

**MARIN HEALTHCARE DISTRICT
BOND MEASURE F**

<p>F BOND MEASURE F: To make seismic upgrades to Marin General Hospital to meet stricter California earthquake standards and keep open Marin County's only Designated Trauma Center; to expand and enhance emergency and other medical facilities; to provide the latest lifesaving medical facilities for treatment of heart, stroke, cancer and other diseases, and to reduce ER wait times, shall the Marin Healthcare District issue \$394,000,000 in bonds to improve Marin General Hospital and related facilities with new construction, acquisitions, and renovations?</p>	BONDS YES
	BONDS NO

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS
OF BOND MEASURE F**

If this Measure is approved by two-thirds of the vote, the Marin Health Care District will be authorized to incur bonded indebtedness of not to exceed Three Hundred Ninety-Four Million Dollars (\$394,000,000) aggregate principal amount of general obligation bonds, with interest payable at a rate not exceeding the legal limit and any series of which shall have a maturity date no later than forty (40) years following the date of issuance of the series. The proceeds of the proposed bonds must be used for the purposes set forth in the Measure and for no other purposes.

s/STEVEN M. WOODSIDE
County Counsel

**TAX RATE STATEMENT FOR MEASURE F
EXHIBIT A**

**TAX RATE STATEMENT IN CONNECTION WITH
MARIN HEALTHCARE DISTRICT BOND MEASURE
TO BE SUBMITTED AT BOND ELECTION
TO BE HELD ON NOVEMBER 5, 2013**

An election will be held in the Marin Healthcare District (the "District") on November 5, 2013, to authorize the sale of up to \$394,000,000 in general obligation bonds of the District to finance the acquisition, construction and alteration of real property for healthcare related purposes as described in the ballot measure. If such bonds are approved, the District expects to sell the bonds in more than one series. Principal of and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code.

1. The best estimate of the tax rate that would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 2.35 cents per \$100 (\$23.50 per \$100,000) of assessed valuation, in fiscal year 2015-2016 [the year following the first series issued].

2. The best estimate of the tax rate that would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 2.33 cents (\$23.34 per \$100,000) of assessed valuation, in fiscal year 2021-2022 [the year following the issuance of the last series issued].

3. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue over all the years the bonds are expected to be outstanding, and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of filing of this statement, is 2.35 cents per \$100 (\$23.50 per \$100,000) of assessed valuation, in fiscal year 2015-2016 [year of highest rate].

Voters should note that the estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the County's official tax rolls, *not* on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The actual times of sales of the bonds and the amount sold at any given time will be governed by the needs of the District and other factors (including market variations in interest rates on general obligation bonds). Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

This Tax Rate Statement has been prepared by and is submitted pursuant to direction of the Board of Directors of the District.

Dated: 7/16/2013

s/LARRY BEDARD, MD
Secretary of the Board of Directors of the
Marin Healthcare District

ARGUMENT IN FAVOR OF MEASURE F

Owned by the residents of Marin County, Marin General Hospital is Marin County's only designated Trauma Center providing the highest level of emergency care to our local community. Without Marin General, victims of severe injuries and victims of heart attacks and hemorrhagic strokes would have to travel more than 30 minutes to another hospital, greatly increasing risk and lowering survival rates.

The State of California has mandated that Marin General be seismically upgraded to withstand a major earthquake. If not, state law requires the hospital to be closed. The hospital opened in 1952 to serve a community of 49,000 people; today Marin General serves more than 250,000 residents. As our community's only publicly owned hospital, all net revenue is reinvested locally to provide the best quality healthcare for our community.

Measure F has been placed on the ballot to provide hospital facilities that are able to withstand a major earthquake and to expand the hospital's capacity to provide life-saving services to critically ill patients. Measure F will provide the technology and facilities for the most advanced treatments of heart disease, strokes, diabetes, cancer, and other diseases.

Measure F will enable Marin General Hospital to attract and retain the best doctors, nurses and specialists to work in our community.

Private donations and hospital reserve funds will pay for part of the cost of hospital construction and projects. Measure F will cost homeowners about \$10 per month and is deductible on state and federal taxes.

Every penny from this measure must stay in our community to complete the hospital. No funds can be taken away by the State or be used for other purposes like administrators' salaries. An independent Citizens Oversight Committee will ensure funds are spent properly.

Please vote Yes.

s/MARY JANE BURKE

Marin County Superintendent of Schools

s/PAULA PILECKI

Executive Director, Spectrum LGBT Center

s/THOMAS FREDERICK WELLS, JR.

President and CEO, San Rafael Chamber of Commerce

s/KATIE RICE

Marin County Board of Supervisors, District 2

s/LEN RIFKIND

Larkspur City Councilmember

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE F

Recent headlines read: Marin General Hospital fined \$100,000 for patient death; MGH fined another \$75,000 for another patient death. MGH officials must address problems underlying these medical mishaps instead of asking taxpayers for \$400 Million for a building that far exceeds seismic upgrades. Such upgrades can be accomplished for much less, we do not need the Taj Mahal planned by the overpaid CEO.

The salary for the CEO was over \$1 million in 2010, but his new salary is secret. Since the Hospital is leased for virtually no money – the Operations are secretive despite public ownership.

Proponents are asking for money now, although seismic upgrades are not due for 10 years. Why, because next year they plan to lease out the Hospital for 30 years and they do not want taxpayers to know that before the vote on this bond.

This bond money will free cash for excessive administrator's salaries.

This bond is for bricks and mortar – not for better doctors and nurses like the Pro argument asserts. Doctors may support it, because if they do not, they will not get hospital contracts.

The average taxpayer will pay over \$7,000 for this bond; and \$500,000 for the advertising to promote it.

Any Citizens Oversight Committee is powerless to do anything but watch money being spent.

Kaiser patients get nothing.

MGH must be transparent, and not give away the hospital again for 30 years – as planned next year. They should make patient care the priority.

Please vote No.

Marin United Taxpayers Association
by JOE SALAMA, President

ARGUMENT AGAINST MEASURE F

Marin General should NOT get ANY public money because it is operated by a closed, private Board, with a \$1.2 million CEO and Board Members with known financial conflicts of interest. The CEO and Board operate MGH for their own interest, not the public's.

The "payback" of this bond will cost taxpayers about \$24 million a year interest alone (\$2 million a month) for the next 30 years.

The average Marin property owner will pay \$7,000 additional property taxes over the bond's life, adding to existing, huge tax burdens.

Kaiser patients get nothing from this huge tax/bond.

Facts: While the public Healthcare District owns MGH – it "leases" it for virtually no rent – to a private corporate Board:

- The Lease that we were bamboozled into 20+ years ago was so bad that the Legislature outlawed those "lease" giveaways for no rent, absent a public vote.
- That bad Lease cost Marin taxpayers over \$500+ Million; money that should have built a new Hospital.
- The plan is to build costly private doctor offices, not just hospital upgrades.
- The Board set aside \$400,000 of public funds to "buy" your votes with advertising for this bond.

What the promoters are not telling you is that if they get this bond, next year they will extend the bad Lease 30 more years – it is already drafted.

Per national rankings of 400 regional hospitals in US News and World Report, MGH ranks in the 70 percentile of patient satisfaction. MGH recently has been plagued with complaints to State authorities. The CEO of MGH should be working to improve the level of service rather than to build a monolith we cannot afford, or to increase his salary.

Please Vote NO. Require transparency and public accountability first.

Marin United Taxpayers Association
by JOE SALAMA, President

REBUTTAL TO ARGUMENT AGAINST MEASURE F

The lone opponent of Measure F is deliberately misleading voters with false and inaccurate claims.

Here are the facts:

The cost of Measure F for the average household is about \$10 per month, a fraction of the cost of your cable bill, and it is tax deductible.

Marin County healthcare leaders, including Kaiser, support Measure F.

As Marin County's designated trauma center, accident victims, and victims of strokes, heart attacks or serious injuries are brought to Marin General regardless of insurance.

State law requires that our 60 year old hospital be replaced with a new seismically safe facility that can remain operational after a catastrophic earthquake.

Measure F will replace aging facilities and ensure the best possible trauma and emergency medical treatment, facilities and equipment.

By law, every penny generated by Measure F must stay in Marin County to rebuild and modernize Marin General. No funds can be used for other purposes. No money can be spent on administrator salaries or Board members.

An extraordinary coalition of Marin County leaders support Measure F including doctors, nurses, firefighters, police, business leaders and many others because it is the most cost effective way to ensure continued access to high quality life-saving healthcare services in our community.

It is impossible to predict when you will need emergency medical care. Measure F is an investment in our community that will ensure Marin residents have access to the best possible trauma services and other vital medical care and facilities.

Please vote Yes on Measure F.

s/JASON WEBER

Fire Chief, County of Marin

s/MIKE GIANNINI

Battalion Chief, Emergency Medical Officer

s/MICHELLE TRACY

RN, MA, CEN- Director of Trauma and ED Services

s/JEFFREY DIETZ

MGH, Chair, Department of emergency medicine

s/MARJORIE BELKNAP, M.D.

Member, Senior Access Board of Directors

FULL TEXT OF MEASURE F
RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MARIN HEALTHCARE DISTRICT
CALLING FOR AN ELECTION UPON THE ISSU-
ANCE OF BONDS TO BE CONSOLIDATED WITH
THE UNIFORM DISTRICT ELECTION OF
NOVEMBER 5, 2013

Resolution # 2013-004

WHEREAS, in accordance with the provisions of Section 32300 of the Health and Safety Code, in the judgment of the Board of Directors (the "Board") of the Marin Healthcare District ("District"), the financing and refinancing of the acquisition, construction, and alteration of certain property and structures necessary for the purposes of the District reasonably requires an expenditure in excess of existing funds and in excess of an amount which can be reasonably raised by the regular annual assessment of the District and, in the opinion of the Board, a special assessment would be inadvisable;

WHEREAS, the Board is specifically authorized to call an election for the purpose of submitting to the electors the question of whether bonds of the District shall be issued and sold for the purpose of raising money for the purposes hereinafter set forth;

WHEREAS, it is desirable that the election to determine whether the bonds shall be issued and sold be consolidated with such other election or elections as may be held on the same day in the same territory or in territory that is in part the same;

WHEREAS, the Election Code requires at Section 9400 *et seq.*, that a tax rate statement be contained in all official publications and ballot pamphlets prepared, sponsored or published by the District which relate to the measure;

WHEREAS, this Board desires to authorize the filing of a ballot argument in favor of the measure to be submitted to the voters at the election; and

WHEREAS, in the judgment of the Board, it is advisable to submit to the electors of the District the question whether bonds of the District shall be issued and sold for the purpose hereinafter specified:

NOW, THEREFORE, the Board of Directors of the Marin Healthcare District hereby resolve:

1. The Board hereby finds that the above recitals are true and correct.

2. The Board hereby calls an election upon the issuance of not to exceed \$394,000,000 aggregate principal amount of general obligation bonds of the District, which bonds shall bear interest payable at a rate not exceeding the legal limit (at the current time twelve percent (12%) per annum), and any series of which shall have a maturity date no later than forty (40) years following the date of issuance of such series.

3. Pursuant to Health and Safety Code Section 32301, a special election shall be held within the boundaries of the Marin Healthcare District on November 5, 2013 (the "Election"), for the purpose of submitting to the registered voters of the District the following measure (the "Measure"):

To make seismic upgrades to Marin General Hospital to meet stricter California earthquake standards and keep open Marin County's only Designated Trauma Center; to expand and enhance emergency and other medical facilities; to provide the latest lifesaving medical facilities for treatment of heart, stroke, cancer and other diseases, and to reduce ER wait times, shall the Marin Healthcare District issue \$394,000,000 in bonds to improve Marin General Hospital and related facilities with new construction, acquisitions, and renovations?

Yes _____ No _____

4. Pursuant to Section 1 of Article XIII A of the Constitution of the State of California and Health and Safety Code Section 32302, the Measure shall become effective only if two-thirds of the votes cast on the Measure are in favor thereof. If the measure passes by said two-thirds vote, then bonds in an aggregate principal amount not exceeding \$394,000,000 may be issued for the purpose set forth in the Measure. Principal of and interest on said bonds shall be collected and paid in accordance with Section 32312 of the Health and Safety Code.

5. The District hereby finds that the bonded indebtedness proposed herein, together with all outstanding bonded indebtedness of the District, shall not exceed two and one-half percent (2.5%) of the assessed value of all taxable property in the District, as shown by the last equalized assessment roll of the County of Marin (the "County"), in accordance with Section 32308 of the Health and Safety Code.

6. Pursuant to Government Code Section 53410, the Board hereby provides the requisite accountability measures. The bond proceeds shall apply only to the single purpose identified in the Measure. The District shall create an account into which the bond proceeds shall be deposited. The Board hereby directs the District's Chief Financial Officer to file with the Board an annual report as required by Government Code Section 53411 no later than the first January 1 following the issuance of the bonds and at least once a year thereafter.

7. This order of election and the foregoing specifications of the election order are made pursuant to Health and Safety Code Section 32300 *et seq.*, and the Registrar of Voters of the County is hereby requested to take all steps to call and hold the election in accordance with law and these specifications. The Board of Supervisors of the County is authorized and requested to canvass the returns of the election pursuant to Section 10411 of the Elections Code.

8. The Board of Supervisors of the County is requested to order consolidation of the Election with such other elections as may be held on the same day in the same territory or in territory that is in part the same.

9. The Secretary of the Board is hereby directed to deliver, no later than August 9, 2013 (which date is at least 88 days prior to the date set for the Election), one certified copy of this Resolution to the Registrar of Voters of the County and one certified copy to the Clerk of the Board of Supervisors of the County.

10. The Chief Executive Officer of the District is hereby authorized to prepare or cause to be prepared a tax rate statement (the "Tax Rate Statement") conforming to the requirements of Elections Code Section 9401 and to file the Tax Rate Statement with the Registrar of Voters of the County no later than August 9, 2013 (which date is at least 88 days prior to the date set for the Election). The Tax Rate Statement shall be in substantially the form attached hereto as Exhibit A.

11. The Registrar of Voters of the County is hereby requested to include the Tax Rate Statement in all official publications pertaining to the Measure, pursuant to the terms of the Elections Code Section 9402.

12. The Registrar of Voters of the County is hereby requested to transmit a copy of the Measure to the County Counsel with a request that the County Counsel prepare an impartial analysis pursuant to the requirements of Elections Code Section 9160.

13. The members of this Board and the other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this Resolution.

14. This resolution shall take effect from and after its date of adoption.

PASSED AND ADOPTED this 16th of July, by the following votes:

AYES: 5

NOES: 0

ABSENT: 0

s/LARRY BEDARD, MD
Secretary of the Board of Directors of the
Marin Healthcare District

s/JENNIFER RIENKS, PhD
Chair of the Board of Directors of the
Marin Healthcare District