Year 15 Dec-39 Dec-40	Year 16 Dec-40 Dec-41	Year 17 Dec-41 Dec-42	Year 18 Dec-42 Dec-43	Year 19 Dec-43 Dec-44
Period	13	14	15	16	17	18	19
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,336,951	\$2,407,060	\$2,479,271	\$2,553,650	\$2,630,259	\$2,709,167	\$2,790,442
Non-personnel costs	\$176,829	\$182,134	\$187,598	\$193,226	\$199,023	\$204,994	\$211,143
Capital Costs	\$80,235	\$82,642	\$85,122	\$87,675	\$90,306	\$93,015	\$95,805
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$3,505,427	\$3,610,589	\$3,718,907	\$3,830,474	\$3,945,389	\$4,063,750	\$4,185,663
Non-personnel costs	\$353,659	\$364,268	\$375,196	\$386,452	\$398,046	\$409,987	\$422,287
Capital Costs	\$220,452	\$227,066	\$233,878	\$240,894	\$248,121	\$255,565	\$263,232
Costs & Expenses	\$6,673,553	\$6,873,760	\$7,079,973	\$7,292,372	\$7,511,143	\$7,736,477	\$7,968,572
Available Revenue for Operations	\$5,183,657	\$5,634,892	\$6,107,209	\$6,601,594	\$7,119,077	\$7,660,737	\$8,227,704
Less: Costs & Expenses	(\$6,673,553)	(\$6,873,760)	(\$7,079,973)	(\$7,292,372)	(\$7,511,143)	(\$7,736,477)	(\$7,968,572)
Tax Revenue Shortfall/Surplus	(\$1,489,896)	(\$1,238,868)	(\$972,763)	(\$690,778)	(\$392,066)	(\$75,741)	\$259,132

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	(\$16,700,589)

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$13,243,364

SCENARIO 2 - \$.0050
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Year 20 Dec-44 Dec-45	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51
	20	21	22	23	24	25	26
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,874,155	\$2,960,380	\$3,049,191	\$3,140,667	\$3,234,887	\$3,331,934	\$3,431,892
Non-personnel costs	\$217,478	\$224,002	\$230,722	\$237,644	\$244,773	\$252,116	\$259,680
Capital Costs	\$98,679	\$101,640	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$4,311,233	\$4,440,570	\$4,573,787	\$4,711,000	\$4,852,330	\$4,997,900	\$5,147,837
Non-personnel costs	\$434,955	\$448,004	\$461,444	\$475,288	\$489,546	\$504,233	\$519,360
Capital Costs	\$271,129	\$279,262	\$287,640	\$296,270	\$305,158	\$314,312	\$323,742
Costs & Expenses	\$8,207,629	\$8,453,858	\$8,707,474	\$8,968,698	\$9,237,759	\$9,514,891	\$9,800,338
Available Revenue for Operations	\$8,821,160	\$9,442,344	\$10,092,550	\$10,773,134	\$11,485,516	\$12,231,181	\$13,011,684
Less: Costs & Expenses	(\$8,207,629)	(\$8,453,858)	(\$8,707,474)	(\$8,968,698)	(\$9,237,759)	(\$9,514,891)	(\$9,800,338)
Tax Revenue Shortfall/Surplus	\$613,531	\$988,486	\$1,385,076	\$1,804,436	\$2,247,757	\$2,716,289	\$3,211,346

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	(\$16,700,589)

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$13,243,364

SCENARIO 2 - \$.0050
Operating Costs Timeline
Annual Cash Flow Forecast

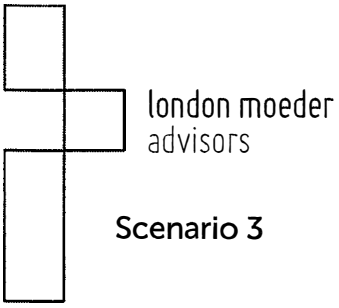
Period	Year 27	Year 28	Year 29	Year 30
	Dec-51	Dec-52	Dec-53	Dec-54
	Dec-52	Dec-53	Dec-54	Dec-55
Period	27	28	29	30
Cost Adjustment (For YR 1)				
Annual Inflation Factor	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement				
Staffing	\$3,534,848	\$3,640,894	\$3,750,121	\$3,862,624
Non-personnel costs	\$267,470	\$275,494	\$283,759	\$292,272
Capital Costs	\$121,363	\$125,004	\$128,754	\$132,617
Phase 3 - New Fire Station in Northern Santee				
Staffing	\$5,302,272	\$5,461,341	\$5,625,181	\$5,793,936
Non-personnel costs	\$534,940	\$550,989	\$567,518	\$584,544
Capital Costs	\$333,454	\$343,458	\$353,761	\$364,374
Costs & Expenses	\$10,094,348	\$10,397,179	\$10,709,094	\$11,030,367
Available Revenue for Operations	\$13,828,654	\$14,683,793	\$17,982,731	\$20,990,190
Less: Costs & Expenses	(\$10,094,348)	(\$10,397,179)	(\$10,709,094)	(\$11,030,367)
Tax Revenue Shortfall/Surplus	\$3,734,305	\$4,286,614	\$7,273,637	\$9,959,823

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	(\$16,700,589)

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$13,243,364



SCENARIO 3 - \$.0074

Forecasted Costs

3-Year Period

		Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28
Cost Adjustment: Construction	3.0%	1.09	1.13	1.16
Cost Adjustment: Equipment	2.5%	1.08	1.10	1.13
		Base Costs		
Phase 1A - New Fire Station at City Operations Center				
Fire Station (includes FF&E)	\$14,700,000	\$16,063,087		
Phase 1B - Fleet Maintenance Facility				
Fleet Facility (includes FF&E)	\$5,600,000	\$6,119,271		
Equipment	\$100,000	\$107,689		
Phase 2A - Fire Station 4 Replacement				
Fire Station (includes FF&E)	\$18,250,000		\$20,540,536	
Squad Vehicle	\$100,000		\$110,381	
Phase 3 - New Fire Station in Northern Santee				
Fire Station (includes FF&E)	\$14,000,000			\$16,229,837
Fire Engine	\$1,200,000			\$1,357,690
Costs and Expenses	\$53,950,000	\$22,290,047	\$20,650,917	\$17,587,527
Total Costs (Inflated)				\$60,528,491

SCENARIO 3 - \$.0074

Bond Amount Required for New Fire Facilities

Santee - Fire District

New Fire Facilities Costs

Phase 1A - New Fire Station at City Operations Center

Phase 1B - Fleet Maintenance Facility

Phase 2A - Fire Station 4 Replacement

Phase 3 - New Fire Station in Northern Santee

Cost Per Segment

Construction

\$16,063,087

\$6,119,271

\$20,540,536

\$16,229,837

\$58,952,731

Equipment

\$0

\$107,689

\$110,381

\$1,357,690

\$1,575,760

Total Cost

\$60,528,491

Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
Less: Cost of Issuance	(\$1,375,648)
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$10,236,405
DCR (10 Year Avg.)	2.29

YR	Beginning Balance	Payment	Interest **	Principal	Ending Balance
1	\$68,782,376	\$4,474,392	\$3,439,119	\$1,035,273	\$67,747,103
2	\$67,747,103	\$4,474,392	\$3,387,355	\$1,087,037	\$66,660,066
3	\$66,660,066	\$4,474,392	\$3,333,003	\$1,141,389	\$65,518,677
4	\$65,518,677	\$4,474,392	\$3,275,934	\$1,198,458	\$64,320,218
5	\$64,320,218	\$4,474,392	\$3,216,011	\$1,258,381	\$63,061,837
6	\$63,061,837	\$4,474,392	\$3,153,092	\$1,321,300	\$61,740,536
7	\$61,740,536	\$4,474,392	\$3,087,027	\$1,387,365	\$60,353,171
8	\$60,353,171	\$4,474,392	\$3,017,659	\$1,456,734	\$58,896,437
9	\$58,896,437	\$4,474,392	\$2,944,822	\$1,529,570	\$57,366,867
10	\$57,366,867	\$4,474,392	\$2,868,343	\$1,606,049	\$55,760,818
11	\$55,760,818	\$4,474,392	\$2,788,041	\$1,686,351	\$54,074,466
12	\$54,074,466	\$4,474,392	\$2,703,723	\$1,770,669	\$52,303,797
13	\$52,303,797	\$4,474,392	\$2,615,190	\$1,859,202	\$50,444,595
14	\$50,444,595	\$4,474,392	\$2,522,230	\$1,952,163	\$48,492,432
15	\$48,492,432	\$4,474,392	\$2,424,622	\$2,049,771	\$46,442,662
16	\$46,442,662	\$4,474,392	\$2,322,133	\$2,152,259	\$44,290,403
17	\$44,290,403	\$4,474,392	\$2,214,520	\$2,259,872	\$42,030,530
18	\$42,030,530	\$4,474,392	\$2,101,527	\$2,372,866	\$39,657,665
19	\$39,657,665	\$4,474,392	\$1,982,883	\$2,491,509	\$37,166,156
20	\$37,166,156	\$4,474,392	\$1,858,308	\$2,616,084	\$34,550,071
21	\$34,550,071	\$4,474,392	\$1,727,504	\$2,746,889	\$31,803,182
22	\$31,803,182	\$4,474,392	\$1,590,159	\$2,884,233	\$28,918,949
23	\$28,918,949	\$4,474,392	\$1,445,947	\$3,028,445	\$25,890,504
24	\$25,890,504	\$4,474,392	\$1,294,525	\$3,179,867	\$22,710,637
25	\$22,710,637	\$4,474,392	\$1,135,532	\$3,338,860	\$19,371,777
26	\$19,371,777	\$4,474,392	\$968,589	\$3,505,803	\$15,865,974
27	\$15,865,974	\$4,474,392	\$793,299	\$3,681,094	\$12,184,880
28	\$12,184,880	\$4,474,392	\$609,244	\$3,865,148	\$8,319,732
29	\$8,319,732	\$4,474,392	\$415,987	\$4,058,406	\$4,261,326
30	\$4,261,326	\$4,474,392	\$213,066	\$4,261,326	\$0

SCENARIO 3 - \$.0074
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0074

	Initial	Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28	Year 4 Dec-28 Dec-29	Year 5 Dec-29 Dec-30	Year 6 Dec-30 Dec-31
	0	1	2	3	4	5	6
Occupied Inventory Inflation Rate	1.00	1.0098	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.00	1.19	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,546,785	2,571,717	2,577,988	2,584,274	2,590,576	2,596,893	2,603,225
Retail Sales Per S.F	\$365	\$434	\$453	\$473	\$494	\$516	\$539
Taxable Transactions: Retail and Food Services	\$930,300,946	\$1,116,728,115	\$1,168,902,929	\$1,223,515,411	\$1,280,679,450	\$1,340,514,258	\$1,403,144,617
Annual Tax Revenue Generated		\$8,263,788	\$8,649,882	\$9,054,014	\$9,477,028	\$9,919,806	\$10,383,270
Reserve Fund		\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment		(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations		\$3,789,396	\$4,175,489	\$4,579,622	\$5,002,636	\$5,445,413	\$5,908,878
Bond Payment DCR		1.85	1.93	2.02	2.12	2.22	2.32

30-Year Summary Totals

Total Tax Revenue Generated	\$519,103,466
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$391,749,935

SCENARIO 3 - \$.0074
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0074

	Year 7 Dec-31 Dec-32 7	Year 8 Dec-32 Dec-33 8	Year 9 Dec-33 Dec-34 9	Year 10 Dec-34 Dec-35 10	Year 11 Dec-35 Dec-36 11	Year 12 Dec-36 Dec-37 12	Year 13 Dec-37 Dec-38 13
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,609,573	2,615,936	2,622,315	2,628,709	2,635,119	2,641,545	2,647,986
Retail Sales Per S.F.	\$563	\$588	\$614	\$641	\$669	\$699	\$729
Taxable Transactions: Retail and Food Services	\$1,468,701,138	\$1,537,320,534	\$1,609,145,908	\$1,684,327,044	\$1,763,020,730	\$1,845,391,074	\$1,931,609,855
Annual Tax Revenue Generated	\$10,868,388	\$11,376,172	\$11,907,680	\$12,464,020	\$13,046,353	\$13,655,894	\$14,293,913
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$6,393,996	\$6,901,780	\$7,433,287	\$7,989,628	\$8,571,961	\$9,181,502	\$9,819,521
Bond Payment DCR	2.43	2.54	2.66	2.79	2.92	3.05	3.19

30-Year Summary Totals

Total Tax Revenue Generated	\$519,103,466
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$391,749,935

SCENARIO 3 - \$.0074
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0074

	Year 14 Dec-38 Dec-39 14	Year 15 Dec-39 Dec-40 15	Year 16 Dec-40 Dec-41 16	Year 17 Dec-41 Dec-42 17	Year 18 Dec-42 Dec-43 18	Year 19 Dec-43 Dec-44 19	Year 20 Dec-44 Dec-45 20
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,654,443	2,660,916	2,667,404	2,673,908	2,680,429	2,686,965	2,693,517
Retail Sales Per S.F.	\$762	\$795	\$830	\$867	\$905	\$945	\$987
Taxable Transactions: Retail and Food Services	\$2,021,856,877	\$2,116,320,342	\$2,215,197,248	\$2,318,693,796	\$2,427,025,822	\$2,540,419,243	\$2,659,110,535
Annual Tax Revenue Generated	\$14,961,741	\$15,660,771	\$16,392,460	\$17,158,334	\$17,959,991	\$18,799,102	\$19,677,418
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$10,487,349	\$11,186,378	\$11,918,067	\$12,683,942	\$13,485,599	\$14,324,710	\$15,203,026
Bond Payment DCR	3.34	3.50	3.66	3.83	4.01	4.20	4.40

30-Year Summary Totals

Total Tax Revenue Generated	\$519,103,466
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$391,749,935

SCENARIO 3 - \$.0074
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0074

	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51	Year 27 Dec-51 Dec-52
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,700,085	2,706,669	2,713,269	2,719,885	2,726,517	2,733,166	2,739,830
Retail Sales Per S.F.	\$1,031	\$1,076	\$1,124	\$1,174	\$1,225	\$1,280	\$1,336
Taxable Transactions: Retail and Food Services	\$2,783,347,220	\$2,913,388,385	\$3,049,505,222	\$3,191,981,592	\$3,341,114,622	\$3,497,215,318	\$3,660,609,216
Annual Tax Revenue Generated	\$20,596,769	\$21,559,074	\$22,566,339	\$23,620,664	\$24,724,248	\$25,879,393	\$27,088,508
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$16,122,377	\$17,084,682	\$18,091,946	\$19,146,272	\$20,249,856	\$21,405,001	\$22,614,116
Bond Payment DCR	4.60	4.82	5.04	5.28	5.53	5.78	6.05

30-Year Summary Totals

Total Tax Revenue Generated	\$519,103,466
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$391,749,935

SCENARIO 3 - \$.0074**30 Year Tax Revenue Timeline**

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0074

	Year 28 Dec-52 Dec-53 28	Year 29 Dec-53 Dec-54 29	Year 30 Dec-54 Dec-55 30
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04
Occupied Inventory	2,746,511	2,753,208	2,759,922
Retail Sales Per S.F.	\$1,395	\$1,457	\$1,521
Taxable Transactions: Retail and Food Services	\$3,831,637,065	\$4,010,655,530	\$4,198,037,942
Annual Tax Revenue Generated	\$28,354,114	\$29,678,851	\$31,065,481
Reserve Fund	\$0	\$2,403,845	\$4,474,392
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$23,879,722	\$27,608,304	\$31,065,481
Bond Payment DCR	6.34	7.17	7.94

30-Year Summary Totals

Total Tax Revenue Generated	\$519,103,466
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$391,749,935

SCENARIO 3 - \$.0074
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Initial 0	Year 1	Year 2	Year 3	Year 4	Year 5
		Jan-26 Dec-26	Jan-27 Jan-28	Jan-28 Dec-28	Jan-29 Dec-29	Jan-30 Dec-30
Cost Adjustment (For YR 1)			1.13	1.16	1.19	
Annual Inflation Factor	1.00	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement						
Staffing		\$0	\$0	\$1,738,911	\$1,791,078	\$1,844,811
Non-personnel costs		\$0	\$0	\$131,578	\$135,525	\$139,591
Capital Costs		\$0	\$0	\$59,703	\$61,494	\$63,339
Phase 3 - New Fire Station in Northern Santee						
Staffing		\$0	\$0	\$0	\$2,686,618	\$2,767,216
Non-personnel costs		\$0	\$0	\$0	\$271,050	\$279,181
Capital Costs		\$0	\$0	\$0	\$168,958	\$174,027
Costs & Expenses		\$0	\$0	\$1,930,191	\$5,114,723	\$5,268,165
Available Revenue for Operations		\$3,789,396	\$4,175,489	\$4,579,622	\$5,002,636	\$5,445,413
Less: Costs & Expenses		\$0	\$0	(\$1,930,191)	(\$5,114,723)	(\$5,268,165)
Tax Revenue Shortfall/Surplus		\$3,789,396	\$4,175,489	\$2,649,430	(\$112,087)	\$177,249

10-Year Summary Totals

Available Revenue for Operations	\$57,620,125
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	\$16,498,562

30-Year Summary Totals

Available Revenue for Operations	\$391,749,935
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$181,601,245

SCENARIO 3 - \$.0074
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 6 Jan-31 Dec-31	Year 7 Jan-32 Dec-32	Year 8 Dec-32 Dec-33	Year 9 Dec-33 Dec-34	Year 10 Dec-34 Dec-35	Year 11 Dec-35 Dec-36	Year 12 Dec-36 Dec-37
Period	6	7	8	9	10	11	12
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$1,900,155	\$1,957,160	\$2,015,875	\$2,076,351	\$2,138,641	\$2,202,801	\$2,268,885
Non-personnel costs	\$143,778	\$148,092	\$152,535	\$157,111	\$161,824	\$166,679	\$171,679
Capital Costs	\$65,239	\$67,196	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$2,850,233	\$2,935,740	\$3,023,812	\$3,114,526	\$3,207,962	\$3,304,201	\$3,403,327
Non-personnel costs	\$287,557	\$296,184	\$305,069	\$314,221	\$323,648	\$333,357	\$343,358
Capital Costs	\$179,248	\$184,625	\$190,164	\$195,869	\$201,745	\$207,798	\$214,031
Costs & Expenses	\$5,426,210	\$5,588,996	\$5,756,666	\$5,929,366	\$6,107,247	\$6,290,464	\$6,479,178
Available Revenue for Operations	\$5,908,878	\$6,393,996	\$6,901,780	\$7,433,287	\$7,989,628	\$8,571,961	\$9,181,502
Less: Costs & Expenses	(\$5,426,210)	(\$5,588,996)	(\$5,756,666)	(\$5,929,366)	(\$6,107,247)	(\$6,290,464)	(\$6,479,178)
Tax Revenue Shortfall/Surplus	\$482,668	\$805,000	\$1,145,114	\$1,503,922	\$1,882,381	\$2,281,497	\$2,702,324

10-Year Summary Totals

Available Revenue for Operations	\$57,620,125
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	\$16,498,562

30-Year Summary Totals

Available Revenue for Operations	\$391,749,935
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$181,601,245

SCENARIO 3 - \$.0074
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 13 Dec-37 Dec-38	Year 14 Dec-38 Dec-39	Year 15 Dec-39 Dec-40	Year 16 Dec-40 Dec-41	Year 17 Dec-41 Dec-42	Year 18 Dec-42 Dec-43	Year 19 Dec-43 Dec-44
Period	13	14	15	16	17	18	19
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,336,951	\$2,407,060	\$2,479,271	\$2,553,650	\$2,630,259	\$2,709,167	\$2,790,442
Non-personnel costs	\$176,829	\$182,134	\$187,598	\$193,226	\$199,023	\$204,994	\$211,143
Capital Costs	\$80,235	\$82,642	\$85,122	\$87,675	\$90,306	\$93,015	\$95,805
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$3,505,427	\$3,610,589	\$3,718,907	\$3,830,474	\$3,945,389	\$4,063,750	\$4,185,663
Non-personnel costs	\$353,659	\$364,268	\$375,196	\$386,452	\$398,046	\$409,987	\$422,287
Capital Costs	\$220,452	\$227,066	\$233,878	\$240,894	\$248,121	\$255,565	\$263,232
Costs & Expenses	\$6,673,553	\$6,873,760	\$7,079,973	\$7,292,372	\$7,511,143	\$7,736,477	\$7,968,572
Available Revenue for Operations	\$9,819,521	\$10,487,349	\$11,186,378	\$11,918,067	\$12,683,942	\$13,485,599	\$14,324,710
Less: Costs & Expenses	(\$6,673,553)	(\$6,873,760)	(\$7,079,973)	(\$7,292,372)	(\$7,511,143)	(\$7,736,477)	(\$7,968,572)
Tax Revenue Shortfall/Surplus	\$3,145,967	\$3,613,589	\$4,106,405	\$4,625,695	\$5,172,799	\$5,749,121	\$6,356,138

10-Year Summary Totals

Available Revenue for Operations	\$57,620,125
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	\$16,498,562

30-Year Summary Totals

Available Revenue for Operations	\$391,749,935
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$181,601,245

SCENARIO 3 - \$.0074
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Year 20 Dec-44 Dec-45	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51
Period	20	21	22	23	24	25	26
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,874,155	\$2,960,380	\$3,049,191	\$3,140,667	\$3,234,887	\$3,331,934	\$3,431,892
Non-personnel costs	\$217,478	\$224,002	\$230,722	\$237,644	\$244,773	\$252,116	\$259,680
Capital Costs	\$98,679	\$101,640	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$4,311,233	\$4,440,570	\$4,573,787	\$4,711,000	\$4,852,330	\$4,997,900	\$5,147,837
Non-personnel costs	\$434,955	\$448,004	\$461,444	\$475,288	\$489,546	\$504,233	\$519,360
Capital Costs	\$271,129	\$279,262	\$287,640	\$296,270	\$305,158	\$314,312	\$323,742
Costs & Expenses	\$8,207,629	\$8,453,858	\$8,707,474	\$8,968,698	\$9,237,759	\$9,514,891	\$9,800,338
Available Revenue for Operations	\$15,203,026	\$16,122,377	\$17,084,682	\$18,091,946	\$19,146,272	\$20,249,856	\$21,405,001
Less: Costs & Expenses	(\$8,207,629)	(\$8,453,858)	(\$8,707,474)	(\$8,968,698)	(\$9,237,759)	(\$9,514,891)	(\$9,800,338)
Tax Revenue Shortfall/Surplus	\$6,995,397	\$7,668,519	\$8,377,208	\$9,123,249	\$9,908,513	\$10,734,964	\$11,604,663

10-Year Summary Totals

Available Revenue for Operations	\$57,620,125
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	\$16,498,562

30-Year Summary Totals

Available Revenue for Operations	\$391,749,935
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$181,601,245

SCENARIO 3 - \$.0074
Operating Costs Timeline
Annual Cash Flow Forecast

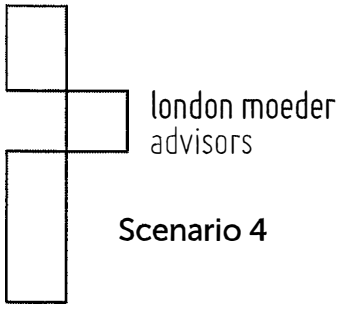
	Year 27 Dec-51 Dec-52	Year 28 Dec-52 Dec-53	Year 29 Dec-53 Dec-54	Year 30 Dec-54 Dec-55
Period	27	28	29	30
Cost Adjustment (For YR 1)				
Annual Inflation Factor	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement				
Staffing	\$3,534,848	\$3,640,894	\$3,750,121	\$3,862,624
Non-personnel costs	\$267,470	\$275,494	\$283,759	\$292,272
Capital Costs	\$121,363	\$125,004	\$128,754	\$132,617
Phase 3 - New Fire Station in Northern Santee				
Staffing	\$5,302,272	\$5,461,341	\$5,625,181	\$5,793,936
Non-personnel costs	\$534,940	\$550,989	\$567,518	\$584,544
Capital Costs	\$333,454	\$343,458	\$353,761	\$364,374
Costs & Expenses	\$10,094,348	\$10,397,179	\$10,709,094	\$11,030,367
Available Revenue for Operations	\$22,614,116	\$23,879,722	\$27,608,304	\$31,065,481
Less: Costs & Expenses	(\$10,094,348)	(\$10,397,179)	(\$10,709,094)	(\$11,030,367)
Tax Revenue Shortfall/Surplus	\$12,519,768	\$13,482,543	\$16,899,210	\$20,035,114

10-Year Summary Totals

Available Revenue for Operations	\$57,620,125
Less: Costs & Expenses	(\$41,121,563)
Tax Revenue Shortfall/Surplus	\$16,498,562

30-Year Summary Totals

Available Revenue for Operations	\$391,749,935
Less: Costs & Expenses	(\$210,148,691)
Tax Revenue Shortfall/Surplus	\$181,601,245



SCENARIO 4 - \$.0050 (Phased Staffing)

Forecasted Costs

3-Year Period

		Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28
Cost Adjustment: Construction	3.0%	1.09	1.13	1.16
Cost Adjustment: Equipment	2.5%	1.08	1.10	1.13
	Base Costs			
Phase 1A - New Fire Station at City Operations Center				
Fire Station (includes FF&E)	\$14,700,000	\$16,063,087		
Phase 1B - Fleet Maintenance Facility				
Fleet Facility (includes FF&E)	\$5,600,000	\$6,119,271		
Equipment	\$100,000	\$107,689		
Phase 2A - Fire Station 4 Replacement				
Fire Station (includes FF&E)	\$18,250,000		\$20,540,536	
Squad Vehicle	\$100,000		\$110,381	
Phase 3 - New Fire Station in Northern Santee				
Fire Station (includes FF&E)	\$14,000,000			\$16,229,837
Fire Engine	\$1,200,000			\$1,357,690
Costs and Expenses	\$53,950,000	\$22,290,047	\$20,650,917	\$17,587,527
Total Costs (Inflated)				\$60,528,491

SCENARIO 4 - \$.0050 (Phased Staffing)
Bond Amount Required for New Fire Facilities
 Santee - Fire District

New Fire Facilities Costs	Construction	Equipment
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
Phase 3 - New Fire Station in Northern Santee	\$16,229,837	\$1,357,690
Cost Per Segment	\$58,952,731	\$1,575,760
Total Cost	\$60,528,491	

Bond Amount	\$68,782,376
Less: Reserve Fund	(\$6,878,238)
Less: Cost of Issuance	(\$1,375,648)
Net Bond Proceeds	\$60,528,491
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$4,474,392
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	1.55

YR	Beginning Balance	Payment	Interest **	Principal	Ending Balance
1	\$68,782,376	\$4,474,392	\$3,439,119	\$1,035,273	\$67,747,103
2	\$67,747,103	\$4,474,392	\$3,387,355	\$1,087,037	\$66,660,066
3	\$66,660,066	\$4,474,392	\$3,333,003	\$1,141,389	\$65,518,677
4	\$65,518,677	\$4,474,392	\$3,275,934	\$1,198,458	\$64,320,218
5	\$64,320,218	\$4,474,392	\$3,216,011	\$1,258,381	\$63,061,837
6	\$63,061,837	\$4,474,392	\$3,153,092	\$1,321,300	\$61,740,536
7	\$61,740,536	\$4,474,392	\$3,087,027	\$1,387,365	\$60,353,171
8	\$60,353,171	\$4,474,392	\$3,017,659	\$1,456,734	\$58,896,437
9	\$58,896,437	\$4,474,392	\$2,944,822	\$1,529,570	\$57,366,867
10	\$57,366,867	\$4,474,392	\$2,868,343	\$1,606,049	\$55,760,818
11	\$55,760,818	\$4,474,392	\$2,788,041	\$1,686,351	\$54,074,466
12	\$54,074,466	\$4,474,392	\$2,703,723	\$1,770,669	\$52,303,797
13	\$52,303,797	\$4,474,392	\$2,615,190	\$1,859,202	\$50,444,595
14	\$50,444,595	\$4,474,392	\$2,522,230	\$1,952,163	\$48,492,432
15	\$48,492,432	\$4,474,392	\$2,424,622	\$2,049,771	\$46,442,662
16	\$46,442,662	\$4,474,392	\$2,322,133	\$2,152,259	\$44,290,403
17	\$44,290,403	\$4,474,392	\$2,214,520	\$2,259,872	\$42,030,530
18	\$42,030,530	\$4,474,392	\$2,101,527	\$2,372,866	\$39,657,665
19	\$39,657,665	\$4,474,392	\$1,982,883	\$2,491,509	\$37,166,156
20	\$37,166,156	\$4,474,392	\$1,858,308	\$2,616,084	\$34,550,071
21	\$34,550,071	\$4,474,392	\$1,727,504	\$2,746,889	\$31,803,182
22	\$31,803,182	\$4,474,392	\$1,590,159	\$2,884,233	\$28,918,949
23	\$28,918,949	\$4,474,392	\$1,445,947	\$3,028,445	\$25,890,504
24	\$25,890,504	\$4,474,392	\$1,294,525	\$3,179,867	\$22,710,637
25	\$22,710,637	\$4,474,392	\$1,135,532	\$3,338,860	\$19,371,777
26	\$19,371,777	\$4,474,392	\$968,589	\$3,505,803	\$15,865,974
27	\$15,865,974	\$4,474,392	\$793,299	\$3,681,094	\$12,184,880
28	\$12,184,880	\$4,474,392	\$609,244	\$3,865,148	\$8,319,732
29	\$8,319,732	\$4,474,392	\$415,987	\$4,058,406	\$4,261,326
30	\$4,261,326	\$4,474,392	\$213,066	\$4,261,326	\$0

SCENARIO 4 - \$.0050 (Phased Staffing)

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Initial	Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28	Year 4 Dec-29 Dec-29	Year 5 Dec-30 Dec-30	Year 6 Dec-31 Dec-31
	0	1	2	3	4	5	6
Occupied Inventory Inflation Rate	1.00	1.0098	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.00	1.19	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,546,785	2,571,717	2,577,988	2,584,274	2,590,576	2,596,893	2,603,225
Retail Sales Per S.F.	\$365	\$434	\$453	\$473	\$494	\$516	\$539
Taxable Transactions: Retail and Food Services	\$930,300,946	\$1,116,728,115	\$1,168,902,929	\$1,223,515,411	\$1,280,679,450	\$1,340,514,258	\$1,403,144,617
Annual Tax Revenue Generated		\$5,583,641	\$5,844,515	\$6,117,577	\$6,403,397	\$6,702,571	\$7,015,723
Reserve Fund		\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment		(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations		\$1,109,248	\$1,370,122	\$1,643,185	\$1,929,005	\$2,228,179	\$2,541,331
Bond Payment DCR		1.25	1.31	1.37	1.43	1.50	1.57

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 4 - \$.0050 (Phased Staffing)

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 7 Dec-31 Dec-32 7	Year 8 Dec-32 Dec-33 8	Year 9 Dec-33 Dec-34 9	Year 10 Dec-34 Dec-35 10	Year 11 Dec-35 Dec-36 11	Year 12 Dec-36 Dec-37 12	Year 13 Dec-37 Dec-38 13
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,609,573	2,615,936	2,622,315	2,628,709	2,635,119	2,641,545	2,647,986
Retail Sales Per S.F.	\$563	\$588	\$614	\$641	\$669	\$699	\$729
Taxable Transactions: Retail and Food Services	\$1,468,701,138	\$1,537,320,534	\$1,609,145,908	\$1,684,327,044	\$1,763,020,730	\$1,845,391,074	\$1,931,609,855
Annual Tax Revenue Generated	\$7,343,506	\$7,686,603	\$8,045,730	\$8,421,635	\$8,815,104	\$9,226,955	\$9,658,049
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$2,869,113	\$3,212,210	\$3,571,337	\$3,947,243	\$4,340,711	\$4,752,563	\$5,183,657
Bond Payment DCR	1.64	1.72	1.80	1.88	1.97	2.06	2.16

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 4 - \$.0050 (Phased Staffing)

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 14 Dec-38 Dec-39 14	Year 15 Dec-39 Dec-40 15	Year 16 Dec-40 Dec-41 16	Year 17 Dec-41 Dec-42 17	Year 18 Dec-42 Dec-43 18	Year 19 Dec-43 Dec-44 19	Year 20 Dec-44 Dec-45 20
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,654,443	2,660,916	2,667,404	2,673,908	2,680,429	2,686,965	2,693,517
Retail Sales Per S.F	\$762	\$795	\$830	\$867	\$905	\$945	\$987
Taxable Transactions: Retail and Food Services	\$2,021,856,877	\$2,116,320,342	\$2,215,197,248	\$2,318,693,796	\$2,427,025,822	\$2,540,419,243	\$2,659,110,535
Annual Tax Revenue Generated	\$10,109,284	\$10,581,602	\$11,075,986	\$11,593,469	\$12,135,129	\$12,702,096	\$13,295,553
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$5,634,892	\$6,107,209	\$6,601,594	\$7,119,077	\$7,660,737	\$8,227,704	\$8,821,160
Bond Payment DCR	2.26	2.36	2.48	2.59	2.71	2.84	2.97

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 4 - \$.0050 (Phased Staffing)

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51	Year 27 Dec-51 Dec-52
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,700,085	2,706,669	2,713,269	2,719,885	2,726,517	2,733,166	2,739,830
Retail Sales Per S.F.	\$1,031	\$1,076	\$1,124	\$1,174	\$1,225	\$1,280	\$1,336
Taxable Transactions: Retail and Food Services	\$2,783,347,220	\$2,913,388,385	\$3,049,505,222	\$3,191,981,592	\$3,341,114,622	\$3,497,215,318	\$3,660,609,216
Annual Tax Revenue Generated	\$13,916,736	\$14,566,942	\$15,247,526	\$15,959,908	\$16,705,573	\$17,486,077	\$18,303,046
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$9,442,344	\$10,092,550	\$10,773,134	\$11,485,516	\$12,231,181	\$13,011,684	\$13,828,654
Bond Payment DCR	3.11	3.26	3.41	3.57	3.73	3.91	4.09

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 4 - \$.0050 (Phased Staffing)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 28 Dec-52 Dec-53 28	Year 29 Dec-53 Dec-54 29	Year 30 Dec-54 Dec-55 30
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04
Occupied Inventory	2,746,511	2,753,208	2,759,922
Retail Sales Per S.F.	\$1,395	\$1,457	\$1,521
Taxable Transactions: Retail and Food Services	\$3,831,637,065	\$4,010,655,530	\$4,198,037,942
Annual Tax Revenue Generated	\$19,158,185	\$20,053,278	\$20,990,190
Reserve Fund	\$0	\$2,403,845	\$4,474,392
Less: Bond Payment	(\$4,474,392)	(\$4,474,392)	(\$4,474,392)
Available Revenue for Operations	\$14,683,793	\$17,982,731	\$20,990,190
Bond Payment DCR	4.28	5.02	5.69

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$6,878,238
Total Bond Payments	(\$134,231,768)
Total Available Revenue for Operations	\$223,392,055

SCENARIO 4 - \$.0050 (Phased Staffing)

Operating Costs Timeline

Annual Cash Flow Forecast

Period	Initial	Full Staff of 9 FF				
		Year 1 Jan-26 Dec-26	Year 2 Jan-27 Jan-28	Year 3 Jan-28 Dec-28	Year 4 Jan-29 Dec-29	Year 5 Jan-30 Dec-30
Adjustment (For YR 1)		1.09	1.13	1.16	1.19	1.23
Annual Inflation Factor	1.00	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement						
Staffing		\$0	\$0	\$1,738,911	\$1,791,078	\$1,844,811
Non-personnel costs		\$0	\$0	\$131,578	\$135,525	\$139,591
Capital Costs		\$0	\$0	\$59,703	\$61,494	\$63,339
Phase 3 - New Fire Station in Northern Santee						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Costs & Expenses		\$0	\$0	\$1,930,191	\$1,988,097	\$2,047,740
Available Revenue for Operations		\$1,109,248	\$1,370,122	\$1,643,185	\$1,929,005	\$2,228,179
Less: Costs & Expenses		\$0	\$0	(\$1,930,191)	(\$1,988,097)	(\$2,047,740)
Tax Revenue Shortfall/Surplus		\$1,109,248	\$1,370,122	(\$287,007)	(\$59,092)	\$180,439

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$23,576,631)
Tax Revenue Shortfall/Surplus	\$844,344

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$126,902,774)
Tax Revenue Shortfall/Surplus	\$96,489,281

SCENARIO 4 - \$.0050 (Phased Staffing)

Operating Costs Timeline

Annual Cash Flow Forecast

Period	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
	Jan-31 Dec-31	Jan-32 Dec-32	Dec-32 Dec-33	Dec-33 Dec-34	Dec-34 Dec-35	Dec-35 Dec-36	Dec-36 Dec-37
Period	6	7	8	9	10	11	12
Adjustment (For YR 1)	1.27						
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$2,850,233	\$2,935,740	\$3,023,812	\$3,114,526	\$3,207,962	\$3,304,201	\$3,403,327
Non-personnel costs	\$287,557	\$296,184	\$305,069	\$314,221	\$323,648	\$333,357	\$343,358
Capital Costs	\$179,248	\$184,625	\$190,164	\$195,869	\$201,745	\$207,798	\$214,031
Costs & Expenses	\$3,317,037	\$3,416,549	\$3,519,045	\$3,624,616	\$3,733,355	\$3,845,356	\$3,960,716
Available Revenue for Operations	\$2,541,331	\$2,869,113	\$3,212,210	\$3,571,337	\$3,947,243	\$4,340,711	\$4,752,563
Less: Costs & Expenses	(\$3,317,037)	(\$3,416,549)	(\$3,519,045)	(\$3,624,616)	(\$3,733,355)	(\$3,845,356)	(\$3,960,716)
Tax Revenue Shortfall/Surplus	(\$775,707)	(\$547,435)	(\$306,835)	(\$53,279)	\$213,888	\$495,356	\$791,847

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$23,576,631)
Tax Revenue Shortfall/Surplus	\$844,344

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$126,902,774)
Tax Revenue Shortfall/Surplus	\$96,489,281

SCENARIO 4 - \$.0050 (Phased Staffing)
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 13 Dec-37 Dec-38	Year 14 Dec-38 Dec-39	Year 15 Dec-39 Dec-40	Year 16 Dec-40 Dec-41	Year 17 Dec-41 Dec-42	Year 18 Dec-42 Dec-43	Year 19 Dec-43 Dec-44
Period	13	14	15	16	17	18	19
Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$3,505,427	\$3,610,589	\$3,718,907	\$3,830,474	\$3,945,389	\$4,063,750	\$4,185,663
Non-personnel costs	\$353,659	\$364,268	\$375,196	\$386,452	\$398,046	\$409,987	\$422,287
Capital Costs	\$220,452	\$227,066	\$233,878	\$240,894	\$248,121	\$255,565	\$263,232
Costs & Expenses	\$4,079,538	\$4,201,924	\$4,327,982	\$4,457,821	\$4,591,556	\$4,729,302	\$4,871,181
Available Revenue for Operations	\$5,183,657	\$5,634,892	\$6,107,209	\$6,601,594	\$7,119,077	\$7,660,737	\$8,227,704
Less: Costs & Expenses	(\$4,079,538)	(\$4,201,924)	(\$4,327,982)	(\$4,457,821)	(\$4,591,556)	(\$4,729,302)	(\$4,871,181)
Tax Revenue Shortfall/Surplus	\$1,104,119	\$1,432,968	\$1,779,228	\$2,143,773	\$2,527,521	\$2,931,435	\$3,356,523

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$23,576,631)
Tax Revenue Shortfall/Surplus	\$844,344

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$126,902,774)
Tax Revenue Shortfall/Surplus	\$96,489,281

SCENARIO 4 - \$.0050 (Phased Staffing)
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Year 20 Dec-44 Dec-45 20	Year 21 Dec-45 Dec-46 21	Year 22 Dec-46 Dec-47 22	Year 23 Dec-47 Dec-48 23	Year 24 Dec-48 Dec-49 24	Year 25 Dec-49 Dec-50 25	Year 26 Dec-50 Dec-51 26
Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$4,311,233	\$4,440,570	\$4,573,787	\$4,711,000	\$4,852,330	\$4,997,900	\$5,147,837
Non-personnel costs	\$434,955	\$448,004	\$461,444	\$475,288	\$489,546	\$504,233	\$519,360
Capital Costs	\$271,129	\$279,262	\$287,640	\$296,270	\$305,158	\$314,312	\$323,742
Costs & Expenses	\$5,017,317	\$5,167,836	\$5,322,871	\$5,482,558	\$5,647,034	\$5,816,445	\$5,990,939
Available Revenue for Operations	\$8,821,160	\$9,442,344	\$10,092,550	\$10,773,134	\$11,485,516	\$12,231,181	\$13,011,684
Less: Costs & Expenses	(\$5,017,317)	(\$5,167,836)	(\$5,322,871)	(\$5,482,558)	(\$5,647,034)	(\$5,816,445)	(\$5,990,939)
Tax Revenue Shortfall/Surplus	\$3,803,844	\$4,274,508	\$4,769,678	\$5,290,576	\$5,838,481	\$6,414,736	\$7,020,746

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$23,576,631)
Tax Revenue Shortfall/Surplus	\$844,344

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$126,902,774)
Tax Revenue Shortfall/Surplus	\$96,489,281

SCENARIO 4 - \$.0050 (Phased Staffing)
Operating Costs Timeline
Annual Cash Flow Forecast

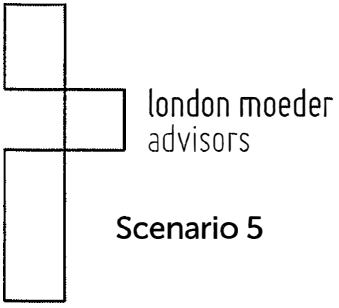
	Year 27 Dec-51 Dec-52	Year 28 Dec-52 Dec-53	Year 29 Dec-53 Dec-54	Year 30 Dec-54 Dec-55
Period	27	28	29	30
Adjustment (For YR 1)				
Annual Inflation Factor	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee				
Staffing	\$5,302,272	\$5,461,341	\$5,625,181	\$5,793,936
Non-personnel costs	\$534,940	\$550,989	\$567,518	\$584,544
Capital Costs	\$333,454	\$343,458	\$353,761	\$364,374
Costs & Expenses	\$6,170,667	\$6,355,787	\$6,546,460	\$6,742,854
Available Revenue for Operations	\$13,828,654	\$14,683,793	\$17,982,731	\$20,990,190
Less: Costs & Expenses	(\$6,170,667)	(\$6,355,787)	(\$6,546,460)	(\$6,742,854)
Tax Revenue Shortfall/Surplus	\$7,657,987	\$8,328,006	\$11,436,270	\$14,247,336

10-Year Summary Totals

Available Revenue for Operations	\$24,420,974
Less: Costs & Expenses	(\$23,576,631)
Tax Revenue Shortfall/Surplus	\$844,344

30-Year Summary Totals

Available Revenue for Operations	\$223,392,055
Less: Costs & Expenses	(\$126,902,774)
Tax Revenue Shortfall/Surplus	\$96,489,281



SCENARIO 5 - \$.0050 (Phase 1& 2 Only)

Forecasted Costs

3-Year Period

		Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27
Cost Adjustment: Construction	3.00%	1.09	1.13
Cost Adjustment: Equipment	2.50%	1.08	1.10
	Base Costs		
Phase 1A - New Fire Station at City Operations Center Fire Station (includes FF&E)	\$14,700,000	\$16,063,087	
Phase 1B - Fleet Maintenance Facility Fleet Facility (includes FF&E)	\$5,600,000	\$6,119,271	
Equipment	\$100,000	\$107,689	
Phase 2A - Fire Station 4 Replacement Fire Station (includes FF&E)	\$18,250,000		\$20,540,536
Squad Vehicle	\$100,000		\$110,381
Costs and Expenses	\$38,750,000	\$22,290,047	\$20,650,917
Total Costs (Inflated)		\$42,940,964	

SCENARIO 5 - \$.0050 (Phase 1 & 2 Only)
Bond Amount Required for New Fire Facilities
 Santee - Fire District

New Fire Facilities Costs	Construction	Equipment
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 2A - Fire Station 4 Replacement	\$20,540,536	\$110,381
Cost Per Segment	\$42,722,894	\$218,070
Total Cost	\$42,940,964	

Bond Amount	\$48,796,550
Less: Reserve Fund	(\$4,879,655)
Less: Cost of Issuance	(\$975,931)
Net Bond Proceeds	\$42,940,964
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$3,174,286
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	2.18

YR	Beginning Balance	Payment	Interest **	Principal	Ending Balance
1	\$48,796,550	\$3,174,286	\$2,439,828	\$734,458	\$48,062,092
2	\$48,062,092	\$3,174,286	\$2,403,105	\$771,181	\$47,290,911
3	\$47,290,911	\$3,174,286	\$2,364,546	\$809,740	\$46,481,171
4	\$46,481,171	\$3,174,286	\$2,324,059	\$850,227	\$45,630,944
5	\$45,630,944	\$3,174,286	\$2,281,547	\$892,738	\$44,738,205
6	\$44,738,205	\$3,174,286	\$2,236,910	\$937,375	\$43,800,830
7	\$43,800,830	\$3,174,286	\$2,190,042	\$984,244	\$42,816,586
8	\$42,816,586	\$3,174,286	\$2,140,829	\$1,033,456	\$41,783,130
9	\$41,783,130	\$3,174,286	\$2,089,156	\$1,085,129	\$40,698,000
10	\$40,698,000	\$3,174,286	\$2,034,900	\$1,139,386	\$39,558,615
11	\$39,558,615	\$3,174,286	\$1,977,931	\$1,196,355	\$38,362,260
12	\$38,362,260	\$3,174,286	\$1,918,113	\$1,256,173	\$37,106,087
13	\$37,106,087	\$3,174,286	\$1,855,304	\$1,318,981	\$35,787,106
14	\$35,787,106	\$3,174,286	\$1,789,355	\$1,384,930	\$34,402,176
15	\$34,402,176	\$3,174,286	\$1,720,109	\$1,454,177	\$32,947,999
16	\$32,947,999	\$3,174,286	\$1,647,400	\$1,526,886	\$31,421,113
17	\$31,421,113	\$3,174,286	\$1,571,056	\$1,603,230	\$29,817,884
18	\$29,817,884	\$3,174,286	\$1,490,894	\$1,683,391	\$28,134,492
19	\$28,134,492	\$3,174,286	\$1,406,725	\$1,767,561	\$26,366,931
20	\$26,366,931	\$3,174,286	\$1,318,347	\$1,855,939	\$24,510,992
21	\$24,510,992	\$3,174,286	\$1,225,550	\$1,948,736	\$22,562,256
22	\$22,562,256	\$3,174,286	\$1,128,113	\$2,046,173	\$20,516,083
23	\$20,516,083	\$3,174,286	\$1,025,804	\$2,148,481	\$18,367,602
24	\$18,367,602	\$3,174,286	\$918,380	\$2,255,906	\$16,111,696
25	\$16,111,696	\$3,174,286	\$805,585	\$2,368,701	\$13,742,995
26	\$13,742,995	\$3,174,286	\$687,150	\$2,487,136	\$11,255,860
27	\$11,255,860	\$3,174,286	\$562,793	\$2,611,493	\$8,644,367
28	\$8,644,367	\$3,174,286	\$432,218	\$2,742,067	\$5,902,300
29	\$5,902,300	\$3,174,286	\$295,115	\$2,879,171	\$3,023,129
30	\$3,023,129	\$3,174,286	\$151,156	\$3,023,129	\$0

SCENARIO 5 - \$.0050 (Phase 1 & 2 Only)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Initial	Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28	Year 4 Dec-28 Dec-29	Year 5 Dec-29 Dec-30	Year 6 Dec-30 Dec-31
	0	1	2	3	4	5	6
Occupied Inventory Inflation Rate	1.00	1.0098	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.00	1.19	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,546,785	2,571,717	2,577,988	2,584,274	2,590,576	2,596,893	2,603,225
Retail Sales Per S.F.	\$365	\$434	\$453	\$473	\$494	\$516	\$539
Taxable Transactions: Retail and Food Services	\$930,300,946	\$1,116,728,115	\$1,168,902,929	\$1,223,515,411	\$1,280,679,450	\$1,340,514,258	\$1,403,144,617
Annual Tax Revenue Generated		\$5,583,641	\$5,844,515	\$6,117,577	\$6,403,397	\$6,702,571	\$7,015,723
Reserve Fund		\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment		(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)
Available Revenue for Operations		\$2,409,355	\$2,670,229	\$2,943,291	\$3,229,112	\$3,528,286	\$3,841,437
Bond Payment DCR		1.76	1.84	1.93	2.02	2.11	2.21

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,879,655
Total Bond Payments	(\$95,228,568)
Total Available Revenue for Operations	\$260,396,672

SCENARIO 5 - \$.0050 (Phase 1 & 2 Only)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 7 Dec-31 Dec-32 7	Year 8 Dec-32 Dec-33 8	Year 9 Dec-33 Dec-34 9	Year 10 Dec-34 Dec-35 10	Year 11 Dec-35 Dec-36 11	Year 12 Dec-36 Dec-37 12	Year 13 Dec-37 Dec-38 13
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,609,573	2,615,936	2,622,315	2,628,709	2,635,119	2,641,545	2,647,986
Retail Sales Per S.F.	\$563	\$588	\$614	\$641	\$669	\$699	\$729
Taxable Transactions: Retail and Food Services	\$1,468,701,138	\$1,537,320,534	\$1,609,145,908	\$1,684,327,044	\$1,763,020,730	\$1,845,391,074	\$1,931,609,855
Annual Tax Revenue Generated	\$7,343,506	\$7,686,603	\$8,045,730	\$8,421,635	\$8,815,104	\$9,226,955	\$9,658,049
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)
Available Revenue for Operations	\$4,169,220	\$4,512,317	\$4,871,444	\$5,247,350	\$5,640,818	\$6,052,670	\$6,483,764
Bond Payment DCR	2.31	2.42	2.53	2.65	2.78	2.91	3.04

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,879,655
Total Bond Payments	(\$95,228,568)
Total Available Revenue for Operations	\$260,396,672

SCENARIO 5 - \$.0050 (Phase 1 & 2 Only)

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0050

	Year 14 Dec-38 Dec-39 14	Year 15 Dec-39 Dec-40 15	Year 16 Dec-40 Dec-41 16	Year 17 Dec-41 Dec-42 17	Year 18 Dec-42 Dec-43 18	Year 19 Dec-43 Dec-44 19	Year 20 Dec-44 Dec-45 20
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,654,443	2,660,916	2,667,404	2,673,908	2,680,429	2,686,965	2,693,517
Retail Sales Per S.F.	\$762	\$795	\$830	\$867	\$905	\$945	\$987
Taxable Transactions: Retail and Food Services	\$2,021,856,877	\$2,116,320,342	\$2,215,197,248	\$2,318,693,796	\$2,427,025,822	\$2,540,419,243	\$2,659,110,535
Annual Tax Revenue Generated	\$10,109,284	\$10,581,602	\$11,075,986	\$11,593,469	\$12,135,129	\$12,702,096	\$13,295,553
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)
Available Revenue for Operations	\$6,934,999	\$7,407,316	\$7,901,701	\$8,419,183	\$8,960,844	\$9,527,811	\$10,121,267
Bond Payment DCR	3.18	3.33	3.49	3.65	3.82	4.00	4.19

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,879,655
Total Bond Payments	(\$95,228,568)
Total Available Revenue for Operations	\$260,396,672

SCENARIO 5 - \$.0050 (Phase 1 & 2 Only)
30 Year Tax Revenue Timeline
Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0050

	Year 21 Dec-45 Dec-46 21	Year 22 Dec-46 Dec-47 22	Year 23 Dec-47 Dec-48 23	Year 24 Dec-48 Dec-49 24	Year 25 Dec-49 Dec-50 25	Year 26 Dec-50 Dec-51 26	Year 27 Dec-51 Dec-52 27
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,700,085	2,706,669	2,713,269	2,719,885	2,726,517	2,733,166	2,739,830
Retail Sales Per S.F.	\$1.031	\$1.076	\$1.124	\$1.174	\$1.225	\$1.280	\$1.336
Taxable Transactions: Retail and Food Services	\$2,783,347,220	\$2,913,388,385	\$3,049,505,222	\$3,191,981,592	\$3,341,114,622	\$3,497,215,318	\$3,660,609,216
Annual Tax Revenue Generated	\$13,916,736	\$14,566,942	\$15,247,526	\$15,959,908	\$16,705,573	\$17,486,077	\$18,303,046
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)
Available Revenue for Operations	\$10,742,450	\$11,392,656	\$12,073,241	\$12,785,622	\$13,531,288	\$14,311,791	\$15,128,760
Bond Payment DCR	4.38	4.59	4.80	5.03	5.26	5.51	5.77

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,879,655
Total Bond Payments	(\$95,228,568)
Total Available Revenue for Operations	\$260,396,672

SCENARIO 5 - \$.0050 (Phase 1 & 2 Only)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0050

	Year 28 Dec-52 Dec-53 28	Year 29 Dec-53 Dec-54 29	Year 30 Dec-54 Dec-55 30
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04
Occupied Inventory	2,746,511	2,753,208	2,759,922
Retail Sales Per S.F.	\$1,395	\$1,457	\$1,521
Taxable Transactions: Retail and Food Services	\$3,831,637,065	\$4,010,655,530	\$4,198,037,942
Annual Tax Revenue Generated	\$19,158,185	\$20,053,278	\$20,990,190
Reserve Fund	\$0	\$1,705,369	\$3,174,286
Less: Bond Payment	(\$3,174,286)	(\$3,174,286)	(\$3,174,286)
Available Revenue for Operations	\$15,983,900	\$18,584,361	\$20,990,190
Bond Payment DCR	6.04	6.85	7.61

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,879,655
Total Bond Payments	(\$95,228,568)
Total Available Revenue for Operations	\$260,396,672

SCENARIO 5 - \$.0050 (Phase 1& 2 Only)
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
		Jan-26 Dec-26	Jan-27 Jan-28	Jan-28 Dec-28	Jan-29 Dec-29	Jan-30 Dec-30
Period	0	1	2	3	4	5
Cost Adjustment (For YR 1)		1.09	1.13	1.16		
Annual Inflation Factor	1.00	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement						
Staffing		\$0	\$0	\$1,738,911	\$1,791,078	\$1,844,811
Non-personnel costs		\$0	\$0	\$131,578	\$135,525	\$139,591
Capital Costs		\$0	\$0	\$59,703	\$61,494	\$63,339
Costs & Expenses		\$0	\$0	\$1,930,191	\$1,988,097	\$2,047,740
Available Revenue for Operations		\$2,409,355	\$2,670,229	\$2,943,291	\$3,229,112	\$3,528,286
Less: Costs & Expenses		\$0	\$0	(\$1,930,191)	(\$1,988,097)	(\$2,047,740)
Tax Revenue Shortfall/Surplus		\$2,409,355	\$2,670,229	\$1,013,100	\$1,241,015	\$1,480,546

10-Year Summary Totals

Available Revenue for Operations	\$37,422,041
Less: Costs & Expenses	(\$17,163,910)
Tax Revenue Shortfall/Surplus	\$20,258,131

30-Year Summary Totals

Available Revenue for Operations	\$260,396,672
Less: Costs & Expenses	(\$82,864,895)
Tax Revenue Shortfall/Surplus	\$177,531,777

SCENARIO 5 - \$.0050 (Phase 1& 2 Only)
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 6 Jan-31 Dec-31	Year 7 Jan-32 Dec-32	Year 8 Dec-32 Dec-33	Year 9 Dec-33 Dec-34	Year 10 Dec-34 Dec-35	Year 11 Dec-35 Dec-36	Year 12 Dec-36 Dec-37
Period	6	7	8	9	10	11	12
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$1,900,155	\$1,957,160	\$2,015,875	\$2,076,351	\$2,138,641	\$2,202,801	\$2,268,885
Non-personnel costs	\$143,778	\$148,092	\$152,535	\$157,111	\$161,824	\$166,679	\$171,679
Capital Costs	\$65,239	\$67,196	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898
Costs & Expenses	\$2,109,172	\$2,172,447	\$2,237,621	\$2,304,749	\$2,373,892	\$2,445,109	\$2,518,462
Available Revenue for Operations	\$3,841,437	\$4,169,220	\$4,512,317	\$4,871,444	\$5,247,350	\$5,640,818	\$6,052,670
Less: Costs & Expenses	(\$2,109,172)	(\$2,172,447)	(\$2,237,621)	(\$2,304,749)	(\$2,373,892)	(\$2,445,109)	(\$2,518,462)
Tax Revenue Shortfall/Surplus	\$1,732,265	\$1,996,773	\$2,274,696	\$2,566,695	\$2,873,458	\$3,195,709	\$3,534,208

10-Year Summary Totals

Available Revenue for Operations	\$37,422,041
Less: Costs & Expenses	(\$17,163,910)
Tax Revenue Shortfall/Surplus	\$20,258,131

30-Year Summary Totals

Available Revenue for Operations	\$260,396,672
Less: Costs & Expenses	(\$82,864,895)
Tax Revenue Shortfall/Surplus	\$177,531,777

SCENARIO 5 - \$.0050 (Phase 1& 2 Only)
Operating Costs Timeline
Annual Cash Flow Forecast

Period	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
	Dec-37 Dec-38	Dec-38 Dec-39	Dec-39 Dec-40	Dec-40 Dec-41	Dec-41 Dec-42	Dec-42 Dec-43	Dec-43 Dec-44
	13	14	15	16	17	18	19
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,336,951	\$2,407,060	\$2,479,271	\$2,553,650	\$2,630,259	\$2,709,167	\$2,790,442
Non-personnel costs	\$176,829	\$182,134	\$187,598	\$193,226	\$199,023	\$204,994	\$211,143
Capital Costs	\$80,235	\$82,642	\$85,122	\$87,675	\$90,306	\$93,015	\$95,805
Costs & Expenses	\$2,594,016	\$2,671,836	\$2,751,991	\$2,834,551	\$2,919,588	\$3,007,175	\$3,097,390
Available Revenue for Operations	\$6,483,764	\$6,934,999	\$7,407,316	\$7,901,701	\$8,419,183	\$8,960,844	\$9,527,811
Less: Costs & Expenses	(\$2,594,016)	(\$2,671,836)	(\$2,751,991)	(\$2,834,551)	(\$2,919,588)	(\$3,007,175)	(\$3,097,390)
Tax Revenue Shortfall/Surplus	\$3,889,748	\$4,263,163	\$4,655,325	\$5,067,150	\$5,499,596	\$5,953,668	\$6,430,420

10-Year Summary Totals

Available Revenue for Operations	\$37,422,041
Less: Costs & Expenses	(\$17,163,910)
Tax Revenue Shortfall/Surplus	\$20,258,131

30-Year Summary Totals

Available Revenue for Operations	\$260,396,672
Less: Costs & Expenses	(\$82,864,895)
Tax Revenue Shortfall/Surplus	\$177,531,777

SCENARIO 5 - \$.0050 (Phase 1& 2 Only)
 Operating Costs Timeline
 Annual Cash Flow Forecast

	Year 20 Dec-44 Dec-45	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51
Period	20	21	22	23	24	25	26
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement							
Staffing	\$2,874,155	\$2,960,380	\$3,049,191	\$3,140,667	\$3,234,887	\$3,331,934	\$3,431,892
Non-personnel costs	\$217,478	\$224,002	\$230,722	\$237,644	\$244,773	\$252,116	\$259,680
Capital Costs	\$98,679	\$101,640	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
Costs & Expenses	\$3,190,312	\$3,286,022	\$3,384,602	\$3,486,140	\$3,590,724	\$3,698,446	\$3,809,400
Available Revenue for Operations	\$10,121,267	\$10,742,450	\$11,392,656	\$12,073,241	\$12,785,622	\$13,531,288	\$14,311,791
Less: Costs & Expenses	(\$3,190,312)	(\$3,286,022)	(\$3,384,602)	(\$3,486,140)	(\$3,590,724)	(\$3,698,446)	(\$3,809,400)
Tax Revenue Shortfall/Surplus	\$6,930,955	\$7,456,429	\$8,008,054	\$8,587,100	\$9,194,898	\$9,832,841	\$10,502,391

10-Year Summary Totals

Available Revenue for Operations	\$37,422,041
Less: Costs & Expenses	(\$17,163,910)
Tax Revenue Shortfall/Surplus	\$20,258,131

30-Year Summary Totals

Available Revenue for Operations	\$260,396,672
Less: Costs & Expenses	(\$82,864,895)
Tax Revenue Shortfall/Surplus	\$177,531,777

SCENARIO 5 - \$.0050 (Phase 1& 2 Only)
Operating Costs Timeline
Annual Cash Flow Forecast

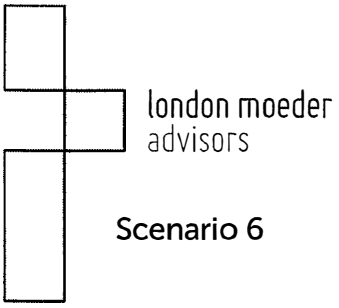
	Year 27 Dec-51 Dec-52	Year 28 Dec-52 Dec-53	Year 29 Dec-53 Dec-54	Year 30 Dec-54 Dec-55
Period	27	28	29	30
Cost Adjustment (For YR 1)				
Annual Inflation Factor	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 2A - Fire Station 4 Replacement				
Staffing	\$3,534,848	\$3,640,894	\$3,750,121	\$3,862,624
Non-personnel costs	\$267,470	\$275,494	\$283,759	\$292,272
Capital Costs	\$121,363	\$125,004	\$128,754	\$132,617
Costs & Expenses	\$3,923,682	\$4,041,392	\$4,162,634	\$4,287,513
Available Revenue for Operations	\$15,128,760	\$15,983,900	\$18,584,361	\$20,990,190
Less: Costs & Expenses	(\$3,923,682)	(\$4,041,392)	(\$4,162,634)	(\$4,287,513)
Tax Revenue Shortfall/Surplus	\$11,205,079	\$11,942,508	\$14,421,728	\$16,702,677

10-Year Summary Totals

Available Revenue for Operations	\$37,422,041
Less: Costs & Expenses	(\$17,163,910)
Tax Revenue Shortfall/Surplus	\$20,258,131

30-Year Summary Totals

Available Revenue for Operations	\$260,396,672
Less: Costs & Expenses	(\$82,864,895)
Tax Revenue Shortfall/Surplus	\$177,531,777



london moeder
advisors

Scenario 6

SCENARIO 6 - \$.0050 (Phase 1&3 Only)

Forecasted Costs

3-Year Period

		Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27
Cost Adjustment: Construction	3.00%	1.09	1.13
Cost Adjustment: Equipment	2.50%	1.08	1.10
	Base Costs		
Phase 1A - New Fire Station at City Operations Center Fire Station (includes FF&E)	\$14,700,000	\$16,063,087	
Phase 1B - Fleet Maintenance Facility Fleet Facility (includes FF&E)	\$5,600,000	\$6,119,271	
Equipment	\$100,000	\$107,689	
Phase 3 - New Fire Station in Northern Santee Fire Station (includes FF&E)	\$14,000,000		\$15,757,123
Fire Engine	\$1,200,000		\$1,324,575
Costs and Expenses	\$35,600,000	\$22,290,047	\$17,081,699
Total Costs (Inflated)		\$39,371,746	

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
Bond Amount Required for New Fire Facilities

Santee - Fire District

New Fire Facilities Costs

	Construction	Equipment
Phase 1A - New Fire Station at City Operations Center	\$16,063,087	\$0
Phase 1B - Fleet Maintenance Facility	\$6,119,271	\$107,689
Phase 3 - New Fire Station in Northern Santee	<u>\$15,757,123</u>	<u>\$1,324,575</u>
Cost Per Segment	\$37,939,481	\$1,432,265
Total Cost	\$39,371,746	

Bond Amount	\$44,740,620
Less: Reserve Fund	(\$4,474,062)
Less: Cost of Issuance	(\$894,812)
Net Bond Proceeds	\$39,371,746
Interest Rate	5.0%
Reserve Fund	10%
Cost of Issuance	2.0%
Term (Years)	30
Bond Payment (Annual)	\$2,910,442
Available Revenue (Av. Annual First 10 Years)	\$6,916,490
DCR (10 Year Avg.)	2.38

YR.	Beginning Balance	Payment	Interest **	Principal	Ending Balance
1	\$44,740,620	\$2,910,442	\$2,237,031	\$673,411	\$44,067,210
2	\$44,067,210	\$2,910,442	\$2,203,360	\$707,081	\$43,360,129
3	\$43,360,129	\$2,910,442	\$2,168,006	\$742,435	\$42,617,694
4	\$42,617,694	\$2,910,442	\$2,130,885	\$779,557	\$41,838,137
5	\$41,838,137	\$2,910,442	\$2,091,907	\$818,535	\$41,019,602
6	\$41,019,602	\$2,910,442	\$2,050,980	\$859,461	\$40,160,141
7	\$40,160,141	\$2,910,442	\$2,008,007	\$902,435	\$39,257,706
8	\$39,257,706	\$2,910,442	\$1,962,885	\$947,556	\$38,310,150
9	\$38,310,150	\$2,910,442	\$1,915,507	\$994,934	\$37,315,216
10	\$37,315,216	\$2,910,442	\$1,865,761	\$1,044,681	\$36,270,535
11	\$36,270,535	\$2,910,442	\$1,813,527	\$1,096,915	\$35,173,620
12	\$35,173,620	\$2,910,442	\$1,758,681	\$1,151,761	\$34,021,860
13	\$34,021,860	\$2,910,442	\$1,701,093	\$1,209,349	\$32,812,511
14	\$32,812,511	\$2,910,442	\$1,640,626	\$1,269,816	\$31,542,695
15	\$31,542,695	\$2,910,442	\$1,577,135	\$1,333,307	\$30,209,388
16	\$30,209,388	\$2,910,442	\$1,510,469	\$1,399,972	\$28,809,416
17	\$28,809,416	\$2,910,442	\$1,440,471	\$1,469,971	\$27,339,445
18	\$27,339,445	\$2,910,442	\$1,366,972	\$1,543,469	\$25,795,976
19	\$25,795,976	\$2,910,442	\$1,289,799	\$1,620,643	\$24,175,333
20	\$24,175,333	\$2,910,442	\$1,208,767	\$1,701,675	\$22,473,658
21	\$22,473,658	\$2,910,442	\$1,123,683	\$1,786,759	\$20,686,900
22	\$20,686,900	\$2,910,442	\$1,034,345	\$1,876,097	\$18,810,803
23	\$18,810,803	\$2,910,442	\$940,540	\$1,969,901	\$16,840,902
24	\$16,840,902	\$2,910,442	\$842,045	\$2,068,396	\$14,772,505
25	\$14,772,505	\$2,910,442	\$738,625	\$2,171,816	\$12,600,689
26	\$12,600,689	\$2,910,442	\$630,034	\$2,280,407	\$10,320,282
27	\$10,320,282	\$2,910,442	\$516,014	\$2,394,427	\$7,925,854
28	\$7,925,854	\$2,910,442	\$396,293	\$2,514,149	\$5,411,705
29	\$5,411,705	\$2,910,442	\$270,585	\$2,639,856	\$2,771,849
30	\$2,771,849	\$2,910,442	\$138,592	\$2,771,849	\$0

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Initial	Year 1 Jan-26 Dec-26	Year 2 Jan-27 Dec-27	Year 3 Jan-28 Dec-28	Year 4 Dec-28 Dec-29	Year 5 Dec-29 Dec-30	Year 6 Dec-30 Dec-31
	0	1	2	3	4	5	6
Occupied Inventory Inflation Rate	1.00	1.0098	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.00	1.19	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,546,785	2,571,717	2,577,988	2,584,274	2,590,576	2,596,893	2,603,225
Retail Sales Per S.F.	\$365	\$434	\$453	\$473	\$494	\$516	\$539
Taxable Transactions: Retail and Food Services	\$930,300,946	\$1,116,728,115	\$1,168,902,929	\$1,223,515,411	\$1,280,679,450	\$1,340,514,258	\$1,403,144,617
Annual Tax Revenue Generated		\$5,583,641	\$5,844,515	\$6,117,577	\$6,403,397	\$6,702,571	\$7,015,723
Reserve Fund		\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment		(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)
Available Revenue for Operations		\$2,673,199	\$2,934,073	\$3,207,135	\$3,492,956	\$3,792,130	\$4,105,282
Bond Payment DCR		1.92	2.01	2.10	2.20	2.30	2.41

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,474,062
Total Bond Payments	(\$87,313,247)
Total Available Revenue for Operations	\$267,906,400

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 7 Dec-31 Dec-32 7	Year 8 Dec-32 Dec-33 8	Year 9 Dec-33 Dec-34 9	Year 10 Dec-34 Dec-35 10	Year 11 Dec-35 Dec-36 11	Year 12 Dec-36 Dec-37 12	Year 13 Dec-37 Dec-38 13
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,609,573	2,615,936	2,622,315	2,628,709	2,635,119	2,641,545	2,647,986
Retail Sales Per S.F.	\$563	\$588	\$614	\$641	\$669	\$699	\$729
Taxable Transactions: Retail and Food Services	\$1,468,701,138	\$1,537,320,534	\$1,609,145,908	\$1,684,327,044	\$1,763,020,730	\$1,845,391,074	\$1,931,609,855
Annual Tax Revenue Generated	\$7,343,506	\$7,686,603	\$8,045,730	\$8,421,635	\$8,815,104	\$9,226,955	\$9,658,049
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)
Available Revenue for Operations	\$4,433,064	\$4,776,161	\$5,135,288	\$5,511,194	\$5,904,662	\$6,316,514	\$6,747,608
Bond Payment DCR	2.52	2.64	2.76	2.89	3.03	3.17	3.32

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,474,062
Total Bond Payments	(\$87,313,247)
Total Available Revenue for Operations	\$267,906,400

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$.0050

	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	Dec-38	Dec-39	Dec-40	Dec-41	Dec-42	Dec-43	Dec-44
	Dec-39	Dec-40	Dec-41	Dec-42	Dec-43	Dec-44	Dec-45
	14	15	16	17	18	19	20
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,654,443	2,660,916	2,667,404	2,673,908	2,680,429	2,686,965	2,693,517
Retail Sales Per S.F.	\$762	\$795	\$830	\$867	\$905	\$945	\$987
Taxable Transactions: Retail and Food Services	\$2,021,856,877	\$2,116,320,342	\$2,215,197,248	\$2,318,693,796	\$2,427,025,822	\$2,540,419,243	\$2,659,110,535
Annual Tax Revenue Generated	\$10,109,284	\$10,581,602	\$11,075,986	\$11,593,469	\$12,135,129	\$12,702,096	\$13,295,553
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)
Available Revenue for Operations	\$7,198,843	\$7,671,160	\$8,165,545	\$8,683,027	\$9,224,688	\$9,791,655	\$10,385,111
Bond Payment DCR	3.47	3.64	3.81	3.98	4.17	4.36	4.57

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,474,062
Total Bond Payments	(\$87,313,247)
Total Available Revenue for Operations	\$267,906,400

SCENARIO 6 - \$.0050 (Phase 1&3 Only)

30 Year Tax Revenue Timeline

Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27
	Dec-45	Dec-46	Dec-47	Dec-48	Dec-49	Dec-50	Dec-51
	Dec-46	Dec-47	Dec-48	Dec-49	Dec-50	Dec-51	Dec-52
	21	22	23	24	25	26	27
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Occupied Inventory	2,700,085	2,706,669	2,713,269	2,719,885	2,726,517	2,733,166	2,739,830
Retail Sales Per S.F.	\$1,031	\$1,076	\$1,124	\$1,174	\$1,225	\$1,280	\$1,336
Taxable Transactions: Retail and Food Services	\$2,783,347,220	\$2,913,388,385	\$3,049,505,222	\$3,191,981,592	\$3,341,114,622	\$3,497,215,318	\$3,660,609,216
Annual Tax Revenue Generated	\$13,916,736	\$14,566,942	\$15,247,526	\$15,959,908	\$16,705,573	\$17,486,077	\$18,303,046
Reserve Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Bond Payment	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)
Available Revenue for Operations	\$11,006,295	\$11,656,500	\$12,337,085	\$13,049,466	\$13,795,132	\$14,575,635	\$15,392,605
Bond Payment DCR	4.78	5.01	5.24	5.48	5.74	6.01	6.29

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,474,062
Total Bond Payments	(\$87,313,247)
Total Available Revenue for Operations	\$267,906,400

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
30 Year Tax Revenue Timeline
 Annual Tax Revenue Forecast

ASSUMPTIONS

Total Occupied Inventory	2,546,785
Total Occupied Inventory Inflation Rate (CAGR)	0.24%
Annual Taxable Transactions	\$930,300,946
Annual Taxable Transactions Per S.F. of Retail	\$365
Taxable Transactions Inflation Rate (CAGR)	4.42%
Tax Rate from Bond	\$0.0050

	Year 28	Year 29	Year 30
	Dec-52	Dec-53	Dec-54
	Dec-53	Dec-54	Dec-55
	28	29	30
Occupied Inventory Inflation Rate	1.0024	1.0024	1.0024
Annual Taxable Sales Inflation Rate	1.04	1.04	1.04
Occupied Inventory	2,746,511	2,753,208	2,759,922
Retail Sales Per S.F.	\$1,395	\$1,457	\$1,521
Taxable Transactions: Retail and Food Services	\$3,831,637,065	\$4,010,655,530	\$4,198,037,942
Annual Tax Revenue Generated	\$19,158,185	\$20,053,278	\$20,990,190
Reserve Fund	\$0	\$1,563,620	\$2,910,442
Less: Bond Payment	(\$2,910,442)	(\$2,910,442)	(\$2,910,442)
Available Revenue for Operations	\$16,247,744	\$18,706,457	\$20,990,190
Bond Payment DCR	6.58	7.43	8.21

30-Year Summary Totals

Total Tax Revenue Generated	\$350,745,585
Reserve Fund	\$4,474,062
Total Bond Payments	(\$87,313,247)
Total Available Revenue for Operations	\$267,906,400

SCENARIO 6 - \$.0050 (Phase 1&3 Only)

Operating Costs Timeline

Annual Cash Flow Forecast

Period	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
		Jan-26 Dec-26	Jan-27 Jan-28	Jan-28 Dec-28	Jan-29 Dec-29	Jan-30 Dec-30
	0	1	2	3	4	5
Cost Adjustment (For YR 1)			1.13	1.16		
Annual Inflation Factor	1.00	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility						
Staffing		\$0	\$0	\$0	\$0	\$0
Non-personnel costs		\$0	\$0	\$0	\$0	\$0
Capital Costs		\$0	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee						
Staffing		\$0	\$0	\$2,532,395	\$2,608,367	\$2,686,618
Non-personnel costs		\$0	\$0	\$255,490	\$263,155	\$271,050
Capital Costs		\$0	\$0	\$159,259	\$164,037	\$168,958
Costs & Expenses		\$0	\$0	\$2,947,145	\$3,035,559	\$3,126,626
Available Revenue for Operations		\$2,673,199	\$2,934,073	\$3,207,135	\$3,492,956	\$3,792,130
Less: Costs & Expenses		\$0	\$0	(\$2,947,145)	(\$3,035,559)	(\$3,126,626)
Tax Revenue Shortfall/Surplus		\$2,673,199	\$2,934,073	\$259,991	\$457,397	\$665,504

30-Year Summary Totals

Available Revenue for Operations	\$40,060,481
Less: Costs & Expenses	(\$26,207,002)
Tax Revenue Shortfall/Surplus	\$13,853,479

30-Year Summary Totals

Available Revenue for Operations	\$267,906,400
Less: Costs & Expenses	(\$126,523,646)
Tax Revenue Shortfall/Surplus	\$141,382,754

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 6 Jan-31 Dec-31	Year 7 Jan-32 Dec-32	Year 8 Dec-32 Dec-33	Year 9 Dec-33 Dec-34	Year 10 Dec-34 Dec-35	Year 11 Dec-35 Dec-36	Year 12 Dec-36 Dec-37
Period	6	7	8	9	10	11	12
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$2,767,216	\$2,850,233	\$2,935,740	\$3,023,812	\$3,114,526	\$3,207,962	\$3,304,201
Non-personnel costs	\$279,181	\$287,557	\$296,184	\$305,069	\$314,221	\$323,648	\$333,357
Capital Costs	\$174,027	\$179,248	\$184,625	\$190,164	\$195,869	\$201,745	\$207,798
Costs & Expenses	\$3,220,425	\$3,317,037	\$3,416,549	\$3,519,045	\$3,624,616	\$3,733,355	\$3,845,356
Available Revenue for Operations	\$4,105,282	\$4,433,064	\$4,776,161	\$5,135,288	\$5,511,194	\$5,904,662	\$6,316,514
Less: Costs & Expenses	(\$3,220,425)	(\$3,317,037)	(\$3,416,549)	(\$3,519,045)	(\$3,624,616)	(\$3,733,355)	(\$3,845,356)
Tax Revenue Shortfall/Surplus	\$884,857	\$1,116,027	\$1,359,613	\$1,616,243	\$1,886,577	\$2,171,307	\$2,471,158

30-Year Summary Totals

Available Revenue for Operations	\$40,060,481
Less: Costs & Expenses	(\$26,207,002)
Tax Revenue Shortfall/Surplus	\$13,853,479

30-Year Summary Totals

Available Revenue for Operations	\$267,906,400
Less: Costs & Expenses	(\$126,523,646)
Tax Revenue Shortfall/Surplus	\$141,382,754

SCENARIO 6 - \$.0050 (Phase 1&3 Only)
Operating Costs Timeline
Annual Cash Flow Forecast

	Year 13 Dec-37 Dec-38	Year 14 Dec-38 Dec-39	Year 15 Dec-39 Dec-40	Year 16 Dec-40 Dec-41	Year 17 Dec-41 Dec-42	Year 18 Dec-42 Dec-43	Year 19 Dec-43 Dec-44
Period	13	14	15	16	17	18	19
Cost Adjustment (For YR 1)							
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$3,403,327	\$3,505,427	\$3,610,589	\$3,718,907	\$3,830,474	\$3,945,389	\$4,063,750
Non-personnel costs	\$343,358	\$353,659	\$364,268	\$375,196	\$386,452	\$398,046	\$409,987
Capital Costs	\$214,031	\$220,452	\$227,066	\$233,878	\$240,894	\$248,121	\$255,565
Costs & Expenses	\$3,960,716	\$4,079,538	\$4,201,924	\$4,327,982	\$4,457,821	\$4,591,556	\$4,729,302
Available Revenue for Operations	\$6,747,608	\$7,198,843	\$7,671,160	\$8,165,545	\$8,683,027	\$9,224,688	\$9,791,655
Less: Costs & Expenses	(\$3,960,716)	(\$4,079,538)	(\$4,201,924)	(\$4,327,982)	(\$4,457,821)	(\$4,591,556)	(\$4,729,302)
Tax Revenue Shortfall/Surplus	\$2,786,892	\$3,119,305	\$3,469,236	\$3,837,563	\$4,225,206	\$4,633,132	\$5,062,352

30-Year Summary Totals

Available Revenue for Operations	\$40,060,481
Less: Costs & Expenses	(\$26,207,002)
Tax Revenue Shortfall/Surplus	\$13,853,479

30-Year Summary Totals

Available Revenue for Operations	\$267,906,400
Less: Costs & Expenses	(\$126,523,646)
Tax Revenue Shortfall/Surplus	\$141,382,754

SCENARIO 6 - \$.0050 (Phase 1&3 Only)

Operating Costs Timeline

Annual Cash Flow Forecast

Period	Year 20 Dec-44 Dec-45	Year 21 Dec-45 Dec-46	Year 22 Dec-46 Dec-47	Year 23 Dec-47 Dec-48	Year 24 Dec-48 Dec-49	Year 25 Dec-49 Dec-50	Year 26 Dec-50 Dec-51
Cost Adjustment (For YR 1)	20	21	22	23	24	25	26
Annual Inflation Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility							
Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee							
Staffing	\$4,185,663	\$4,311,233	\$4,440,570	\$4,573,787	\$4,711,000	\$4,852,330	\$4,997,900
Non-personnel costs	\$422,287	\$434,955	\$448,004	\$461,444	\$475,288	\$489,546	\$504,233
Capital Costs	\$263,232	\$271,129	\$279,262	\$287,640	\$296,270	\$305,158	\$314,312
Costs & Expenses	\$4,871,181	\$5,017,317	\$5,167,836	\$5,322,871	\$5,482,558	\$5,647,034	\$5,816,445
Available Revenue for Operations	\$10,385,111	\$11,006,295	\$11,656,500	\$12,337,085	\$13,049,466	\$13,795,132	\$14,575,635
Less: Costs & Expenses	(\$4,871,181)	(\$5,017,317)	(\$5,167,836)	(\$5,322,871)	(\$5,482,558)	(\$5,647,034)	(\$5,816,445)
Tax Revenue Shortfall/Surplus	\$5,513,930	\$5,988,978	\$6,488,664	\$7,014,213	\$7,566,909	\$8,148,097	\$8,759,190

30-Year Summary Totals

Available Revenue for Operations	\$40,060,481
Less: Costs & Expenses	(\$26,207,002)
Tax Revenue Shortfall/Surplus	\$13,853,479

30-Year Summary Totals

Available Revenue for Operations	\$267,906,400
Less: Costs & Expenses	(\$126,523,646)
Tax Revenue Shortfall/Surplus	\$141,382,754

SCENARIO 6 - \$.0050 (Phase 1&3 Only)

Operating Costs Timeline

Annual Cash Flow Forecast

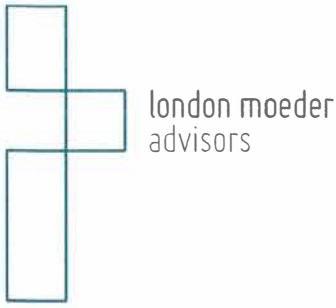
Period	Year 27 Dec-51 Dec-52	Year 28 Dec-52 Dec-53	Year 29 Dec-53 Dec-54	Year 30 Dec-54 Dec-55
Cost Adjustment (For YR 1)				
Annual Inflation Factor	1.03	1.03	1.03	1.03
Phase 1A - New Fire Station at City Operations Center				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 1B - Fleet Maintenance Facility				
Staffing	\$0	\$0	\$0	\$0
Non-personnel costs	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0
Phase 3 - New Fire Station in Northern Santee				
Staffing	\$5,147,837	\$5,302,272	\$5,461,341	\$5,625,181
Non-personnel costs	\$519,360	\$534,940	\$550,989	\$567,518
Capital Costs	\$323,742	\$333,454	\$343,458	\$353,761
Costs & Expenses	\$5,990,939	\$6,170,667	\$6,355,787	\$6,546,460
Available Revenue for Operations	\$15,392,605	\$16,247,744	\$18,706,457	\$20,990,190
Less: Costs & Expenses	(\$5,990,939)	(\$6,170,667)	(\$6,355,787)	(\$6,546,460)
Tax Revenue Shortfall/Surplus	\$9,401,666	\$10,077,077	\$12,350,670	\$14,443,729

30-Year Summary Totals

Available Revenue for Operations	\$40,060,481
Less: Costs & Expenses	(\$26,207,002)
Tax Revenue Shortfall/Surplus	\$13,853,479

30-Year Summary Totals

Available Revenue for Operations	\$267,906,400
Less: Costs & Expenses	(\$126,523,646)
Tax Revenue Shortfall/Surplus	\$141,382,754



Corporate Profile

London Moeder Advisors

REPRESENTATIVE SERVICES

Market and Feasibility Studies	Development Services	Litigation Consulting
Financial Structuring	Fiscal Impact	Workout Projects
Asset Disposition	Strategic Planning	MAI Valuation
Government Processing	Capital Access	Economic Analysis

London Moeder Advisors (formerly The London Group) was formed in 1991 to provide real estate advisory services to a broad range of clientele. The firm principals, Gary London and Nathan Moeder, combine for over 60 years of experience. We have analyzed, packaged and achieved capital for a wide variety of real estate projects. Clients who are actively pursuing, developing and investing in projects have regularly sought our advice and financial analysis capabilities. Our experience ranges from large scale, master planned communities to urban redevelopment projects, spanning all land uses and development issues of all sizes and types. These engagements have been undertaken principally throughout North America and Mexico.

A snapshot of a few of the services we render for both the residential and commercial sectors:

- **Market Analysis** for mixed use, urban and suburban properties. Studies concentrate on market depth for specific products, detailed recommendations for product type, absorption and future competition. It also includes economic overviews and forecasts of the relevant communities.
- **Financial Feasibility Studies** for new projects of multiple types, including condominium, apartment, office, and master-planned communities. Studies incorporate debt and equity needs, sensitivity analyses, rates of return and land valuations.
- **Litigation support/expert witness services** for real estate and financial related issues, including economic damages/losses, valuations, historic market conditions and due diligence. We have extensive deposition, trial, mediation and arbitration experience.
- **Investment studies for firms acquiring or disposing of real estate.** Studies include valuation, repositioning projects and portfolios, economic/real estate forecasts and valuation of partnerships. Often, the commercial studies include the valuation of businesses.
- **Estate Planning services** including valuation of portfolios, development of strategies for disposition or repositioning portfolios, succession planning and advisory services for high-net-worth individuals. We have also been involved in numerous marriage dissolution assignments where real estate is involved.
- **Fiscal Impact, Job Generation and Economic Multiplier Effect Reports,** traditionally prepared for larger commercial projects and in support of Environmental Impact Reports. We have been retained by both developers and municipalities for these reports. The studies typically relate to the tax revenues and employment impacts of new projects.

London Moeder also draws upon the experience of professional relationships in the development, legal services, financial placement fields as well as its own staff. Clients who are actively investigating and investing in apartment projects, retail centers, commercial projects, mixed use developments and large master plans have regularly sought our advice and financial analysis capabilities.

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Contact Information

This analysis was prepared by London Moeder Advisors.

Research for this project was completed in December 2023. Conclusions and recommendations are strictly those of London Moeder Advisors. Users of this information should recognize that assumptions and projections contained in this report *will* vary from the actual experience in the marketplace. Therefore, London Moeder Advisors is not responsible for the actions taken or any limitations, financial or otherwise, of property owners, investors, developers, lenders, public agencies, operators or tenants.

This assignment was completed by the staff of London Moeder Advisors. **Nathan Moeder**, Principal, served as project director. **Paul Kerby**, Investment Analyst, conducted analysis and prepared exhibits in this report. **Gary London**, Senior Principal, provided strategic consultation and recommendations. For further information or questions contact us at:

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