



Board of Directors Agenda, November 9, 2012, Meeting No. 15

Michael Day, President and Co-Founder

David Ginsborg, Co-Founder

Anton Jungherr, Executive Director and Co-Founder

www.calboc.org

Anton Jungherr, Contact Information 121 Ash Court, Hercules, CA 94547

510.799.1141 phone, 510.799.2124 fax, 510.697.7212 cell, calboc1@aol.com

Agenda

Board of Directors

Meeting No. 15

California League of Bond Oversight Committees

Friday, November 9, 2012, 10:00 AM to 3:00 PM

Sacramento Chamber of Commerce, Third Floor

One Capital Mall, Sacramento, CA 95814

Call to Order – Michael Day

Roll Call – Michael Day ¹

- Michael Day, President and Co-Founder
- David Ginsborg , Co-Founder
- Anton Jungherr, Secretary and Treasurer, Co-Founder, Executive Director
- Michael Turnipseed, Vice President
- John W. Stump
- David Wolfe
- Brian W. Carver
- Alicia Minyen
- George Reppucci
- Jack Weir

¹ Note: Fifteen (15) Board member seats were approved in November 18, 2011. At this time five (5) seats are vacant.



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Approval of Agenda – Michael Day

Approval of Minutes, May 11, 2012* - Anton Jungherr (See page 5)

Election of Nick Marinovich to Board of Directors * - Anton Jungherr (See page 10)

Recognition of Exemplary Performance by Alicia Minyen * - Jack Weir (See page 18)

Legislation Program 2013 * - David Wolfe (See page 19)

Statement of Common Purpose California Grand Jurors' Association and California League of Bond Oversight Committees* - Anton Jungherr (See page 27)

Second Annual Statewide Conference, May 10, 2013 - Anton Jungherr

- Sponsors
- Location
- Conference Fee
- Donations
- Invite Bill Lockyer, State Treasurer

Reports – Anton Jungherr

- Fundraising
- Database Districts/Persons * (See page 29)
- Membership * (See page 34)
- Newsletter



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- Website
- Press Releases (PW Web)
- Board of Advisors Update * (See page 35)
- Performance Audit Survey, June 30 2011 – Clara Pon
- Contra Costa County Chapter
- Sacramento Chapter
- San Diego Chapter
- Treasurer and Tax Collectors Presentation, October 11, 2012
- State Allocation Board Audit Sub-Committee Working Group, October 9, 2012

Awards/Recognition/Accreditation Program – Anton Jungherr

- Performance Audit
- Best Practices
- Most Dysfunctional Committee
- CBOC Member of the Year
- CBOC of the Year
- CBOC Accreditation

Update Sweetwater Union High School District * - Nick Marinovich (See page 41)

How Shall We Exploit Our Influence – Jack Weir

Disclosure of Possible Conflict of Interest of Michael Day * – Michael Turnipseed
(See page 47)



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California's K-12 Educational Infrastructure Investments * - Anton Jungherr (See page 48)

Meeting Schedule 2013 – Michael Day

Second Annual Statewide Conference, Sacramento, May 10, 2013, 10 AM to 4 PM

Fifth Annual Meeting Board of Directors, Sacramento, May 10, 2013, 4:15 PM to 5 PM

Semi-Annual Board of Directors Meeting, Sacramento, November 15, 2013, 10 AM to 3PM

Good of the Order – Michael Day

Adjournment – Michael Day



Board of Directors Minutes, May 11, 2012, Meeting No. 14

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Minutes

Board of Directors

Meeting No. 14

Fourth Annual Meeting

California League of Bond Oversight Committees

Friday, May 11, 2012, 5:00 PM

The Courtyard

1322 O Street, Sacramento, CA 95814

Call to Order – Michael Day at 5:17 pm

Roll Call – Michael Day ¹

- Michael Day, President and Co-Founder – present
- David Ginsborg , Co-Founder – absent
- Anton Jungherr, Secretary and Treasurer, Co-Founder, Executive Director - present
- Michael Turnipseed, Vice President - present
- John W. Stump - absent
- David Wolfe - present
- Brian W. Carver - present
- Alicia Minyen - present
- George Reppucci - present
- Jack Weir - present

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Acknowledge resignation of board member Bob Blymyer – Anton Jungherr

Approval of Agenda – Michael Day – unanimously approved

Approval of Minutes, February 10, 2012 - Anton Jungherr –approved with abstention by Weir & Carver

Election of Directors – Michael Day – unanimously approved

“Each director shall hold office until the next annual meeting for election of the board of directors as specified in these bylaws, and until his or her successor is elected and qualifies.” Bylaws, Article 3, Section 4. The Bylaws currently authorize fifteen (15) Director positions of which ten (10) are filled and five (5) positions are vacant.

Motion to elect current ten (10) Directors for an additional one year term was unanimously approved:

- Michael Day, President and Co-Founder
- David Ginsborg, Co-Founder
- Anton Jungherr, Secretary and Treasurer, Co-Founder, Executive Director
- Michael Turnipseed, Vice President
- John W. Stump
- David Wolfe
- Brian W. Carver
- Alicia Minyen



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- George Reppucci
- Jack Weir

Michael Turnipseed left the meeting at 5:19 pm

Election of Officers – Michael Day

Bylaws provide (Article 4, Section 2) “... each officer shall hold office until he or she resigns, is removed, or is otherwise disqualified to serve, or until his or her successor shall be elected and qualified, whichever occurs first.”

- President (currently Michael Day)
- Vice President (currently Michael Turnipseed)
- Secretary and Treasurer (currently Anton Jungherr)

No action is required if the current officer are to continue in their current positions. Current officers will continue in current positions as there was no contrary action.

Annual Financial Report 2011 (Bylaws Article 7, section 6) - Anton Jungherr - accepted

Items below were unanimously approved in one motion – Anton Jungherr

-Annual Statement of Specific Transactions to Members – (Bylaws Article 7, Section 7)

-Annual Statement of Conflict of Interest (Bylaws Article 9, Section 6)



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-Annual Review Compensation Arrangements and Benefits (Bylaws Article 9, Section 7)

-Tax Returns 2011

-Executive Committee of the Board – Anton Jungherr

The Bylaws Article 5 Committees, Section 1 Executive Committee of the Board provides for an Executive Committee of two (2) or more of its members. It is proposed that the President, Vice President and Secretary/Treasurer be appointed as the Executive Committee under the provisions of said Bylaws.

- Michael Day, President and Co-Founder
- David Ginsborg, Co-Founder
- Anton Jungherr, Executive Director and Co-Founder

-Board Meeting Schedule

Motion that regular meetings of the Board of Directors be held semi-annually in May and November of each year was approved unanimously.

-Board of Advisors

Motion that the Board of Directors authorizes the Executive Director to appoint persons to the Board of Advisors as appropriate was approved unanimously.



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Next Meeting – Michael Day

- November 9, 2012 at 10 AM – 3:00 PM

Good of the Order – Michael Day – none

Adjournment – Michael Day at 5:30 pm

Prepared By

Anton Jungherr, Secretary

Note: Agenda backup documents are available in the files of the Executive Director.

Date Approved By Board of Directors _____

Distribution:

- Board Members
- Official Minute Book (CALBOC file 5-10)
- Agenda Package
- CALBOC Web Site

Nick Marinovich retired after 32 years at the County of San Diego in March 2010. He held the positions of Analyst, Staff Officer and Project Manager and worked in a variety of Departments. These included Planning, Office of Management and Budget, Chief Administrative Office and General Services. Projects included:

- Revenue and Expenditure Forecasts for the Incorporation of Santee and Poway
- Analysis of the economic and fiscal Impact of the Reagan Economic Recovery Program on the County budget and operations
- Staff lead for over 27 years on most all matters relating to court facility planning and operations
- Project Manager from inception to grand opening for the Hall of Justice
- Project Manager for architect selection, programing and master planning of the County Waterfront Park
- Writing and administration for Federal Stimulus grants
- County's representative on North Embarcadero
- Initial staff lead and strategic planner for the redevelopment of the County Operations Center in Kearny Mesa

In his retirement he has been Editor of the C3 Newsletter, on the Board of Directors, Co Chair of the Waterfront Committee and is the active Chair of the Sweetwater School Bond Oversight Committee. He has two adult children and partner Jacqueline King. His passion is playing the ponies and attended 34 of the 37 days at the Del Mar Racetrack this year.

NICK MARINOVICH

2488 La Costa Avenue
Chula Vista CA 91915
Home Phone: (619)-934-4982
nickmarinovich52@gmail.com

SUMMARY OF EXPERIENCE AND QUALIFICATIONS Senior Project Manager with extensive knowledge of facility planning and finance, local and state government operations, evaluation and procurement of consultant services, and management of large capital projects, experience and analytical expertise relative to preparation of complex reports, studies, and issue papers regarding governmental operations. Management of citizen based advisory committees. Knowledge of local court operations and facilities. Volunteer work for non-profit grant writing, land use planning, school bond programs, and homeowner's associations.

EMPLOYMENT

COUNTY OF SAN DIEGO JANUARY 13, 1978 to March 10, 2010 (Retired)

Department of General Services: Project Manager

August 1996 to March 2010

- Management and coordination of the State of California takeover of local court facilities pursuant to the Trial Court Facilities Act of 2003
- Preparation and Administration of Energy Efficiency and Conservation Block Grant (Federal Stimulus)
- Preparation of long-range capital facility plans for: the County Administration Center Waterfront Park, Consolidation of County offices in the Kearny Mesa area, North Embarcadero Visionary Plan, Juvenile Justice System, and Las Colinas Women's Detention Facility demolition and replacement.
- Forecast of judicial positions and jail population.
- Analysis of alternative financing options for capital facilities
- Procurement of consultants for such disciplines as architects, engineers, and environmental services.

Chief Administrative Office: Staff Officer

April 1982 to August 1996

- Management of the planning, procurement, design, construction and financing of the \$62.5 million Hall of Justice and \$49.0 million North County Regional Center Expansion.
- Preparation of long range capital facility plans for all major County courthouse facilities

Office of Management and Budget: Analyst

March 1981 to April 1982

- Analyze the impacts of Federal, State, and local legislation on the County budget
- Prepare revenue and expenditure forecasts

Department of Planning and Land Use: Analyst

January 1978 to March 1981

- Provide technical input and analyses on the following subject areas: the regional economic impacts of alternative uses of military land, revenues for the incorporation of County communities, and market research/feasibility of commercial zoning proposals
- Conduct research on the rental and condominium conversion market in San Diego County

Additional Employment

- National University Adjunct Professor Economics: August 1982 to January 1996
- R and L Consulting Group Consultant: September 1988
- Omni Group Consultant: February 1986 to February 1987
- Mt. Associates Consultant: July 1983
- City of San Diego Economic Analyst: December 1976 to January 1978
- May Company Management Auditor: May 1971 to December 1976

EDUCATION

BA in Economics San Diego State University June 1975, 42 Graduate Units in Economics

VOLUNTEER WORK

Current Board of Directors Citizens Coordinate for Century Three (C3)
Co Chair C3 Waterfront Committee
Chair of Bond Oversight Committee Sweetwater Union High School District
Board of Directors Bristolwood Homeowners Association
Grant Writer United Green/Heartland Foundation
Strategic Planning McCalister Alcohol and Drug Institute

NICK MARINOVICH-PROJECT EXPERIENCE

JUSTICE FACILITIES

Hall of Justice. This project consisted of a 388,000 square foot building housing sixteen courtrooms, the District Attorney, Probation and 512 underground parking spaces. I was involved from the very inception including development of the initial building program and financing plan, retention of consultants to develop the final building program/schematic design, preparation of bond financing documents, and coordinating the environmental impact analysis. I had the lead responsibility for preparation and evaluation of design build request for proposals, staffed evaluation committees, and prepared all board letters related to this \$58.5 million dollar project. During construction, I acted as a “troubleshooter” for construction and program issues such as the parking occupancy plan for the building. I am extremely proud to have been the Project Manager from the very inception to grand opening of this jewel of the County of San Diego court system.

County of San Diego Court Facility Transition Coordination. Since 1983, I have been extensively involved in most elements of court space and facility planning for the County of San Diego. This included developed of master plans for all court facilities in San Diego. The master plans identified space and programmatic needs as well as cost estimates. Since 2001, I was extensively involved in planning and implementation efforts related to the State of California assuming financial and operational responsibility for all County court facilities. This effort included real estate, financing, facility, environmental, and court operations disciplines.

North County Regional Center Expansion. Similar to the Hall of Justice, I was project manager for this 217,000 square foot \$49 million facility up to the point of design development. I had lead responsibility for development of the building program, environmental impact analysis, and financing plan. Efforts included negotiation of successful land donations which facilitated the construction and related parking for the facility. Similar to the Hall of Justice, I acted as a “troubleshooter” during the construction phase.

San Diego Master Plan for Justice Facilities. This effort entailed the estimation of the demand and cost for expansion and refurbishment of regional justice facilities for the County of San Diego. My efforts focus on the court system. This Master Plan incorporated individual facility master plans into the overall County strategy. Personal efforts included analyses of special issues facing the court system such as use of night/shared courtrooms and decentralization of court facility functions.

Juvenile Justice Needs Assessment. In order to assist the Probation Department in various grant efforts, a study was prepared using historical crime data coupled with demographic projections of age cohorts to forecast future facility needs. Both court and detention needs were identified.

Girls Rehabilitation Facility Needs Assessment. Similar to the Juvenile Justice Needs Assessment, this study focus on the need for transitional detention housing for female juveniles adjacent to Juvenile Hall.

Privatization of Detention programs. At the request of the County Board of Supervisors, there was an analysis of the advantages and disadvantages of privatization of County detention operations. Implementation of the program would have required changes in State legislation. Experiences of other jurisdictions were reviewed. An original video was produced and presented to the Board of Supervisors.

GRANTS

Energy Efficiency and Conservation Block Grant: President Obama's Economic Stimulus Plan. I had lead responsibility for preparation of an application to the Department of Energy for a \$5.1 million grant. This effort included coordination of all aspects of the grant encompassing standard forms, project development, financial reporting, and environmental documentation. The application for the County of San Diego was prepared on behalf of the following departments: General Services, Parks and Recreation, Environmental Health, and Planning and Land Use. Pending grant approval, I will be extensively involved in compliance with grant accountability, transparency, and reporting requirements.

URBAN PLANNING

County Administration Center Waterfront Park. This yet to be developed park project adjacent to the seat of the County government, the County Administration Center, was my responsibility up to the schematic design phase. Efforts included retention of programming and design consultant as well as organizing and conducting community workshops and interfacing with Board of Supervisors offices. Efforts entailed liaison with Downtown San Diego interest groups such as the Little Italy Association and the Centre City Development Corporation.

The Proposed Military Base Realignment: An Analysis of Military v. Civilian use of San Diego's Marine Corps Recruit Depot. In early 1978, the Federal Government proposed potential consolidation of the San Diego Marine Corps Recruit Depot and Naval Training Center to Paris Island South Carolina and Great Lakes Michigan, respectively. The study focused on the economic impact of relocation of military functions as well as the potential economic benefits of redevelopment of this land to alternative uses.

ECONOMIC ANALYSIS

Economic Impact of Border Sewage Problem. As a component of a large County study assessing the economic and social impacts of border sewage on Southern San Diego County, an analysis was prepared on the fiscal impacts of County and municipal revenues and costs associated with sewage contamination. Particular emphasis was on the effects on tourist related revenue.

Condominium Conversion Task Force. While employed in the Department of Planning and Land, Use I was co-lead staff for a Condominium Conversion Task Force appointed by the Board of Supervisors. This included a physical review of all pending conversions, preparation of data on the rental market in the unincorporated area, and writing the final report and recommendations on behalf of the Task Force. The report included economic and financial information regarding the local rental market.

The Economic and Fiscal Impact of President Reagan's Economic Recovery Program. For the County Office of Management and Budget, there was a comprehensive assessment of the impact of the fiscal and economic proposals by the Reagan Administration on County facilities and program. The review crossed all County departments and considered both fiscal and programmatic proposals. This extensive analysis was in support of my responsibilities with respect to review and analysis of legislative proposals for the Office of Management and Budget.

FISCAL ANALYSIS

The Fiscal Impact of Industrial and Commercial Development on Otay Mesa. Prior to the annexation of unincorporated areas of the County to the City of San Diego, the County negotiated with the City for the distribution of future property tax revenue for Otay Mesa. The revenue and costs for future development were estimated in order to determine the appropriate distribution of future property related revenue.

An Estimate of Revenues for the Incorporation of Santee and Poway. Prior to incorporation of both the City of Poway and Santee, an estimate of municipal revenues and costs associated with proposed jurisdiction boundaries were conducted. The purpose of the study was to determine, prior to voter approval, whether the proposed incorporations were fiscally viable.

An Analysis of the Shift of Possessory Interest Properties from the Unsecured to Secured Property Tax Roll. The Board of Supervisors requested an analysis of the advantages and disadvantages of moving property leased by local governments that pay property tax revenues referred to as possessory interests. At the time possessory interest properties were treated as unsecured property and paid taxes once a year, rather than the bi-annual payments associated with unsecured property.

A Commercial Market Analysis for the San Dieguito Community Planning Area. For a major potential community shopping center in eastern San Dieguito, a market analysis was prepared of proposed commercial development. This occurred prior to a change in land use designation from residential to commercial.

VOLUNTEERISM

Citizen Coordinate for Century Three (C3). As a Board of Director, currently responsible for the C3 Newsletter and troubleshooter on special issues such as North Embarcadero and Planning Department reorganizations.

Co-Chair C3 Waterfront Committee. Co-lead on organization of community workshops, co author of report entitled "Reinvisioning Our Waterfront-October 2010", and alternate for Citizen Advisory Committee on the North Embarcadero Master Plan Amendment. Lead staff for developing a financing plan for future North Embarcadero development.

Member of Bond Oversight Committee for Sweetwater Union High School District. Responsible for providing citizen input on a \$187 million Proposition BB General Obligation Program. Recently appointed and elected Chair of Bond Oversight Committee for Sweetwater Union High School District \$644 Proposition O Bond Program.

Board of Directors Bristolwood Homeowners Association. Secretary for a 96 unit Homeowners Association.

United Green/Heartland Foundation. Lead grant writer for a Pathways Out of Poverty Grant Department of Labor Grant.

McAlister Institute Alcohol and Drug Institute. Prepared strategic facility plan scope of work and project management strategy for replacement of a Women's Recovery Facility.

TSJ Urban Enterprises. Provided strategic planning, report writing and economic analysis for a mixed use public private partnership for the Barrio Logan community.

Hall of Justice



- 388,000 square foot project with 16 courtrooms
- \$ 62.5 million cost
- Oversaw project from conception to grand opening
- Design build public private partnership
- Coordination with Redevelopment Agency
- Grand Opening: March 1996

County Administration Center Waterfront Park



- 9.5 acres public park
- Extensive community input
- Part of North Embarcadero Waterfront Plan
- Retained world renown architect
- Oversaw development through schematic design

North County Regional Center Expansion



- 217,000 square feet with 12 courtrooms
- \$49.0 million cost
- Coordinated land donation with City of Vista
- Design bid build project
- Coordinated financing and design of entire facility
- Grand Opening: April 1998

D-R-A-F-T

Resolution of the Executive Committee

The California League of Bond Oversight Committees (CaLBOC) recognizes the contributions of Ms. Alicia Minyen during her service as a member of the Mt. Diablo Unified School District Measure C 2010 Citizens Bond Oversight Committee (CBOC).

Ms. Minyen assumed her responsibilities as taxpayers' advocate at a time when the committee faced serious challenges to its independence and ability to perform its public duty. In spite of many obstacles and an adversarial attitude on the part of district leadership, Ms. Minyen dug into different aspects of the bond program, and revealed a number of possible violations of the law, as well as a pattern of inadequate public access. Her work attracted local media attention to the district's actions, and the public is now far better informed than was the case previously.

Ms. Minyen's work with CaLBOC enhanced the organization's ability to expand its efforts in developing best practices for CBOC's, which were recommended by the 2012 Contra Costa Grand Jury in its report on all CBOC's within the county.

Ms. Minyen's performance is exemplary of the finest tradition of civic volunteerism, and she is to be commended.