



**To:** Mendocino Coast Health Care District Board  
**From:** Michael Terris & Robin Gerrity, Props & Measures  
**Date:** May 20, 2024  
**Re:** Seismic Compliance Team Report

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The Seismic Compliance Team continues to meet weekly to discuss planning efforts and communication regarding the seismic compliance project and a potential bond measure to help fund the project.

The below information is an update from the team consultants who will also be present at the board meeting via zoom.

### **Communication and Outreach Planning**

#### **Michael Terris & Robin Gerrity**

1. Community Outreach Meetings – A community meeting was held in Mendocino on May 15 and the final community meeting is scheduled for May 22 in Comptche. A synopsis of information received at the community meetings will be posted to the MCHCD website in the near future.
2. An informational mailer, *Community Update*, was mailed to all registered voters in the district. The mailer provided an update on the hospital district and information about a potential bond measure. Corresponding digital outreach will begin in the next couple of weeks.
3. Informational messaging about the hospital district continues to be posted on Facebook, Instagram and the district website.

### **HCAI Status on Seismic Compliance**

#### **Dudley Campbell, Devenney Group & Devon Lumbard, Degenkolb**

1. All seismic evaluations were submitted to HCAI by the end of the year (2023) per the required deadline. We have not received any comments on the submitted evaluations from HCAI at this time.
2. SPC-4D (Structural Performance Category – this is the structure that holds the building): We are currently in the process of preparing a design proposal for the SPC MTCAP (Material Testing and Conditions Assessment Program) that is in alignment with the HCAI approved Seismic Compliance Report. Once this is submitted and approved, we will start this effort and it has 3-month duration.
3. NPC-4 (Non-Structural Performance Category – Equipment anchorage, above ceiling MEP/FP systems): We are awaiting comments/approval on the evaluation to proceed into the next stages of design which will require a design proposal for the next steps.
4. NPC-5 (Potable and wastewater storage tanks and emergency generator fuel storage tanks): The evaluation has been submitted – no comments or approval received. Next steps are to



proceed with the design if directed or look at water rationing to reduce the water tank sizes.

5. Next major milestone from an HCAI standpoint is completing design work by end of 2025 and submit to HCAI for plan review.

### **Preliminary Projections for General Obligation Bond Program**

#### **Shin Green, Eastshore Consulting**

1. As the MCHCD continues to engage the local community about the needs for a general obligation bond to meet seismic compliance regulations established by the state, it is important to review potential bond amounts and issuance dates for a potential bond program.
2. Attached report identifies tax rates from \$27 per \$100,000 up to \$54 per \$100,000 generating \$20.9 million to \$40 million in local funding to upgrade the Coast hospital and support facility needs of the Mendocino Coast Health Care District.

**Mendocino Coast Healthcare District  
 Potential Election of 2024 General Obligation Bond Program  
 Preliminary Projections**

Tax Rate*	Projected GO Bond Series**			Final Maturity	Net Repayment Requirements	Repayment Ratio***
	Series A	Series B	Total			
\$ 27.00	\$ 10,230,000	\$ 10,720,000	\$ 20,950,000	2052	\$ 39,899,950	1.9 to 1
\$ 36.00	13,660,000	14,300,000	27,960,000	2052	53,260,450	1.9 to 1
\$ 42.00	15,935,000	16,685,000	32,620,000	2052	62,129,800	1.9 to 1
\$ 54.00	20,500,000	19,500,000	40,000,000	2051	73,090,200	1.83 to 1

\* Tax Rate per \$100,000 of Assessed (or "Taxable") Value

\*\* Potential GO Bond measure would contemplate issuance of the authorized GO Bonds in two series. First series is anticipated to be issued in February 2025. Second series is anticipated to be issued in August 2026. Amounts for each series could be adjusted to provide a larger percentage of the total authorized amount in Series A while reducing the amount obtained by Series B.

\*\*\* Ratio of net repayment requirement to the principal amount of the GO Bonds projected to be issued. Effectively, this ratio demonstrates the ratio of principal and interest due for each dollar borrowed.