

Popular Annual Financial Report

FISCAL YEAR ENDED JUNE 30, 2020





Purisima Creek Open Space Preserve by Deante Johns

Table of Contents

INTRODUCTORY SECTION

- 3 Introductory Message
- 4 Board of Directors and Management
- 5 About Us
- 6 Regional Map
- 7 Organizational Chart

SUMMARY

- 8 Demographic and Economic Statistics
- 9 Revenues
- 10 Revenues and Expenses
- 11 Statement of Net Position
- 12 Debt
- 14 Measure AA Projects

ACCOMPLISHMENTS

- 16 Land Acquisition and Preservation
- 16 Natural Resources Protection and Restoration
- 17 Public Access, Education and Outreach
- 18 General/Districtwide Support of Mission
- 19 Awards, Grants and Recognition

COVER PHOTO CREDITS

Top photo: Russian Ridge Open Space Preserve by Joyce Pennell
Second row, left to right: Monte Bello Open Space Preserve by Frank Yien, Skyline Ridge Open Space Preserve by Melinda Horn,
Monte Bello Open Space Preserve by Jack Owicki



MISSION The mission of the Midpeninsula Regional Open Space District is to acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education.

COASTSIDE MISSION To acquire and preserve in perpetuity open space land and agricultural land of regional significance, protect and restore the natural environment, preserve rural character, encourage viable agricultural use of land resources, and provide opportunities for ecologically sensitive public enjoyment and education.

Introductory Message

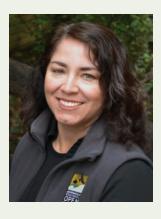
It is my pleasure to present the Midpeninsula Regional Open Space District's Popular Annual Financial Report for the fiscal year ended June 30, 2020.

The PAFR summarizes Midpen's financial activities and performance results gathered from our Comprehensive Annual Financial Report. The CAFR was prepared in accordance with generally accepted accounting principles and include financial statements audited by Chavan & Associates, Certified Public Accountants. Midpen received an unmodified (or clean) opinion that the financial statements present fairly, in all material respects, the financial position of the organization.

The financial information in the PAFR is presented to simplify the information contained in the CAFR and to offer the public a broad overview and longer-term perspective of Midpen's assets, liabilities and net position. The reader should note that the PAFR is not a substitute for the CAFR as it is an unaudited report and does not present all the necessary financial statements and note disclosures required by GAAP.

Midpen's detailed financial information, including audited financial statements, is available in the CAFR. The CAFR provides full disclosure of our finances, including the notes to the financial statements, required supplementary information and historical statistical information.

The CAFR and other financial and budget documents are available at openspace.org/financials.



Sincerely, /s/Ana María Ruiz **Ana María Ruiz** General Manager

Board of Directors and Management





District Wards

Left to right: Zoe Kersteen-Tucker, Curt Riffle, Yoriko Kishimoto, Jed Cyr, Karen Holman, Larry Hassett, Pete Siemens.

Pete Siemens	Ward 1: Cupertino, Los Gatos, Monte Sereno, Saratoga
Yoriko Kishimoto — Board Treasurer	Ward 2: Cupertino, Los Altos, Los Altos Hills, Palo Alto, Stanford, Sunnyvale
Jed Cyr — Board Secretary	Ward 3: Sunnyvale
Curt Riffle — Board Vice President	Ward 4: Los Altos, Mountain View
Karen Holman — Board President	Ward 5: East Palo Alto, Menlo Park, Palo Alto, Stanford
Larry Hassett	Ward 6: Atherton, La Honda, Loma Mar, Menlo Park, Pescadero, Portola Valley, Redwood City, San Gregorio, Woodside
Zoe Kersteen-Tucker	Ward 7: El Granada, Half Moon Bay, Montara, Moss Beach, Princeton, Redwood City, San Carlos, Woodside

EXECUTIVE MANAGEMENT

Ana María Ruiz — General Manager Hilary Stevenson — General Counsel Mike Foster — Controller

Susanna Chan — Assistant General Manager/Project Planning and Delivery Brian Malone — Assistant General Manager/Visitor and Field Services Stefan Jaskulak — Chief Financial Officer/Director of Administrative Services

About Us

Midpen helps plants, animals and people thrive throughout the greater Santa Cruz Mountains region by preserving a connected greenbelt of nearly 65,000 acres of public open space. These diverse and scenic landscapes, from bay wetlands to redwood forests and coastal grasslands, host an incredible diversity of life, making our region one of the world's biodiversity hotspots.

Midpen preserves have long and complex histories of human use prior to becoming public open space. We actively manage the land and waterways to restore their health and function, helping our local ecosystem become more resilient in a time of climate change. By caring for the land, the land in turn takes care of us, providing tangible and intangible benefits like clean air and water, flood protection and the opportunity for restorative experiences in nature.

On the San Mateo County Coast, where local agricultural roots run deep, our mission also includes preserving viable working lands. We partner with small-scale local ranchers to use conservation grazing as a land management tool for enhancing native coastal grasslands and providing wildland fire protection.

Midpen preserves are free and open to the public daily, providing an extensive trail network for low-impact recreation. Our programming connects people to nature through enriched experiences including environmental interpretation, docent-led activities and volunteer opportunities.

By preserving, restoring and providing access to our region's iconic, cultural, working and scenic landscapes, Midpen lands offer us opportunities for health, climate change resilience and refuge.

HISTORY

The late 1960s was a time of rapid growth in the Bay Area. Through a determined and heartfelt grassroots effort by local conservationists, the Midpeninsula Regional Open Space District was created in 1972, when the Measure R "Room to Breathe" Initiative was passed by Santa Clara County voters. Local residents voted to expand Midpen's boundary into southern San Mateo County in 1976, and in 1992 to a small portion of Santa Cruz County. In the late 1990s, development pressure increased on the San Mateo County Coast, threatening sensitive habitat and the area's rural heritage. This led to the 2004 Coastside Protection Area, an extension of District boundaries to the Pacific Ocean in San Mateo County, and the addition of preserving rural character and encouraging viable agricultural use of land resources to our mission.

GOVERNANCE

Midpen is governed by a seven-member publicly elected board of directors. Board members serve a four-year term, and represent a geographic ward of approximately equal populations. The board holds its regular public meetings on the second and fourth Wednesdays of each month at 7 p.m., at the Midpen administrative office: 330 Distel Circle, Los Altos, CA.

STAFFING

The staff currently includes over 180 employees in 11 departments: budget and analysis, engineering and construction, finance, human resources, information systems and technology, land and facilities services, natural resources, planning, public affairs, real property and visitor services.

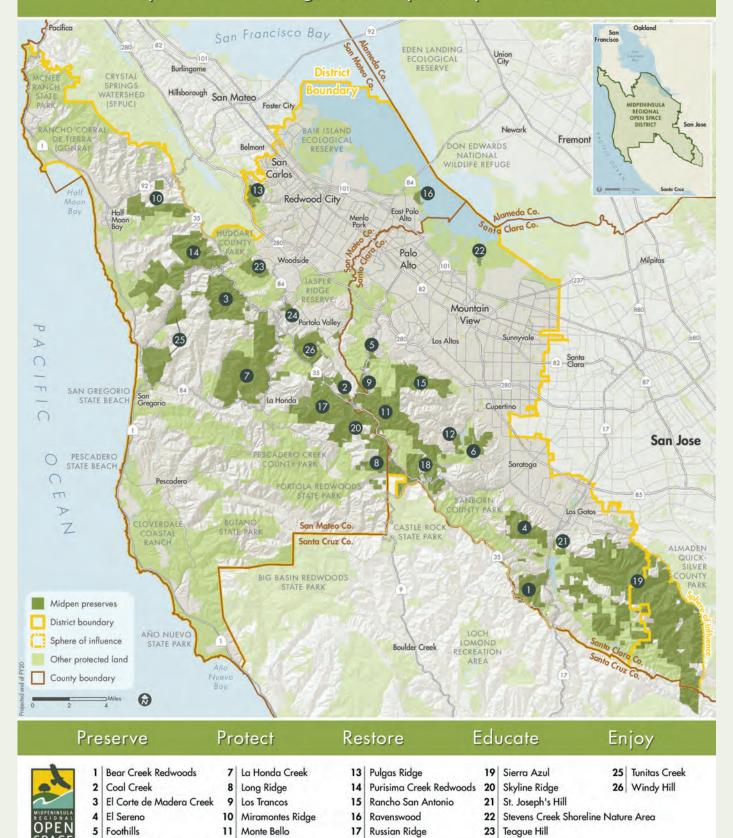


Midpen Staff by Erin Ashford

For more information about Midpen, visit openspace.org.

Regional Map

Midpeninsula Regional Open Space District

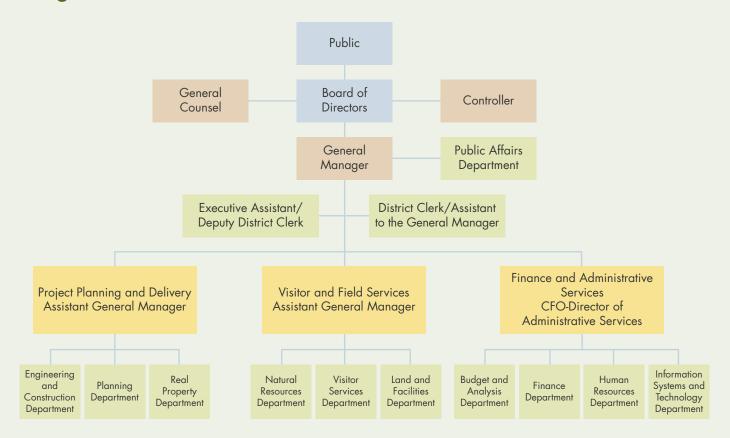


Saratoga Gap

24 Thornewood

Picchetti Ranch

Organizational Chart



Midpen At-A-Glance



Founded in 1972



Nearly 65,000 Acres Preserved



245 Miles of Trails



26 Preserves



182 Full-Time Employees



Over 2 Million Visitors Per Year

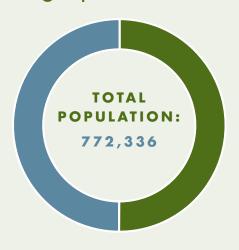


\$81.2 Million Budget



770,000 Residents

Demographic and Economic Statistics



BREAKDOWN BY GENDER¹

- 50.2% Male
- 49.8% Female



BREAKDOWN OF RACE AND ETHNICITY¹

- 0.15% American Indian and Alaska Native
- 29.48% Asian
- 1.79% Black or African American
- 17.88% Hispanic or Latino
- 0.70% Native Hawaiian and Other Islander
- 0.29% Other Race
- 3.79% Two or more Other Race
- 45.92% White (not Hispanic or Latino)

\$72,118 PER CAPITA INCOME'

92.6%

EDUCATIONAL ATTAINMENT HIGH SCHOOL OR GREATER, AGE 25 OR OVER 1

^{1 2014-18} American Community Survey 5-Year Estimates.



Fremont Older Open Space Preserve by Gouri Rayabhari

Revenues





Windy Hill Open Space Preserve by Christine Clarke



Ravenswood Open Space Preserve by Mike Kahn/Midpen

Revenues and Expenses (Governmental Activities)

Given the nature of Midpen's finances and operations, all the financial activities are governmental. Our primary source of revenue is property taxes, which are levied on all taxable property within the District's boundaries covering portions of Santa Clara and San Mateo counties. Revenue for the year ended June 30, 2020, totaled \$67.1 million, an increase of \$3.7 million or 5.8% compared to FY19. Property tax revenue continues to increase steadily as a result of growth in the assessed valuation of real property. Investment earnings decreased from the prior year due to lower investment yields. Total expenses were \$42.3 million in FY20, a decrease of \$2.3 million or 5.3% compared to FY19. This was due to lower overall expenditures as expenditures for staff and other costs decreased due to lower activity resulting from the COVID-19 pandemic. Interest payments on Midpen's long-term debt also decreased.

CHANGES IN NET POSITION AS OF JUNE 30, 2020 (IN THOUSANDS)

	Total FY20	Total FY19	Total FY18
Revenues			
General Revenues	\$61,115	\$59,897	\$49,996
Program Revenues	\$5,949	\$3,442	\$3,189
Total Revenues	\$67,064	\$63,339	\$53,185
Expenses			
Land Preservation	\$32,482	\$34,304	\$31,309
Interest and Fiscal Charges	\$9,874	\$10,449	\$8,193
Total Expenses	\$42,356	\$44,753	\$39,502
Increase in Net Position Before Adjustments	\$24,708	\$18,586	\$13,683
Prior Period Adjustments	\$0	\$0	(\$1,898)
Increase in Net Position	\$24,708	\$18,586	\$11,785
Net Position, Beginning of Period	\$367,374	\$348,788	\$337,003
Net Position, End of Period	\$392,082	\$367,374	\$348,788



Rancho San Antonio Open Space Preserve by Charles Tu

Statement of Net Position

The statement of net position presents information on all of Midpen's assets and liabilities, deferred outflows and deferred inflows, with the difference between these amounts being reported as net position. The net position is the difference between what Midpen owns and what it owes. Midpen's overall net position increased by \$24.7 million as Midpen continued to pay down long-term debt and overall revenues exceeded expenditures.

STATEMENT OF NET POSITION AS OF JUNE 30, 2020 (IN THOUSANDS)

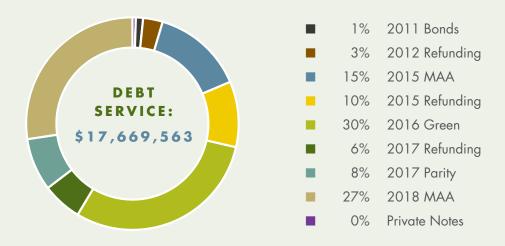
	Total FY20	Total FY19	Total FY18
Current Assets	\$105,438	\$108,643	\$135,924
Capital Assets, Net of Depreciation	\$58,689	\$50,602	\$38,976
Non-Depreciable Capital Assets	\$467,412	\$453,957	\$423,144
Other Non-Current Assets	\$489	\$563	\$638
Deferred Outflows of Resources	\$13,273	\$14,827	\$17,805
Total Assets and Deferred Outflows	\$645,301	\$628,592	\$616,487
Current Liabilities	\$16,111	\$16,696	\$14,220
Non-Current Liabilities	\$235,322	\$243,050	\$252,063
Deferred Inflows of Resources	\$1,786	\$1,472	\$1,416
Total Liabilities and Deferred Inflows	\$253,219	\$261,218	\$267,699
Net Investment in Capital Assets	\$371,186	\$351,152	\$312,121
Restricted Net Position	\$6,278	\$8,207	\$7,252
Unrestricted Net Position	\$14,618	\$8,015	\$29,415
Net Position, End of Period	\$392,082	\$367,374	\$348,788

Debt

Midpen is legally restricted to issuing debt not to exceed 5% of the assessed valuation of the property situated within the District's boundaries. As of June 30, 2020, the assessed value of property within the District's jurisdiction totaled \$295.8 billion, resulting in a legal limit of \$44.3 billion. Midpen's revenue bonds, parity bonds, and refunding bonds are secured by general fund property tax revenue, while the general obligation bonds are secured through a separate ad valorem tax levy on all taxable property within the District's boundaries. Midpen is proud of its AAA bond ratings, which is the highest long-term credit rating available. AAA bond ratings allow Midpen to secure lower rates of interest on its long-term debt. The latest ratings for Midpen's debt issues from Standard and Poor's and Fitch Ratings are shown below:

Debt Issue	S & P	Fitch	Balance as of June 30, 2020
2011 Revenue Bonds	AA+	AA+	\$535,000
2012 Refunding Promissory Notes	AAA	AAA	\$7,900,601
2015 General Obligation Bonds (MAA)	AAA	AAA	\$41,555,000
2015 Refunding Promissory Notes	AAA	AAA	\$20,135,000
2016 Green Refunding Bonds	AAA	AAA	\$47,410,000
2017 Green Refunding Bonds Series A	AAA	AAA	\$25,025,000
2017 Green Parity Bonds Series A	AAA	AAA	\$9,480,000
2018 General Obligation Bonds (MAA)	AAA	AAA	\$47,255,000
Private Notes	n/a	n/a	\$1,500,000
Total			\$200,795,601

TOTAL DEBT SERVICE PAID FOR FISCAL YEAR ENDING JUNE 30, 2020





Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

Midpeninsula Regional Open Space District, California

> For its Annual Financial Report for the Fiscal Year Ended

> > June 30, 2019

Christopher P. Morrill

Executive Director/CEO



Bear Creek Redwoods Open Space Preserve by Alisha Laborico for Midpen

Measure AA Projects



In June 2014, voters approved Measure AA, a \$300 million general obligation bond to protect natural open space lands; open preserves or areas of preserves that are currently closed; construct public access improvements such as new trails and staging areas; and restore and enhance open space land, which includes

forests, streams, watersheds and coastal ranch areas.

In August 2015, Midpen issued its first tranche of \$45 million in general obligation bonds to reimburse itself for project expenses planned for approximately the next two or three years, as well as the legally permitted look-back period of 60 days prior to board's certification of election results.

In February 2018, Midpen issued its second tranche of \$50 million in general obligation bonds to reimburse itself for project expenses planned for approximately the next two or three years.

EXPENDITURE PLAN

The MAA expenditure plan is the culmination of an 18-month community vision planning effort that began in 2012 and yielded a list of 54 priority actions designed to help Midpen focus, inspire and coordinate open space conservation and management on the San Francisco Peninsula, San Mateo Coast and South Bay regions for the next 40 years. The top 25 priority actions are funded by MAA and included in the expenditure plan. The full MAA bond accountability report, available on our website, is arranged in parallel with the expenditure plan to facilitate review by the Bond Oversight Committee and the general public.

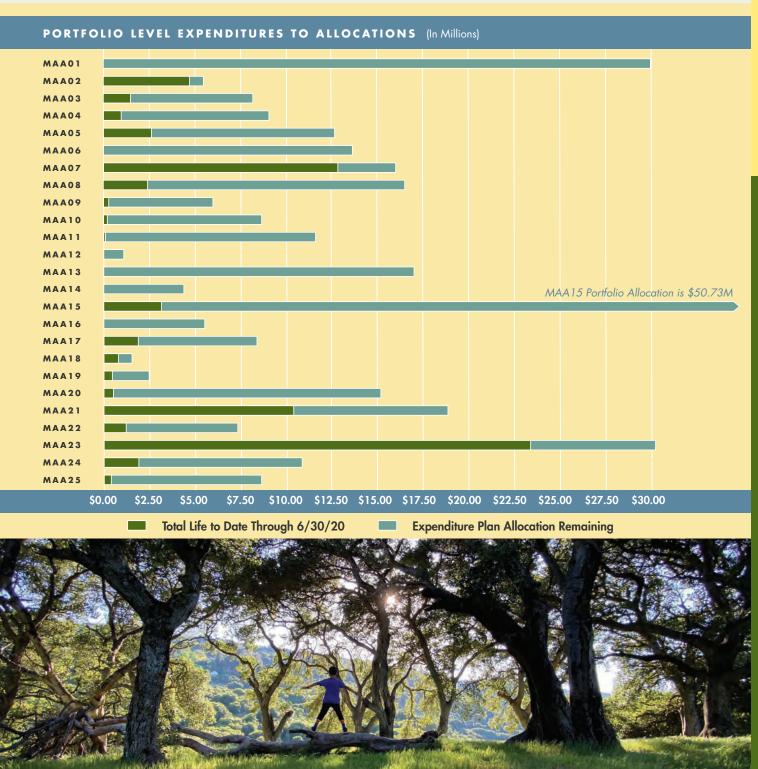
ANNUAL BUDGET

Each year Midpen embarks upon a priority-setting and budgeting process with the board, allowing for at least a six-month planning process. The final budget and action plan is approved prior to the start of the fiscal year, which begins July 1. Within the budget document, there is an MAA project budget overview, which provides a prospective view into next year's planned spending.



Purisima Creek Open Space Preserve by Chris Rinaldi

The following chart shows the expenditure plan allocations broken down by portfolio, with the total expenditures for each portfolio through June 30, 2020. The purpose of this chart is to show the portfolio allocations that were approved in the expenditure plan and the relative expenditures in each portfolio, life-to-date. For more MAA information, please visit openspace.org/MAAreport.



Picchetti Ranch Open Space Preserve by Zoey Lim

Accomplishments

Over the course of the past fiscal year, Midpen has accomplished major milestones and made substantial progress on the 113 key action plan projects adopted by the board of directors, which include the 25 Measure AA portfolios. The accomplishments for FY20 are outlined across the following five categories:

- Land Acquisition and Preservation
- Natural Resources Protection and Restoration
- Public Access, Education and Outreach
- General/Districtwide Support of Mission
- Awards, Grants and Recognition

Highlights of the major accomplishments are provided below.

LAND ACQUISITION AND PRESERVATION

- Purchased, exchanged or received gifts of 542.6 acres of open space lands valued at \$12.668 million dollars, including:
 - Purchase of the 540-acre Gordon Ridge property as an addition to Tunitas Creek Preserve advances land conservation opportunities in Vision Plan Portfolio 32 to support additional watershed preservation and conservation grazing.
 - Purchase of the 1.7-acre Chet Gallaway property as an addition to El Corte de Madera Creek
 Preserve advances land conservation opportunities in Measure AA portfolio 4 to support recreational trail access and water quality projects.

NATURAL RESOURCES PROTECTION AND RESTORATION

- Continued natural resources protection and restoration projects in Bear Creek Redwoods Preserve, including:
 - Completed the Mud Lake improvements project, replacing the spillway and outlet, installing 115 linear
 feet of storm water swale improvements, replacing 200 linear feet of storm water culverts and replacing
 a 60-foot long culvert under Bear Creek Road. This project protects pond habitats, reconnects the pond
 to its natural stream, and protects Bear Creek Road from flood risks.
 - Removed overgrown trees from a former Christmas tree farm and planted native trees to restore the site
 to a natural condition.
- Completed third (and final) year of a stream gauge and sediment study at El Corte de Madera Creek Preserve to assess the effectiveness of erosion reduction projects completed under the preserve-wide Watershed Protection Program; findings have concluded a net reduction of sediment in important fishery streams furthering the goals of the program.
- Monitored sensitive species populations to assess success of habitat restoration projects in La Honda Creek Preserve.
- Completed numerous natural resource protection and restoration projects in Sierra Azul Preserve, including finalization of the operations plan for the Cherry Springs water system and monitoring and management of invasive plants as follow-up work for the Hendrys Creek Land Restoration project to protect creek habitat, reduce sedimentation and ensure the success of land restoration efforts.
- Continued the Highway 17 Wildlife and Regional Trail Crossings Project that will provide a safe wildlife corridor and a separate regional trail crossing across Highway 17.

- Provided support related to natural resource protection and restoration, including.
 - Monitored 17 ponds, streams, springs and other regulated aquatic sites where water is diverted for consumptive use. Completed annual report on use to the State Water Resources Control Board.
 - Implemented 20 new invasive species management projects, adding 12.9 acres to the 1,251 acres under active invasive species management.
 - Completed surveys of the federally-threatened and state-endangered marbled murrelet and surveyed additional sites (year one of two) at La Honda Creek Preserve. Purchased, deployed and began to analyze acoustic unit data.
 - Completed a third greenhouse gas inventory of administrative operations in support of Midpen's Climate Action Plan, adopted in October 2018, to reduce in-house operational carbon emissions.
- Completed projects that support Midpen's conservation grazing program, including key steps for the Russian Ridge Preserve Mindego Pond Improvements Project: construction documents, basis of design, integrated pest management plan and vegetation management plan.

PUBLIC ACCESS, EDUCATION AND OUTREACH

- Neared completion of a new 0.6-mile segment of the San Francisco Bay Trail with construction of a new boardwalk and bridge across sensitive bayland wetlands that closes a critical regional trail gap at Ravenswood Preserve that will create 80 miles of continuous Bay Trail access.
- Continued progress on Phase 2 public access projects at Bear Creek Redwoods Preserve, improvements including completing restroom construction and adjustments to the new ADA-accessible loop trail, submitting permit application for the Bear Creek Stables repairs, receiving permits for removal of select dilapidated structures and completed the phase 2 trail feasibility analysis and preliminary design work.
- Completed Phase 3 and 4 of the new Oljon Trail connecting Steam Donkey to the Springboard Trail, including final construction and restoration work associated with the Watershed Protection Program at El Corte de Madera Creek Preserve.
- Developed and promoted a dog waste program at Windy Hill, Pulgas Ridge, Thornewood, and Fremont Older preserves. Installed dog waste receptacles and signing at high-use preserves that are open to dogs.
- Completed final bridge construction and revegetation along the Stevens Creek Nature Trail in Monte Bello Preserve.
- Completed project design, started permitting process with County of Santa Clara and issued a construction bid request for structural repairs and improvements of the Deer Hollow Farm White Barn at Rancho San Antonio Preserve.
- Completed phase 3 plant restoration at the Mount Umunhum Summit at Sierra Azul Preserve. Midpen volunteers and contractors installed 1,085 nursery plants.
- Partnered with City of Saratoga to help fund the design and construction of the Saratoga to the Skyline Trail, as part of Midpen's regional trails goal.
- Replaced the decking and installed new railings on the Purisima Creek Bridge at Purisima Creek Redwoods Preserve.

GENERAL/DISTRICTWIDE SUPPORT OF MISSION

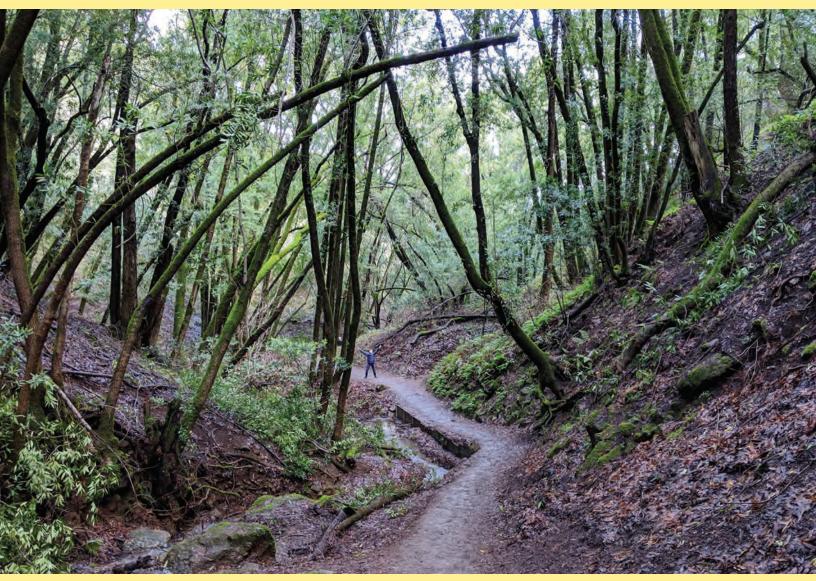
- Made significant progress on the Climate Action Plan implementation project. Purchased offsets for Midpen air travel in 2019, upgraded most office lighting to LEDs, and purchased two electric motorcycles for ranger use.
- Continued work to prevent and prepare for wildland fires in response to the increasing fire threat in California:
 - Released a Notice of Preparation of an Environmental Impact Report, provided a public Scoping Meeting and received public comment on the developing Wildland Fire Resiliency Program.
 - Received approval for the removal of fire-prone eucalyptus trees at Los Trancos Preserve.
 - Drafted Windy Hill and Pulgas Ridge preserves Fire Response Preplans to prepare Midpen and adjacent neighbors for a fire emergency. Completed field verification for five additional preserves.
- Continued implementation of critical Financial and Operational Sustainability Model Study recommendations to enhance Midpen's delivery of Measure AA and Vision Plan projects, including continued development of Midpen's Work Order and Asset Management System.
 - Selected and installed a Real Property database software that integrates with Midpen's existing enterprise GIS technology.
 - Purchased a Budget Management Software application and completed the configuration to streamline
 the annual budget development and management processes, and support budget collaboration between
 Midpen business lines, providing a robust planning and reporting tool.
 - Implemented Microsoft Teams, enabling Midpen staff to continue collaborating remotely. Teams has
 played a vital role in Midpen's ability to continue functioning during shelter-in-place orders by facilitating
 virtual meetings.
 - Deployed a new Electronic Wildlife Observation Form as part of a suite of enterprise GIS applications to report, review and manage wildlife observations, allowing staff to quickly respond to mountain lion sightings and other special status species reports.
- Made significant progress to bring new Midpen office facilities online for improved administrative functions and delivery of projects and services.
- Retrofitted 95% of preserve entry stiles to comply with ADA barrier width limits for improved accessibility at entry/exit locations.
- Initiated website redesign project to upgrade the content management system underlying the openspace.org website and reorganize site for increased usability.
- In response to COVID-19:
 - Coordinated extensively to comply with and educate visitors on public health requirements, monitoring
 county health orders and implementing preserve and facility closures as needed. Developed and installed
 signage and coordinated with public health officials and adjacent park agencies to keep preserves open
 and accessible to the greatest extent possible while ensuring public safety.
 - Developed timely and extensive safety protocols, processes, procedures and trainings to limit the spread of COVID-19 and to keep the workforce and the public safe while Midpen continued to work through the pandemic.

AWARDS, GRANTS AND RECOGNITION

- Completed seven successful grant applications totaling \$6,528,211:
 - \$2,895,000 from the California Natural Resources Agency in support of the Phase 2 Trail Improvements, Alma Cultural Landscape Rehabilitation, and Ponds Restoration and Water Rights projects at Bear Creek Redwoods Preserve.
 - \$1,960,000 from the California Natural Resources Agency for the Gordon Ridge Property Land Conservation project at **Tunitas Creek Preserve**.
 - \$700,000 from Caltrans for the Ravenswood Bay Trail Connection project at Ravenswood Preserve.
 - \$301,000 from the State Coastal Conservancy in support of the Purisima-to-the-Sea Trail & Staging Area Feasibility and Planning project at Purisima Creek Redwoods Preserve.
 - \$272,211 from the County of Santa Clara in Stanford Recreation Mitigation Funds for Alpine Road Regional Trail at Coal Creek Preserve.
 - \$200,000 from the County of Santa Clara Parks and Recreation Department's Historic Grant Program for the Alma Cultural Landscape Restoration Plan at Bear Creek Redwoods Preserve.
 - \$200,000 from the California Department of Parks and Recreation's Habitat Conservation Fund in support of the Mindego Pond Improvement project at Russian Ridge Preserve.
- Received the Distinguished Budget Presentation Award from the Government Finance Officers Association for the fourth year in a row.
- Received the Operating Budget Excellence Award from the California Society of Municipal Finance Officers for the second time in a row (Operating Budget — Meritorious Award was received years prior).
- Received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the Consolidated Annual Financial Report (third year) and Popular Annual Financial Report (second).
- Received the 2019 Municipal Information Systems Association of California Technology Innovation Award for SharePoint Project Central: An Innovative Project Management System.
- Received the prestigious California Society of Municipal Finance Officers Innovation Award for SharePoint Project Central: Implementation and Benefits of a Project Management System.



La Honda Creek Open Space Preserve by Bobby Wheelock



Rancho San Antonio Open Space Preserve by Lillian Oliveri



Midpeninsula Regional Open Space District

330 Distel Circle Los Altos, California 94022-1404 650-691-1200 info@openspace.org

openspace.org



