

DEPARTMENTAL PURPOSE

The Accumulated Capital Outlay budget reflects funding used to administer capital projects, acquire real property, plan for capital improvements, construct new facilities, and repair/improve existing County facilities.

Budget Summary:

FY2021/22 Midyear Projection:	108,512,403
FY2022/23 Recommended:	18,338,117
County General Fund Contribution:	8,081,917
Percent County General Fund Supported:	44.1%
Total Employees (FTEs):	0.0

FUNCTION AND RESPONSIBILITIES

Responsibilities include overseeing construction projects, tracking and monitoring expenditures and revenues associated with approved projects, recommending use of available funds for new capital projects, performing planning studies, acquiring real property, and improving existing County facilities. The Department of General Services oversees this budget.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

In FY2021/22, projects and studies completed or anticipated to be completed by June 30, 2022, include:

- 1666 - Law & Justice Tower 900 Fairgrounds Drive, Vallejo
- 1675 - Juvenile Detention Facility (JDF) Shower Modifications Bldg. C 740 Beck Avenue, Fairfield
- 1683 - UPS Replacement H&SS HQ 275 Beck Avenue, Fairfield
- 1684 - Countywide Card Access System Update Countywide
- 1688 - Sheriff's Office Forensic Laboratory Facility Study 530 Union Avenue, Fairfield
- 1773 - Animal Care Services Expansion Project (Final Phase) 2510 Claybank Road, Fairfield
- 1775 - Justice Center Detention Facility (JCDF) - Intake Study Initial Phase 500 Union Avenue, Fairfield
- 1782 - Vallejo Court Facility Operations Study 321 Tuolumne Street, Vallejo
- 1797 - JDF Campus Site & Facility Assessment 740 Beck Avenue, Fairfield
- 1972 - JDF Training Room Modification, Bldg. B 740 Beck Avenue, Fairfield
- 1973 - County Administration Center (CAC) Space Utilization Study (Phase 1) 675 Texas Street, Fairfield
- 1975 - CAC Public Fountain Improvements 675 Texas Street, Fairfield
- 1982 - General Service Dept – Suite 2500 Reconfiguration 675 Texas Street, Fairfield

WORKLOAD INDICATORS

Previously approved and funded projects to be carried into FY2022/23:

- 1663 - Solano Avenue Parking 1500 Solano Avenue, Vallejo
- 1664 - Security Camera Replacement Main Jail (JCDF) Phase 3 500 Union Avenue, Fairfield
- 1668 - CAC Public Area Re-Carpeting, First and Second Floor Levels 675 Texas Street, Fairfield
- 1669 - Solano Comprehensive Energy Project Countywide
- 1674 - Stanton Facility Roof and Wall Moisture Evaluation 2450 Claybank Road, Fairfield

1700 – Fund 006-Accumulated Cap. Outlay (ACO)

Megan M. Greve, Director of General Services
Plant Acquisition

Functional Area Summary

• 1675 - Juvenile Detention Facility Shower Renovation	740 Beck Avenue, Fairfield
• 1677 - Juvenile Detention Facility Interior Repainting	740 Beck Avenue, Fairfield
• 1680 - JCDF Elevator Cab Upgrades	500 Union Avenue, Fairfield
• 1681 - Claybank Detention Shower Replacements	2500 Claybank Road, Fairfield
• 1685 - Claybank Detention AHU Replacement and Duct Repair	2500 Claybank Road, Fairfield
• 1690 - Stanton Correctional Facility Acoustical Study	2450 Claybank Road, Fairfield
• 1691 - Stanton Visitor Control Station Ballistic Upgrade	2450 Claybank Road, Fairfield
• 1694 - Claybank Housing Waterline Valve Replacements	2500 Claybank Road, Fairfield
• 1699 - Law and Justice East Elevator Upgrades	530 Union Avenue, Fairfield
• 1705 - H&SS Headquarters Security Upgrades	275 Beck Avenue, Fairfield
• 1709 - 701 Texas Street Building HazMat Remediation	701 Texas Street, Fairfield
• 1722 - CAC-CEC Security Camera Updates	County Fairfield Campus
• 1729 - Fleet Heavy Equipment Roofing Replacement	3255 North Texas Street, Fairfield
• 1740 - Claybank Security Fencing (Campus-wide)	2500 Claybank Road, Fairfield
• 1741 - H&SS HQ Roof Re-Coating (Additional scope for BU 1669)	275 Beck Avenue, Fairfield
• 1749 - Juvenile Detention Security System Upgrades	740 Beck Avenue, Fairfield
• 1775 - Downtown Jail (JCDF) Intake Study Design Phase	500 Union Avenue, Fairfield
• 1788 - Justice Campus Site and Facility Utilization Assessment	Fairfield Justice Campus
• 1791 - Justice Campus Asset Protection	550/600 Union Avenue, Fairfield
• 1792 - Solano Justice Center HVAC Controls/Equipment Replacement (Additional scope for BU 1669)	321 Tuolumne Street, Vallejo
• 1796 - CAC/CEC Audio Visual Upgrade	601/675 Texas Street, Fairfield
• 1783/1974 - Solano Residential Mental Health/Room & Board Facility	2201 Courage Drive, Fairfield
• 1798 - H&SS Public Reception Updates	275 Beck Ave, Fairfield 365 Tuolumne St, Vallejo
• 1799 - JCDF Consolidated Plumbing Upgrades	500 Union Avenue, Fairfield
• 1971 - County Regional Health Services Facility Study	1119 E Monte Vista, Vacaville
• 1973 - CAC Space Utilization Study and Construction	675 Texas Street, Fairfield
• 1974 - Solano Adult Board & Care Facility	South Watney Way, Fairfield
• 1976 - Family Justice Center Re-roofing	604 Empire Street, Fairfield
• 1978 - CAC Back-up Power Generation (Additional scope for BU 1669)	675 Texas Street, Fairfield
• 1979 - CAC Parking Structure Security	675 Texas Street, Fairfield

Functional Area Summary

1700 – Fund 006-Accumulated Capital Outlay (ACO)

**Megan M. Greve, Director of General Services
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- 1980 - New H&SS Services Clinics & Facility – Study and Design Solano Business Park
- 1981 - Downtown Justice Campus Security & Parking Lot 500 block, Clay Street, Fairfield
- 6311 - Library Administration Work Area Reconfiguration 1150 Kentucky Street, Fairfield
- 6311 - Library Literacy Program Space Conversion 1150 Kentucky Street, Fairfield
- 6311 - Library-wide Card Access System Update All library locations
- 6507 - DA Forensics Lab Services Expansion 2201 Courage Drive, Fairfield

DETAIL BY REVENUE AND APPROPRIATION FUNCTIONAL AREA	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
CAPITAL PROJECTS	22,338,819	31,056,463	16,621,078	(14,435,385)	(46.5%)
TOTAL REVENUES	22,338,819	31,056,463	16,621,078	(14,435,385)	(46.5%)
APPROPRIATIONS					
CAPITAL PROJECTS	12,658,549	28,589,422	18,338,117	(10,251,305)	(35.9%)
TOTAL APPROPRIATIONS	12,658,549	28,589,422	18,338,117	(10,251,305)	(35.9%)
NET CHANGE					
CAPITAL PROJECTS	(9,680,270)	(2,467,041)	1,717,039	4,184,080	(169.6%)
NET CHANGE	(9,680,270)	(2,467,041)	1,717,039	4,184,080	(169.6%)

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$14,435,385 or 46.5% in revenues and a decrease of \$10,251,305 or 35.9% in appropriations when compared to the FY2021/22 Adopted Budget. This is primarily attributed to new projects recommended for funding.

Each year, any funded projects which are not completed are carried forward or are rebudgeted in the succeeding year, increasing the total appropriation and revenue in the Working Budget.

Primary Funding Sources

The primary funding sources for capital projects are:

- \$3,787,136 from property taxes. The Budget reflects an increase of \$476,021 or 14.4% when compared to FY2021/22 Adopted Budget.
- \$665,320 from Revenue from Use of Money for interest income and building rental from Department of Child Support Services.
- \$3,164,805 from Intergovernmental Revenues primarily for Judicial Council of California’s projected share of the HVAC replacement at 321 Tuolumne in Vallejo.
- \$836,900 from Miscellaneous Revenues for additional Self Generation Incentive Program grant from PG&E related to the Energy Conservation Project.
- \$8,166,917 Other Financing Sources for Transfers-In, \$50,000 from the Criminal Justice Temporary Construction Fund, \$35,000 from the Countywide Service Area Lighting, and an additional \$8,081,917 in Transfers-In – County Contribution from County General Fund to fund several recommended capital projects for FY2022/23.

**Megan M. Greve, Director of General Services
Plant Acquisition**

Primary Costs

The primary costs in the ACO budget include the direct and indirect costs for each facility improvement project. The projects are driven by the need for construction of new county facilities for new or evolving programs, renovations, major repairs, and other improvements to support delivery of County services and major equipment replacements that add value or extend the useful life of real property assets.

The Recommended Budget includes the following new appropriations for administration and capital projects, which were presented to the Board as part of the 5 Year Capital Facilities Improvements Plan (CFIP) on February 8, 2022.

1701- Other Financing Uses

Appropriations of \$2,158,295 include:

- Transfer-out of \$900,000 to cover the Accumulated Capital Outlay (ACO) Fund obligation for the repayment of the 2002 Certificate of Participation (COP). This is an annual payment covering principal and interest payments.
- Transfer-out of \$282 to cover the costs of County Administrative Overhead for the Public Art Budget.
- Countywide Administration Overhead (A-87) expenses of \$198,252 estimated for FY2022/23.
- \$32,000 for property tax administration fees; \$20,000 for prior year tax refunds, \$7,500 for interest charges on use of the County pool whenever there is a negative cash flow within the fund, and \$261 for estimated CAC building charges.
- \$1,000,000 for professional services and needed improvements that may arise in FY2022/23 due to unforeseen occurrence or condition funded by General Fund.

1664 - JCDF Security System Replacement

- Additional \$1,355,000 funded by General Fund to support JCDF Security System Replacement, Phases 3 & 4.

1669 - Energy Conservation Project

- \$8,607,905 funded by the Judicial Council of California (\$3,100,000), Self-Generation Incentive Program (\$836,900), Transfer-In from County Service Area Lighting District (\$35,000), and ACO Fund Balance (\$4,636,005). The ACO fund balance represents funding from previously funded and approved projects including BU 1792 (\$122,206), BU 1978 (\$870,000) and BU 1741 (\$3,643,799) which are consolidated as an additional scope to the project.

1672- Miscellaneous Projects

- \$100,000 funded by ACO Fund to support contingent emergency project requests during the fiscal year that have not otherwise been previously funded.

1679 - Agriculture Building B Additional Conditioned Work Area

- \$450,000 funded by General Fund to support the Department of Agriculture Building B additional conditioned work area at the Cordelia campus.

1682 - Agriculture Building B Office Reconfiguration

- \$43,000 funded by General Fund to support Department of Agriculture Building B Office Reconfiguration at the Cordelia campus.

1692 - Clay Street Facilities Relocation Study

- \$150,000 funded by General Fund to support Relocation Study for 500-510/512 Clay Street in Fairfield.

1695 – Fleet, Agriculture, UC Co-Op Building Demolition Study

- \$150,000 funded by General Fund to support demolition study for Fleet, Agriculture, UC Co-Op Building at Texas Street in Fairfield.

1696 - Sheriff's Office Holding Cell Hot Water Supply Improvement

- \$210,000 funded by General Fund to support Sheriff's Office holding cell hot water supply at 321 Tuolumne in Vallejo.

1707 - JDF Bldg. 1 Door Locks and Wiring Assessment

- \$50,000 funded by Criminal Justice Temporary Construction Fund to support Juvenile Detention Facility Building's Door Locks and Wiring Assessment.

1708 - Facilities Condition Assessment Report Update

- \$390,000 funded by ACO Fund (\$340,000) and General Fund (\$50,000) to support the Facilities Condition Assessment Report Update.

1728 - Juvenile Detention Facility Building Modification Phase 1 - Design

- \$480,000 funded by General Fund to support Probation Department's Juvenile Detention Facility Building Modification Phase 1 – Design.

1731 - 1328 Virginia Street - Site Study

- \$150,000 funded by General Fund for the site study for 1328 Virginia St in Vallejo.

1798 - H&SS Public Receptions Updates

- Additional \$1,316,000 funded by General Fund to support H&SS public reception updates at Employment & Eligibility Services at William J. Carroll Government Center in Vacaville, and at Women, Infants and Children (WIC) and Children and Adult Mental Health at 2101 Courage Drive in Fairfield.

1973 - CAC Space Utilization Study and Construction

- Additional \$2,727,917 funded by General Fund for County Administration Center improvements.

Contracts

Significant contracts are appropriated in each project recommended for FY2022/23. The Department seeks Board approval during the year prior to awarding the contract.

Fixed Assets

Fixed Assets are appropriated in each project recommended for FY2022/23.

DEPARTMENT COMMENTS

None.

Megan M. Greve, Director of General Services
Plant Acquisition

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
TAXES	3,464,024	3,311,115	3,787,136	476,021	14.4%
REVENUE FROM USE OF MONEY/PROP	259,832	635,000	665,320	30,320	4.8%
INTERGOVERNMENTAL REV STATE	673,812	6,189,039	3,123,748	(3,065,291)	(49.5%)
INTERGOVERNMENTAL REV FEDERAL	158	135	135	0	0.0%
INTERGOVERNMENTAL REV OTHER	40,922	40,922	40,922	0	0.0%
MISC REVENUE	0	0	836,900	836,900	0.0%
OTHER FINANCING SOURCES	9,179,436	1,238,782	85,000	(1,153,782)	(93.1%)
GENERAL FUND CONTRIBUTION	8,720,634	19,641,470	8,081,917	(11,559,553)	(58.9%)
TOTAL REVENUES	22,338,819	31,056,463	16,621,078	(14,435,385)	(46.5%)
APPROPRIATIONS					
SERVICES AND SUPPLIES	1,004,489	387,000	3,725,472	3,338,472	862.7%
OTHER CHARGES	764,521	394,281	361,587	(32,694)	(8.3%)
F/A LAND	694,769	0	0	0	0.0%
F/A BLDGS AND IMPRMTS	7,502,313	26,035,543	13,350,776	(12,684,767)	(48.7%)
F/A EQUIPMENT	1,707,677	870,000	0	(870,000)	(100.0%)
OTHER FINANCING USES	984,780	902,598	900,282	(2,316)	(0.3%)
TOTAL APPROPRIATIONS	12,658,549	28,589,422	18,338,117	(10,251,305)	(35.9%)
NET CHANGE	(9,680,270)	(2,467,041)	1,717,039	4,184,080	(169.6%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

SUMMARY OF POSITION CHANGES

There are no positions allocated to this budget.

PENDING ISSUES AND POLICY CONSIDERATIONS

Potential Federal Emergency Management Agency and/or California Office of Emergency Services hazard mitigation grant funding in coming years may offset capital expenditures for certain planned hazard mitigation projects, freeing previously appropriated capital funding for other priority projects. Additionally, agreed-upon cost sharing for improvements to common Court facility areas are expected to result in proportionate offsetting revenue from the Judicial Council of California. Meanwhile, the Governor’s Proposed FY2022/23 Budget includes funding for site acquisition and development requirements for a new Solano County Hall of Justice in Fairfield. Staff is working to identify feasible siting options and implications for justice-related operations.

The budget for FY2022/23 was prepared during a time of increasing inflation, higher fuel costs, supply chain disruption and ongoing labor shortages. It is unclear how these issues will impact budget, construction materials, lead times, and other necessary supplies. Department staff will continue to evaluate these impacts and provide necessary revisions as effects become known.

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2022/23 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

Summary of Other Administered Budgets 1700 – Fund 006-Accumulated Capital Outlay (ACO)
Megan M. Greve, Director of General Services
Plant Acquisition

DETAIL BY REVENUE AND APPROPRIATION OTHER ADMINISTERED BUDGETS	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
1630 PUBLIC ART	3,800	3,048	532	(2,516)	(82.5%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	50,000	10,200,000	12,237,942	2,037,942	20.0%
1760 PUBLIC FACILITIES FEES	13,175,845	5,580,580	5,783,180	202,600	3.6%
4130 CJ FAC TEMP CONST FUND	295,884	220,484	226,119	5,635	2.6%
4140 CRTHSE TEMP CONST FUND	289,771	215,318	221,239	5,921	2.7%
APPROPRIATIONS					
1630 PUBLIC ART	3,377	2,598	282	(2,316)	(89.1%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	138,162	5,080,421	8,916,610	3,836,189	75.5%
1760 PUBLIC FACILITIES FEES	7,366,506	2,345,254	1,947,470	(397,784)	(17.0%)
4130 CJ FAC TEMP CONST FUND	580,923	451,548	52,680	(398,868)	(88.3%)
4140 CRTHSE TEMP CONST FUND	398,418	285,334	237,302	(48,032)	(16.8%)
NET CHANGE					
1630 PUBLIC ART	(423)	(450)	(250)	200	(44.4%)
1820 FAIRGROUNDS DEVELOPMENT PROJ	88,162	(5,119,579)	(3,321,332)	1,798,247	(35.1%)
1760 PUBLIC FACILITIES FEES	(5,809,339)	(3,235,326)	(3,835,710)	(600,384)	18.6%
4130 CJ FAC TEMP CONST FUND	285,039	231,064	(173,439)	(404,503)	(175.1%)
4140 CRTHSE TEMP CONST FUND	108,647	70,016	16,063	(53,953)	(77.1%)

A summary of the budgets administered by the Accumulated Capital Outlay (ACO)'s Office is provided on the following pages.

FUNCTION AND RESPONSIBILITIES

The purpose of this budget is to account for the purchase or commission of public art and the maintenance of public art within designated public areas owned by the County (Ordinance No. 1639, Chapter 5, and Section 5.5-5.6). The County budgets for public art in County facilities to promote the arts and culture in Solano County. For capital construction projects in excess of \$1 million, 1.5% of construction costs, at the time of the initial contract award (excluding maintenance projects), is allocated for public art. In addition, 5% of the 1.5% is to be reserved for maintenance of the public art projects.

Funds appropriated to this budget will be used for: design services of artists; selection, acquisition, purchase, commissioning, installation, examination and/or display of artworks; maintenance of artworks; education concerning the artwork; and administrative costs of the Art Committee in connection with the Art Program.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

Challenges:

Identification of a sufficient funding source for maintenance of public art is needed. Also, longer-term restoration costs for certain deteriorating works and associated logistical challenges of performing restoration under the supervision of the original artist remains challenging.

Accomplishments:

No activities in FY2022/23 because the approved capital projects did not include public art components.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents a decrease of \$2,516 or 82.5% in revenues and a decrease of \$2,316 or 89.1% in appropriations when compared to the FY2021/22 Adopted Budget.

There is no funding for new public art projects in FY2022/23. The appropriations represent charges to the Countywide Administrative Overhead and the revenues reflect estimated interest income and Operating Transfers-In from the Accumulated Capital Outlay Fund to support County Administrative Overhead charges.

See related Budget Unit 9402 – Fund 106 Contingencies (refer to Contingencies section of the Budget).

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	359	450	250	(200)	(44.4%)
CHARGES FOR SERVICES	64	0	0	0	0.0%
OTHER FINANCING SOURCES	3,377	2,598	282	(2,316)	(89.1%)
TOTAL REVENUES	3,800	3,048	532	(2,516)	(82.5%)
APPROPRIATIONS					
OTHER CHARGES	3,377	2,598	282	(2,316)	(89.1%)
TOTAL APPROPRIATIONS	3,377	2,598	282	(2,316)	(89.1%)
NET COUNTY COST	(423)	(450)	(250)	200	(44.4%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

There are no pending issues or policy considerations at this time.

Summary of Other Administered Budgets 1820 – Fund 107-Fairgrounds Development Project
Bill Emlen, County Administrator
Plant Acquisition

FUNCTION AND RESPONSIBILITIES

This budget unit is designed to cover the costs of the redevelopment of the Solano County Fairgrounds, the “Solano360 Project” or “Project”, that will revitalize and redevelop the 149.1-acre site. It is recommended that this budget unit be used to pay for the initial design permitting process and site preparation started in FY2017/18. This multiyear project is a cooperative effort between the County, City of Vallejo, and the Solano County Fair Association (SCFA) that began in 2008.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

Background:

In FY2008/09, the County entered into a Memorandum of Understanding with the City of Vallejo regarding the redevelopment of the Fairgrounds. The Board initially established an Ad Hoc Fairgrounds Committee and authorized the Auditor-Controller to establish an initial loan of \$2.0 million from the County General Fund for the development of a Vision for the site which became known as the Solano360 Vision.

In FY2009/10, the Board increased the loan for the Project to an amount not to exceed \$4.4 million, and in coordination with the Vallejo City Council, authorized the Project team to proceed with Phase II of the Project. Phase II included the preparation of a Specific Plan for the site with associated studies and reports and the preparation of an environmental document.

The Board approved a Project Budget in February 2010, and in May 2010, authorized the first of several professional service agreements to advance the planning effort.

In FY2010/11, the Project team was modified to bring in a new Project Manager to coordinate the Project consultants, and staff from both the County and the City of Vallejo, to focus on the work required for a Specific Plan, Environmental Impact Report (EIR), Development Agreement and Tentative Map for the Project known as the Solano360 Specific Plan.

The Notice of Preparation (NOP) for the EIR was issued on September 9, 2011, and the comment period on the NOP was extended through October 26, 2011. The Draft Specific Plan, Draft EIR, Draft Public Facilities Financing Plan, and Draft Fiscal Impact Analysis were released for public review on November 9, 2012, and the comment period on the Draft EIR ended on January 10, 2013.

In FY2012/13, the Solano360 Committee, which served as the project oversight and consisted of two Board members, three city council members, and three Solano Fair Board members met periodically to review and take public comment on the consultant work. The Solano360 project was reviewed in 19 public meetings and there have been five presentations before the Vallejo City Council, a joint Vallejo City Council-Planning Commission meeting held on January 7, 2013 to receive public input on the project, and a public workshop on the financial aspects of the project on February 7, 2013. There have been over 40 Fair Board meetings at which the project was discussed. Staff has also been before this Board 14 times on various project-related issues and has maintained a County website on the project.

The Board conducted a public hearing on the draft Specific Plan, associated studies, and draft EIR/EIS documents at a joint session with the Solano County Fair Board on December 11, 2012. The Vallejo City Council held a joint meeting with its Planning Commission on January 7, 2013 to receive feedback on the documents. Based on concerns raised at that meeting, the City of Vallejo facilitated a community workshop on February 7, 2013 to further discuss the fiscal impact of the Project in Vallejo.

On February 26, 2013, the Board certified the Final Environmental Impact Report (FEIR) for the Project and approved the Solano360 Specific Plan and recommended that application be sent to the City of Vallejo for the Development Agreement and Tentative Map. On April 29, 2013, the Vallejo City Planning Commission approved the Tentative Map for the Project and recommended approval of the Specific Plan, Development Agreement, Vallejo General Plan Amendments, and Zoning Amendments to the Vallejo City Council. The Vallejo City Council approved the Solano360 Specific Plan, a tentative map, and the Development Agreement on May 14, 2013.

In FY2013/14, the Project team, after engaging the services of three consultants (MacKay & Soms, ENGEO, and First Carbon Solutions), began the preliminary design of Phase 1A of the Project which included the preparation of the required environmental surveys and wetland delineations, the geotechnical analysis, and the preliminary engineering for the Project.

In FY2014/15, the County received a Conditional Letter of Map Revision from the Federal Emergency Management Agency which is the first milestone in removing the Phase 1 work from a flood plain.

1820 – Fund 107-Fairgrounds Development Project Summary of Other Administered Budgets

Bill Emlen, County Administrator

Plant Acquisition

The inaugural Solano360 Implementation Committee, which consists of two Board members and two city council members, was convened pursuant to the Project's Development Agreement. In consultation with the Implementation Committee, a Request for Qualifications for the development of Solano360 was issued on December 23, 2014, and proposals were submitted on March 13, 2015 and presented to the committee. The committee recommendation was forwarded to the Board of Supervisors on April 14, 2015. Staff was directed to proceed with negotiating an Exclusive Right to Negotiate (ERN) Agreement with the selected proposer, Solano Community Development, LLC (SCD). The ERN was executed in May 2015 with an initial term of nine months.

In FY2015/16, staff worked with SCD on development of their proposed land plan for utilization of all or a portion of the 149.1-acre project site. SCD proposes to develop uses consistent with the Solano360 Specific Plan, which initially included an Exposition Hall, Retail Shops, Amphitheatre, Hotel, Sports Fields, and Fair of Future venues organized along an iconic water feature that includes a public promenade. On January 26, 2016, the Board agreed to a 2-month extension of the ERN to allow SCD to further refine their land plan and develop a market study. On March 22, 2016, the Board, upon receipt of the updated land plan and market study granted a second extension through October 25, 2016 to allow the developer to finalize the land plan and coordinate with the County on a project phasing plan, facilities financing plan and Lease Disposition and Developer Agreement. The project team provided progress updates to the City of Vallejo and the Solano360 Implementation Committee as well as pursuing jurisdictional and permitting requirements through the County's engineering and environmental consultants.

In FY2016/17, staff continued discussions with SCD under the ERN for their proposed utilization of the 149.1-acre project site. Staff and its consultants analyzed SCD's proposed land concepts, uses and phasing; proposed financial models; and development of key terms to validate compliance with the Specific Plan and County goals for the Solano360 project. The Board of Supervisors provided two extensions to the ERN with SCD, including an extension to expire on June 27, 2017. On a concurrent path, staff continued with environmental and engineering evaluations to pursue jurisdictional clearance of the entire project site as well as development of bid documents for demolition of the grandstands, horse barns and ancillary structures. Staff worked with Solano Transportation Authority (STA) and the City of Vallejo on an amended and restated funding agreement for the Solano360 project share of offsite improvements identified as mitigation measures in the Specific Plan FEIR for the Redwoods Parkway and Fairgrounds Drive Improvement project.

In FY2017/18, the County entered into an amended and restated funding agreement with the STA and the City of Vallejo and agreed to provide \$750,000 to begin pre-design and design documentation for the Redwoods Parkway and Fairgrounds Drive Improvement project.

The Board of Supervisors made the determination to not renew the Exclusive Right to Negotiate with SCD, LLC. The County continued to evaluate its options with regards to the future implementation of the Solano360 Specific Plan which included demolition/clean-up of specific areas of the site, targeted upgrades to existing facilities and potential solicitation of a new developer(s) for the 149.1-acre project site.

In April of 2018, the County solicited and received bids for the demolition of grandstands, horse barns and ancillary structures and awarded the contract for demolition in June 2018.

In FY2018/19, demolition of the grandstands, horse barns and ancillary structures was completed and site grading to collect site storm water was performed including installation of associated storm water conveyance infrastructure. The Project experienced some delays from wildfires in neighboring counties, which impacted PG&E abilities to demolish utility infrastructure.

In FY2019/20, the Board issued the Notice of Completion for the demolition of the grandstands, horse barns and ancillary structures. Improvements for site grading to collect site storm water was performed including installation of associated storm water conveyance infrastructure. In January of 2020, the County, in conjunction with the City of Vallejo, issued a Request for Qualifications (RFQ) for development of the Solano360 Specific Plan. Four (4) responses were received, but due to operational impacts as a result of COVID-19, the review process of the four developer submittals continued into FY2020/21.

In FY2020/21, County staff, City of Vallejo staff, and a representative from the Solano Economic Development Corporation reviewed responses to the Request for Proposals for development of the 149.1 acre Fairgrounds site and after evaluation the Solano360 Implementation Committee, comprised of Solano County Board of Supervisors Erin Hannigan and Jim Spering, and Vallejo City Councilmembers Pippen Dew and Hermie Sunga, selected IRG/JLL as the preferred development team for the Solano360 development and recommended that the Board of Supervisors enter into an Exclusive Right to Negotiate (ERN) Agreement with IRG/JLL. The committee recommendation was forwarded to the Board of Supervisors on November 17, 2020 and Staff was directed to proceed with negotiating an ERN with the selected proposer, IRG/JLL. The ERN was fully executed in

Summary of Other Administered Budgets 1820 – Fund 107-Fairgrounds Development Project
Bill Emlen, County Administrator
Plant Acquisition

January 2021 with an initial term of nine months. Staff continues to work with IRG/JLL on their proposed land uses with the goal of entering a long-term ground lease for the site. Concurrently, staff is working with Solano Transportation Authority on proposed infrastructure improvements to Fairgrounds Drive and the Highway 37 Interchange which will bring benefit to the future Solano360 development.

In FY2021/22, County Staff continues working with IRG/JLL under the ERN agreement approved in 2020, amending this agreement through September 30, 2022, to allow for completion of work. IRG is coordinating filing a Specific Plan amendment with the City of Vallejo, which is currently under pre-application review. Staff continues to work with IRG on entering into a long-term ground lease for the site. Staff is currently working with PG&E on relocation of a gas line, and with the Vallejo Flood and Wastewater District on water, sewer, and storm drainage needs.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$2,037,942 or 20.0% in revenues and an increase of \$3,836,189 or 75.5% in appropriations when compared to the FY2021/22 Adopted Budget. The appropriations will be used for continued coordination of the Solano360 project, consultant services, permit fees, infrastructure/site improvements and demolition costs for unused/obsolete facilities on an as needed basis as determined by the Board. The total General Fund loan for the Solano360 Project remains \$8.2 million.

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP	50,000	0	0	0	0.0%
CHARGES FOR SERVICES	0	0	37,942	37,942	0.0%
OTHER FINANCING SOURCES	0	8,200,000	8,200,000	0	0.0%
GENERAL FUND CONTRIBUTION	0	2,000,000	4,000,000	2,000,000	100.0%
TOTAL REVENUES	50,000	10,200,000	12,237,942	2,037,942	20.0%
APPROPRIATIONS					
SERVICES AND SUPPLIES	65,096	5,074,666	4,912,600	(162,066)	(3.2%)
OTHER CHARGES	73,066	5,755	4,004,010	3,998,255	69474.5%
TOTAL APPROPRIATIONS	138,162	5,080,421	8,916,610	3,836,189	75.5%
NET CHANGE	88,162	(5,119,579)	(3,321,332)	1,798,247	(35.1%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

- Long-Term Debt Proceeds revenue will remain at \$8.2 million to cover anticipated project costs for implementation of the Solano360 Specific Plan, and for repair, demolition, and renovation of existing fair structures. These funds are part of the overall General Fund loan to the project approved in FY2017/18.
- \$4,000,000 one-time General Fund Contribution to the Fairgrounds Development Project is reflected in the FY2022/23 Recommended Budget to fund a required match contribution, if needed, for a Federal RAISE grant being submitted by the Solano Transportation Authority (STA). The grant would fully fund improvements at Highway 37 and Fairgrounds Drive. These improvements would support continued development of the Fairgrounds, and overall traffic circulation and safety in the area.

PENDING ISSUES AND POLICY CONSIDERATIONS

County staff continues to work with IRG during the ERN period to finalize a long-term ground lease agreement and bring forward an updated land plan and specific plan amendment for Board of Supervisor’s consideration and Vallejo City Council approval. The City of Vallejo is an active partner to the Solano360 Development under the executed Development Agreement between the County and the City (June 27, 2013).

1820 – Fund 107-Fairgrounds Development Project Summary of Other Administered Budgets
Bill Emlen, County Administrator
Plant Acquisition

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2022/23 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

FUNCTION AND RESPONSIBILITIES

The Public Facilities Fee (PFF) budget is the conduit for receipt and distribution of Public Facilities Fees collected and used for capital project expenses. The fee is imposed on all new non-exempt construction within all incorporated and unincorporated areas of Solano County. The fee, set under the authority of Government Code §66000-66009, was implemented through County Ordinance 1466 adopted on February 9, 1993. The purpose of the fee is to provide funding for expansion and/or new construction of County facilities required to accommodate new demands for facilities needed to house government services in the County. Fees collected under the Ordinance provide funding for needs assessments, planning, designing, construction, lease-purchase, acquisition, improvements, fixed assets and furnishings for County services, including jails, justice services, general administration, public and mental health services, public assistance services, regional transportation, County parks, libraries and animal shelters.

The Department of General Services oversees the PFF program budget and is responsible for administering the disbursement of funds. The County Administrator’s Office acts as the liaison between the County and the incorporated cities that collect the fees for the County related to all construction within city limits.

In FY2019/20, Solano County completed a 5-year Public Facilities Fee Study required by the Mitigation Fee Act (Government Code §66000, et. seq), resulting in an update to the Public Facilities Fee rates.

SIGNIFICANT CHALLENGES AND ACCOMPLISHMENTS

- Solano County collects PFF in six categories: Countywide Public Protection (including Courts), Health and Social Services, Library, General Government, and Regional Transportation Part A and Part B.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget represents an increase of \$202,600 or 3.6% in revenues and a decrease of \$397,784 or 17% in appropriations when compared to the FY2021/22 Adopted Budget. The increase in revenues is the result of increase in the FY2022/23 estimated fee collections in the Fund due to a projected increase in construction as the County recovers from the COVID-19 pandemic. The decrease in appropriations is the result of a decrease in County contribution for Vacaville Library District for facility expansion and related debt, partially offset by an increased transfer to Suisun Public Library for interest on long term debt related to 2008 Suisun library construction loan.

Appropriations include:

- \$724,495 Transfers-Out from the PFF Public Protection Division (BU 1761) to COP Debt Service (BU 9803) used to finance the Probation Facility and improvements to the Central Utility Plant.
- \$577,271 Transfers-Out to COP Debt Service (BU 8037) used to finance the County Administration Center (CAC) and improvements to the Central Utility Plant.
- \$99,000 from PFF Suisun Library District (BU 1770) to Suisun Public Library to cover interest owed on the 2008 Suisun library construction loan.
- 500,000 from PFF Vacaville Library District Division (BU 1764) to the Vacaville Library District for facility expansion and related debt.
- \$46,704 for accounting, auditing, Countywide Administrative Overhead, legal, and other professional services.

See related Budget Unit 9124 – Fund 296 Contingencies (refer to Contingencies section of the Budget).

1760 – Fund 296-Public Facilities Fee
Bill Emlen, County Administrator
Plant Acquisition

Summary of Other Administered Budgets

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
REVENUE FROM USE OF MONEY/PROP CHARGES FOR SERVICES	278,869 <u>12,896,976</u>	115,580 <u>5,465,000</u>	115,680 <u>5,667,500</u>	100 <u>202,500</u>	0.1% <u>3.7%</u>
TOTAL REVENUES	13,175,845	5,580,580	5,783,180	202,600	3.6%
APPROPRIATIONS					
SERVICES AND SUPPLIES	46	1,550	1,550	0	0.0%
OTHER CHARGES	1,062,409	1,041,407	644,154	(397,253)	(38.1%)
OTHER FINANCING USES	<u>6,304,051</u>	<u>1,302,297</u>	<u>1,301,766</u>	<u>(531)</u>	<u>(0.0%)</u>
TOTAL APPROPRIATIONS	7,366,506	2,345,254	1,947,470	(397,784)	(17.0%)
NET CHANGE	(5,809,339)	(3,235,326)	(3,835,710)	(600,384)	18.6%

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

Several bills have been introduced in the California State Legislature over past few years seeking to limit local government’s ability to impose impact fees and/or to make modifications to reduce fees or increase reporting requirements. Department staff will continue to monitor these bills and their potential impact on Solano County’s Public Facilities Fee.

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2022/23 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

DEPARTMENTAL PURPOSE

This budget unit receives and distributes funds originating in surcharges on fines and vehicle violations, which have been set aside for criminal justice facility needs.

FUNCTION AND RESPONSIBILITIES

The Board of Supervisors established this Fund under Resolution No. 81-256, pursuant to California Government Code §76101, authorizing counties to establish a Criminal Justice Facilities Construction Fund to assist in the construction, reconstruction, expansion, improvement, operation or maintenance of County criminal justice and court facilities. Eligible facilities include jails, women's centers, detention facilities, juvenile halls, and courtrooms. Government Code penalties on criminal fines and parking violations constitute the proceeds of the Fund, which includes no General Fund support.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget for the Criminal Justice Temporary Construction Fund reflects an increase of \$5,635 or 2.6% in revenues and a decrease of \$398,868 or 88.3% in appropriations when compared to the FY2021/22 Adopted Budget. The decrease in appropriations is due to a reduction in FY2022/23 of one-time Operating Transfers-Out to fund projects in criminal justice facilities. The primary funding sources in this Fund are surcharges on fines and vehicle violations.

See related Budget Unit 9119 - Fund 263 Contingencies (refer to Contingencies section of the Budget).

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	15,350	12,868	11,169	(1,699)	(13.2%)
REVENUE FROM USE OF MONEY/PROP	7,359	5,501	4,950	(551)	(10.0%)
CHARGES FOR SERVICES	273,175	202,115	210,000	7,885	3.9%
TOTAL REVENUES	295,884	220,484	226,119	5,635	2.6%
APPROPRIATIONS					
OTHER CHARGES	2,923	6,548	2,680	(3,868)	(59.1%)
OTHER FINANCING USES	578,000	445,000	50,000	(395,000)	(88.8%)
TOTAL APPROPRIATIONS	580,923	451,548	52,680	(398,868)	(88.3%)
NET CHANGE	285,039	231,064	(173,439)	(404,503)	(175.1%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

None.

PENDING ISSUES AND POLICY CONSIDERATIONS

The State Legislature, over of the past few years, has proposed and passed legislation to reduce or eliminate many Court ordered fees thereby reducing the surcharges revenue that can be collected.

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2022/23 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.

4140 – Fund 264-Courthouse Temp. Const. Fund Summary of Other Administered Budgets

**Megan M. Greve, Director of General Services
Justice/Detention & Corrections**

DEPARTMENTAL PURPOSE

The budget unit receives and distributes revenues received from surcharges on fines and vehicle violations, which have been set aside for facilities necessary to the operation of the courts.

FUNCTION AND RESPONSIBILITIES

The Board of Supervisors established this Fund under Resolution No. 83-266, pursuant to California Government Code §76100, authorizing counties to establish a Courthouse Temporary Construction Fund to assist in the acquisition, rehabilitation, construction, and financing of facilities necessary or incidental to the operation of the courts or the justice system. Government Code penalties on criminal fines and parking violations constitute the proceeds of the Fund, which includes no General Fund support.

The Department of General Services administers and disburses Fund monies, with concurrence of the Administrative Office of the Courts.

DEPARTMENTAL BUDGET SUMMARY

The Recommended Budget reflects an increase of \$5,921 or 2.7% in revenues and a decrease of \$48,032 or 16.8% in appropriations when compared to the FY2021/22 Adopted Budget. Appropriations in this Fund include Countywide Administrative Overhead charges and an Operating Transfers-Out for a payment toward principal and interest on the 2017 Certificates of Participation issued for, among other purposes, improvements to the Central Utility Plant. The primary funding sources in this Fund are surcharges on fines and vehicle violations.

See related Budget Unit 9120 - Fund 264 Contingencies (refer to Contingencies section of the Budget).

DETAIL BY REVENUE CATEGORY AND APPROPRIATION CATEGORY	2020/21 ACTUAL	2021/22 ADOPTED BUDGET	2022/23 RECOMMENDED	FROM ADOPTED TO RECOMMENDED	PERCENT CHANGE
REVENUES					
FINES, FORFEITURES, & PENALTY	15,349	12,868	11,169	(1,699)	(13.2%)
REVENUE FROM USE OF MONEY/PROP CHARGES FOR SERVICES	1,293	368	70	(298)	(81.0%)
	<u>273,130</u>	<u>202,082</u>	<u>210,000</u>	<u>7,918</u>	<u>3.9%</u>
TOTAL REVENUES	289,771	215,318	221,239	5,921	2.7%
APPROPRIATIONS					
OTHER CHARGES	2,994	4,546	2,677	(1,869)	(41.1%)
OTHER FINANCING USES	395,424	280,788	234,625	(46,163)	(16.4%)
TOTAL APPROPRIATIONS	398,418	285,334	237,302	(48,032)	(16.8%)
NET CHANGE	108,647	70,016	16,063	(53,953)	(77.1%)

SUMMARY OF SIGNIFICANT ADJUSTMENTS

In FY2022/23, the Fund will not generate enough revenue to fund the full contribution of \$394,625 to the 2017 Certificates of Participation (COP). The shortfall of \$160,000 in revenue will be funded by the County General Fund.

PENDING ISSUES AND POLICY CONSIDERATIONS

The County Administrator is closely monitoring ongoing revenues from Court fines and vehicle violations, which are not trending to meet the current debt service obligations. The State decision to repeal certain fees levied by Courts are resulting in reduced fines on which the surcharge can be applied thereby reducing revenue in this budget. If revenues do not continue to improve, the County may be required to use additional General Fund monies to satisfy debt service payments.

COVID-19 – The Recommended Budget was prepared during the continued response to the COVID-19 pandemic emergency. At this time, it is unclear if the FY2022/23 Budget will be additionally impacted by COVID-19. Department staff will continue to monitor and evaluate COVID-19 impacts and will provide necessary revisions when verified.