



DATE: November 29, 2011

TO: Governing Board, Intermodal Container Transfer Facility Joint Powers Authority

FROM: Douglas A. Thiessen, Executive Director

SUBJECT: 2011-2012 Budget

The proposed 2011-2012 budget of \$4.03 million for the Intermodal Container Transfer Facility Joint Powers Authority (ICTF JPA) is attached.

We are proposing \$1.99 million primarily for legal and consulting services, in connection with the Union Pacific Railroad Company (UP) application for modernization of the Intermodal Container Transfer Facility. This, along with funds spent in the previous fiscal year, totals \$4 million, the anticipated cost associated with UP's application for modernization of the ICTF. UP has agreed to reimburse the JPA an amount not to exceed \$4 million of these costs.

Operating expenses of items such as audit fees, meeting expenses, and miscellaneous expenses are reimbursable by Union Pacific Railroad Company up to \$100,000 annually. These budgeted expenses for 2011-2012 are estimated to total \$25,100 which will be requested from UP.

UP also advances funds for the City of Carson maintenance costs, which totaled \$108,538 in fiscal 2010-2011 and are estimated to increase by 0.1% to \$108,646 fiscal 2011-2012 based on the Producer Price Index for May 2011. The \$1,900,000 capital improvement item is included for the JPA's share of construction obligations under the Carson agreement. Carson is preparing to widen Sepulveda Boulevard between Alameda Street and the ICTF entrance. This project has been delayed pending environmental review.

It is recommended that the JPA Governing Board adopt the 2011-2012 budget in the amount of \$4,030,457.

It is also recommended that the Board make the following finding:
"The Board finds the activity is administrative activity that will not result in direct or indirect physical changes in the environment, and, as such, is not a "project" as defined by CEQA Guidelines section 15378."

Douglas A. Thiessen
Executive Director

INTERMODAL CONTAINER TRANSFER FACILITY
JOINT POWERS AUTHORITY
FISCAL YEAR 2011-2012

DESCRIPTION	ESTIMATED ACTUAL 2010-2011	ADOPTED BUDGET 2010-2011	PROPOSED BUDGET 2011-2012
Audit - JPA	\$ 13,000	\$ 12,000	\$ 13,000
Audit - Union Pacific	-	10,000	10,000
Legal & Consulting Services (c)			
EIR Preparation	497,397	1,769,569	1,210,000
Project Management	20,124	200,000	100,000
Outside Legal	62,637	350,000	315,000
JPA Staff	-	-	-
Miscellaneous	-	105,000	105,000
Contingency	-	150,000	264,411
Meeting Expenses	-	800	800
Miscellaneous (Consulting Fee)	1,000	1,000	1,000
LA County Property Tax	78	300	300
Edison Permit Fee (b)	-	2,000	2,300
City of Carson (a)			
1984 Facility Maintenance Fee (1)	89,350	89,350	89,439
1994 Facility Maintenance Fee (2)	19,188	19,188	19,207
City of Carson			
Capital Improvements	-	1,900,000	1,900,000
TOTAL	\$ 702,774	\$ 4,609,207	\$ 4,030,457

(a) Maintenance Fees paid directly by Tenant (Union Pacific Railroad) to City of Carson:

(1) Payment for maintenance of streets, sewers, storm drains, signals, landscaping and irrigation systems paid annually on July 1, commencing July 1, 1990, amount is adjusted in accordance with changes in Producers Price Index. Payment calculated in June, based on May PPI data, for subsequent year.

(2) Annual facility maintenance fee imposed upon issuance of amended Conditional Use Permit 255084. Original fee is \$25,000 adjusted by changes in the Producers Price Index commencing July 1, 1995. Will be reduced upon final acceptance of certain street improvements (Section 4.B - Carson Agreement).

(b) 10-year fee paid in advance in October 2000. 5-Year fee due and payable October 2010.

(c) Legal and consulting services in connection with the Union Pacific application for modernization of the ICTF.

Note:

Operating expenses reimbursed by Union Pacific Railroad up to \$100,000/yr.