



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

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## SPECIAL MEETING FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, May 16, 2014 at 2:00 p.m.  
910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

### AGENDA

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. CLOSED SESSION

- a. Public Employee Performance Evaluation – Executive Officer (Gov Code 54957)
- b. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – **2 Cases**
  - i. Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961
  - ii. The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856

#### 4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

#### 5. ROLL CALL

#### 6. STATE LEGISLATIVE SESSION

INFORMATION

*Federal Legislative Session was held at the May 11, 2014 Board meeting*

- a. Receive Report from Senator Bill Monning (17<sup>th</sup> State Senate District)
- b. Receive Report from Assemblymember Mark Stone (29<sup>th</sup> State Assembly District)

#### 7. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

- a. Present Resolution Appreciation for Mayor Bill Kampe's Service

#### 8. CONSENT AGENDA

ACTION

- a. Approve April 11, 2014 Board Meeting Minutes ([Pg. 1-4](#))
- b. Approve Highway 68 Operational Improvements Reimbursement Agreement ([Pg. 5-8](#))
- c. Approve Denise Duffy & Associates Contract Amendment #8 ([Pg. 9-15](#))
- d. Approve Property Transfer Recordation Resolution ([Pg. 16-17](#))
- e. Adopt Resolution 14-XX, making clerical corrections to Resolution 14-08, which allocates 15 acre-feet per year (AFY) for 2 years and 5 AFY permanently of Groundwater to California Department of Veterans Affairs ([available separately](#))

#### 9. OLD BUSINESS

- a. Approve Resolution Requesting Preston Park Loan Extension ([Pg. 18-20](#))

ACTION

#### 10. NEW BUSINESS

- a. Approve Positions on Current State Legislation ([Pg. 21-24](#)) ACTION
- b. FY 2014-15 Capital Improvement Program ([Pg. 25-100](#)) INFORMATION/ACTION
  - i. Presentation by FORA Staff INFORMATION
  - ii. Presentation by Economic & Planning Systems INFORMATION
  - iii. Provide Direction on the FY 2014/15 Capital Improvement Program ACTION

- iv. Approve Resolution to Implement Fee Adjustment
- c. Fort Ord Reuse Authority Fiscal Year 2014-15  
Annual Budget (Pg. 101-113)

ACTION  
INFORMATION/ACTION

**11. PUBLIC COMMENT PERIOD**

Members of the public wishing to address the FORA Board of Directors on matters within the jurisdiction of FORA, but not on this agenda, may do so during the Public Comment Period for up to three minutes. Comments on specific agenda items are heard under that item.

**12. EXECUTIVE OFFICER’S REPORT**

- |  |             |
|--|-------------|
| a. Outstanding Receivables (Pg. 114)                         | INFORMATION |
| b. Habitat Conservation Plan Update (Pg. 115-117)            | INFORMATION |
| c. Administrative Committee (Pg. 118-122)                    | INFORMATION |
| d. Veterans Issues Advisory Committee (Pg.123-125)           | INFORMATION |
| e. Finance Committee (Pg. 126-130)                           | INFORMATION |
| f. Water/Wastewater Oversight Committee (Pg. 131-135)        | INFORMATION |
| g. Regional Urban Design Guidelines Task Force (Pg. 136-138) | INFORMATION |
| h. Post Reassessment Advisory Committee (Pg. 139-141)        | INFORMATION |
| i. Legislative Committee (Pg. 142-147)                       | INFORMATION |
| j. Travel Report (Pg. 148-149)                               | INFORMATION |
| k. Public Correspondence to the Board (Pg. 150)              | INFORMATION |

**13. ITEMS FROM MEMBERS**

**14. ADJOURNMENT**

**NEXT REGULAR BOARD MEETING: June 13, 2014**

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Chanel 25. The video and meeting materials are available online at [www.fora.org](http://www.fora.org).



# FORT ORD REUSE AUTHORITY

## BOARD OF DIRECTORS SPECIAL MEETING MINUTES

Friday, April 11, 2014 at 2:00 p.m.

910 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933 (Carpenters Union Hall)

### 1. CALL TO ORDER

Chair Edelen called the meeting to order at 2:02 p.m.

### 2. PLEDGE OF ALLEGIANCE

Mayor Rubio led the Pledge of Allegiance.

### 3. CLOSED SESSION

The Board adjourned into closed session at 2:04 p.m.

- a. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 2 Cases
- i. Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA), Case Number: M114961
  - ii. The City of Marina v. Fort Ord Reuse Authority, Case Number: M11856

### 4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION

The Board reconvened into open session at 2:33 p.m. Authority Counsel Jon Giffen announced no reportable action was taken.

### 5. ROLL CALL

**Voting Members Present:** (\*alternates)(AR: entered after roll call)

Chair/Mayor Edelen (City of Del Rey Oaks)	Mayor Pro-Tem Oglesby (City of Seaside)
Councilmember Beach (City of Carmel-by-the-Sea)	Supervisor Parker (County of Monterey)
Supervisor Calcagno (County of Monterey)	Mayor Pendergrass (City of Sand City)
Mayor Gunter (City of Salinas)	Supervisor Potter (County of Monterey)
Councilmember Lucius (City of Pacific Grove)	Mayor Rubio (City of Seaside)
Councilmember Morton (City of Marina)	Mayor Della Sala (City of Monterey)*
Mayor Pro-Tem O'Connell (City of Marina)	

**Ex-officio (Non-Voting) Board Members Present:** Nicole Charles\* (17<sup>th</sup> State Senate District), Donna Blitzer (University of California, Santa Cruz), Eduardo Ochoa (California State University, Monterey Bay), Vicki Nakamura\* (Monterey Peninsula College) - later replaced by Walter Tribley, Dan Albert, Jr.\* (Monterey Peninsula Unified School District), Debbie Hale (Transportation Agency for Monterey County), COL Fellingner (US Army), Bill Collins (Fort Ord BRAC Office), and Director Moore (Marina Coast Water District).

### 6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

Chair Edelen announced several requested agenda changes: 1) The Executive Officer request to pull item 7d from Consent and add it to old business (new item 8d) to facilitate a brief item presentation, 2) the appellant request to pull item 9a to permit further coordination with MCWD, and 3) staff request to add item 6a to the consent agenda (new item 7d), as Mayor Kampe was unable to attend the meeting. No objections were received and Chair Edelen deemed the changes approved.

Executive Officer Michael Houlemard presented a \$99,000 check to Monterey-Salinas Transit Representative Hunter Harvath, explaining that the payment satisfied a key element of mitigating EIR identified transit needs associated with the reuse program. Mr. Harvath thanked the Board and stated that MST planned to purchase a mini-bus to provide special service to the Fort Ord and other north Monterey County communities.

Mr. Houlemard announced that FORA had recently received an invoice from the County for election services related to the two Fort Ord initiatives. While initial estimates had been around \$1 million, it appeared that actual costs would be closer to \$600,000.

Eric Morgan, Bureau of Land Management (BLM), addressed the Board to discuss the BLM's new "Discover the Coast" statewide initiative. He explained that Fort Ord was one of several communities selected for the rollout of the initiative, which was intended to promote coastal tourism and celebrate communities around the base.

~~a. Approve Resolution Acknowledging Pacific Grove Mayor Bill Kampe (new item 7d)~~

### **ANNUAL LEGISLATIVE SESSION (FEDERAL)**

#### **Receive Report from congressman Sam Farr - 20<sup>th</sup> Congressional District**

Congressman Farr provided an update to the Board on the status of the Joint Department of Defense/Veterans Affairs Clinic. He discussed the history of the California Central Coast Veterans Cemetery, the success of the ESCA clean-up efforts, the annual struggle to fund remediation efforts, and the negative impact of sequestration on BRAC. Congressman Farr also discussed the development of the "The Monterey Model," noting that it was approved in 2013 as example for the nation. He provided a brief history of his involvement with the Medicare program and announced that, after 15 years of work, he had successfully passed federal legislation to correct the underpayment of numerous California counties mislabeled as "rural." The fix would increase coverage for Medicare and Tricare patients and improve health care delivery throughout the region.

In response to Board questions, Congressman Farr discussed the establishment of Team Monterey, which was designed to foster collaboration between the region's various military installations, creating efficiencies through shared knowledge, expertise, and equipment. He explained that this collaboration would be an asset in the event of another BRAC round, as it required the Monterey Bay region's retention of its military missions.

### **7. CONSENT AGENDA**

- a. Approve February 13, 2014 Board Meeting Minutes
- b. Approve March 14, 2014 Board Meeting Minutes
- c. Approve Resolutions Transferring Fire Fighting Enhancement Equipment Titles
- d. ~~Approve Legal Services Budget Line Item Reallocation (new item 8d)~~
- d. Approve Resolution Acknowledging Pacific Grove Mayor Bill Kampe

MOTION: Mayor Rubio moved, seconded by Supervisor Potter, to approve the Consent Agenda.

MOTION PASSED UNANIMOUSLY: Ayes: Beach, Calcagno, Della Sala, Edelen, Gunter, Lucius, Morton, O'Connell, Oglesby, Parker, Pendergrass, Potter, Rubio.

## 8. OLD BUSINESS

- a. **California Central Coast Veterans Cemetery (CCCVC) Items**
  - i. **Cemetery Update**
  - ii. **Approve Amended FORA-Seaside Agreement**
  - iii. **Approve Army-FORA Economic Development Conveyance Agreement Amendment #7 - Cemetery Water Resources**
  - iv. **Approve Resolution 14-XX, allocating 15 acre-feet per year (AFY) for 2 years and 5 AFY permanently of groundwater to California Department of Veterans Affairs**

Mr. Houlemard reviewed the CCCVC project history and the Board received public comments.

MOTION: Councilmember Lucius moved, seconded by Mayor Rubio, to 1) authorize the executive Officer to execute an amended FORA-Seaside Cemetery Agreement, 2) authorize the Executive Officer to execute an amended Army-FORA Economic Development Conveyance Agreement Amendment #7 - Cemetery Water Resources, and 3) approve Resolution 14-08, allocating 15 acre-feet per year for 2 years and 5 acre-feet permanently of groundwater to California Department of Veterans Affairs.

MOTION PASSED UNANIMOUSLY: Ayes: Beach, Calcagno, Della Sala, Edelen, Gunter, Lucius, Morton, O'Connell, Oglesby, Parker, Pendergrass, Potter, and Rubio.

- b. **Quarterly Environmental Services Cooperative Agreement (ESCA) Update**

Mr. Houlemard provided an update regarding the status of ESCA activities and the Department of Defense/Environmental Protection Agency language dispute over the classification of munitions and explosives under CERLA. He stated that if everything went well, the issue could be resolved in 48 days and emphasized the importance of the outcome to the jurisdictions' ability to retain insurance coverage for their Fort Ord properties. Chair Edelen deemed the report received.

- c. **Status of Pollution Legal Liability Insurance Solicitation**

Mr. Houlemard stated that, per previous Board direction, staff had issued a solicitation for obtaining Pollution Legal Liability insurance coverage to replace the policy set to expire this year. He described the solicitation timeline and responded to questions from the Board. Chair Edelen deemed the report received.

- d. **Approve Legal Services Budget Line Item Reallocation**

Mr. Houlemard explained that staff had requested the item be removed from the consent agenda due to several Board member questions leading up to the meeting, and he provided an explanation of the line item budget adjustment.

MOTION: Mayor Rubio moved, seconded by Supervisor Potter, to approve a \$100,000 expense budget line item shift from Legal/Litigation to Authority Counsel.

MOTION PASSED UNANIMOUSLY: Ayes: Beach, Calcagno, Della Sala, Edelen, Gunter, Lucius, Morton, O'Connell, Oglesby, Parker, Pendergrass, Potter, and Rubio.

## 9. NEW BUSINESS

- ~~a. Appeal: Marina Coast Water District Determination Bay View Community Annexation (pulled)~~
- b. **Post Base Reuse Plan Reassessment Follow-up**
  - i. **Regional Urban Design Guidelines Task Force Update**
  - ii. **Status of Remaining Category 3 Items**

Associate Planner Josh Metz provided a brief update on Regional Urban Design Guidelines process, creation of the Regional urban Design Guidelines Task Force, and next steps. He also reviewed remaining category 3 reassessment items.

**10. PUBLIC COMMENT PERIOD**

None.

**11. EXECUTIVE OFFICER'S REPORT**

- a. **Outstanding Receivables**
- b. **Habitat Conservation Plan Update**
- c. **Administrative Committee**
- d. **Veterans Issues Advisory Committee**
- e. **Finance Committee**
- f. **Water/Wastewater Oversight Committee**
- g. **Travel Report**

Chair Edelen discussed his recent trip to Sacramento with FORA staff to coordinate on HCP issues. He described the 17-year history of the HCP and FORA's increasing frustrations with the state's lack of responsiveness and continuing delays.

- h. **FORA Master Resolution - Revised Version**
- i. **Public Correspondence to the Board**

**12. ITEMS FROM MEMBERS**

None.

**13. ADJOURNMENT**

Chair Edelen adjourned the meeting at 3:49 p.m.

DRAFT

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Approve Highway 68 Operational Improvements Reimbursement Agreement	
<b>Meeting Date:</b>	May 16, 2014	<b>ACTION</b>
<b>Agenda Number:</b>	8b	

### RECOMMENDATION:

Approve the attached reimbursement agreement (**Attachment A**) between the Fort Ord Reuse Authority (FORA), County of Monterey (County) and Transportation Agency for Monterey County (TAMC) for Highway 68 Operational Improvements.

### BACKGROUND:

FORA Capital Improvement Program (CIP) Project R12 (Highway 68 Operational Improvements) was assigned by TAMC during their 2005 FORA Fee Reallocation Study. The project involved operational improvements at San Benancio, Laureles Grade and Corral De Tierra, including left turn lanes and/or improved signal timing. As a Regional Improvement, FORA's assigned funding to Project R12 was a portion (\$223,660) of the total projected cost. That amount was annually inflated and is currently \$312,205 in the FY 2013/14 CIP.

### DISCUSSION:

During CIP reprogramming in FY 2012/13, County and TAMC staff requested that Project R12 receive priority funding. The FORA Board adopted the FY 2012/13 CIP, which included funding Project R12 in FY 2012/13. Although County was identified as the project lead agency, they requested TAMC utilize Regional Development Impact Fees to complete the improvements. The project concluded in 2012, but reimbursement funds were unavailable in that fiscal year.

Again during CIP reprogramming in FY 2013/14, County and TAMC staff requested that Project R12 remain eligible for funding in the immediate fiscal year. The FORA Board adopted the FY 2013/14 CIP which included fully funding Project R12 (\$312,205) in FY 2013/14. TAMC staff requested, and FORA staff and Administrative Committee recommend, that the FORA Board approve the attached reimbursement agreement for Highway 68 Operational Improvements. Payment satisfies this mitigation requirement.

### FISCAL IMPACT:

Reviewed by FORA Controller 

FORA collected about \$1.5 million in FY 2013/14 developer fees. Therefore, reimbursement funds are available per the approved CIP budget.

### COORDINATION:

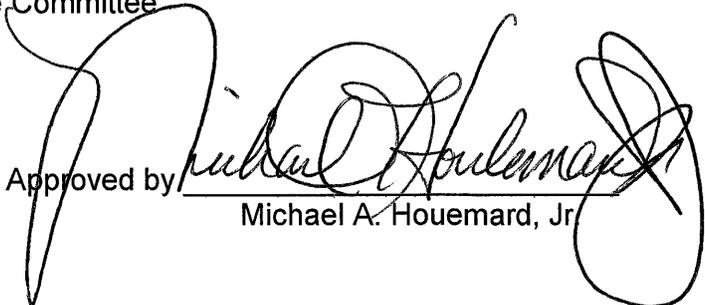
TAMC, County of Monterey, Administrative Committee

Prepared by



Crissy Maras

Approved by



Michael A. Houemard, Jr.

**REIMBURSEMENT AGREEMENT BETWEEN THE FORT ORD REUSE  
AUTHORITY, THE COUNTY OF MONTEREY AND THE TRANSPORTATION  
AGENCY FOR MONTEREY COUNTY FOR CONSTRUCTION OF CERTAIN  
OPERATIONAL IMPROVEMENTS ON HIGHWAY 68 AT SAN BENANCIO,  
LAURELES GRADE AND CORRAL DE TIERRA**

THIS AGREEMENT is made on this \_\_\_\_ day of \_\_\_\_\_, 2014, by and between the FORT ORD REUSE AUTHORITY, hereinafter called "FORA," and the TRANSPORTATION AGENCY FOR MONTEREY COUNTY, hereinafter called "TAMC".

**RECITALS**

- A. In June 1997, the FORA Board of Directors adopted a Final Environmental Impact Report and a Fort Ord Base Reuse Plan (Plan). The Plan defines a series of project obligations of the Plan as the Public Facilities Improvement Plan (PFIP). The PFIP serves as the baseline Capital Improvement Program (CIP) for the Plan. The FORA Board of Directors annually revisits, reviews and considers a modified CIP that includes reprogramming of projects or other modifications deemed appropriate and necessary, such as the inclusion of the most recent TAMC study that reallocated transportation mitigation funds. That Study, entitled "FORA Fee Reallocation Study", was endorsed by the FORA Board of Directors on April 8, 2005.
- B. The 2005 "FORA Fee Reallocation Study" defined \$223,660 in FORA fees to pay for the preliminary engineering, design, environmental, construction and construction management of the "Hwy 68 Operational Improvements" project (FORA CIP Regional Improvement Project #R12). Project #R12 includes left turn lanes and improved signal timing at San Benancio, Laureles Grade and Corral De Tierra. The funds are currently programmed in FY 2013/2014.
- C. The initial \$223,660 delineated in CIP funding has been annually indexed under CIP policies and is now \$312,205 as the FORA obligation total for Project #R12.
- D. On September 13, 2013 the FORA Board of Directors revised, reviewed and approved the FY 2013/2014 through Post-FORA CIP. Development fees for construction of Project #R12 are included in the FY 2013/2014 through Post-FORA CIP and are programmed in FY 2013/2014.
- E. On August 6, 2009, due to the need for additional funding to complete Project #R12 due to unanticipated supplementary environmental analysis, the County of Monterey, Lead Agency for the Project, submitted a letter to TAMC requesting the allocation of ad-hoc development fees to allow the County of Monterey to fully fund the construction phase of the Highway 68 transportation projects in a timeframe much sooner than programmed under the FORA Capital Improvement Program.
- F. On August 26, 2009, the TAMC Board of Directors approved allocation of Regional Development Impact Fee funds from TAMC to the County of Monterey, and funding was provided up to the FORA Project share of \$312,205, on the

condition that the Transportation Agency would be reimbursed from the County of Monterey's share of the FORA fees for the Project.

- G. The County of Monterey completed construction of the Project on October 11, 2012.
- H. The purpose of this Agreement is to establish the extent and manner in which TAMC will be reimbursed by FORA for the FORA CIP portion of the Project costs.

**NOW THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. Reimbursement to TAMC. FORA's obligation to reimburse TAMC is contingent upon the development market and FORA's corresponding collection of Community Facilities District (CFD) fees. Fees collected under the FORA Community Facilities District are the only source of funds obligated for reimbursement under this Agreement. As of April 2, 2014, FORA has collected \$1.2 million in CFD fees. FORA shall reimburse TAMC for the costs incurred from August 26, 2009 through Project completion to the limit of FORA's obligation to the Project under the, then current, CIP.
2. Amount of Reimbursement. FORA, under this Agreement with TAMC, shall reimburse TAMC for the FORA share of the total Project cost as presented in the, then current, FORA CIP. FORA shall allocate \$312,205 in CFD fees in fulfillment of its obligations for Project #R12 to mitigate impacts under its CIP. Any funds designated to reimbursements shall not exceed FORA's allocation to the CIP transportation mitigations.
3. Invoices to FORA. TAMC shall submit an invoice to FORA. The invoice shall include a copy of a Notice of Completion filed with the County Recorder's office for the project.
4. Timing of Reimbursement. FORA shall reimburse TAMC with CFD fees, programmed to fund the Project, with the payment due no later than June 30, 2014, which is the last day of FY 2013/14 4th quarter.
5. Audit. TAMC agrees that TAMC's books and expenditures related to the Project shall be subject to audit by FORA.
6. Amendment by Written Recorded Instrument. This Agreement may be amended or modified, in whole or in part, only by a written and recorded instrument executed by both parties.
7. Indemnity and Hold Harmless. TAMC agrees to indemnify, defend and hold harmless from and against any loss, cost claim or damage directly related to TAMC's actions or inactions under this Agreement. FORA agrees to indemnify, defend and hold harmless from and against any loss, cost claim or damage directly related to FORA's actions or inactions under this Agreement.

8. Governing Law. This Agreement shall be governed by and interpreted by and in accordance with the laws of the State of California.
9. Entire Agreement. This Agreement, along with any exhibits and attachments hereto, constitutes the entire Agreement between the parties hereto concerning the subject matter hereof.
10. Interpretation. It is agreed and understood by the parties hereto that this Agreement has been arrived at through negotiation and that neither party is to be deemed the party which prepared this Agreement within the meaning of Civil Code Section 1654.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the day and year set out opposite their respective signatures,

Fort Ord Reuse Authority

\_\_\_\_\_ Date: \_\_\_\_\_  
Michael A. Houlemard, Jr.  
Executive Officer

Approved as to form:

\_\_\_\_\_  
Jon R. Giffen  
FORA Authority Counsel

Transportation Agency for Monterey County

\_\_\_\_\_ Date: \_\_\_\_\_  
Debra L. Hale  
Executive Director

Approved as to form:

\_\_\_\_\_  
Kathryn Reimann, TAMC Counsel

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

**Subject:** Approve Denise Duffy & Associates Contract Amendment #8

**Meeting Date:** May 16, 2014

**Agenda Number:** 8c

**ACTION**

### RECOMMENDATION(S):

Authorize the Executive Officer to execute contract amendment #8 (**Attachment A**) with Denise Duffy & Associates (DD&A) for completion of species and project-specific analyses, and completion of the Public Review Draft Habitat Conservation Plan (HCP) Environmental Impact Statement/Environmental Impact Report (EIS/EIR), not to exceed \$99,910.

### BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) and US Fish and Wildlife Service (USFWS) selected DD&A in 2005 to prepare the HCP EIS/EIR document. Contract amendment #8 provides for completion of additional required species analyses, analyses associated with conceptual Fort Ord Recreational Trail and Greenway (FORTAG) and Multi-Modal Transit Corridor (MMTC) covered activities, and 2<sup>nd</sup> Administrative, Screencheck, and Public Review Draft EIS/EIR documents. Staff notes that USFWS is the lead agency for the Draft HCP EIS, while FORA is the lead agency for the Draft HCP EIR.

### FISCAL IMPACT:

Reviewed by FORA Controller 

DD&A's contract has been funded through FORA's annual budgets to support HCP preparation and conduct environmental review. The approved FY 13-14 Budget includes funding for this proposed amendment. Staff time for this item is included in the approved FORA budget.

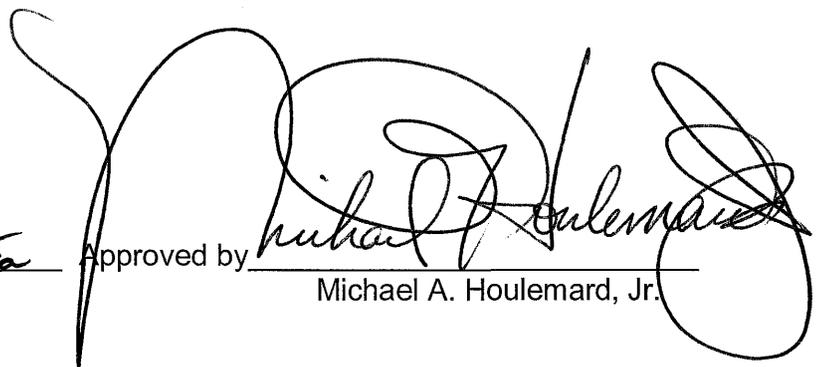
### COORDINATION:

Executive Committee, Administrative Committee, Authority Counsel, USFWS, CDFW, ICF, and DD&A.

Prepared by

  
Jonathan Garcia

Approved by

  
Michael A. Houlemard, Jr.

**SCOPE OF WORK**  
for the  
**FORT ORD HCP**  
**Environmental Impact Statement/Environmental Impact Report**  
**Amendment #8**  
**May 2, 2014**

Denise Duffy & Associates, Inc. (DD&A) is currently contracted to prepare the environmental documentation for the Fort Ord Habitat Conservation Plan (HCP) (February 1, 2005). Due to changes in the documentation approach and the HCP consultant, DD&A prepared a Scope of Work that assumed the preparation of a joint NEPA/CEQA environmental document, dated July 21, 2008 (Amendment #1 to the original contract). Since the approval of contract amendment #1, additional revisions to the scope of work and budget occurred, which were approved as Amendments #2-4. To reflect these revisions to the original contract and provide a budget to complete the environmental review process through a screencheck draft Environmental Impact Statement/Environment Impact Report (EIS/EIR) (note: screencheck draft EIS/EIR means an Administrative draft EIS/EIR document that addresses substantive issues identified in previous Administrative drafts – this is the final draft prior to the public review draft EIS/EIR), DD&A prepared a Revised Scope of Work, dated January 3, 2012, which was referred to as “Amendment #5.” Amendment #5 included: Tasks 1-7 of the Revised Scope of Work; and the tasks described in Amendment #4. The Fort Ord Reuse Authority (FORA) approved Amendment #6, which included revising the impact analysis for the California Tiger Salamander (CTS) (see Task 5, below). Due to completion of several tasks and increased technical discussions and analyses, DD&A prepared contract amendment #7, which included a revised Scope of Work and budget amendment to update the HCP impact analysis and the 2<sup>nd</sup> Administrative Draft EIS/EIR and Screencheck Draft EIS/EIR to reflect the results of the technical discussions.

While most of the species issues from contract amendment #7 have been resolved, technical discussions concerning a few of the covered species remain outstanding. This proposed contract amendment (#8) has been prepared to complete these tasks, as well as a few additional tasks. In addition to resolving species issues, this amendment includes tasks to address potential additional covered activities and publish and finalize the EIS/EIR. These tasks were not included in previous contracts. Please note that this contract amendment would replace previous versions, as the order and numbering of tasks have been revised.

**TASK 1. PREPARE FIRST ADMINISTRATIVE DRAFT EIS/EIR - COMPLETED**

**TASK 2. COMPLETE TASKS DESCRIBED IN AMENDMENT #4 - COMPLETED**

**TASK 3. REVIEW AGENCY COMMENTS ON DRAFT HCP - COMPLETED**

#### **TASK 4. AGENCY COORDINATION AND MEETINGS (AMENDED)**

DD&A will continue coordinating with the HCP Working Group and working to resolve remaining issues and concerns. DD&A will participate in the meetings that ICF identified in their meeting schedule. In addition, DD&A will coordinate closely with ICF to maintain project schedule and completion.

DD&A will attend and participate in working group meetings as necessary throughout the project either in-person or on telephone conferences, including regular communication with the U.S. Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (CDFW) to address key issues and confer on environmental impacts and what types of actions are suitable for avoidance, mitigation or conservation measures. For meetings where DD&A is the lead, we will prepare agendas and minutes with the action items, give presentations, and provide presentation materials, as needed. A log of all action items will be maintained to ensure that the required actions occur.

In total, this scope of work assumes that DD&A will attend the following meetings associated with other tasks in this scope of work: up to four HCP Working Group Meetings; two meetings with the Service, CDFW, ICF, and FORA; and seven conference calls. Any request(s) for meeting attendance by DD&A not provided for within this scope will be billed on a time and materials basis. This task includes the preparation of agendas, meeting minutes, and action item lists, as needed.

*Responsibility: DD&A*

*Deliverables: Agendas, Meeting Minutes, Log of Action Items*

#### **TASK 5. REVISED CTS ANALYSIS (IN PROGRESS)**

Per the requests of CDFW, DD&A has revised the CTS impact analysis as described in Amendment #6 and letter to FORA dated April 30, 2013. Pending resolution of a few species issues from the HCP Working Group, DD&A will finalize the tables, figures, and text associated with the impact analysis and submit the revisions to ICF for inclusion in the Screencheck Draft HCP.

*Responsibility: DD&A*

*Deliverables: Revised CTS Occurrence and Impact Figures, Tables, and Text*

#### **TASK 6. UPDATE HCP COVERED SPECIES OCCURRENCE DATA (IN PROGRESS)**

Per the requests of the Service and CDFW, DD&A will update the occurrence and impact data and maps for all covered species for inclusion in the HCP and EIS/EIR based on most recent scientific evidence. Due to factors of time and additional data, the effort for this task was significantly more time intensive than originally anticipated in contract amendment #7. The following tasks were identified as action items that are currently in progress and will be finalized upon receipt of final comments and resolution of species issues:

- Review of over a dozen data resources (e.g., CNDDDB, U.S. Army and FORA ESCA monitoring reports, additional survey data, U.S. Army GIS data, and State Parks data)
- Coordination with various Permittees to check for any revisions to their covered activities (e.g., MCWD, City of Marina, Monterey County Resource Management Agency - Planning and Parks Departments, BLM, and State Parks)
- Review status of future road projects (e.g., Multi-Modal Transportation Corridor)
- Update natural communities and existing development GIS layers to reflect changes in the landscape since 2009, revise each covered species occurrence layer accordingly, and update natural communities impact calculations to reflect changes
- Three new aquatic features have been documented within the former Fort Ord since 2009, which resulted in revisions to the natural communities, California tiger salamander, California red-legged frog, and fairy shrimp GIS layers; revise figures and impact calculations
- Revise western snowy plover habitat layer in GIS in coordination with State Parks to more accurately depict existing habitat; resolve impact analysis issues associated with access points and special treatment areas
- Revisions to the State Park Management Zone figure and impact assessment for State Parks
- Field visit with the Service on the populations of dune and sea cliff buckwheat east of Highway 1 to better inform the take assessment
- Confirm final critical habitat for snowy plover is consistent with proposed rule
- Update impact assumptions tables
- Create new table: Covered species impacts by HMA
- Revise Stay Ahead table to reflect revisions to impact calculations
- Update 2081 Individual Permit Table

Pending resolution of a few species issues from the HCP Working Group, DD&A will finalize the tables, figures, and text associated with the impact analysis update and submit the revisions to ICF for inclusion in the Screencheck Draft HCP.

*Responsibility: DD&A*

*Deliverables: Updated Species Occurrence and Impact Figures and Tables*

## **TASK 7. FORTAG ANALYSIS**

Per the request of FORA, DD&A will conduct an analysis of the proposed Fort Ord Recreational Trail and Greenway (FORTAG) to determine its consistency with the HMP, HCP, and other planning documents, and identify any potential impacts to covered species. DD&A will utilize existing GIS data and prepare tables, figures, and text, as needed to provide the results of the analysis to FORA and the HCP Working Group. DD&A will coordinate with the FORTAG proponents, U.S. Army and BRAC, Service, and CDFW, as needed, during the analysis, and participate in up to four in-person meetings and two conference calls. The analysis will provide the data required to incorporate FORTAG-associated covered activities into the HCP Impact Assessment, if determined appropriate.

*Responsibility: DD&A*

*Deliverables: FORTAG Analysis: Figures, Tables, and Text*

## **TASK 8. MMTC ALTERNATIVES ANALYSIS**

Per the request of FORA, DD&A will conduct an analysis of the proposed Multi-Modal Transportation Corridor (MMTC) alternatives to identify any potential impacts to covered species. DD&A will utilize existing GIS data and prepare tables, figures, and text, as needed to provide the results of the analysis to FORA and the HCP Working Group. DD&A will coordinate with the Transportation Agency for Monterey County (TAMC), U.S. Army and BRAC, Service, and CDFW, as needed, during the analysis, and participate in up to two in-person meetings and one conference call. The analysis will provide the data required to incorporate MMTC-associated covered activities into the HCP Impact Assessment, if determined appropriate.

*Responsibility: DD&A*

*Deliverables: MMTC Alternatives Analysis: Figures, Tables, and Text*

## **TASK 9. REVIEW SCREENCHECK DRAFT HCP (TO BE COMPLETED)**

After review of agency comments, ICF will be incorporating agency comments and preparing a Screencheck Draft HCP. DD&A will review the Screencheck Draft HCP to determine whether any significant revisions have occurred that affect the environmental analysis. It is anticipated that minor revisions to the EIS/EIR will be required for consistency purposes, but that no new significant issues will be raised during this review. It is anticipated that any significant issues raised on the HCP by the Wildlife Agencies would have been resolved during prior tasks. The anticipated minor revisions are included in the attached budget spreadsheet. If significant revisions are required to the EIS/EIR as a result of revisions to the Screencheck Draft EIS/EIR, DD&A may request an amendment to this scope of work.

*Responsibility: DD&A and ICF*

*Deliverable(s): Email to FORA containing a determination whether the Screencheck Draft will result in significant revisions to the EIS/EIR*

## **TASK 10. PREPARE 2<sup>ND</sup> ADMINISTRATIVE DRAFT EIS/EIR AND SCREENCHECK DRAFT EIS/EIR (IN PROGRESS)**

Upon conclusion of the review of the 1<sup>st</sup> Administrative Draft EIS/EIR and Screencheck Draft HCP, DD&A will revise the document based on internal team comments, as appropriate, and submit the 2<sup>nd</sup> Administrative Draft to the entire HCP Working Group, Service Solicitors, and CDFW Counsel for review. DD&A will revise the 2<sup>nd</sup> Administrative Draft EIS/EIR based on comments received and prepare a Screencheck Draft EIS/EIR for final review by the HCP Working Group, Service Solicitors, and CDFW Counsel before publishing the document for public review.

*Responsibility: DD&A*

*Deliverables: 2<sup>nd</sup> Administrative Draft EIS/EIR and Screencheck Draft EIS/EIR*

## **TASK 11. PREPARE PUBLIC REVIEW DRAFT EIS/EIR DOCUMENTATION**

DD&A will incorporate minor comments anticipated on the Screencheck Draft EIS/EIR, and prepare the Draft EIS/EIR for formal public review. We will provide copies of the document on CD and in a pdf file so that it can be posted on the FORA, Service, and CDFW websites upon publication of the Federal Register notice. DD&A will provide five (5) hard copies of the Public Draft EIS/EIR to FORA, one (1) hard copy to the Service, and one (1) hard copy to CDFW. DD&A will be responsible for circulating the public review draft to the approved distribution list, which will be created during this task with internal team input. DD&A will also be responsible for the preparation of the CEQA notices (Notice of Availability and Notice of Completion), and filing and posting with the State Clearinghouse and County Clerk. The Public Review Draft EIS/EIR will be circulated concurrently with the Public Review Draft HCP and IA. This scope of work assumes ICF will be responsible for the production of the Public Draft HCP and IA and provide the requested number of copies to DD&A for distribution.

During the public review phase, DD&A will attend two public meetings in the project area. The FORA, Service, and CDFW (as needed) will be responsible for facilitating the public meetings. DD&A will prepare comprehensive documentation of the public meeting(s) and the Draft EIS/EIR circulation. This will include preparation of the Record of Public Meeting (including a certified transcript of the public meeting proceedings) and a Record of Draft EIS/EIR Circulation.

*Responsibility: DD&A, Service, and FORA*

*Deliverables: Public Review Draft EIS/EIR and Noticing (hard copies, CDs, and pdf format), Record of Public Meeting, and Record of Draft EIS/EIR Circulation*

**DD&A Budget Amendment #8**  
**May 2, 2014**  
**Fort Ord Habitat Conservation Plan**  
**Environmental Impact Statement/Environmental Impact Report**

	Billing Title	Principal	Senior Project Manager	Senior Planner	Senior Environmental Specialist	Assoc Planner or Biologist	Assist Planner	Word Processing	Graphics	Hours Per Task	Cost Per Subtask	Cost Per Task	
													1
2	Complete Tasks Described in Amendment #4									0	\$ -	\$ -	
3	Review Agency Comments on Draft HCP									0	\$ -	\$ -	
4	Agency Coordination and Meetings	1	38			6		4	4	53	\$ 7,007	\$ 7,007	
5	Revised CTS Analysis			16		8			6	30	\$ 3,428	\$ 3,428	
6	Update HCP Covered Species Occurrence Data			30		32			20	82	\$ 8,706	\$ 8,706	
7	FORTAG Analysis		18	20		18			12	68	\$ 8,084	\$ 8,084	
8	MMTC Analysis		6	16		10			10	42	\$ 4,804	\$ 4,804	
9	Review Screencheck Draft HCP	1	2	20		4				27	\$ 3,683	\$ 3,683	
10	Prepare 2nd Admin Draft and Screencheck Draft EIS/EIR	1	68	170	80	120	40	30	26	535	\$ 63,971	\$ 63,971	
11	Prepare Public Review Draft EIS/EIR	1	10	46	16	24	16	10	14	137	\$ 15,639	\$ 15,639	
	Total Hours	4	142	318	96	222	56	44	92	974			
	Hourly Rate	\$ 211	\$ 150	\$ 139	\$ 139	\$ 98	\$ 88	\$ 57	\$ 70				
	Total Labor	\$ 844	\$ 21,300	\$ 44,202	\$ 13,344	\$ 21,756	\$ 4,928	\$ 2,508	\$ 6,440		\$ 115,322	\$ 115,322	
<b>Subconsultants:</b>													
	Traffic										\$ 2,000		
	<b>TOTAL SUBCONSULTANTS</b>												\$ 2,000
<b>Expenses:</b>													
	Printing/Xerox										\$ 450		
	Mileage/Communication										\$ 350		
	Miscellaneous										\$ 75		
	<b>TOTAL EXPENSES</b>												\$ 875
	<b>SUBTOTAL</b>												\$ 2,875
	<b>15% Admin Fee</b>												\$ 431
	<b>TOTAL</b>												\$ 118,628
	<b>REMAINING BUDGET</b>												\$ 18,718
	<b>REQUESTED AMENDMENT</b>												\$ 99,910

**FORT ORD REUSE AUTHORITY BOARD REPORT**

**CONSENT AGENDA**

<b>Subject:</b>	Approve Property Transfer Recordation Resolution	
<b>Meeting Date:</b>	May 16, 2014	<b>ACTION</b>
<b>Agenda Number:</b>	8d	

**RECOMMENDATION:**

Adopt Fort Ord Reuse Authority (FORA) Resolution 14-XX updating and adjusting the FORA property transfer document recording process.

**BACKGROUND:**

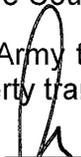
On March 14, 1997, the FORA Board adopted the Fort Ord Reuse Authority Master Resolution. Article 2.04.04 (b) (7), Executive Officer, Powers and Duties of the Executive Officer provides that; "The Executive Officer has the following duties: ...(7) To execute agreements, contracts, and documents on behalf of the Authority; ..." In June 2000, the FORA Board Chair executed/entered into the Fort Ord Economic Development Conveyance (EDC) Agreement with the U.S. Army setting forth terms by which FORA was to receive certain defined Fort Ord properties. Subsequently, in May 2001, FORA and five underlying jurisdictions entered into an Implementation Agreement/Contract (I/A) that established property transfer acquisition, authority and other terms (Section 4). Past FORA property transfer deeds and other documentary attachments (where required) were executed by the FORA Executive Officer in conformance with the Master Resolution, the Fort Ord EDC Agreement and the I/As. These documents were been recorded at the Monterey County (County) Recorder's Office.

Recently, while reviewing upcoming Army-FORA Deed Amendment correction documents, FORA Counsel noted a language flaw in the original deeds. The deeds recite FORA's acceptance, but are not semantically aligned with Government Code section 27281 and do not cite the Executive Officer's consent to recordation authority.

*Government Code Section 27281: Deeds or grants conveying any interest in or easement upon real estate to a political corporation or governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed on the deed or grant. (underline added)*

FORA Counsel recommends that the FORA Board adopt the attached stand-alone Resolution 14-XX (**Attachment A**) specifically authorizing the FORA Executive Officer to record future property transfer documents on behalf of the Authority so this resolution can be referenced in future property transfer documents submitted to the County Recorder's Office.

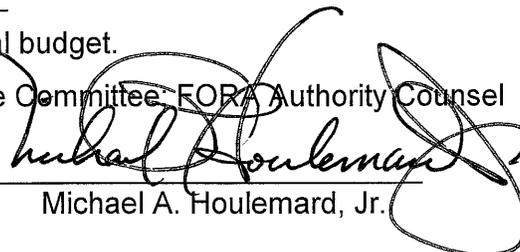
FORA staff and Counsel will work with the U.S. Army to integrate Government Code section 27281 requirements into future Army-FORA property transfer documents.

**FISCAL IMPACT:** Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget.

**COORDINATION:** Administrative Committee; Executive Committee; FORA Authority Counsel

Prepared by   
Stan Cook

Approved by   
Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY  
Resolution 14-XX**

Resolution of the Fort Ord Reuse Authority Board Authorizing the FORA Executive Officer to Record Future Property Transfer Documents on Behalf of the Authority to the Monterey County Recorder's Office

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. On March 14, 1997 the Board adopted the Fort Ord Reuse Authority Master Resolution. Article 2.04.04 (b) (7), Executive Officer, Powers and Duties of the Executive Officer provides that *"The Executive Officer has the following duties: ...(7) To execute agreements, contracts, and documents on behalf of the Authority; ..."*
- B. In June 2000, the Board as executed by Chair Edith Johnsen, entered into the Fort Ord Economic Development Conveyance (EDC) Agreement with the U.S. Army to receive certain Fort Ord properties.
- C. Subsequently, in May 2001, FORA and certain underlying jurisdictions entered into Implementation Agreements/Contracts (I/As) that defined property transfer acquisition, transfer authority and terms.
- D. Past FORA property transfers were executed by the FORA Executive Officer in conformance with the Master Resolution, the I/As and the EDC Agreement, and these property transfer documents were recorded at the Monterey County Recorder's Office.
- E. While reviewing upcoming Army-FORA Deed Amendment correction documents, FORA Authority Counsel noted that language contained in the original Army transfer deeds recites FORA's acceptance, but is not worded in precise conformity with current California Government Code section 27281 and should reflect the source of the Executive Officer's authority to consent to recordation.
  - a. *"Government Code Section 27281: Deeds or grants conveying any interest in or easement upon real estate to a political corporation or governmental agency for public purposes shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed on the deed or grant."* (underline added)
- F. FORA Counsel recommends that the FORA Board adopt a resolution specifically authorizing the FORA Executive Officer to record future property transfer documents on behalf of the Authority so that this resolution can be referenced in future property transfer documents be submitted to the Monterey County Recorder's Office.

NOW THEREFORE the Board hereby resolves that:

- 1. The Board authorizes the FORA Executive Officer to consent to and cause to be recorded FORA property transfer documents on their behalf.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
Mayor Jerry Edelen, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Clerk

# FORT ORD REUSE AUTHORITY BOARD REPORT

## OLD BUSINESS

**Subject:** Approve Resolution Requesting Preston Park Loan Extension

**Meeting Date:** May 16, 2014

**Agenda Number:** 9a

**ACTION**

### RECOMMENDATION:

Approve Resolution No. 14-XX requesting Preston Park loan extension to 12/15/2014 (**Attachment A**).

### BACKGROUND:

On June 12, 2009, the FORA Board authorized the Executive Officer to execute a \$19 million loan with Rabobank to consolidate other borrowing and to provide US Economic Development Administration grant required matching funds for General Jim Moore Boulevard improvements. The mortgage loan was collateralized by a First Deed of Trust on Preston Park Housing (Preston Park) and monthly payments have been made from FORA's 50% share of Preston Park lease revenue. The loan was set to expire on June 15, 2014 and was to be retired by: 1) proceeds from Preston Park sale, or 2) the City of Marina's (Marina) acquisition of FORA's interest in Preston Park prior to the expiration.

Efforts to acquire Preston Park by Marina stalled in 2011. The FORA Board authorized the sale of Preston Park in 2012. Shortly thereafter, Marina filed suit challenging FORA's Preston Park ownership and loan validity. The Superior Court issued an injunction preventing FORA sale of Preston Park, pending court adjudication. The court date is not expected until fall this calendar year. The loan matures June 15, 2014 with approximately \$18 million in outstanding principal.

### DISCUSSION:

FORA Executive Officer Michael Houlemard, as authorized by the Board and Executive Committee, requested that Rabobank consider extending the loan until the Preston Park litigation concludes. Rabobank has indicated that they may consider extending the loan beyond June 2014 and provided the following elements/conditions for the extension:

1. A FORA Board Resolution reflecting unanimous support for the extension.
2. The proposed extension term up to 180 days.
3. Rabobank to obtain a new Preston Park appraisal with the bank's needs being addressed.
4. Rabobank to determine the extension fee and interest rate for the extension period.
5. Title Company to insure with Rabobank being on 1st position and validate the collateral.

Without extension, the loan will be in default on June 15 and Rabobank may initiate foreclosure. Since the sale was barred by litigation, FORA is unable to retire the loan at maturity. The attached resolution addresses these items and staff requests approval.

### FISCAL IMPACT:

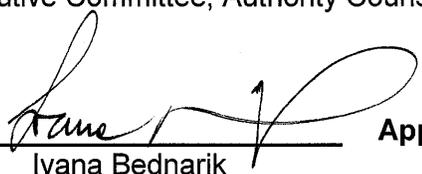
Reviewed by FORA Controller 

The extension carries financial obligations such as the appraisal cost, extension fee, and closing costs. The Board may approve payment of these expenses from the Preston Park operating account when these costs are determined and the loan is authorized.

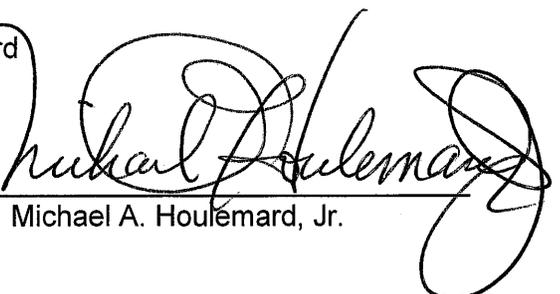
### COORDINATION:

Rabobank, Executive Committee, Authority Counsel, FORA Board

Prepared by

  
Ivana Bednarik

Approved by

  
Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY**  
**Resolution 14-XX**

*Resolution of the Fort Ord Reuse Authority Board Delegating Authority to Negotiate and Enter into an Extension of the Existing \$19,000,000 Loan with Rabobank, N.A.*

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. In 2010 the Fort Ord Reuse Authority (the "Authority") borrowed \$19,000,000 (the "Loan") from Rabobank, N.A. ("Rabobank"), for a four year term ending on June 14, 2014; and
- B. The Loan is secured by among other things real property commonly known as the "Preston Park Apartments;" and
- C. Due to ongoing litigation between the City of Marina, one of the Authority's constituent members, on the one hand, and the Authority and Rabobank, on the other, it will not be possible for the Authority to repay the loan on its maturity date; and
- D. Resolution of the litigation via trial, arbitration, negotiation or otherwise is not expected before October, 2014; and
- E. It is the unanimous desire of the Board of the Authority to avoid the filing of a Notice of Default and possible foreclosure of the Loan on the Preston Park Apartments; and
- F. Rabobank has indicated its willingness to consider a possible extension of the Loan for a period of 180 days;

NOW, THEREFORE, BE IT RESOLVED by the unanimous consent of the Board of Directors of the Fort Ord Reuse Authority as follows:

- 1. Michael A. Houlemard, Jr., as the Executive Officer is hereby delegated the authority to negotiate with Rabobank for a 180 day extension of the Loan which is due on June 14, 2014 and to take all actions on the part of the Authority necessary to obtain an extension of the Loan. It is understood that Rabobank has not made a commitment to extend the Loan, and will not do so prior to completing its analysis and due diligence (including a new appraisal) and any such action is subject to the bank's internal approval process. The Authority believes that Rabobank will authorize the extension provided that the Authority's Board unanimously approves the extension request under terms generally reflecting the following:
  - (a) Term: six months, with a maturity date of December 15, 2014;
  - (b) Amount: Not to exceed \$19,000,000.00;
  - (c) Interest rate: To be fixed for six months at the swap rate in effect on June 12, 2014;
  - (d) Extension fee: Not to exceed 25 basis points;
  - (e) Swap contract: The extension will not have a SWAP during the extension period; and
  - (f) Appraisal charges and other costs of closing shall be borne by the Authority.

2. Michael A. Houlemard, Jr., as the Executive Officer is further authorized to execute and deliver all such instruments, documents, certificates and agreements, for and on behalf of the Authority, as he determines are necessary or appropriate to extend the Loan as described in Section 1 above.

BE IT FURTHER RESOLVED, that any and all acts previously taken by Mr. Houlemard and the Authority in furtherance of and consistent with the actions authorized under these resolutions are hereby ratified.

BE IT FURTHER RESOLVED, that Rabobank is authorized to rely and act on the foregoing resolutions until written notice of revocation by all of the Board is received by the bank at 915 Highland Point Dr., Suite 350, Roseville, CA 95678.

AND BE IT FINALLY RESOLVED, that this Resolution is to be presented to Rabobank in addition to any other Resolutions that have been presented to it on behalf of the Authority prior to the dates set forth below.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

\_\_\_\_\_  
Mayor Jerry Edelen, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Clerk

# FORT ORD REUSE AUTHORITY BOARD REPORT

## NEW BUSINESS

<b>Subject:</b>	Approve Positions on Current State Legislation	
<b>Meeting Date:</b>	May 16, 2014	<b>ACTION</b>
<b>Agenda Number:</b>	10a	

### RECOMMENDATION:

Concur in FORA Legislative Committee Recommended Positions on State Legislation, as demonstrated in the Legislative Track Document.

### BACKGROUND/DISCUSSION:

The Legislative Committee met on May 7, 2014 to discuss the status of federal and state legislative matters and to consider recommendations to the Board regarding legislative support. The attached Bill Track document (**Attachment A**) has been amended to reflect the Committee's recommendations. Draft minutes from the May 7<sup>th</sup> meeting are available under the Legislative Committee report (Item 12i).

### FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget.

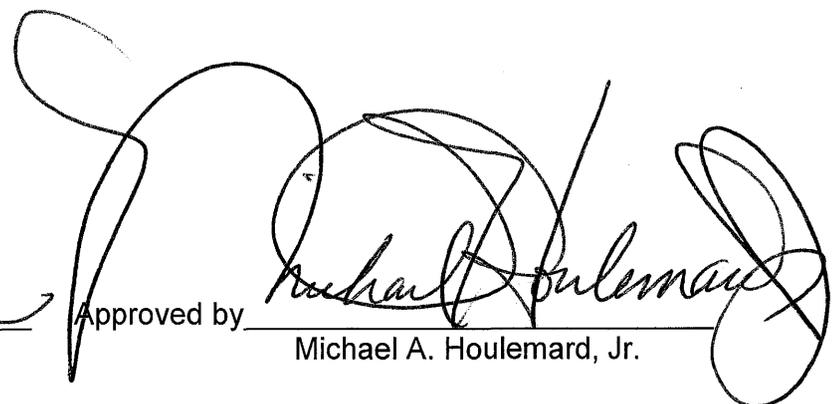
### COORDINATION:

Legislative Committee, JEA and Associates

Prepared by

  
Lena Spilman

Approved by

  
Michael A. Houlemard, Jr.



**FORA Legislative Track**  
**Provided by JEA & Associates - Thursday, May 08, 2014**

*Recommended for Board Approval by the FORA Legislative Committee May 7, 2014*

**AB 2119 (Stone D) Local taxes: transactions and use taxes.**

Introduced: 2/20/2014

Status: 5/5/2014-Do pass as amended.

Location: 5/6/2014-A. REV. & TAX

**Summary:** Existing law authorizes a County Board of Supervisors to levy, increase, or extend a transactions and use tax, if approved by the required vote of the board and of the qualified voters. This bill would authorize a County Board of Supervisors to levy, increase, or extend a transactions and use tax county-wide or within the unincorporated area, if approved by the qualified voters of the corresponding area, as applicable. This bill would require the revenues derived from the tax to be used within the taxed area.

**Position: Watch**

**AB 2176 (John A. Pérez D) Governor's Office of Business and Economic Development.**

Introduced: 2/20/2014

Status: 5/7/2014-In committee: Set, first hearing. Referred to APPR. suspense file.

Location: 5/7/2014-A. APPR. SUSPENSE FILE

**Summary:** The Economic Revitalization Act established the Governor's Office of Business and Economic Development, also known as "GO-Biz," to, among other things, serve the Governor as the lead entity for economic strategy and the marketing of California on issues relating to business development, private sector investment, and economic growth. Existing law authorizes GO-Biz to, among other things, make recommendations to the Governor and Legislature on new state policies, programs, and actions, or amendments to existing programs. This bill would instead require GO-Biz to perform the above-described activities and to develop recommendations for an economic development strategic plan for the state. This bill contains other related provisions and other existing laws.

**Position: Support**

**AB 2554 (Rendon D) Clean, Safe, and Reliable Drinking Water Act of 2014.**

Introduced: 2/21/2014

Status: 4/30/2014-From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 3.) (April 29). Re-referred to Com. on APPR.

Location: 4/30/2014-A. APPR.

**Summary:** Existing law, the Safe, Clean, and Reliable Drinking Water Supply Act of 2012, if approved by the voters, would authorize the issuance of bonds in the amount of \$11,140,000,000 pursuant to the State General Obligation Bond Law to finance a safe drinking water and water supply reliability program. Existing law provides for the submission of the bond act to the voters at the November 4, 2014, statewide general election. This bill would repeal these provisions. This bill contains other related provisions and other existing laws.

**Position: Watch**

**AB 2280 (Alejo D) Community Revitalization and Investment Authorities.**

Introduced: 2/21/2014

Status: 5/1/2014-Read second time. Ordered to third reading.

Location: 5/1/2014-A. THIRD READING

Calendar:5/8/2014 #137 ASSEMBLY THIRD READING FILE

**Summary:** The Community Redevelopment Law authorized the establishment of redevelopment agencies to address the effects of blight. Existing law dissolved redevelopment and community development agencies, as of February 1, 2012, and provides for the designation of successor agencies to wind down the affairs of the dissolved agencies and to fulfill their enforceable obligations. This bill would authorize certain local agencies to form a community revitalization authority (authority) within a community revitalization and investment area (area) to carry out provisions of the Community Redevelopment Law related to, among other things, infrastructure, affordable housing, and economic revitalization. The bill would provide for the financing of these activities by, among other things, the issuance of bonds serviced by tax increment revenues. It would require the authority to adopt a community revitalization plan for the area, describing and governing revitalization activities. The bill would also provide for periodic authority audits with respect to affordable housing, annual public reports by the authority, and periodic proceedings for the consideration of public protests. This bill contains other existing laws.

**Position: Support**

**AB 2686 (Perea D) Clean, Safe, and Reliable Drinking Water Supply Act of 2014.**

Introduced: 2/21/2014

Status: 5/5/2014-Re-referred to Com. on APPR.

Location: 5/5/2014-A. APPR.

**Summary:** Existing law, the Safe, Clean, and Reliable Drinking Water Supply Act of 2012, if approved by the voters, would authorize the issuance of bonds in the amount of \$11,140,000,000 pursuant to the State General Obligation Bond Law to finance a safe drinking water and water supply reliability program. Existing law provides for the submission of the bond act to the voters at the November 4, 2014, statewide general election. This bill would repeal these provisions. This bill contains other related provisions and other existing laws.

**Position: Watch**

**SB 927 (Cannella R) Safe, Clean, and Reliable Drinking Water Supply Act of 2014.**

Introduced: 1/29/2014

Status: 4/22/2014-Set, second hearing. Failed passage in committee. (Ayes 3. Noes 6. Page 3211.) Reconsideration granted.

Location: 2/6/2014-S. N.R. & W.

**Summary:** Existing law creates the Safe, Clean, and Reliable Drinking Water Supply Act of 2012, which, if approved by the voters, would authorize the issuance of bonds in the amount of \$11,140,000,000 to finance a safe drinking water and water supply reliability program. The bond act, among other things, makes specified amounts available for projects relating to drought relief, water supply reliability, ecosystem and watershed protection and restoration, and emergency and urgent actions to ensure safe drinking water supplies for disadvantaged communities and economically distressed areas. Existing law provides for the submission of the bond act to the voters at the November 4, 2014, statewide general election. This bill would rename the bond act as the Safe, Clean, and Reliable Drinking Water Supply Act of 2014 and make conforming changes. The bill would reduce the issuance of bonds to \$9,217,000,000 by reducing funding for projects related to drought relief and water supply reliability. The bill would remove fecosystem and watershed protection and restoration project funding, and would increase funding for emergency and urgent actions to ensure safe drinking water supplies in disadvantaged communities and economically distressed areas. This bill contains other related provisions.

**Position: Watch**

**SB 936 (Monning D) Monterey Peninsula Water Management District: financing orders and water rate relief bonds.**

Introduced: 2/3/2014

Status: 5/6/2014-Read second time and amended. Re-referred to Com. on APPR.

Location: 5/6/2014-S. APPR.

**Summary:** Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including water corporations. Existing law authorizes the commission to fix just and reasonable rates and charges. The existing Monterey Peninsula Water Management District Law establishes the Monterey Peninsula Water Management District and provides for its powers and purposes. This bill would authorize the commission to issue financing orders to facilitate the recovery, financing, or refinancing of water supply costs. The bill would authorize the Monterey Peninsula Water Management District to issue water rate relief bonds if the commission finds that the bonds would provide savings to water customers on the Monterey Peninsula. This bill contains other related provisions and other existing laws.

**Position: Support**

**SB 1250 (Hueso D) Safe, Clean, and Reliable Drinking Water Supply Act of 2014.**

Introduced: 2/20/2014

Status: 5/7/2014-From committee with author's amendments. Read second time and amended. Re-referred to Com. on N.R. & W. Location: 5/7/2014-S. N.R. & W.

Calendar: 5/13/2014 9:30 a.m. - Room 112 SENATE NATURAL RESOURCES AND WATER, PAVLEY, Chair

**Summary:** Existing law creates the Safe, Clean, and Reliable Drinking Water Supply Act of 2012, which, if approved by the voters, would authorize the issuance of bonds in the amount of \$11,140,000,000 pursuant to the State General Obligation Bond Law to finance a safe drinking water and water supply reliability program. Existing law provides for the submission of the bond act to the voters at the November 4, 2014, statewide general election. This bill would repeal these provisions. This bill contains other related provisions and other existing laws.

**Position: Watch**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## NEW BUSINESS

<b>Subject:</b>	FY 2014/15 Capital Improvement Program	
<b>Meeting Date:</b>	May 16, 2014	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	10b	

### RECOMMENDATION:

- i. Receive a Fort Ord Reuse Authority (FORA) FY 2014/15 Capital Improvement Program (CIP) staff presentation;
- ii. Receive an Economic & Planning Systems (EPS) CIP Review – Phase III Study presentation;
- iii. Provide direction on the FY 2014/15 CIP (**Attachment A**); and
- iv. Approve Resolution 14-xx (**Attachment B**) to implement a Community Facilities District (CFD) Special Tax and Base-wide Development Fee adjustment.

### BACKGROUND/DISCUSSION:

- i. Annually, FORA staff provides a CIP overview, including reprogramming updates and text editing. The most significant updates this year include: 1) budget adjustments reflecting actual CFD tax/development fee collection (\$1.5M) versus FY 2013/14 forecasts (\$11M); 2) moving transportation projects and other CIP expenditures forward to accommodate CFD tax/development fee collection, land sales and property tax collection and development forecasts; 3) incorporating market methodology for current and future fiscal year forecasting (described through text edits); 4) removal of the Marina Coast Water District (MCWD) “voluntary contribution” per MCWD request and EPS recommendation, and 5) budget adjustments reflecting actual Land sale proceeds collection (\$1.1M) versus FY 2013/14 forecasts (\$6.3M). FORA staff will provide a PowerPoint presentation on these and other relevant issues.
- ii. In December 2013, the FORA Board approved a CIP Review - Phase III Study by EPS, to follow on their first two studies and to further review: 1) the appropriate cost-index; 2) transportation costs and contingencies; 3) other contingency costs (including Habitat Conservation Plan endowment funding, additional utility/storm drainage, and other costs); 4) water augmentation costs; 5) any surplus fund balance; 6) calibration of FORA CFD fee/ development fee as a result of contingency reductions; and 7) removing the CIP Capital expense line item MCWD “voluntary contribution” (since it is not a California Environmental Quality Act obligation and there is no mechanism in place to transfer funds to MCWD). EPS will present their findings and recommendations, as well as their suggested fee adjustment (The EPS work product is included as **Attachment C**). It is noted that at the May 7th Administrative Committee meeting, members of the public/development community requested that the Board consider retaining the “voluntary contribution” in the FORA CIP, direct FORA and MCWD staff to enter into an agreement to collect and transfer FORA funds to MCWD, and for MCWD to subsequently include this funding in their rate study and commensurately reduce their proposed capacity charge. FORA staff notes that if the Board considers that request, it would require an agreement that the Monterey Local Area Formation Commission/State legislature would have to review/approve as a part of the future FORA dissolution process. Such agreement must address a mechanism for the collection and transfer of the funds to MCWD post-FORA. Alternatively, EPS and MCWD consultants recommend removing this “voluntary contribution” from the FORA CIP. Board direction on this matter is desired, including suggestions for the Administrative/Capital Improvement Program Committees to assess.
- iii. Annually, staff requests updated reuse forecasts from the land use jurisdictions. FORA staff reviews the forecasts to ensure that resource-constrained limits of the Base Reuse Plan and associated environmental documentation/Sierra Club Settlement Agreement are met and that

forecasts are realistic. Using reuse forecasts and other data, FORA staff coordinated with EPS to estimate CIP funding sources, including CFD fees/development fees, land sales, property taxes, grants, etc. anticipated to be received per fiscal year. The estimated revenue stream is used to place in time FORA expenditures on transportation/transit, water augmentation, habitat management, property management/caretaker costs, and building removal.

The CIP Phase III Study work product recommends a 17.1% CFD fee/development fee reduction to balance CIP revenues and expenditures through FORA's legislated dissolution on June 30, 2020. The draft FY 2014/15 CIP currently assumes CFD fee/development fee rates consistent with the proposed fee reduction.

Due to the nature of forecasting, today's best reuse forecasts may differ from what may be realized in current market conditions. Recognizing this, CIP reprogramming continues to be a routine procedure every fiscal year to assure that mitigation projects are implemented in the best possible sequence with reuse needs. Next year's CIP may differ, based on updated jurisdiction forecasts and actual fee collection. The CIP is typically presented to the FORA Board for its initial review in May each year. The CIP has either been adopted at this first presentation or at the June meeting in order to implement the program and CFD fee/development fee adjustments by the start of the fiscal year on July 1. The draft FY 2014/15 CIP is included as **Attachment A** for Board consideration and/or direction.

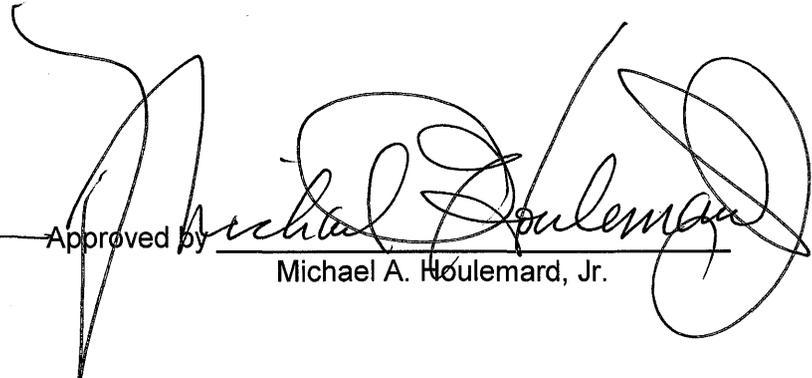
- iv. In August 2012, the FORA Board adopted a formula for calculating periodic CFD Special Tax and Base-wide Development Fee adjustments on a biennial or material change basis. Resolution 14-xx (**Attachment B**) implements a fee adjustment consistent with the formula, indicating that a 17.1% fee reduction is appropriate. The recommended fee reduction calibrates the CFD Special Tax and Development Fee with CIP adjustments. Those adjustments include removing FORA's MCWD "Voluntary Contribution" and other expenditure and funding source factors. If the Board adopts Resolution 14-xx, the fee reduction would take effect on July 1, 2014. If the Board does not adopt Resolution 14-xx, the existing fee (\$27,180/new residential unit, et.al.) would be indexed, increasing by 2.4% on July 1, 2014.

**FISCAL IMPACT:**

Reviewed by FORA Controller   
Staff time and consultant (EPS) cost are included in the approved FY 13-14 annual budget.

**COORDINATION:**

Administrative Committee, CIP Committee

Prepared by  Crissy Maras Approved by  Michael A. Houlemard, Jr.

**Attachment A to Item 10b**  
FORA Board Meeting, 5/16/2014



**DRAFT**

FY 2014/15  
Capital Improvement  
Program

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## I. EXECUTIVE SUMMARY

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The Fort Ord Reuse Authority (FORA) Capital Improvement Program (CIP) was created in 2001 to comply with and monitor mitigation obligations from the 1997 Fort Ord Base Reuse Plan (BRP). These mitigation obligations are described in the BRP Appendix B as the Public Facilities Implementation Plan (PFIP) – which was the initial capital programming baseline. The CIP is a policy approval mechanism for the ongoing BRP mitigation requirements as well as other capital improvements established by FORA Board policy decisions. The CIP is re-visited annually by the FORA Board to assure that projects are implemented on a timely basis.

This FY 2013/14 – “Post-FORA” CIP document has been updated with reuse forecasts by the FORA land use jurisdictions and adjusted to reflect staff analysis and Board policies. Adjusted annual forecasts are enumerated in the CIP Appendix B. Forecasted capital project timing is contrasted with FY 2012/13 adopted timing, outlining adjustments. See Tables 2 & 3, depicting CIP project forecasts.

Current State law sets FORA's sunset on June 30, 2020 or when 80% of the BRP has been implemented, whichever occurs first– either of which is prior to the Post-FORA CIP end date. The revenue and obligation forecasts will be addressed in 2018 under State Law and will likely require significant coordination with the Local Agency Formation Commission.

### 1) Periodic CIP Review and Reprogramming

Recovery forecasting is impacted by the market. However, annual jurisdictional forecast updates remain the best method for CIP programming since timing of project implementation is the purview of the individual on-base FORA members. Consequently, FORA annually reviews and adjusts its jurisdiction forecast based CIP to reflect project implementation and market changes. The protocol for CIP review and reprogramming was adopted by the FORA Board on June 8, 2001. Appendix A, herein, defines how FORA and its member agencies review reuse timing to accurately forecast revenue. A March 8, 2010 revision incorporated additional protocols by which projects could be prioritized or placed in time. Once approved by the FORA Board, this CIP will set project priorities. The June 21, 2013 Appendix A revision describes the method by which the “Fort Ord Reuse Authority's Basewide Community Facilities District (“CFD”), Notice of Special Tax Lien” is annually indexed.

The Finance Committee reviewed the FY 2014/15 CIP budget as a component of the overall FORA mid-year and preliminary budgets. They made known their concern for a higher degree of accuracy and predictability in FORA's revenue forecasts. Board members concurred and recommended that staff, working with the Administrative and CIP Committees, hone and improve CIP development forecasts and resulting revenue projections.

#### CIP Development Forecasts Methodology

From January to May 2014, FORA Administrative and CIP Committees formalized a methodology for developing jurisdictional development forecasts: 1) Committee members recommended differentiating between entitled and planned projects (Appendix B) and correlate accordingly, 2) Basic market conditions necessary to moving housing projects forward should be recognized and reflected in the methodology. On average, a jurisdiction/project developer will market three or four housing types/products and sell at least one of each type per month, 3) As jurisdictions coordinate with developers to review and revise development forecasts each year, FORA staff and committees will review submitted jurisdiction forecasts, using the methodology outlined in #2, translated into number of building permits expected to be pulled from July 1 to June 30 of the prospective fiscal year and consider permitting and market constraints in making additional revisions; and 4) FORA Administrative and CIP Committees will confirm final development forecasts, and share those findings with the Finance Committee.

In FY 2010/11, FORA contracted with Economic & Planning Systems ("EPS") to perform a review of CIP costs and contingencies (CIP Review – Phase I Study), which resulted in a 27% across-the-board CFD/Development Fee reduction in May 2011. On August 29, 2012, the FORA Board adopted a formula to calibrate FORA CIP costs and revenues on a biennial basis, or if a material change to the program occurs. Results of the EPS Phase II Review resulted in a further 23.6% CFD/Development Fee reduction. ~~Those reductions are continued in this CIP. However, an increase of 2.8% as noted in the January Engineering News Record ("ENR") Construction Cost Index ("CCI") is applied across the board to developer fees to keep pace with inflationary construction cost factors (as described in Appendix A).~~ A Phase III review, to update CIP ~~project and contingency~~ costs and revenues, ~~is planned prior to the formulaic application in early 2014 will result in a FY 2014/15 CFD/Development Fee rate recommendation for a 17.1% fee reduction to take effect on July 1, 2014.~~

## 2) CIP Costs

The costs assigned to individual CIP elements were first estimated in May 1995 and published in the draft 1996 BRP. Those costs have been adjusted to reflect actual changes in construction expenses noted in contracts awarded on the former Fort Ord and to reflect the Engineering News Record (ENR) Construction Cost Index (CCI) inflation factors. This routine procedure has been applied annually since the adoption of the CIP – excepting 2011, at Board direction. ~~It is expected, according to the Phase III CIP Review study results just completed, that the recently adopted formulaic fee review will be were applied and are submitted for FORA Board consideration in this CIP, in spring 2014.~~

## 3) CIP Revenues

The primary CIP revenue sources are CFD special taxes, development fees, and land sale proceeds. These primary sources are augmented by loans, property taxes and grants. The CFD has been adjusted annually to account for inflation, with an annual cap of 5%. Development fees were established under FORA policy to govern fair share contributions to the basewide infrastructure and capital needs. The CFD implements a portion of the development fee policy and ~~is restricted by State Law to paying for funds~~ mitigations described in the BRP Final Environmental Impact Report (FEIR). The FORA CFD pays CIP costs including Transportation/Transit projects, Habitat Management obligations, Water Augmentation, Water and Wastewater Collection Systems improvements, Storm Drainage System improvements and Fire Fighting Enhancement ~~improvements~~. Land sale proceeds are earmarked to cover costs associated with the Building Removal Program per FORA Board policy.

Tables 4 and 5 herein contain a tabulation of the proposed developments with their corresponding fee and land sale revenue forecasts. Capital project obligations are balanced against forecasted revenues on Table 3 of this document.

## 4) Projects Accomplished to Date

FORA has actively implemented capital improvement projects since 1995. As of this writing, FORA has completed approximately:

- a) ~~\$756M~~ in roadway improvements, including underground utility installation and landscaping, predominantly funded by US Department of Commerce – Economic Development Administration (EDA) grants (with FORA paying any required local match), FORA CFD fees, loan proceeds, payments from participating jurisdictions/agencies, property tax payments (formerly tax increment), and a FORA bond issue.
- b) ~~\$75M-82M~~ in munitions and explosives of concern cleanup on the 3.3K acres of former Fort Ord Economic Development Conveyance properties, funded by a US Army grant and property tax payments.

- c) \$29M in building removal at the Dunes on Monterey Bay, East Garrison, Imjin Parkway and Imjin Office Park site.
- d) \$10M in Habitat Management and other capital improvements instrumental to base reuse, such as improvements to the water and wastewater systems, Water Augmentation obligations, and Fire Fighting Enhancement.

Section III provides detail regarding how completed projects offset FORA basewide obligations. As revenue is collected and offsets obligations, the [offsets](#) will be enumerated in Tables 1 and 3.

This CIP provides the FORA Board, Administrative Committee, Finance Committee, jurisdictions, and the Monterey Regional Public with a comprehensive overview of the capital programs and expectations involved in former Fort Ord recovery programs. As well, the CIP offers a basis for annually reporting on FORA's compliance with its environmental mitigation obligations and policy decisions by the FORA Board. It is also accessed on the FORA website at: [www.fora.org](http://www.fora.org).

## II. OBLIGATORY PROGRAM OF PROJECTS – DESCRIPTION OF CIP ELEMENTS

As noted in the Executive Summary, obligatory CIP elements include Transportation/Transit, Water Augmentation, Storm Drainage, Water and Wastewater Collection System, Habitat Management, Fire Fighting Enhancement and Building Removal. The first elements noted are to be funded by CFD/development fees. Land sale proceeds are earmarked to fund the Building Removal Program to the extent of FORA's building removal obligation. Beyond that obligation, land sale proceeds may be allocated to CIP projects by the FORA Board. Summary descriptions of each CIP element follow:

### a) Transportation/Transit

During the preparation of the BRP and associated FEIR, the Transportation Agency for Monterey County (TAMC) undertook a regional study (The Fort Ord Regional Transportation Study, July 1997) to assess Fort Ord development impacts on the study area (North Monterey County) transportation network.

When the BRP and accompanying FEIR were adopted by the Board, the transportation and transit obligations as defined by the TAMC Study were also adopted as mitigations to traffic impacts resulting from development under the BRP.

The FORA Board subsequently included the Transportation/Transit element (obligation) as a requisite cost component of the adopted CFD. As implementation of the BRP continued, it became timely to coordinate with TAMC for a review and reallocation of the FORA financial contributions that appear on the list of transportation projects for which FORA has an obligation.



General Jim Moore Boulevard at Hilby Avenue; one of three intersections upgraded/opened in the City of Seaside

Toward that goal, and following Board direction to coordinate a work program with TAMC, FORA and TAMC entered into a cooperative agreement to move forward with re-evaluation of FORA's transportation obligations and related fee allocations. TAMC, working with the Association of Monterey Bay Area Governments (AMBAG) and FORA, completed that re-evaluation. TAMC's recommendations are enumerated in the "FORA Fee Reallocation Study" dated April 8, 2005; the date the FORA Board of Directors approved the study for inclusion in the FORA CIP. The complete study can be found online at [www.fora.org](http://www.fora.org), under the Documents menu.

TAMC's work with AMBAG and FORA resulted in a refined list of FORA transportation obligations that are synchronous with the TAMC Regional Transportation Plan (RTP). Figure 1 illustrates the refined FORA

transportation obligations that are further defined in Table 1. Figure 2 reflects completed transportation projects, remaining transportation projects with FORA as lead agency, and remaining transportation projects with others as lead agency (described below).

### **Transit**

The transit obligations enumerated in Table 1 remain unchanged from the 1997 TAMC Study and adopted BRP. However, current long range planning by TAMC and Monterey-Salinas Transit (MST) reflect a preferred route for the multi-modal corridor than what was presented in the BRP, FEIR and previous CIPs. The BRP provided for a multi-modal corridor ([MMC](#)) along Imjin Parkway/Blanco Road serving to and from the Salinas area to the TAMC/MST intermodal center planned at 8<sup>th</sup> Street and 1<sup>st</sup> Avenue in the City of Marina portion of the former Fort Ord. Long range planning for transit service resulted in an alternative Intergarrison/Reservation/Davis Roads corridor to increase habitat protection and fulfill transit service needs between the Salinas area and Peninsula cities and campuses.

A series of stakeholder meetings were conducted to advance adjustments and refinements to the proposed multi-modal corridor plan-line. Stakeholders included, but were not limited to, TAMC, MST, FORA, City of Marina, Monterey County, California State University Monterey Bay (CSUMB), and the University of California Monterey Bay Education, Science and Technology Center. The stakeholders completed a Memorandum of Agreement (MOA) outlining the new alignment of the multi-modal transit corridor plan line in February 2010. Since all stakeholders have signed the MOA, the FORA Board designated the new alignment and rescinded the original alignment on December 10, 2010.

[TAMC is in the process of re-evaluating the MMC route, holding stakeholder and public outreach meetings, to determine how to best meet the transit needs of the community. If a new route is selected, the 2010 MOA must be amended to reflect that alignment and the FORA Board will be apprised as to any proposed changes.](#)

### **Lead Agency Status**

FORA has served as lead agency in accomplishing the design, environmental approval and construction activities for all capital improvements considered basewide obligations under the BRP and this CIP. As land transfers continue and development gains momentum, certain basewide capital improvements may be advanced by the land use jurisdictions and/or their developers.

As of this writing, reimbursement agreements are in place with Monterey County and the City of Marina for several FORA CIP transportation projects. Table 2 identifies those projects. FORA's obligation toward those projects is financial, as outlined in the reimbursement agreements. FORA's obligation toward projects for which it serves as lead agent is the actual project costs. Other like reimbursement agreements may be structured as development projects are implemented and those agreements will be noted for the record.

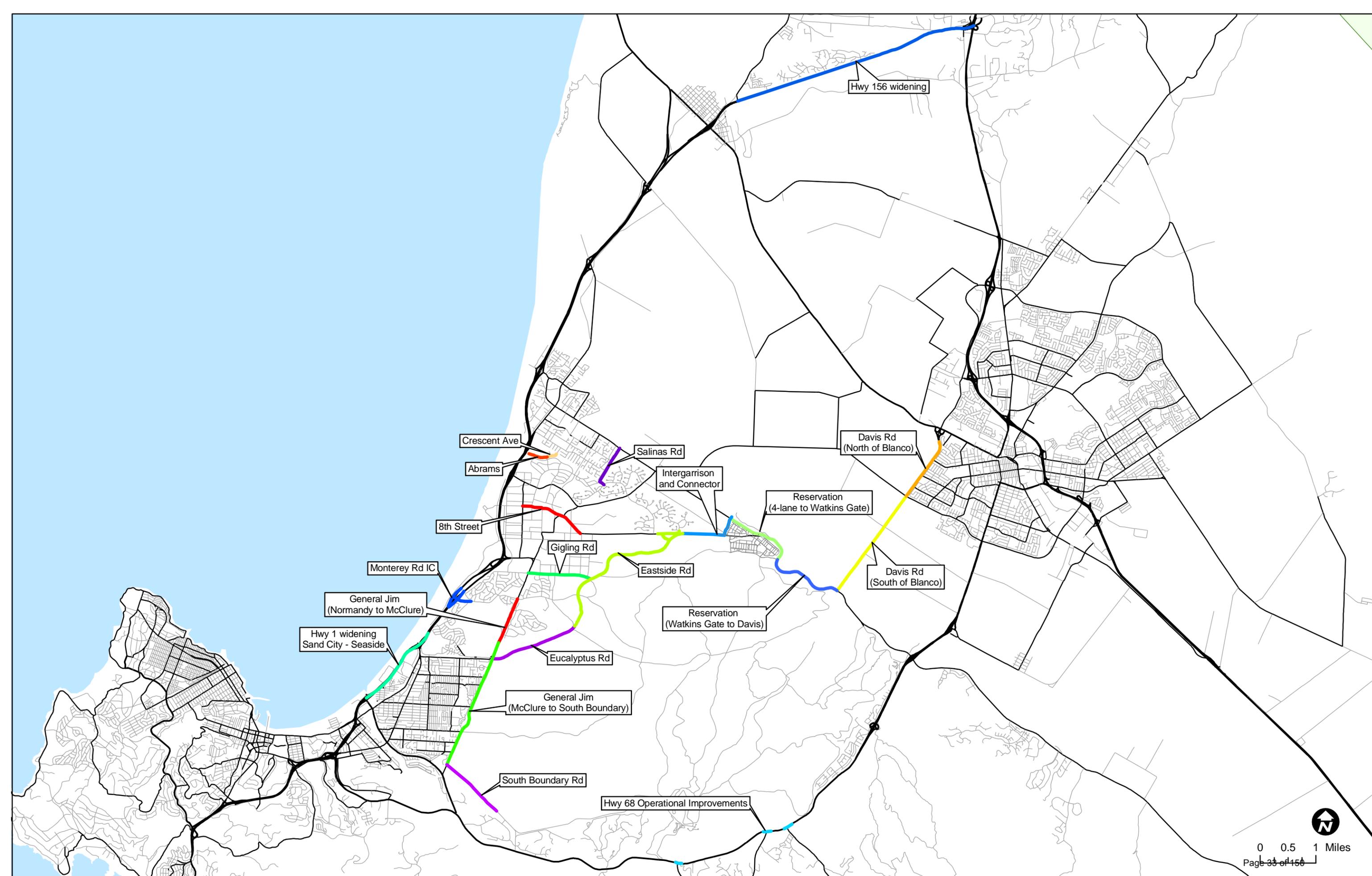


Figure 1: Transportation Map

- Remaining Transportation Projects with FORA as Lead Agency
- Remaining Transportation Projects with Others as Lead Agency
- Completed Transportation Projects

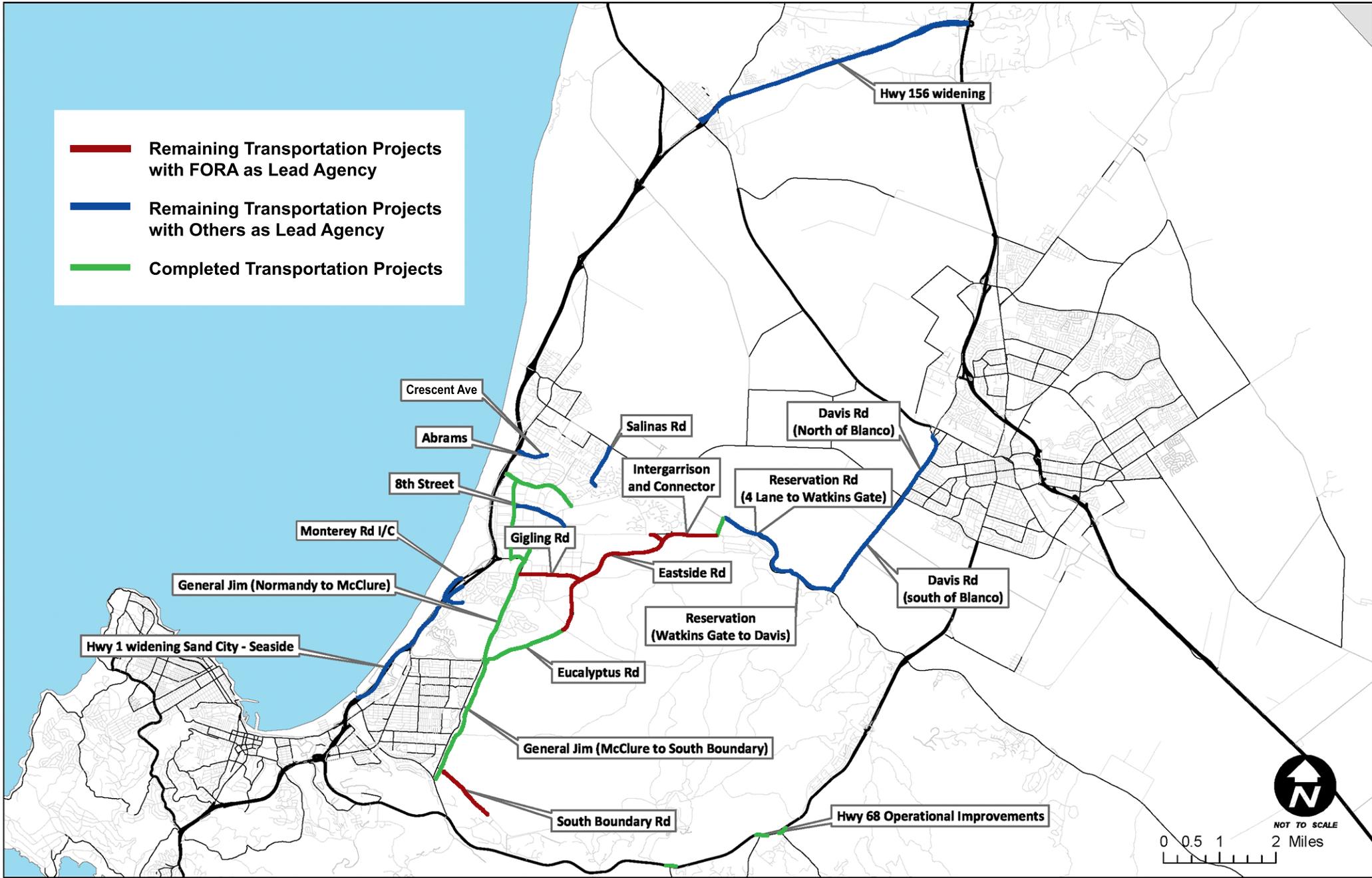


Figure 2: Remaining Transportation Projects

## b) Water Augmentation

The Fort Ord BRP identifies availability of water as a resource constraint. The BRP anticipated build out development density utilizes the 6,600 acre-feet per year (AFY) of available groundwater supply, as described in BRP Appendix B (PFIP section p 3-63). In addition to groundwater supply, the BRP assumes an estimated 2,400 AFY augmentation to achieve the permitted development level as reflected in the BRP (Volume 3, figure PFIP 2-7).

FORA has contracted with Marina Coast Water District (MCWD) to implement a water augmentation program. Following a comprehensive two-year process of evaluating viable options for water augmentation, the MCWD Board of Directors certified, in October 2004, a program level Environmental Impact Report (EIR) analyzing three potential augmentation projects. The projects included a desalination project, a recycled water project and a hybrid project (containing components of both recycled water and desalination water projects).

In June 2005, MCWD staff and consultants, working with FORA staff and Administrative Committee, recommended the hybrid project to the FORA and MCWD Boards of Directors. Additionally, it was recommended that FORA-CIP funding toward the former Fort Ord Water and Wastewater Collection Systems be increased by an additional \$17M to avert additional burden on rate payers due to increased capital costs. [However, a 2013 MCWD rate study recommended removing that "voluntary contribution" from the MCWD budget and the EPS Phase III CIP Review results concurred, resulting in a potential commensurately lowered FORA CFD/developer fee.](#)

~~Subsequently,~~ several factors required reconsideration of the water augmentation program. Those factors included increased augmentation program project costs (as designs were refined); MCWD and the Monterey Regional Water Pollution Control Agency (MRWPCA) negotiations regarding the recycled component of the project were not accomplished in a timely manner; and the significant economic downturn (2008-2012). These factors deferred the need for the augmentation program and provided an opportunity to consider the alternative "Regional Plan" as the preferred project for the water augmentation program.

At the April 2008 FORA Board meeting, the Board endorsed the Regional Plan as the preferred plan to deliver the requisite 2,400 AFY of augmenting water to the 6,600 AFY groundwater entitlements. Since that time, the Regional Plan was designated by the State Public Utilities Commission as the preferred environmental alternative and an agreement in principal to proceed entered into by Cal-Am, MCWD and MRWPCA. This agreement is unlikely to proceed under the present circumstances. MCWD is still contractually obligated to provide an augmented source for the former Fort Ord as distinct from the Regional Project. The proposed CIP defaults to the prior Board approved 'hybrid' project that MCWD has performed CEQA for and is contractually required to implement. [It is expected that MCWD will present the FORA Board with alternatives for moving forward during the coming fiscal year.](#)

## c) Storm Drainage System Projects

The adopted BRP recognized the need to eliminate the discharge of storm water runoff from the former Fort Ord to the Monterey Bay National Marine Sanctuary (Sanctuary). In addition, the BRP FEIR specifically addressed the need to remove four storm water outfalls that discharged storm water runoff to the Sanctuary.

Section 4.5 of the FEIR, [Hydrology and Water Quality](#), contains the following obligatory Conservation Element Program: **"Hydrology and Water Quality Policy, C-6: In support of Monterey Bay's National Marine Sanctuary designation, the City/County shall support all actions required to ensure that the bay and inter-tidal environment will not be adversely affected, even if such actions should exceed state and federal water quality requirements."**

**"Program C-6.1: The City/County shall work closely with other Fort Ord jurisdictions and the California Department of Parks and Recreation (CDPR) to develop and implement a plan for storm water disposal that will allow for the removal of the ocean outfall structures and end the direct discharge of**

**storm water into the marine environment. The program must be consistent with State Park goals to maintain the open space character of the dunes, restore natural land forms and restore habitat values."**

With these programs/policies in mind, FORA and the City of Seaside, as co-applicants, secured EDA grants to assist in funding the design and construction of alternative disposal (retention) systems for storm water runoff that allowed for the removal of the outfalls. FORA completed the construction and demolition project as of January 2004. Table 3 reflects this obligation having been met.

~~In the future, following build-out of on-site storm water disposal facilities, FORA or its successor will remove, restore and re-grade the current, interim disposal sites on CDPR lands. The cost of this restoration is currently unknown and therefore presented as a CIP contingency.~~



Storm drainage outfall removal – Before and After

#### d) **Habitat Management Requirements**

The BRP Appendix A, Volume 2 contains the Draft Habitat Management Program (HMP) Implementing/Management Agreement. This Management Agreement defines the respective rights and obligations of FORA, its member agencies, California State University and the University of California with respect to implementation of the HMP. ~~For the HMP to be implemented, I~~o allow FORA and its member agencies to implement the HMP and BRP meet the requirements of in compliance with the Endangered Species Act, the California Endangered Species Act, and other statutes, the US Fish & Wildlife Service (USFWS) and the California Department of Fish & Wildlife (CDFW) must also approve the Fort Ord Habitat Conservation Plan (HCP) and its funding program, as paid for and ~~caused to be~~ prepared by FORA.

The funding program is predicated on an earnings rate assumption acceptable to USFWS and CDFW for endowments of this kind, and economies of scale provided by unified management of the Cooperative's (the future HCP Joint Powers Authority) habitat lands by qualified non-profit habitat managers. The Cooperative will consist of the following members: FORA, County of Monterey, City of Marina, City of Seaside, City of Del Rey Oaks, City of Monterey, State Parks, University of California (UC), CSUMB, Monterey Peninsula College (MPC), Monterey Peninsula Regional Park District, Bureau of Land Management and MCWD. The Cooperative will hold the HCP endowments, except in the case of the UC endowment, and secure the services of appropriately experienced habitat manager(s) via a formal selection process. The Cooperative will control expenditure of the annual line items. FORA will fund the endowments, and the initial and capital costs, to the agreed upon levels.

FORA has provided upfront funding for management, planning, capital costs and HCP preparation. In addition, FORA has dedicated \$1 out of every \$4 collected in development fees to build to a total endowment of principal funds necessary to produce an annual income sufficient to carry out required habitat management responsibilities in perpetuity. The original estimate was developed by an independent consultant retained by FORA and totaled \$6.3M.

Based upon recent conversations with the regulatory agencies, it has become apparent that the Habitat Management obligations will increase beyond the costs ~~noted above~~originally projected. Therefore, this document contains a ± \$~~4039~~.1M line item of forecasted requisite expenditures (see Table 3 column '2005-143' amount of \$~~5,654,084~~6,042,831 plus column '20134-154 to Post FORA Total' amount of \$~~33,437,419~~34,067,170). As part of the FY 2010-11 FORA CIP Review process conducted by EPS, TAMC and FORA, at the FORA Board's April 8, 2011 direction, included \$~~19,220.3M~~ million in current dollars as a CIP contingency for additional habitat management costs should the assumed ~~payout~~earnings rate for the endowment be 1.5% less than the current 4.5% assumption. It is hoped that this contingency will not be necessary, but USFWS and CDFW are the final arbiters as to what the final endowment amount will be, with input from FORA and its contractors/consultants. It is expected that the final endowment amount will be agreed upon in the upcoming fiscal year. FORA's annual operating budget has funded the annual costs of HCP preparation, including consultant contracts. HCP preparation is funded through non-CFD/development fee sources such as FORA's share of property taxes.

The current administrative draft HCP prepared in March 2012 includes a cost and funding chapter, which provides a planning-level cost estimate for HCP implementation and identifies necessary funds to pay for implementation. Concerning the annual costs necessary for HCP implementation and funded by FORA, of approximately \$1.86 million in annual costs, estimated in 2014 dollars, approximately 34% is associated with habitat management and restoration, 27% for program administration and reporting, 23% for species monitoring, and 16% for changed circumstances and other contingencies.

#### e) Fire Fighting Enhancement Requirements

In July 2003, the FORA Board authorized FORA to lease-purchase five pieces of fire-fighting equipment, including four fire engines and one water tender to supplement the equipment of existing, local fire departments. The equipment recipients included the Cities of Marina, Monterey and Seaside, the Ord Military Community Fire Department and the Salinas Rural Fire Department.

This lease purchase of equipment accommodated FORA's capital obligations under the BRP to enhance the firefighting capabilities on the former Fort Ord in response to proposed development. The lease payments began July 2004, and ~~will be paid through~~were retired in FY 2013/14. ~~Once~~Now that the lease payments, funded by developer fees, have been satisfied, FORA's obligation for fire-fighting enhancement ~~will have~~ been fully met. FORA transferred equipment titles to the appropriate fire-fighting agencies in April 2014.



Fire engines received by Fire Departments in the Cities of Marina, Monterey and Seaside and the Ord Military Community were utilized during the Parker Flats habitat burn in 2005

#### f) Building Removal Program

As a basewide obligation, the BRP includes the removal of building stock to make way for redevelopment in certain areas of the former Fort Ord. The FORA Board established policy regarding building removal obligations with adoption of the FY 01/02 CIP. That policy defines FORA obligations and has been sustained since that time. For example, one of FORA's obligations includes some City of Seaside Surplus II buildings. The policy fixes the overall FORA funding obligation to Surplus II at \$4M, and the City of Seaside decides which buildings to remove. The FORA Board additionally established criteria to address how the building removal program would proceed at Surplus II: 1) buildings must be within Economic Development Conveyance parcels; 2) building removal is required for redevelopment; 3) buildings are not programmed for reuse; and, 4) buildings along Gigling Road potentially fit the criteria. When the City of Seaside, working with any developer, determines which

buildings should be removed, FORA would forego a portion of land sale proceeds in an amount commensurate with actual costs, up to \$4M (December 1996 Reimer Associates Fort Ord Demolition Study). All jurisdictions have been treated in a similar manner but have widely varying building removal needs that FORA does its best to accommodate with available funds.

As per Board direction, building removal is funded by land sale revenue and/or credited against land sale valuation. Two MOAs have been finalized for these purposes, as described below:

In August 2005 FORA entered into an MOA with the City of Marina Redevelopment Agency and Marina Community Partners (MCP), assigning FORA \$46M in building removal costs within the Dunes on Monterey Bay project area and MCP the responsibility for the actual removal. FORA paid \$22M and MCP received credits of \$24M for building removal costs against FORA's portion of the [mutually agreed upon](#) land sale proceeds. FORA's building removal obligation was [thus](#) completed as agreed by the City of Marina and MCP in 2007.

In February 2006 FORA entered into an MOA with Monterey County, the Monterey County Redevelopment Agency and East Garrison Partners (EGP). In this MOA, EGP agreed to undertake FORA's responsibility for removal of certain buildings in the East Garrison Specific Plan for which they received a credit of \$2.1M against FORA's portion of land sale proceeds. Building removal in the East Garrison project area is now complete. Since this agreement was made, the property was acquired by a new entity who is complying with the financial terms of the MOA.

FORA's remaining building removal obligations include the former Fort Ord stockade within the City of Marina ( $\pm$  \$2.2M) and as previously discussed, buildings in the City of Seaside's Surplus II area ( $\pm$  \$4M). In 2011, FORA, at the direction of the City of Seaside, removed a building in the Surplus II area which is explained in more detail in Appendix C. FORA will continue to work closely with the Cities of Marina and Seaside as new specific plans are prepared for those areas.

Since 1996 FORA has been aggressively reusing, redeveloping, and/or deconstructing former Fort Ord buildings in environmentally sensitive ways to reuse or reclaim significant building materials. FORA has worked closely with the regulatory agencies and local contractors to safely abate hazardous materials, maximize material reuse and recycling, and create an educated work force that can take advantage of the jobs created on [the former](#) Fort Ord. FORA, CSUMB and the jurisdictions continue to leverage the accumulated expertise and experience and focus on environmentally sensitive reuse, removal of structures, and recycling remnant structural and site materials, while applying lessons learned from past FORA efforts to "reduce, reuse and recycle" materials from [former](#) Fort Ord structures as described in Appendix C.

#### **g) Water and Wastewater Collection Systems**

Following a competitive selection process in 1997, the FORA Board approved MCWD as the purveyor to own and operate water and wastewater collection systems on the former Fort Ord. By agreement with FORA, MCWD is tasked to assure that a Water and Wastewater Collection Systems Capital Improvement Program is in place and implemented to accommodate repair, replacement and expansion of the systems. To provide uninterrupted service to existing customers and to track with system expansion to keep pace with proposed development, MCWD and FORA staff coordinate system(s) needs with respect to anticipated development. MCWD is engaged in the FORA CIP process, and adjusts its program coincident with the FORA CIP.

In 2005, MCWD staff and consultants conducted a study of their rates, fees and charges to determine projected adjustments through five budget years. At the time, the study projected a significant increase to capacity charges to fund ~~the~~ improvements to and expansion of the former Fort Ord Water and Wastewater Collections Systems. The FORA Board made the policy decision to voluntarily increase the FORA CIP contribution toward this basewide obligation. [However, with no agreement or other funding mechanism in place to transfer this additional contribution to MCWD, a 2013 MCWD rate study included recommendations to remove the additional FORA funding from their budget and](#)

[increase their capacity charge.](#) Table 3 reflects this funding [being removed from the FORA CIP and the FORA CFD/developer fee commensurately reduced.](#)

In 1997, the FORA Board established a Water and Wastewater Oversight Committee (WWOC), which serves in an advisory capacity to the Board. A primary function of the WWOC is to meet and confer with MCWD staff in the development of operating and capital budgets and the corresponding customer rate structures. Annually at budget time, the WWOC and FORA staff prepare recommended actions for the Board's consideration with respect to budget and rate approvals. This process provides a tracking mechanism to assure that improvements to, and expansion of, the systems are in sequence with development needs. Capital improvements for system(s) operations and improvements are funded by customer rates, fees and charges. Capital improvements for the system(s) are approved on an annual basis by the MCWD and FORA Boards. Therefore, the water and wastewater capital improvements are not duplicated in this document.

#### **h) Property Management and Caretaker Costs**

During the EPS Phase I CIP Review process in FY 10/11, FORA jurisdictions expressed concern over accepting 1,200+ acres of former Fort Ord properties without sufficient resources to manage them. Since the late 1990's, FORA carried a CIP contingency line item for "caretaker costs." The EPS Phase I CIP Study identified \$16M in FORA CIP contingencies to cover such costs. These obligations are not BRP required CEQA mitigations, but are considered basewide obligations (similar to FORA's ~~additional water augmentation program contribution and~~ building removal obligation). In order to reduce contingencies, this \$16M item was excluded from the CIP cost structure used as the original basis for the 2011-12 CFD Special Tax fee reductions.

However, the Board recommended that a "Property Management/Caretaker Costs" line item be added [back](#) as an obligation to cover basewide property management costs, should they be demonstrated.

As a result of EPS's Phase II CIP Review analysis in FY 11/12 and FY 12/13, FORA ~~has~~ agreed to reimburse its five member jurisdictions up to \$660,000 in annual funding for these expenses based on past experience, provided sufficient land sales revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. Additional detail concerning this analysis is provided under Appendix D. These expenses are shown in Table 5 – Land Sales as a deduction prior to net land sales proceeds. The expenses in this category (FY ~~134/145~~ through Post-FORA) are planning numbers and are not based on identified costs. [EPS's analysis also assumes that, as jurisdictions sell former Fort Ord property, their property management/caretaker costs will diminish.](#)

### **III. FY 201~~34~~/201~~45~~ THROUGH POST-FORA CAPITAL IMPROVEMENT PROGRAM**

#### **Background Information/Summary Tables**

Table 1 graphically depicts fiscal offsets of completed projects that have reduced BRP obligations. Since 1995, FORA has advanced approximately \$7~~5~~6M in capital projects and BRP obligations. These projects have been predominantly funded by EDA grants, loan proceeds and developer fees. Developer fees are the primary funding source for FORA to continue meeting its mitigation obligations under the BRP. Table 1 includes fiscal offsets inclusive of not only completed projects, but also funded projects to-be-completed during the course of the next fiscal year. As previously noted, work concluded in conjunction with TAMC and AMBAG has resulted in modification of transportation obligations for consistency with current transportation planning at the regional level.

Table 2 details current TAMC recommendations that are compatible with the RTP, and "time places" transportation and transit obligations over the CIP time horizon.

A summary of the CIP project elements and their forecasted costs and revenues are presented in Table 3. Annual updates of the CIP will continue to contain like summaries and account for funding received and applied against required projects.

Table 4, Community Facilities District Revenue, reflects forecasted annual revenue from CFD fee collection. On an annual basis, FORA requests updated development forecasts from its member agencies as a component of FORA's CIP preparation process. The five land use jurisdictions and other agencies with land use authority on former Fort Ord provide updated development forecasts for Table A1: Residential Annual Land Use Construction and Table A2: Non-Residential Annual Land Use Construction (Appendix B). FORA staff reviews the submitted development forecasts to ensure that BRP resource limitations are met (i.e. 6,160 New Residential Unit limit, etc.). FORA staff may make adjustments to the forecasts based on past experience. In previous years, jurisdictions' forecasts have been overly optimistic. In this FY 20134/145 CIP, FORA staff included development forecasts as submitted by the land use jurisdictions in ~~July–April 20134~~. [See '1\) Periodic CIP Review and Reprogramming' on page 3 of this document for additional information.](#)

FORA staff applied the anticipated FORA CFD special tax/Development Fee Schedule rates ~~anticipated~~ as of July 1, 20134 [according to EPS's Phase III CIP study analysis](#) to the forecasted development to produce Table 4 – Community Facilities District Revenue projections (see Appendix A for more information).

Table 5 - Land Sale Revenue reflects land sales projections resulting from EPS's Phase III CIP Review. EPS projected future FORA land sales ~~from July 1, 2014~~ through June 30, 20220. EPS's land sales projections are shown in Table ~~B-1D-2~~ included in Attachment ~~C, A~~ to Item ~~10b7c-CIP Review – Phase II Study~~, May 160, 20143 FORA Board Packet. For this FY 20134/145 CIP, FORA staff based its land sale revenue forecasts using the same underlying assumptions as Table ~~B-1D-2~~. Using past land sales transactions on former Fort Ord where FORA received 50% of the proceeds, EPS determined an underlying land value of \$1880,000 per acre of land. This value was applied to future available development acres to forecast land sale revenue, assuming the land sale would precede actual development by two years. As in Table ~~B-1D-2~~, FORA staff calculated FORA's 50% share of the projected land sales proceeds, then deducted estimated caretaker costs, FORA costs, and other obligations (Initiatives, Petitions, [Pollution Legal Liability Insurance](#), etc.) from the land sales revenue projections. Finally, FORA staff applied a discount rate of ~~4.855-3%~~ prior to determining net FORA land sales proceeds.

Project #	Project Title	Project Limits	TAMC Reallocation Study 2005		FORA Offsets 2005-2014	FORA Remaining Obligation	FORA Remaining Obligation Inflated
			TOTAL COST	FORA PORTION			
<b>Regional Improvements</b>							
R3	Hwy 1-Seaside Sand City	Widen highway 1 from 4 lanes to 6 lanes from Fremont Avenue Interchange south to the Del Monte Interchange	45,000,000	15,282,245	-	21,332,350	21,844,326
R10	Hwy 1-Monterey Rd. Interchange	Construct new interchange at Monterey Road	19,100,000	2,496,648	-	3,485,049	3,568,690
R11	Hwy 156-Freeway Upgrade	Widen existing highway to 4 lanes and upgrade highway to freeway status with appropriate interchanges. Interchange modification as needed at US 156 and 101	197,000,000	7,092,169	-	9,899,896	10,137,494
R12	Hwy 68 Operational Improvements	Operational improvements at San Benancio, Laureles Grade and at Corral De Tierra including left turn lanes and improved signal timing	9,876,000	223,660	312,205	-	-
<b>Subtotal Regional</b>			<b>270,976,000</b>	<b>25,094,722</b>	<b>312,205</b>	<b>34,717,295</b>	<b>35,550,510</b>
<b>Off-Site Improvements</b>							
1	Davis Rd n/o Blanco	Widen to 4 lanes from the SR 183 bridge to Blanco	3,151,000	506,958	-	707,658	724,642
2B	Davis Rd s/o Blanco	Widen to 4 lanes from Blanco to Reservation; Build 4 lane bridge over Salinas River	22,555,000	8,654,502	462,978	11,594,107	11,872,366
4D	Widen Reservation-4 lanes to WG	Widen to 4 lanes from existing 4 lane section East Garrison Gate to Watkins Gate	10,100,000	3,813,916	476,584	4,747,829	4,861,777
4E	Widen Reservation, WG to Davis	Widen to 4 lanes from Walkins Gate to Davis Rd	5,500,000	2,216,321	-	3,093,742	3,167,992
8	Crescent Ave extend to Abrams	Extend existing Crescent Court Southerly to join proposed Abrams Dr (FO2)	906,948	906,948	-	1,266,001	1,296,385
<b>Subtotal Off-Site</b>			<b>42,212,948</b>	<b>16,098,645</b>	<b>939,562</b>	<b>21,409,337</b>	<b>21,923,161</b>
<b>On-Site Improvements</b>							
FO2	Abrams	Construct a new 2-lane arterial from intersection with 2nd Ave easterly to intersection with Crescent Court extension	759,569	759,569	-	1,060,275	1,085,722
FO5	8th Street	Upgrade/construct new 2-lane arterial from 2 <sup>nd</sup> Ave to Intergarrison Rd	4,340,000	4,340,000	-	6,017,440	6,161,859
FO6	Intergarrison	Upgrade to a 4-lane arterial from Eastside Rd to Reservation	4,260,000	4,260,000	1,559,469	4,079,909	4,177,827
FO7	Gigling	Upgrade/Construct new 4-lane arterial from General Jim Moore Blvd easterly to Eastside Rd	5,722,640	5,722,640	353,510	7,542,368	7,723,385
FO9B (Ph-II)	GJM Blvd-Normandy to McClure	Widen from 2 to 4 lanes from Normandy Rd to McClure	24,065,000	24,065,000	6,252,156	-	-
FO9B (Ph-III) [1]	GJM Blvd-s/o McClure to s/o Coe	Widen from 2 to 4 lanes from McClure to Coe			3,476,974	-	-
FO9C	GJM Blvd-s/o Coe to S Boundary	Widen from 2 to 4 lanes from s/o Coe to South Boundary Rd			13,698,746	986,813	1,010,497
FO11	Salinas Ave	Construct new 2 lane arterial from Reservation Rd southerly to Abrams Dr	3,038,276	3,038,276	-	4,241,102	4,342,888
FO12	Eucalyptus Rd	Upgrade to 2 lane collector from General Jim Moore Blvd to Eastside Rd to Parker Flats cut-off	5,800,000	5,800,000	5,328,055	485,159	496,803
FO13B	Eastside Pkwy (New alignment)	Construct new 2 lane arterial from Eucalyptus Rd to Parker Flats cut-off to Schoonover Dr	12,536,370	12,536,370	510,000	16,950,540	17,357,353
FO14	S Boundary Road Upgrade	Upgrade to a 2 lane arterial, along existing alignment from General Jim Moore Blvd to York Rd	2,515,064	2,515,064	338,986	3,076,067	3,149,893
<b>Subtotal On-Site</b>			<b>63,036,919</b>	<b>63,036,919</b>	<b>31,517,896</b>	<b>44,439,673</b>	<b>45,506,225</b>
<b>Transportation Totals</b>			<b>376,225,867</b>	<b>104,230,286</b>	<b>32,769,663</b>	<b>100,566,305</b>	<b>102,979,896</b>
[1] Remaining construction may be phased in future CIP documents based on available funds and habitat/environmental clearance.							
<b>Transit Capital Improvements</b>							
T3	Transit Vehicle Purchase/Replace	15 busses	15,000,000	6,298,254	378,950	8,344,527	8,544,796
T22	Intermodal Centers	(PFIP T-31) includes 3 elements: 1. Intermodal Transportation Center @ 1st. Avenue South of 8th. Street 2. Park and Ride Facility @ 12th Street and Imjin, and 3. Park and Ride Facility @ 8th. Street and Gigling	3,800,000	4,786,673	-	6,681,673	6,655,674
<b>Transit Totals</b>			<b>18,800,000</b>	<b>11,084,926</b>	<b>378,950</b>	<b>15,026,200</b>	<b>15,200,470</b>
<b>Transportation/Transit Totals</b>			<b>395,025,867</b>	<b>115,315,212</b>	<b>33,148,613</b>	<b>115,592,505</b>	<b>118,180,366</b>
Previous Offsets 1995 - 2004							
1. Transportation/Transit - TAMC Study 1995							
FORA offsets against obligations for transportation/transit network per 1995 TAMC Study from 1995-2004. Funded by EDA grant funds, state and local matching funds, revenue bond proceeds, development fees.					32,235,648		
2. Storm Drainage System							
Retain/Percolate stormwater: eliminate discharge of stormwater to Monterey Bay Sanctuary. Project completed/financial obligation met in 2004. Funded by EDA grant proceeds.					1,631,951		
<b>TOTAL CUMULATIVE OFFSETS AGAINST TRANSPORTATION/TRANSIT AND STORM DRAINAGE PROJECTS TO DATE</b>					<b>67,016,212</b>		

Lead Agency		Regional Improvements								
Proj#	Description	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
TAMC/Caltrans	R3a	Hwy 1-Del Monte-Fremont-MBL						21,844,326	21,844,326	R3
TAMC/Caltrans	R10	Hwy 1-Monterey Rd. Interchange						3,568,690	3,568,690	R10
TAMC/Caltrans	R11	Hwy 156-Freeway Upgrade					5,000,000	5,137,494	10,137,494	R11
<b>Subtotal Regional</b>		-	-	-	-	5,000,000	5,137,494	25,413,016	35,550,510	

Off-Site Improvements		Proj#	Description	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
Monterey County	1	Davis Rd north of Blanco			724,642						724,642	1
Monterey County	2B	Davis Rd south of Blanco	472,199			6,500,000	2,500,000	2,400,167			11,872,366	2B
Monterey County	4D	Widen Reservation-4 lanes to WG					2,440,000	2,421,777			4,861,777	4D
Monterey County	4E	Widen Reservation, WG to Davis			616,220	616,220	1,935,552				3,167,992	4E
City of Marina	8	Crescent Ave extend to Abrams			650,000	646,384					1,296,385	8
<b>Subtotal Off-Site</b>		472,199	-	1,990,862	7,762,604	6,875,552	4,821,944	-	21,923,161			

On-Site Improvements		Proj#	Description	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
City of Marina	FO2	Abrams			545,000	540,722					1,085,722	FO2
City of Marina	FO5	8th Street			3,090,000	3,071,859					6,161,859	FO5
FORA	FO6	Intergarrison			4,177,827						4,177,827	FO6
FORA	FO7	Gigling			2,500,000		5,223,385				7,723,385	FO7
FORA	FO9C	GJM Blvd			1,010,497						1,010,497	FO9C
City of Marina	FO11	Salinas Ave			2,130,000	2,212,888					4,342,888	FO11
FORA	FO12	Eucalyptus Road				496,802					496,803	FO12
FORA	FO13B	Eastside Parkway			8,712,577	8,644,776					17,357,353	FO13B
FORA	FO14	South Boundary Road Upgrade		1,500,000	1,649,892						3,149,893	FO14
<b>Subtotal On-Site</b>		-	1,500,000	23,815,793	14,967,047	5,223,385	-	-	45,506,225			

<b>Transportation Totals</b>	472,199	1,500,000	25,806,655	22,729,651	17,098,937	9,959,438	25,413,016	102,979,896
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Transit Capital Improvements		Proj#	Description	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
MST	T3	Transit Vehicle Purchase/Replace		1,715,634	1,715,634	1,715,634	1,715,634	1,682,251			8,544,796	T3
MST	T22	Intermodal Centers						3,340,000	3,315,674		6,655,674	T22
<b>Subtotal Transit</b>		-	1,715,634	1,715,634	1,715,634	1,715,634	1,715,643	5,022,251	3,315,674	15,200,470		

<b>Transportation and Transit GRAND TOTALS</b>	472,199	3,215,634	27,522,289	24,445,285	18,814,580	14,981,689	28,728,690	118,180,366
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**SUMMARY OF CAPITAL IMPROVEMENT PROGRAM 2014/15 - POST FORA**

	2005-14 (1)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post FORA	2014-15 to Post FORA Total
<b>A. CIP PROJECTS FUNDED BY CFD DEVELOPMENT FEES</b>									
<b>Dedicated Revenues</b>									
Development Fees	24,171,322	5,099,000	11,763,000	18,743,000	26,602,000	30,736,000	22,365,000	47,676,000	162,984,000
<b>Other Revenues</b>									
Property Taxes (2)	5,796,078	208,467	497,366	846,755	1,610,582	2,412,112	5,645,454	-	11,220,736
Loan Proceeds (3)	7,926,754								-
Federal Grants (4)	6,426,754								-
CSU Mitigation fees	2,326,795								-
Miscellaneous Revenues (Rev Bonds, CFD credit) (11)	2,162,124								-
<b>TOTAL REVENUES</b>	<b>49,410,427</b>	<b>5,307,467</b>	<b>12,260,366</b>	<b>19,589,755</b>	<b>28,212,582</b>	<b>33,148,112</b>	<b>28,010,454</b>	<b>47,676,000</b>	<b>174,204,736</b>
<b>Expenditures</b>									
<b>Projects</b>									
Transportation/Transit	33,148,613	472,199	3,215,634	27,522,289	24,445,285	18,814,580	14,981,689	28,728,690	118,180,366
Water Augmentation (5) CEQA Mitigation	561,780		1,176,300	1,874,300	2,660,200	3,073,600	2,236,500	12,994,748	24,015,648
Storm Drainage System [Completed by 2005] (6)	[Table 1]								-
Habitat Management (7)	6,042,831	1,539,898	3,375,981	5,660,386	8,033,804	9,282,272	6,174,713		34,067,054
Fire Rolling Stock	1,160,000								-
Property Management/Caretaker Costs (8)	20,000								-
<b>Total Projects</b>	<b>40,933,223</b>	<b>2,012,097</b>	<b>7,767,915</b>	<b>35,056,975</b>	<b>35,139,289</b>	<b>31,170,452</b>	<b>23,392,902</b>	<b>41,723,438</b>	<b>176,263,068</b>
<b>Other Costs &amp; Contingency (9)</b>									
Additional CIP Costs	3,014,400	-	-	-	-	-	-	17,727,055	17,727,055
Habitat Mgt. Contingency	842,104	90,000	-	-	-	-	-	20,193,097	20,283,097
CIP/FORA Costs	925,690	404,509	400,000	400,000	400,000	400,000	395,491	-	2,400,000
Other Costs (Debt Service) (14)	3,695,010	2,800,000	3,992,624	-	-	-	-	-	6,792,624
<b>Total Other Costs &amp; Contingency</b>	<b>8,477,204</b>	<b>3,294,509</b>	<b>4,392,624</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>395,491</b>	<b>37,920,152</b>	<b>47,202,776</b>
<b>TOTAL EXPENDITURES</b>	<b>49,410,427</b>	<b>5,306,606</b>	<b>12,160,539</b>	<b>35,456,975</b>	<b>35,539,289</b>	<b>31,570,452</b>	<b>23,788,393</b>	<b>79,643,590</b>	<b>223,465,844</b>
<b>Net Annual Revenue</b>		862	99,827	(15,867,220)	(7,326,707)	1,577,660	4,222,061	(31,967,590)	
<b>Beginning Balance</b>		-	862	100,688	(15,766,532)	(23,093,239)	(21,515,579)	(17,293,518)	
<b>Ending Balance CFD &amp; Other</b>		<b>862</b>	<b>100,688</b>	<b>(15,766,532)</b>	<b>(23,093,239)</b>	<b>(21,515,579)</b>	<b>(17,293,518)</b>	<b>(49,261,108)</b>	<b>(49,261,108)</b>
<b>B. CIP PROJECTS FUNDED BY LAND SALE REVENUES</b>									
<b>Dedicated Revenues</b>									
Land Sales (10)	15,800,714	-	34,821,117	9,011,094	13,887,758	5,862,610	3,689,508	3,933,720	71,205,808
Land Sales - Credits (11)	6,767,300			6,750,000	-	-	12,659,700	-	19,409,700
Other Revenues (12)	1,425,000								-
Loan Proceeds (3)	7,500,000								-
<b>Total Revenues</b>	<b>31,493,014</b>	<b>-</b>	<b>34,821,117</b>	<b>15,761,094</b>	<b>13,887,758</b>	<b>5,862,610</b>	<b>16,349,208</b>	<b>3,933,720</b>	<b>90,615,508</b>
<b>Expenditures</b>									
<b>Projects (13)</b>									
Building Removal	28,767,300	2,725,714	3,474,286	6,750,000			12,659,700	-	25,609,700
Other Costs (Loan Pay-off) (14)	-	-	18,000,000	-	-	-	-	-	18,000,000
<b>TOTAL PROJECTS</b>	<b>28,767,300</b>	<b>2,725,714</b>	<b>21,474,286</b>	<b>6,750,000</b>	<b>-</b>	<b>-</b>	<b>12,659,700</b>	<b>-</b>	<b>43,609,700</b>
<b>Net Annual Revenue</b>	2,725,714	(2,725,714)	13,346,831	9,011,094	13,887,758	5,862,610	3,689,508	3,933,720	
<b>Beginning Balance</b>	-	2,725,714	-	13,346,831	22,357,925	36,245,683	42,108,294	45,797,802	
<b>Ending Balance Land Sales &amp; Other</b>	<b>2,725,714</b>	<b>-</b>	<b>13,346,831</b>	<b>22,357,925</b>	<b>36,245,683</b>	<b>42,108,294</b>	<b>45,797,802</b>	<b>49,731,522</b>	<b>49,731,522</b>
<b>TOTAL ENDING BALANCE-ALL PROJECTS</b>		<b>862</b>	<b>13,447,520</b>	<b>6,591,393</b>	<b>13,152,445</b>	<b>20,592,715</b>	<b>28,504,284</b>	<b>470,414</b>	<b>470,414</b>

**Table 3 CIP Summary Table Footnotes**

- (1) This column summarizes CIP revenues and expenses from July 2005 through June 2014. These totals are not included in the 2014-15 to Post FORA totals.
- (2) "Property Taxes" (former Tax Incremental) revenue has been designated for operations and as a back-up to FORA CIP projects; to date, approximately \$5.8M was spent on ET/ESCA change orders and CIP road projects. [See Tables A-1, A-2 and A-3 from the EPS Phase III Study for more information.](#)
- (3) "Loan Proceeds": In FY 05-06 FORA obtained a line of credit (LOC) to ensure CIP obligations be met despite cash flow fluctuations. The LOC draw-downs were used to pay road design, construction and building removal costs and were partially repaid by available CIP funding sources. In FY 09-10 FORA repaid the remaining \$9M LOC debt (\$1.5M in transportation and \$7.5M in building removal) through a loan secured by FORA's share of Preston Park. The loan also provided \$6.4M matching funds to US Department of Commerce EDA/American Recovery and Reinvestment Act ("ARRA") grant funds.
- (4) "Federal grants": In FY 2010 FORA received ARRA funding to finance construction of General Jim Moore Boulevard (GJMB) and Eucalyptus Road. FORA obtained a loan against its 50% share in Preston Park revenues to provide required match to the ARRA grant (see #3 "Loan Proceeds").
- (5) "Water Augmentation" is FORA's financial obligation for ~~the approved~~ [CEQA required](#) water augmentation project. The ~~original indexed~~ CEQA obligation (~~\$243,015,452,648,784~~) is included in the total. ~~The previous "voluntary contribution" has been subsumed in MCWD's capacity charge and FORA developer fee reduced commensurately so as not to double charge. The FORA Board approved an additional contribution (\$21,655,302) to keep MCWD capacity charges in check. Please refer to Section II g) Water and Wastewater Collection Systems.~~
- (6) FORA's "Storm Water Drainage System" mitigation has been retired. ~~Through agreement with the California Department of Parks and Recreation, FORA is obligated to remove storm water disposal facilities west of Highway 1 following replacement of the outfall storm drains with on-site storm water disposal. Funding for this work is shown under Other Costs & Contingencies.~~
- (7) "Habitat Management" amounts are estimates. Habitat management endowment final amount is subject to approval by USFWS and CDFW. Please refer to Section II d) Habitat Management Requirements.
- (8) "Property Management/Caretaker Costs" amounts are deducted from net land sales revenue. As a result of EPS's CIP Review – Phase II Study analysis, FORA has agreed to reimburse its five member jurisdictions up to \$660,000 in annual funding for these expenses, provided sufficient land sales/lease revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. Please refer to Section II h) Property Maintenance and Caretaker Costs.
- (9) "Other Costs & Contingencies" are subject to cash flow and demonstrated need. ~~Primarily, this item is not funded until distant "out years" of the program.~~ "Additional ~~Transportation CIP Costs~~" are ~~potential and unknown additional basewide expenditures not included in current cost estimates for transportation projects (e.g. contract change orders to the ESCA, [general consulting, etc.](#), ~~street landscaping, unknown site conditions, project changes, habitat/environmental mitigation, etc.~~) and unknown additional basewide expenditures (street landscaping, unknown site conditions, project changes, [additional habitat/environmental mitigation, Board discretion, etc.](#)).~~ "Habitat Management Contingency" provides interim funding for the University of California Fort Ord Natural Reserve until adoption of the HCP and as a result of CIP Review policy decisions, includes sufficient funding for Habitat Conservation Plan endowments should a lower endowment payout rate be required by Regulatory Agencies. ~~"CIP/FORA Costs" provides for FORA CIP staff, overhead, and direct CIP consulting costs (EPS, legal, etc.). These FORA costs were included as a part of transportation and other projects through FY 2012/13. During the FY 2013/14 budgeting process, in an effort to synchronize the FORA annual budget and CIP budget, the presentation format for both were revised (reporting FORA costs as a separate line item in the CIP budget) to provide consistent information.~~

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~~“Additional Utility and Storm Drainage Costs” provides for restoration of storm drainage sites in State Parks land and relocation of utilities.~~

- (10) “Land Sales” revenue projections were evaluated by EPS as a component of their CIP Review – Phase II ~~and III Studies~~. The same approach of determining a residual land value factor based on past FORA or Land Use Jurisdictions’ land sales transactions (resulting in \$1889,000 per acre) was used. The factor was then applied to non-transacted remaining development acres. The land sales revenue projections shown are net revenue after deducting identified costs, which include \$660,000 annually in property management/caretaker costs (obligation reduced as land is reused) and \$250,000 annually in other obligations (Initiatives, Petitions, [Pollution Legal Liability Insurance](#), Etc.).
- (11) “CFD/Land Sales – Credit” is credit due specific developers who perform roadway improvements/building removal by agreement with FORA. The value of the work is subtracted from the developer’s CFD fee/land sale proceeds due FORA. Regarding CFD fees, FORA entered into agreement with East Garrison Partners for a total credit of \$2,075,621. Regarding land sale proceeds, FORA entered into two such agreements with Marina Community Partners (\$24M) and East Garrison Partners (\$2.1M) for a total land sale credit of \$26,177,000.
- (12) “Other Revenues” applied against building removal include Abrams B loan repayment of \$1,425,000.
- (13) “Projects” total include building removal at 1) Dunes on Monterey Bay (\$46M), 2) Imjin Office (\$400K), 3) East Garrison (\$2.177M), and remaining to be completed 4) Stockade (\$2.2M), and 5) Surplus II (\$4M).
- (14) “Other Costs (Debt Service)” payment of borrowed funds, principal and interest (see #3 “Loan Proceeds”). The \$7.96M repayment of remaining principal by FORA Development Fees/CFD special taxes, anticipated ~~in-through~~ FY 153-164, will be retained in the FORA Reserve fund. On May 10, 2013, the FORA Board approved a 23.6% reduction in the Basewide FORA Development Fee Schedule and FORA CFD special tax as a result of EPS’s CIP Review - Phase II Study. The study showed that FORA operations costs through 2020 will be offset by the \$7.96\_M loan repayment from FORA Development Fees/CFD special taxes. The actual Preston Park loan will be paid off upon Preston Park disposition.

	Number	Jurisdiction	2014-15 to Post FORA Total	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post-FORA
<b><u>New Residential</u></b>										
Marina Heights	1050	MAR	\$ 23,656,000	\$ 451,000	\$ 1,712,000	\$ 3,244,000	\$ 4,055,000	\$ 4,191,000	\$ 4,055,000	\$ 5,948,000
The Promontory		MAR	-	-	-	-	-	-	-	-
Dunes on Monterey Bay	1237	MAR	25,439,000	1,127,000	1,352,000	2,028,000	2,028,000	2,028,000	2,028,000	14,848,000
TAMC Planned	200	MAR	4,506,000	-	-	-	-	2,253,000	2,253,000	-
CSUMB Planned		CSU	554,300	-	-	-	169,000	169,000	169,000	47,300
UC Planned	240	UC	5,406,000	-	-	901,000	901,000	901,000	901,000	1,802,000
East Garrison I	1472	MCO	29,334,000	2,073,000	2,028,000	2,028,000	4,393,000	3,830,000	3,830,000	11,152,000
Seaside Highlands Homes	152	SEA	-	-	-	-	-	-	-	-
Seaside Resort Housing	126	SEA	2,771,000	45,000	23,000	90,000	135,000	1,239,000	1,239,000	-
Seaside Planned	987	SEA	22,238,000	-	-	563,000	3,380,000	3,380,000	3,312,000	11,603,000
Del Rey Oaks Planned	691	DRO	15,568,000	-	-	2,929,000	6,466,000	6,173,000	-	-
Other Residential Planned	8	Various	180,000	-	-	-	-	-	-	180,000
<b><u>Existing/Replacement Residential</u></b>										
Preston Park	352	MAR	\$ 3,265,000	\$ -	\$ 3,265,000	\$ -	\$ -	\$ -	\$ -	\$ -
Cypress Knolls	400	MAR	9,012,000	-	-	2,253,000	2,253,000	2,253,000	2,253,000	-
Abrams B	192	MAR	-	-	-	-	-	-	-	-
MOCO Housing Authority	56	MAR	-	-	-	-	-	-	-	-
Shelter Outreach Plus	39	MAR	-	-	-	-	-	-	-	-
Veterans Transition Center	13	MAR	-	-	-	-	-	-	-	-
Interim Inc	11	MAR	-	-	-	-	-	-	-	-
Sunbay (former Thorson Park)	297	SEA	-	-	-	-	-	-	-	-
Brostrom	225	SEA	-	-	-	-	-	-	-	-
Seaside Highlands	228	SEA	-	-	-	-	-	-	-	-
<b><u>Office</u></b>										
Del Rey Oaks Planned		DRO	\$ 38,000	\$ -	\$ -	\$ 19,000	\$ -	\$ 19,000	\$ -	\$ -
Monterey Planned		MRY	139,000	-	-	23,000	23,000	23,000	35,000	35,000
East Garrison I Office Development		MCO	6,000	3,000	2,000	1,000	-	-	-	-
Imjin Office Park		MAR	2,000	2,000	-	-	-	-	-	-
Dunes on Monterey Bay		MAR	139,000	29,000	10,000	10,000	-	19,000	19,000	52,000
Cypress Knolls Community Center		MAR	3,000	-	-	3,000	-	-	-	-
Interim Inc. - Rockrose Gardens		MAR	-	-	-	-	-	-	-	-
TAMC Planned		MAR	8,000	-	-	-	-	4,000	4,000	-
Seaside Planned		SEA	17,000	-	-	5,000	5,000	5,000	2,000	-
UC Planned		UC	67,000	-	-	8,000	8,000	27,000	8,000	16,000
<b><u>Industrial</u></b>										
Monterey Planned		MRY	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Industrial -- City Corp. Yard		MAR	-	-	-	-	-	-	-	-
Dunes on Monterey Bay		MAR	-	-	-	-	-	-	-	-

	Number	Jurisdiction	2014-15 to Post FORA Total	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post-FORA
Cypress Knolls Support Services		MAR	1,000	-	-	1,000	-	-	-	-
Marina Planned		MAR	40,000	5,000	5,000	5,000	5,000	5,000	5,000	10,000
TAMC Planned		MAR	6,000	-	-	-	-	3,000	3,000	-
Seaside Planned		SEA	27,000	-	-	13,000	8,000	6,000	-	-
UC Planned		UC	18,000	-	-	3,000	3,000	3,000	3,000	6,000
<b><u>Retail</u></b>										
Del Rey Oaks Planned		DRO	\$ 112,000	\$ -	\$ -	\$ 112,000	\$ -	\$ -	\$ -	\$ -
East Garrison I Retail		MCO	224,000	-	-	112,000	112,000	-	-	-
Cypress Knolls Community Center		MAR	168,000	-	-	168,000	-	-	-	-
Dunes on Monterey Bay		MAR	1,118,000	861,000	257,000	-	-	-	-	-
TAMC Planned		MAR	420,000	-	-	-	-	210,000	210,000	-
Seaside Resort Golf Clubhouse		SEA	91,000	-	91,000	-	-	-	-	-
Seaside Planned		SEA	5,657,000	-	-	559,000	559,000	3,689,000	850,000	-
UC Planned		UC	2,054,000	-	-	294,000	439,000	294,000	294,000	733,000
<b><u>Hotel (rooms)</u></b>										
Del Rey Oaks Planned	550	DRO	\$ 2,767,000	\$ -	\$ -	\$ 2,767,000	\$ -	\$ -	\$ -	\$ -
Dunes - Limited Service	100	MAR	503,000	503,000	-	-	-	-	-	-
Dunes - Full Service	400	MAR	2,012,000	-	2,012,000	-	-	-	-	-
Seaside Golf Course Hotel	330	SEA	1,660,000	-	-	-	1,660,000	-	-	-
Seaside Golf Course Timeshares	170	SEA	855,000	-	-	-	-	-	-	855,000
Seaside Planned	570	SEA	2,867,000	-	1,006,000	604,000	-	-	880,000	377,000
UC Planned	0	UC	-	-	-	-	-	-	-	-
<b>Total</b>			<b>\$ 162,984,300</b>	<b>\$ 5,099,000</b>	<b>\$ 11,763,000</b>	<b>\$ 18,743,000</b>	<b>\$ 26,602,000</b>	<b>\$ 30,736,000</b>	<b>\$ 22,365,000</b>	<b>\$ 47,676,000</b>

	Adopted 2002	Effective 7/1/13	Fee Adjustment	Effective 7/1/14
New Residential (per du)	\$ 34,324	\$ 27,180	-17.1%	\$ 22,530
Existing Residential (per du)	10,320	8,173	-17.1%	6,780
Office & Industrial (per acre)	4,499	3,567	-17.1%	2,960
Retail (per acre)	92,768	73,471	-17.1%	60,910
Hotel (per room)	7,653	6,065	-17.1%	5,030

	Jurisdiction	2014-15 to Post-FORA	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post-FORA
<b><u>New Residential</u></b>									
Seaside Planned	SEA	32,977,620		795,719	4,842,058	4,914,688	4,888,641	6,744,229	10,792,285
Del Rey Oaks Planned	DRO	22,382,858		4,140,794	9,258,014	8,984,050			
Other Residential Planned	Various	273,405							273,405
<b><u>Existing/Replacement Residential</u></b>									
Preston Park	MAR	56,900,558		56,900,558					
Cypress Knolls	MAR	13,010,436		3,180,333	3,228,038	3,276,459	3,325,606		
<b><u>Office</u></b>									
Del Rey Oaks Planned	DRO	2,541,044	-	1,251,607	-	1,289,437			
Monterey Planned	MRY	9,339,947	-	1,508,841	1,531,474	1,554,446	2,354,931	2,390,255	
Cypress Knolls Community Center	MAR	200,257	-	200,257					
Seaside Planned	SEA	1,109,523	-	312,902	317,595	348,148	130,878		
<b><u>Industrial</u></b>									
Monterey Planned	MRY	2,476,923	-	-	-	813,379	825,580	837,964	
Cypress Knolls Support Services	MAR	65,709	-	65,709					
Seaside Planned	SEA	1,498,335	-	547,653	555,792	394,890			
<b><u>Retail</u></b>									
Del Rey Oaks Planned	DRO	350,450	-	350,450					
Cypress Knolls Community Center	MAR	525,675	-	525,675					
Seaside Planned	SEA	18,221,234	-	1,752,250	1,778,534	11,905,370	2,785,080		
<b><u>Hotel (rooms)</u></b>									
Del Rey Oaks Planned	DRO	2,761,868	-	2,761,868					
Seaside Planned	SEA	2,910,710	989,474	602,589	-	-	918,917	399,729	
Subtotal: Estimated Transactions		\$167,546,552	989,474	74,897,207	21,511,504	33,480,868	15,229,633	10,372,176	11,065,690
FORA Share - 50%		83,773,276	494,737	37,448,604	10,755,752	16,740,434	7,614,816	5,186,088	5,532,845
Estimated Caretaker/Property Mgt. Costs		(\$2,577,939)	(494,737)	(673,437)	(576,204)	(451,043)	(239,591)	(142,927)	
Other obligations (Initiatives, Petitions, PLL, etc.)		(\$1,408,116)		(265,225)	(273,182)	(281,377)	(289,819)	(298,513)	(306,307)
FORA Costs								(69,336)	
Net FORA Land Sales Proceeds		79,787,221	(0)	36,509,942	9,906,366	16,008,014	7,085,406	4,675,312	5,226,538
<b>Net Present Value (4.85% Discount Rate)</b>		<b>71,205,808</b>	<b>(0)</b>	<b>34,821,117</b>	<b>9,011,094</b>	<b>13,887,758</b>	<b>5,862,610</b>	<b>3,689,508</b>	<b>3,933,720</b>

Note #1: FORA and local jurisdiction split land sales revenue 50/50 with FORA paying sales costs from its share. Actual land sales revenue may vary from that shown here.

Note #2: Assumes per acre value of \$188,000 and that values escalate by 1.5% annually.

## Appendix A

### Protocol for Review/Reprogramming of FORA CIP (Revised June 21, 2013)

- 1.) Conduct quarterly meetings with the CIP Committee and joint committee meetings as needed with members from the FORA Administrative Committee. Staff representatives from the California Department of Transportation (CALTRANS), TAMC, AMBAG, and MST may be requested to participate and provide input to the joint committee.

These meetings will be the forum to review developments as they are being planned to assure accurate prioritization and timing of CIP projects to best serve the development as it is projected. FORA CIP projects will be constructed during the program, but market and budgetary realities require that projects must "queue" to current year priority status. The major criteria used to prioritize project placement are:

- Project is necessary to mitigate reuse plan
- Project environmental/design is complete
- Project can be completed prior to FORA's sunset
- Project uses FORA CIP funding as matching funds to leverage grant dollars
- Project can be coordinated with projects of other agencies (utilities, water, TAMC, PG&E, CALTRANS, MST, etc.)
- Project furthers inter-jurisdictional equity
- Project supports jurisdictional "flagship" project
- Project nexus to jurisdictional development programs

The joint committee will balance projected project costs against projected revenues as a primary goal of any recommended reprogramming/reprioritization effort.

- 2.) Provide a mid-year and/or yearly report to the Board (at mid-year budget and/or annual budget meetings) that will include any recommendations for CIP modifications from the joint committee and staff.
- 3.) Anticipate FORA Board annual approval of a CIP program that comprehensively accounts for all obligatory projects under the BRP.

These basewide project obligations include transportation/transit, water augmentation, storm drainage, habitat management, building removal and firefighting enhancement.

This protocol also describes the method by which the basewide development fee (Fee) and Fort Ord Reuse Authority Community Facilities District Special Tax (Tax) are annually indexed. The amount of the Fee is identical to the CFD Tax. Landowners pay either the Fee or the Tax, never both, depending on whether the land is within the Community Facilities District. For indexing purposes, FORA has always used the change in costs from January 1 to December 31. The reason for that choice is that the Fee and CFD Tax must be in place on July 1, and this provides the time necessary to prepare projections, vet, and publish the document. The second idea concerns measurement of construction costs. Construction costs may be measured by either the San Francisco Metropolitan index, or the "20-City Average." FORA has always used the 20-City Average index because it is generally more in line with the actual experience in suburban areas like the Monterey Peninsula. It should be noted that San Francisco is one of the cities used for the 20-City Average.

The Fee was established in February 1999 by Resolution 99-1. Section 1 of that Resolution states that "(FORA) shall levy a development fee in the amounts listed for each type of development in the... fee schedule until such time as ... the schedule is amended by (the) board." The CFD Tax was established in February 2002 by Resolution 02-1. Section IV of that CFD Resolution, beginning on page B-4,

describes "Maximum Special Tax Rates" and "Increase in the Maximum Special Tax Rates." That section requires the Tax to be established on the basis of costs during the "...immediately preceding Fiscal Year..." The Tax is adjusted annually on the basis of "...Construction Cost Index applicable to the area in which the District is located..."<sup>1</sup>

The CFD resolution requires the adjusted Tax rate to become effective on July 1. It would be difficult to meet that deadline if the benchmark were set for a date later than January. FORA staff uses the adjusted Tax rate to reprogram the CIP. FORA staff requests development forecast projections from the land use jurisdictions in January. The forecasts allow staff to balance CIP revenues and expenditures, typically complete by April, for Administrative Committee review. The FORA Board typically adopts the CIP, and consequently updates the "Notice of Special Tax Lien" (Notice) in June.

Additionally, the Notice calls for "... (2) percentage change since the immediately preceding fiscal year in the (ENRs CCI) applicable to the area in which the District is located..." To assure adequate time for staff analysis, public debate and FORA Board review of modifications to the Special Tax Levy, it is prudent to begin in January. In addition, the FORA Board adopted a formulaic approach to monitoring the developer fee program which is typically conducted in the spring – as will be the case in 2014. If the anticipated Fee adjustment is unknown at the time of the formulaic calculation then the level of certainty about the appropriateness of the Fee is impaired. This factor supports that the Fee should be established in January.

To determine the percentage change, the CCI (Construction Cost Index) of the immediately prior January is subtracted from the CCI in January of the current year to define the arithmetic value of the change (increase or decrease). This dollar amount is divided by the CCI of the immediately prior January. The result is then multiplied by 100 to derive a percentage of change (increase or decrease) during the intervening year. The product of that calculation is the rate presented to the FORA Board.

Since the start of the CIP program in FY 2001/02, FORA has employed the CCI for the "20-City Average" as presented in the ENR rather than the San Francisco average. The current 20-City Average places the CCI in the range of \$9K to \$10K while the San Francisco CCI is in the \$10K to \$11K range. The difference in the two relates to factors which tend to drive costs up in an urban environment as opposed to the suburban environment of Fort Ord. These factors would include items such as time required for transportation of materials and equipment plus the Minimum Wage Rates in San Francisco as compared to those in Monterey County. Over a short term (1 year) one index may yield a lower percentage increase than the other index for the same time period.

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<sup>1</sup> The pertinent paragraph reads as follows:

*"On each July 1, commencing July 1, 2002, the Maximum Special Tax Rates shown in Table 1 shall be increased by an amount equal to the lesser of (1) five percent (5%) or (2) the percentage change since the immediately preceding Fiscal Year in the Engineering News Record's (ENRs) Construction Cost Index (CCI) applicable to the area in which the District is located (or, if such index is no longer published, a substantially equivalent index selected by the CFD Administrator)."*

Table A1: Residential Annual Land Use Construction (*dwelling units*)

Land Use Type	Jurisdiction	Existing 7/1/14	Existing to 2021-22 Total	DRAFT							DRAFT	
				2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	
<b><u>New Residential</u></b>												
Marina Heights	MAR		1,050	20	76	144	180	186	180	141	123	
The Promontory	MAR											
Dunes on Monterey Bay	MAR	108	1,237	50	60	90	90	90	90	50	609	
TAMC Planned	MAR		200					100	100			
Marina Subtotal			2,487									
CSUMB Planned	CSU						150	150	150	42		
UC Planned	UC		240			40	40	40	40	40	40	
East Garrison I	MCO	170	1,472	92	90	90	195	170	170	170	325	
Seaside Highlands Homes	SEA	152	152									
Seaside Resort Housing	SEA	3	126	2	1	4	6	55	55			
Seaside Planned	SEA		987			25	150	150	147	200	315	
Seaside Subtotal			1,265									
Del Rey Oaks Planned	DRO		691			130	287	274				
Other Residential Planned	Various	-	8	-	-	-	-	-	-	-	8	
Subtotal		433	6,163	164	227	523	948	1,065	782	601	1,420	
<b>TOTAL NEW RESIDENTIAL</b>			<b>6,160</b>									
<b><u>Existing/Replacement Residential</u></b>												
Preston Park	MAR	352	352									
Cypress Knolls	MAR		400			100	100	100	100			
Abrams B	MAR	192	192									
MOCO Housing Authority	MAR	56	56									
Shelter Outreach Plus	MAR	39	39									
Veterans Transition Center	MAR	13	13									
Interim Inc	MAR	11	11									
Sunbay (former Thorson Park)	SEA	297	297									
Brostrom	SEA	225	225									
Seaside Highlands	SEA	228	228									
Subtotal		1,413	1,813	-	-	100	100	100	100	-	-	
<b>TOTAL EXISTING RESIDENTIAL</b>			<b>1,813</b>									
<b>Total</b>		<b>1,846</b>	<b>7,976</b>	<b>164</b>	<b>227</b>	<b>623</b>	<b>1,048</b>	<b>1,165</b>	<b>882</b>	<b>601</b>	<b>1,420</b>	

Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

Land Use Type	Jurisdiction	Existing 7/1/14	Existing to 2021-22 Total	DRAFT							
				2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b><u>Office</u></b>											
Del Rey Oaks Planned	DRO		200,000			100,000		100,000			
Monterey Planned	MRY		721,524			120,552	120,552	120,552	179,934	179,934	
East Garrison I Office Development	MCO		35,000	18,000	12,000	5,000					
Imjin Office Park	MAR	37,000	46,000	9,000	-						
Dunes on Monterey Bay	MAR	40,000	760,000	150,000	50,000	50,000		100,000	100,000		270,000
Cypress Knolls Community Center	MAR		16,000			16,000					
Interim Inc. - Rockrose Gardens	MAR	14,000	14,000	-							
TAMC Planned	MAR		40,000					20,000	20,000		
Seaside Planned	SEA		87,000			25,000	25,000	27,000	10,000		
UC Planned	UC	-	340,000	-	-	40,000	40,000	140,000	40,000	40,000	40,000
Subtotal		91,000	2,259,524	177,000	62,000	356,552	185,552	507,552	349,934	219,934	310,000
<b><u>Industrial</u></b>											
Monterey Planned	MRY		216,275					72,092	72,092	72,092	
Industrial -- City Corp. Yard	MAR	12,300	12,300								
Dunes on Monterey Bay	MAR		-	-	-	-	-				
Cypress Knolls Support Services	MAR		6,000			6,000					
Marina Planned	MAR	250,000	486,000	29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500
TAMC Planned	MAR		35,000					17,500	17,500		
Seaside Planned	SEA		160,320			75,320	50,000	35,000			
UC Planned	UC	38,000	158,000	-	-	20,000	20,000	20,000	20,000	20,000	20,000
Subtotal		300,300	1,073,895	29,500	29,500	130,820	99,500	174,092	139,092	121,592	49,500
<b><u>Retail</u></b>											
Del Rey Oaks Planned	DRO		20,000			20,000					
East Garrison I Retail	MCO		40,000	-	-	20,000	20,000				
Cypress Knolls Community Center	MAR		30,000			30,000					
Dunes on Monterey Bay	MAR	368,000	568,000	154,000	46,000						
TAMC Planned	MAR		75,000	-	-	-	-	37,500	37,500	-	-
Seaside Resort Golf Clubhouse	SEA		16,300		16,300						
Seaside Planned	SEA		1,011,500	-		100,000	100,000	659,500	152,000	-	-
UC Planned	UC		367,000	-	-	52,500	78,500	52,500	52,500	52,500	78,500
Subtotal		368,000	2,127,800	154,000	62,300	222,500	198,500	749,500	242,000	52,500	78,500
<b><u>Hotel (rooms)</u></b>											
Del Rey Oaks Planned	DRO		550			550					
Dunes - Limited Service	MAR		100	100							
Dunes - Full Service	MAR		400		400						
Seaside Golf Course Hotel	SEA		330				330				
Seaside Golf Course Timeshares	SEA		170							170	
Seaside Planned	SEA		570		200	120			175	75	
UC Planned	UC	-	-	-	-	-	-	-	-	-	-
Subtotal		-	2,120	100	600	670	330	-	175	245	-

## Appendix C

### Building Removal Program to Date

#### FORA Pilot Deconstruction Project (PDP) 1996

In 1996, FORA deconstructed five wooden buildings of different types, relocated three wooden buildings, and remodeled three buildings. The potential for job creation and economic recovery through opportunities in deconstruction, building reuse, and recycling was researched through this effort.

Lessons learned from the FORA PDP project:

- *A structure's type, size, previous use, end-use, owner, and location are important when determining the relevance of lead and asbestos regulations.*
- *Profiling the building stock by type aids in developing salvage and building removal projections.*
- *Specific market needs for reusable and recycled products drive the effectiveness of deconstruction.*
- *Knowing the history of buildings is important because:*
  - *Reusing materials is complicated by the presence of Lead Based Paint (LBP), which was originally thinned with leaded gasoline and resulted in the hazardous materials penetrating further into the substrate material.*
  - *Over time, each building develops a unique use, maintenance and repair history, which can complicate hazardous material abatement survey efforts.*
- *Additional field surveys were needed to augment existing U.S. Army environmental information. The PDP surveys found approximately 30 percent more Asbestos Containing Material (ACM) than identified by the Army.*
- *Hazardous material abatement accounts for almost 50 percent of building deconstruction costs on the former Fort Ord.*
- *A robust systematic program is needed for evaluating unknown hazardous materials early in building reuse, recycling and cleanup planning.*

#### FORA Survey for Hidden Asbestos 1997

In 1997, FORA commissioned surveys of invasive asbestos on a random sample of buildings on Fort Ord to identify hidden ACM. Before closure, the U.S. Army performed asbestos surveys on all exposed surfaces in every building on Fort Ord for their operation and maintenance needs. The Army surveys were not invasive and therefore did not identify asbestos sources, which could be spread to the atmosphere during building deconstruction or renovation. In addition to commissioning the survey for hidden asbestos, FORA catalogued the ACM found during the removal of seventy Fort Ord buildings.

The survey for hidden asbestos showed:

- *The Army asbestos surveys were conducted on accessible surfaces only which is not acceptable to the Monterey Bay Unified Air Pollution Control District (MBUAPCD).*
- *Approximately 30 percent more ACM lies hidden than was identified in the Army surveys.*
- *The number one cause for slow-downs and change orders during building deconstruction is hidden asbestos (see FORA website).*

- *A comprehensive asbestos-containing materials survey must identify all ACM.*
- *All ACM must be remediated before building deconstruction begins. It is important to note that this includes non-friable ACM that has a high probability of becoming or has become friable - crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of deconstruction.*
- *All ACM must be disposed of legally.*

#### FORA Hierarchy of Building Reuse 1998

In response to the PDP project, FORA developed a Hierarchy of Building Reuse (HBR) protocol to determine the highest and best method to capture and save both the embodied energy and materials that exist in the buildings on Fort Ord. The HBR is a project-planning tool. It provides direction, helps contractors achieve higher levels of sustainability, and facilitates dialogue with developers in order to promote salvage and reuse of materials in new construction projects. The HBR protocol has only been used on WWII era wooden buildings. The HBR protocol prioritizes activities in the following order:

1. *Reuse of buildings in place*
2. *Relocation of buildings*
3. *Deconstruction and salvage of building materials*
4. *Deconstruction with aggressive recycling of building materials*

#### FORA Request for Qualifications (RFQ) for Building Deconstruction Contractors 1998

FORA went through an RFQ process in an attempt to pre-qualify contractors throughout the U.S. to meet the Fort Ord communities' needs for wooden building deconstruction (removal), hazardous material abatement, salvage and recycling, and identifying cost savings. The RFQ also included a commitment for hiring trainees in deconstruction practices.

#### FORA Lead-Based Paint Remediation Demonstration Project 1999

FORA initiated the LBP Remediation Demonstration Program in 1999 to determine the extent of LBP contamination in Fort Ord buildings and soil, field test possible solutions, and document the findings. The first step in controlling LBP contamination is to accurately identify the amount and characteristics of the LBP. This ensures that LBP is properly addressed during removal and reuse activities, in ways that protect the public, environment, and workers.

The FORA Compound and Water City Roller Hockey Rink were used as living laboratories to test the application of LBP encapsulating products. Local painting contractors were trained to apply various encapsulating products and the ease, effectiveness and expected product life was evaluated. This information was shared with the jurisdictions, other base closure communities and the regulatory agencies so that they could use the lessons learned if reusing portions of their WWII building stock.

#### FORA Waste Characterization Protocol 2001

A Basewide Waste Characterization Protocol was developed for building debris generated during the deconstruction of approximately 1,200 WWII era wooden structures. By profiling standing buildings utilizing the protocol, contractors are able to make more informed waste management and diversion decisions resulting in savings, greater implementation of sustainable practices, and more environmentally sensitive solutions.

The following assumptions further assist decision-making for a large-scale source-based recovery program:

- *Individual buildings have been uniquely modified over time within each building type.*
- *The basewide characterization protocol was verified by comparing it with the actual waste generated during the 12<sup>th</sup> street building removal.*

#### FORA Building Removal for 12<sup>th</sup> Street/Imjin Parkway 2002

FORA, in 2002, remediated and removed 25 WWII era buildings as the preparatory work for the realignment of 12<sup>th</sup> Street, later to be called Imjin Parkway.

#### FORA Building Removal for 2nd Avenue Widening 2003

FORA, in 2003, remediated and removed 16 WWII era buildings and also the remains of a theater that had burned and been buried in place by the Army years before the base was scheduled for closure.

#### FORA/CSUMB oversight Private Material Recovery Facility Project 2004

In 2004, FORA worked with CSUMB to oversee a private-sector pilot Material Recovery Facility (MRF), with the goal of salvaging and reusing LBP covered wood from 14 WWII era buildings. FORA collaborated in the development of this project by sharing its research on building deconstruction and LBP abatement. CSUMB and their private-sector partner hoped to create value added products such as wood flooring that could be sold to offset deconstruction costs. Unfortunately the MRF operator and equipment proved to be unreliable and the LBP could not be fully removed from the wood or was cost prohibitive.

#### Dune WWII Building Removal 2005

FORA, in partnership with Marina and Marina Community Partners, removed 406 WWII era buildings. Ninety percent of the non-hazardous materials from these building were recycled. FORA volunteered to be the Hazardous Waste Generator instead of the City of Marina and worked with the California Department of Toxic Substance Control, the State Board of Equalization and the hazardous waste disposal facility so that as stipulated by state law, State Hazardous Waste Generator taxes could be avoided.

#### East Garrison Building Removal 2006 thru 2007

FORA, in 2006, provided the East Garrison developer with credits/funds to remove 31select WWII and after buildings from East Garrison.

#### Imjin Office Park Building Removal 2007

FORA, in partnership with Marina and Marina Community Partners, removed 13 WWII era buildings to prepare the Imjin Office Park site.

#### FORA Removal of Building 4470 in Seaside 2011

In 2011, FORA had a concrete building in Seaside removed. Building 4470 was one of the first Korean War era concrete buildings removed on the former Fort Ord. Removal revealed the presence of hidden asbestos materials. The knowledge gained during this project will be helpful in determining removal costs of remaining Korean War era concrete buildings in Seaside and on CSUMB.

#### FORA/CSUMB Korean War Concrete Building Removal Business Plan Grant Application 2011

In 2011, FORA approached the U.S. Office of Economic Adjustment (OEA) about the possibility of applying for grant funds to assist in the removal of Korean War era concrete buildings located on CSUMB and Seaside property. The OEA was receptive to the idea and encouraged an application, noting that the amount available would likely be less than \$500,000. Since a large portion of the Korean War era concrete buildings are located on CSUMB property, FORA asked CSUMB to co-apply for the grant funds, which would be used to accurately identify hazardous materials in the buildings both on CSUMB and Seaside property, and to develop a Business Plan that would harness market forces to reduce building removal costs and drive economically sound building removal decisions. FORA and CSUMB have completed the grant application and submitted it to the OEA, who will consider it once federal funding becomes available.

#### Continuing FORA support for CSUMB Building Removal Projects

Over the years, FORA has shared knowledge gained through various deconstruction projects with CSUMB and others, and CSUMB has reciprocated by sharing their lessons learned. Over the years FORA has supported CSUMB with shared contacts, information, review and guidance as requested for the following CSUMB building removal efforts:

- 2003 removal of 22 campus buildings
- 2006 removal of 87 campus buildings
- 2007 removal of 9 campus buildings
- 2009 removal of 8 campus buildings
- 2010 removal of 33 campus buildings
- 2011 removal of 78 campus buildings
- 2013 removal of 24 campus buildings



### Fort Ord Reuse Authority

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### APPENDIX D

Materials for Item 7(d)(ii)  
Admin. Comm. Meeting, 7/18/12

## MEMORANDUM

Date: July 18, 2012

To: Fort Ord Reuse Authority ("FORA") Administrative Committee

CC: Michael A. Houlemard, Jr., Executive Officer  
Steve Endsley, Assistant Executive Officer

From: Jonathan Garcia, Senior Planner

Re: **Caretaker Costs, item 7(d)(ii)**

The purpose of this memo is to provide background information on Caretaker/Property Management Costs on former Fort Ord. Over the last few months, Caretaker Costs have been discussed in conjunction with the FORA Capital Improvement Program ("CIP") Review - Phase II study/formulaic approach. It was suggested that FORA staff provide additional background on Caretaker costs for future discussion. In preparation of this memo, FORA staff reviewed background material on caretaker costs from the late 1990's to present.

Caretaker status has been defined by U.S. Army regulation as "the minimum required staffing to maintain an installation in a state of repair that maintains safety, security, and health standards." This Army term may have generated the context of FORA's analysis of Caretaker costs in the late 1990's. Caretaker costs were first described in the FORA CIP in FY 2001/2002 as a \$14 million dollar cost with footnote reading: "Costs associated with potential delays in redevelopment and represent interim capital costs associated with property maintenance prior to transfer for development (as per Keyser-Marston truthing of caretaker and other costs)."

FORA has maintained Caretaker costs in its annual CIPs since the initial FY 2001/2002 CIP. Within the last five years, FORA and County of Monterey Office of Housing and Redevelopment staff discussed property management costs associated with the County's habitat property described in the draft Fort Ord Habitat Conservation Plan ("HCP"). FORA and its HCP consultant note that trails planning/maintenance costs for public access on these properties are costs that the U.S. Fish and Wildlife Service/California Department of Fish and Game do not allow to be funded by the HCP, but should be funded by other jurisdictional resources.

During FORA's CIP review - Phase I Study, concluded in May 2011, FORA's Financial Consultant recommended that Caretaker/Property Management costs be removed from FORA's CIP Contingencies since no costs had been defined. FORA jurisdictions requested that Caretaker costs be added back in order to cover basewide property management costs, should they be demonstrated.

FORA expended \$20,000 in the previous fiscal year toward Monterey County's Fort Ord Recreational Habitat Area ("FORHA") Master Plan preparation process, in which the County has undertaken planning for a proposed trail system. This line item is wholly dependent on whether sufficient revenue is received during the fiscal year. In its current CIP, FORA maintains a \$12.2 million dollar line item for



# Fort Ord Reuse Authority

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caretaker costs. FORA Assessment District Counsel opined that FORA Community Facilities District Special Tax payments cannot fund caretaker costs. For this reason, funding for Caretaker costs would have to come from FORA's 50% share of lease and land sales proceeds on former Fort Ord, any reimbursements to those fund balances, or other designated resources should they materialize.

From approximately 2000 to 2004, the U.S. Army entered into Cooperative/Caretaker Agreements with the City of Marina, the City of Seaside, and the County of Monterey. Below are two tables summarizing the agreement periods, amounts of funding involved, and an example of tasks included in these agreements. It is noted that these tables are not a comprehensive summary of the Army's caretaker agreements with the jurisdictions, but provide additional information on the subject.

### Cooperative/Caretaker Agreements between the U.S. Army and former Fort Ord Jurisdictions

Summary of Caretaker Agreement Periods	Marina Funding	Seaside Funding	County Funding
July 2000 – June 2001		\$647,512	
July 2002 – December 2002	\$50,694		
July 2002 – June 2003		\$52,736	\$49,500
July 2002 – June 2003	\$49,902	\$57,808	\$156,672
October 2003- June 2004	\$7,875	\$37,773	\$74,754
<b>Totals</b>	<b>\$324,308</b>	<b>\$364,154</b>	<b>\$496,763</b>

### Description of tasks in Marina Caretaker Agreement for Period July – December 2002

Task #	Description	Budget
1	Tree Trimming	\$6,240
2	Mowing	\$10,000
3	Pavement Patching	\$3,425
4	Centerline/Stenciling	\$5,560
5	Barricades	\$3,100
6	Traffic Signs	\$2,080
7	Catch Basin/Storm Drain Maint.	\$1,600
8	Vacant Buildings	\$7,025
9	Vegetation Control/Spraying	\$2,055
13	Paving/Slurry Seal	\$5,000
14	Administration (10% of total)	\$4,608.50
	<b>Totals</b>	<b>\$50,693.50</b>

## FORT ORD REUSE AUTHORITY Resolution 14-XX

*Resolution of the Fort Ord Reuse Authority Board adjusting the FORA Community Facilities District Special Tax Rates and the Basewide Development Fee Schedule.*

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. Government Code section 67679(e) authorizes the Fort Ord Reuse Authority (hereinafter referred to as "Authority") Board of Directors (hereinafter referred to as "Board") to levy development fees on a development project within the area of the base in compliance with Government Code section 66000, *et seq.* The section stipulates that "No local agency shall issue any building permit for any development within the area of the former Fort Ord until the Board has certified that all development fees have been paid."
- B. The Authority Board adopted Resolution 99-1 to establish Basewide Development Fees for all of the former Fort Ord area primarily to pay for basewide obligations intended to mitigate the costs associated with the impact of development of the Fort Ord territory. The basewide public facilities are identified in the Base Reuse Plan and the Public Facilities Improvement Plan and are annually approved by the Board as part of the Board's adopted Capital Improvement Plan (hereinafter referred to as "CIP"), in particular the transportation, habitat management and other impacts caused by development as identified in the Final Environmental Impact Report, adopted by this Board on June 13, 1997.
- C. On January 18, 2002, the Authority Board adopted Resolution No. 02-1 establishing the Fort Ord Reuse Authority Basewide Community Facilities District (hereinafter referred to as the "CFD") under State Law that approved a rate and method of apportionment of special taxes (the "RMA") and provided for the levy of special taxes (the "Special Taxes") on real property in selected areas of the former Fort Ord and, on October 14, 2005, the Authority Board adopted Resolution No. 05-15, which effectively amended the CFD RMA in order to provide a special tax structure that would encourage and benefit the development of affordable and workforce housing.
- D. The Board heard testimony from professional consultants, affected businesses, and community representatives on August 29, 2012, and through adoption of resolution 12-5, authorized Implementation Agreement Amendments with Fort Ord land use jurisdictions. The Board directed calculation of a formula, which analyzes CIP contingent expenses and anticipated revenues to calibrate FORA's Development Fee Schedule and CFD Special Tax to the appropriate level. The formula calculation will be used as a basis for Board consideration of adjustments in the maximum Special Taxes for the CFD and Fee Policy.
- E. As part of their CIP Review – Phase III Study contract work for the Authority, Economic and Planning Systems, Inc. ("EPS") performed the Board-directed formula calculation (**Attachment C** to Item 10b, FORA Board meeting May 16, 2014), recommending an immediate proportional 17.1% reduction in FORA's Development Fee Schedule and CFD Special Tax. There is a reasonable relationship between the need for the public projects included in the CIP and the type of development project on which the development fee or

Special Tax is imposed. There is also a reasonable relationship between the amount of the development fee or Special Tax and the cost of the public projects attributable to the development on which the fee or Special Tax is imposed and the Board has determined that the fee and Special Tax structure will continue to provide sufficient fees and Special Taxes to meet its State Law obligations and basewide expenses.

- F. The purpose of this Resolution is to amend Resolution 99-1 and to provide for levies of Special Taxes in the CFD at rates lower than the authorized maximum Special Tax rates in the RMA in order to lower the fees charged to, and the Special Taxes levied on, development occurring on the former Fort Ord, while maintaining the financial resources to meet the Authority's mitigation measure and basewide expense obligations and to sustain parity between the Special Taxes levied within the CFD and the development fees charged in non-CFD areas.
- G. Section 6.01.010 of the Authority Master Resolution provides that all fees, penalties, refunds, reimbursements and charges imposed by the Authority may be adopted by resolution and amended by the Board. In addition, the Authority has entered into separate Implementation Agreements with each of its member land use jurisdictions. Those Agreements require all development projects to pay their fair share of the Authority's costs to mitigate development impacts. The Authority Board has approved further agreements with individual jurisdictions and/or their developers to carry out the Implementation Agreements and the other authoritative documents cited in this Resolution.
- H. The Board's annually approved CIP lists each project for which the Fort Ord Reuse Authority CFD special taxes and Basewide Development Fees are to be used and accompanying text describing the need for the project.
- I. The Basewide Development Fees and Special Tax rates listed in **Table 1** reflect a proportional 17.1% reduction. There is a reasonable relationship between the need for the public projects included in the CIP and the type of development project on which the development fee or Special Tax is imposed. There is also a reasonable relationship between the amount of the development fee or Special Tax and the cost of the public projects attributable to the development on which the fee or Special Tax is imposed and the Board has determined that the fee and Special Tax structure will continue to provide sufficient fees and Special Taxes to meet its State Law obligations and basewide expenses.
- J. Government Code Section 66001 requires the Authority to do the following before adopting or amending a development impact fee:
1. Account for and expend the fees.
  2. For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:
    - i. Identify the purpose of the fee (as described in "E." above).
    - ii. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements listed in the CIP.
    - iii. Designate the approximate dates on which the funding necessary to complete the project is expected to be deposited into the appropriate account or fund serving the CIP.

K. Any development fee so adopted shall be effective on July 1, 2014.

NOW THEREFORE the Board hereby resolves that:

1. The CFD Special Tax and the Basewide Development Fee is amended in the amounts listed for each type of development in the attached fee schedule (**Table 1**) and these fees will hereafter be levied as Special Taxes at the maximum Special Tax rates in the attached schedule (**Table 1**).
2. This Basewide Development fee schedule and CFD maximum Special Tax shall be fixed to the CFD maximum Special Tax rates and indexed in the same manner on July 1<sup>st</sup> of every year as evidenced in the attached **Table 1 – Taxable Property Classifications and Maximum Development Fee Rates**.
3. The adjusted Development Fees and the revised maximum Special Tax rates shall become effective July 1, 2014.
4. Proceeds of Development Fees and Special Tax levies shall be appropriately segregated through use of generally accepted government fund accounting methods according to the Board's adopted Capital Improvement Program budget as provided for in section B and G of this resolution.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote.

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
Mayor Jerry Edelen, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Secretary

**TABLE 1 – TAXABLE PROPERTY CLASSIFICATIONS AND  
MAXIMUM DEVELOPMENT FEE RATES**  
(Figures as of July 1, 2014)

PROPERTY CLASSIFICATION	Maximum Development Fee Rates (One-time Development Fee Payments)
Undeveloped Property	\$ - 0 -
Developed Property	
New Residential	\$ 22,530 / Dwelling Unit
Existing Residential	\$ 6,780 / Dwelling Unit
Office	\$ 2,960 / Acre
Industrial	\$ 2,960 / Acre
Retail	\$ 60,910 / Acre
Hotel	\$ 5,030 / Room

On July 1, commencing July 1, 2015, the Maximum Development Fee Rates shown in Table 1 shall be increased by an amount equal to the lesser of (1) five percent (5%) or (2) the percentage change since the immediately preceding Fiscal Year in the Engineering News Record's Construction Cost Index applicable to the area in which the fee overlay is located (or, if such index is no longer published, a substantially equivalent index selected by the Development Fee Administrator)

**TABLE 1 – TAXABLE PROPERTY CLASSIFICATIONS AND  
MAXIMUM SPECIAL TAX RATES**  
(Figures as of July 1, 2014)

PROPERTY CLASSIFICATION	Maximum Special Tax Rates (One-time Special Tax Payments)
Undeveloped Property	\$ - 0 -
Developed Property	
New Residential	\$ 22,530 / Dwelling Unit
Existing Residential	\$ 6,780 / Dwelling Unit
Office	\$ 2,960 / Acre
Industrial	\$ 2,960 / Acre
Retail	\$ 60,910 / Acre
Hotel	\$ 5,030 / Room

On July 1, commencing July 1, 2015, the Maximum Special Tax Rates shown in Table 1 shall be increased by an amount equal to the lesser of (1) five percent (5%) or (2) the percentage change since the immediately preceding Fiscal Year in the Engineering News Record's Construction Cost Index applicable to the area in which the District is located (or, if such index is no longer published, a substantially equivalent index selected by the CFD Administrator)

DRAFT

## Discussion Tables

## FORA Phase III CIP Review

*The Economics of Land Use*



Prepared for:

Fort Ord Reuse Authority (FORA)

Prepared by:

Economic & Planning Systems, Inc. (EPS)

May 8, 2014

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**Table 1-1  
FORA Phase III CIP Review  
CFD Special Tax Options**

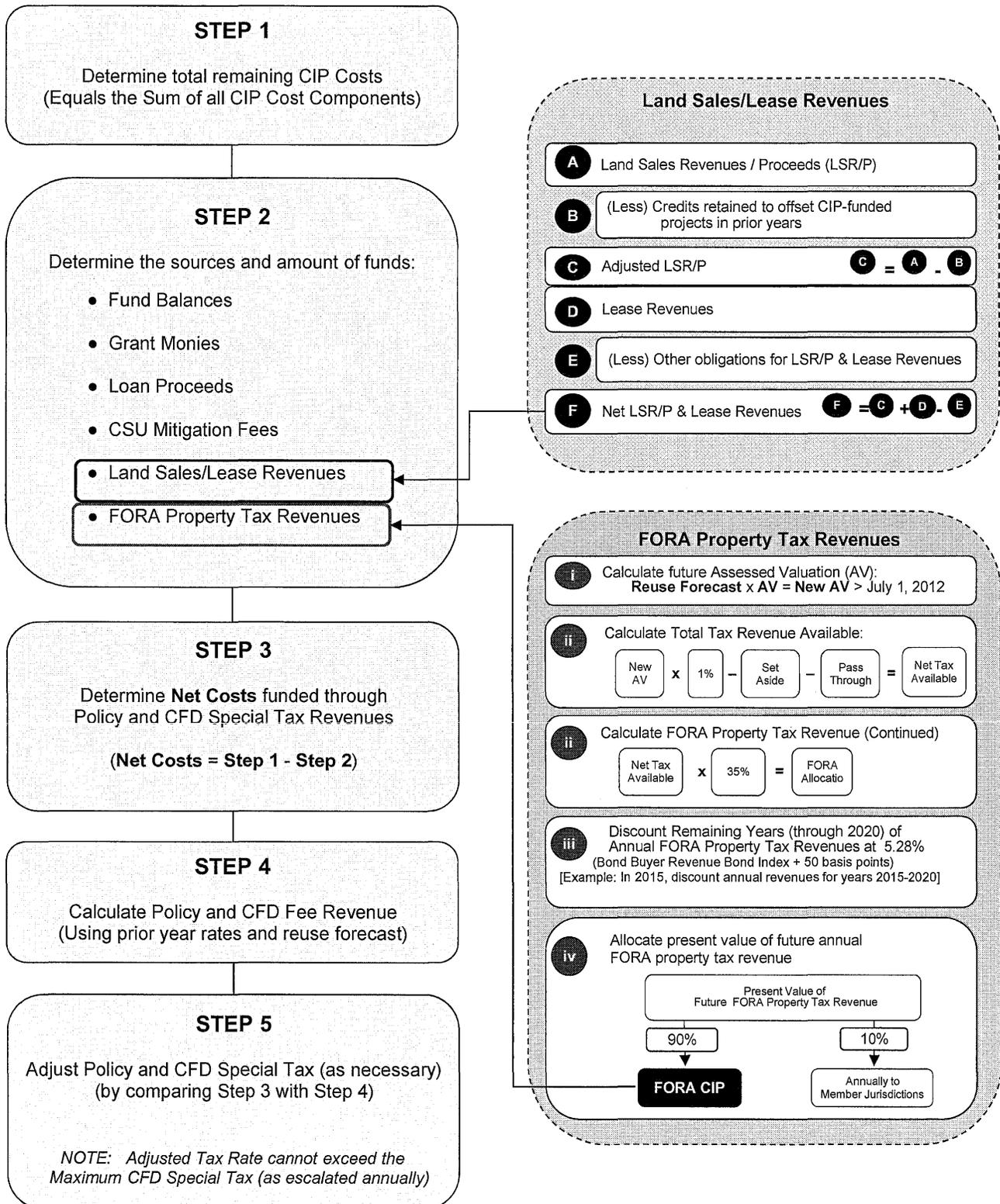
Land Use	Basis	Development Fee Policy/CFD Special Tax			
		Existing Rate	Preliminary Adjusted Rate	Difference	Percentage Change
		<i>July 1, 2013</i>	<i>May 6, 2014</i>		
			<i>ROUNDED</i>		
New Residential	per du	\$27,180	\$22,530	(\$4,650)	-17.1%
Existing Residential	per du	\$8,173	\$6,780	(\$1,393)	-17.1%
Office & Industrial	per acre	\$3,567	\$2,960	(\$607)	-17.1%
Retail	per acre	\$73,471	\$60,910	(\$12,561)	-17.1%
Hotel	per room	\$6,065	\$5,030	(\$1,035)	-17.1%

*prel\_tax*

Sources: FORA and EPS.

**Figure 1-1**  
 Periodic Process to Update  
 Basewide Development Fee Schedule  
 and CFD Special Tax

**DRAFT**



process

**Table 1-2**  
**FORA Phase III CIP Review**  
**Calculation of CFD Special Tax Funding Required**

Step/ Table Reference	Item	Calculation	Amount
<b>STEP 1</b>	<b>Remaining Capital Improvement Program and Other Costs</b>		
(Tables 3-1, 3-2a & b, Appendix C)	Transportation/Transit	a	\$118,180,000
	Water Augmentation - CEQA mitigation	b	\$24,016,000
	Water Augmentation - voluntary contribution	c	\$0
	HCP Endowment [1]	d	\$40,110,000
	HCP Endowment Contingency	e	\$20,283,000
	Fire Fighting Equipment	f	\$0
	Contingency (MEC, Soil mgt. plans, insurance retention, etc.)	g	\$17,727,000
	Additional Utility and Storm Drainage Costs	h	\$0
	Other Costs (PLL Insurance)	i	\$0
	Other Costs (CFD Administration)	j	\$2,400,000
	<b>Subtotal CIP Expenditures</b>	<b>k = sum (a to j)</b>	<b>\$222,716,000</b>
	Preston Park Land Sale Loan Repayment [2]	l	\$18,000,000
	Developer Fee Repayment to Land Sale Revenue Account [3]	m	\$6,793,000
	<b>Total Expenditures</b>	<b>n = k + l + m</b>	<b>\$247,509,000</b>
<b>STEP 2</b>	<b>Estimated Sources of Funds</b>		
(Tables 4-1, 4-2, Appendices A & B)	Existing Fund Balances [4]	o	\$0
	Existing Fund Balance for HCP Endowment [5]	p	\$6,043,000
	Grants	q	\$0
	CSU Mitigation Fees	r	\$0
	Loan Proceeds	s	\$0
	FORA Property Tax Revenues	u	\$11,221,000
	Land Sale Revenues [6]	t	\$67,732,000
	Other Revenues	v	<u>\$0</u>
	<b>Total Other Sources</b>	<b>w = sum (o to v)</b>	<b>\$84,996,000</b>
<b>STEP 3</b>	<b>CFD Special Tax Revenue Required</b>		
	CFD Special Tax Revenue	x = n - w	<b>\$162,513,000</b>
	<b>FORA CFD Special Tax Revenue Summary</b>		
<b>STEP 4</b> (Table 1-3)	Estimated Maximum Policy & CFD Special Tax Revenue [7]	y	\$195,943,000
	Net Cost Funded by Policy and CFD Special Tax Revenue	z = x	\$162,513,000
	<b>CFD Special Tax Required as a % of Maximum</b>	<b>aa = z / y</b>	<b>82.9%</b>
<b>STEP 5</b>	<b>Adjustment Factor Applied to Prior Year CFD Special Tax Rate</b>	(Rounded)	<b>82.9%</b>

*cip\_fund\_1*

Source: FORA and EPS.

Amounts rounded to the nearest thousand.

[1] Includes existing fund balance for habitat mitigation.

[2] Reflects entire loan amount outstanding against Preston Park property to be paid off by land sale revenues.

[3] Reflects amount borrowed against land sale revenue account to construct CIP improvements. This amount must be repaid by developer fee revenues, and may be used to offset FORA operation costs (see Table B-1).

[4] Existing fund balance provided by FORA as of April 2014.

[5] Equals existing fund balance for habitat mitigation as of April 2014.

[6] Reflects land sale revenue available after building removal obligations are met.

[7] Based on remaining development subject to Basewide Development Fee Policy & CFD Special Tax.

**Table 1-3  
FORA Phase III CIP Review  
Estimated CFD Tax Revenues**

<b>Land Use</b>	<b>Remaining Development</b>	<b>Existing CFD Tax Rate (FY 2013/14)</b>	<b>Total CFD Revenue</b>
<b>Residential</b>	<i>Units</i>		
New Residential [1,2]	6,130	\$27,180	\$166,613,400
Employer Based Housing [3]	492	\$1,359	\$668,628
Existing/Replacement Residential	0	\$8,173	\$0
<b>Total Residential</b>	<b>6,622</b>		<b>\$167,282,028</b>
<b>Nonresidential Revenues</b>	<i>Acres</i>		
Office	142.2	\$3,567	\$507,354
Industrial	44.4	\$3,567	\$158,369
Retail	161.6	\$73,471	\$11,872,752
	<i>Rooms</i>		
Hotel	2,120	\$6,065	\$12,857,800
<b>Total Nonresidential</b>			<b>\$25,396,275</b>
<b>Total Residential and Nonresidential [4]</b>			<b>\$192,678,303</b>
Plus Preston Park			\$3,265,000
<b>TOTAL CFD Revenue</b>			<b>\$195,943,303</b>

tax\_rev

[1] Cypress Knolls units charged the new residential rate.

[2] Includes 400 Cypress Knolls units, which do not count towards the 6,160 unit threshold.

[3] CSUMB North Campus housing anticipated to meet employer based housing requirements and would be charged the associated reduced rate equal to 1/20 of the new residential rate.

[4] Assumes no discount for affordable housing above the minimum requirement.

**Table 2-1**  
**FORA Phase III CIP Review**  
**Jurisdictional Forecasts: Projected Absorption by Land Use [1]**

Item	Residential [2,3]	Nonresidential			Hotel
		Office	Industrial	Retail	
Year	<i>units</i>	<i>square feet</i>			<i>rooms</i>
2013-14	233	14,000	0	0	0
2014-15	164	177,000	29,500	154,000	100
2015-16	227	62,000	29,500	62,300	600
2016-17	623	356,552	130,820	222,500	670
2017-18	1,048	185,552	99,500	198,500	330
2018-19	1,165	507,552	174,092	749,500	0
2019-20+	2,903	879,867	310,183	373,000	420
<b>Total</b>	<b>6,363</b>	<b>2,182,524</b>	<b>773,595</b>	<b>1,759,800</b>	<b>2,120</b>

*abs*

Source: FORA.

- [1] Reflects jurisdictional forecasts used for purposes of FY 2014/15 CIP.
- [2] Includes demand for both affordable and market rate housing. Excludes CSUMB Employer Based housing units.
- [3] Includes 174 units from The Promontory Project and 400 Cypress Knolls units, which do not count towards the 6,160 unit threshold.

**Table 2-2  
FORA Phase III CIP Review  
Summary of Total Annual Forecasted Development - Taxable Uses**

Item	Taxable Land Uses				
	Residential [1]	Nonresidential [2]			
		Office	Industrial	Retail	Hotel
<b>Year</b>	<i>units</i>		<i>square feet</i>		<i>rooms</i>
2013-14	198	14,000	0	0	0
2014-15	139	177,000	14,750	154,000	100
2015-16	193	62,000	14,750	62,300	600
2016-17	530	336,552	106,070	222,500	670
2017-18	891	165,552	74,750	198,500	330
2018-19	990	437,552	149,342	749,500	0
2019-20+	2,468	819,867	235,933	373,000	420
<b>Total</b>	<b>5,409</b>	<b>2,012,524</b>	<b>595,595</b>	<b>1,759,800</b>	<b>2,120</b>

*land\_use*

Source: FORA and EPS.

[1] Excludes residential non-taxable uses: CSUMB, Portion of Marina Dunes, Preston Park, Abrams B, MOCO Housing Authority, Shelter Outreach Plus, Veterans Transition Center, Army Housing, and Interim Inc.

[2] Excludes nonresidential non-taxable uses: Veteran's Cemetery, Marina Corp. Yard, Seaside Corp. Yard, Monterey City Corp. Yard, CSUMB. Assumes 50 percent of UC MBEST and Marina Industrial Airport Area office and industrial development will be taxable.

**Table 2-3  
FORA Phase III CIP Review  
Forecasted Acreage Absorption for Transferrable Land [1]**

	Total	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>New Residential</b>									
Seaside Planned	164.5	0.0	0.0	4.2	25.0	25.0	24.5	33.3	52.5
Del Rey Oaks Planned	115.2	0.0	0.0	21.7	47.8	45.7	0.0	0.0	0.0
Other Residential Planned	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3
<b>Subtotal New Residential</b>	<b>281.0</b>	<b>0.0</b>	<b>0.0</b>	<b>25.9</b>	<b>72.8</b>	<b>70.7</b>	<b>24.5</b>	<b>33.3</b>	<b>53.8</b>
<b>Existing/ Replacement Residential</b>									
Cypress Knolls	66.7	0.0	0.0	16.7	16.7	16.7	16.7	0.0	0.0
<b>TOTAL RESIDENTIAL</b>	<b>347.7</b>	<b>0.0</b>	<b>0.0</b>	<b>42.5</b>	<b>89.5</b>	<b>87.4</b>	<b>41.2</b>	<b>33.3</b>	<b>53.8</b>
<b>Office</b>									
Del Rey Oaks Planned	13.1	0.0	0.0	6.6	0.0	6.6	0.0	0.0	0.0
Monterey Planned	47.3	0.0	0.0	7.9	7.9	7.9	11.8	11.8	0.0
Cypress Knolls Community Center	1.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Seaside Planned	5.7	0.0	0.0	1.6	1.6	1.8	0.7	0.0	0.0
<b>Subtotal Office</b>	<b>67.2</b>	<b>0.0</b>	<b>0.0</b>	<b>17.2</b>	<b>9.5</b>	<b>16.2</b>	<b>12.5</b>	<b>11.8</b>	<b>0.0</b>
<b>Industrial</b>									
Monterey Planned	12.4	0.0	0.0	0.0	0.0	4.1	4.1	4.1	0.0
Cypress Knolls Support Services	0.3	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0
Seaside Planned	7.7	0.0	0.0	2.9	2.9	2.0	0.0	0.0	0.0
<b>Subtotal Industrial</b>	<b>20.5</b>	<b>0.0</b>	<b>0.0</b>	<b>3.2</b>	<b>2.9</b>	<b>6.1</b>	<b>4.1</b>	<b>4.1</b>	<b>0.0</b>
<b>Retail</b>									
Del Rey Oaks Planned	1.8	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0
Cypress Knolls Community Center	2.8	0.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0
Seaside Planned	92.9	0.0	0.0	9.2	9.2	60.6	14.0	0.0	0.0
<b>Subtotal Retail</b>	<b>97.5</b>	<b>0.0</b>	<b>0.0</b>	<b>13.8</b>	<b>9.2</b>	<b>60.6</b>	<b>14.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Hotel</b>									
Del Rey Oaks Planned	14.5	0.0	0.0	14.5	0.0	0.0	0.0	0.0	0.0
Seaside Planned	15.0	0.0	5.3	3.2	0.0	0.0	4.6	2.0	0.0
<b>Subtotal Hotel</b>	<b>29.5</b>	<b>0.0</b>	<b>5.3</b>	<b>17.6</b>	<b>0.0</b>	<b>0.0</b>	<b>4.6</b>	<b>2.0</b>	<b>0.0</b>
<b>Total All Uses</b>	<b>562.3</b>	<b>0.0</b>	<b>5.3</b>	<b>94.3</b>	<b>111.1</b>	<b>170.3</b>	<b>76.3</b>	<b>51.2</b>	<b>53.8</b>

Source: Fort Ord Reuse Authority.

[1] Long term land sales are uncertain but will be reviewed and updated in the future.

Table 3-1  
FORA Phase III CIP Review  
2013 Summary of Capital Improvement Program (CIP) 2012/13-2021/22

Item	Total	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post FORA
<b>CIP Projects Funded by CFD Development Fees</b>									
<b>CIP Projects</b>									
Transportation/Transit	\$118,180,366		\$472,199	\$3,215,634	\$27,522,289	\$24,445,285	\$18,814,580	\$14,981,689	\$28,728,690
Water Augmentation - CEQA Mitigation	\$24,015,648		\$0	\$1,176,300	\$1,874,300	\$2,660,200	\$3,073,600	\$2,236,500	\$12,994,748
Water Augmentation - Voluntary Contribution	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Drainage System [Completed by 2005]	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Habitat Management	\$34,067,054	\$0	\$1,537,614	\$3,378,680	\$5,652,005	\$8,023,233	\$9,269,888	\$6,205,635	\$0
Fire Rolling Stock	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total CIP Projects</b>	<b>\$176,263,068</b>		<b>\$2,009,813</b>	<b>\$7,770,614</b>	<b>\$35,048,594</b>	<b>\$35,128,718</b>	<b>\$31,158,068</b>	<b>\$23,423,824</b>	<b>\$41,723,438</b>
<b>Other Costs and Contingencies</b>									
CIP Contingency	\$17,727,055		\$70,830	\$482,345	\$4,128,343	\$3,666,793	\$2,822,187	\$2,247,253	\$4,309,304
HCP Contingency	\$20,283,097		\$915,476	\$2,011,624	\$3,365,133	\$4,776,932	\$5,519,175	\$3,694,757	\$0
Additional Utility and Storm Drainage Costs	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
PLL Insurance	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
CFD Administration	<u>\$2,400,000</u>		<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$0</u>
<b>Total Other Costs and Contingencies</b>	<b>\$40,410,152</b>		<b>\$1,386,306</b>	<b>\$2,893,969</b>	<b>\$7,893,476</b>	<b>\$8,843,725</b>	<b>\$8,741,362</b>	<b>\$6,342,010</b>	<b>\$4,309,304</b>
<b>Total Expenditures [1]</b>	<b>\$216,673,220</b>		<b>\$3,396,118</b>	<b>\$10,664,583</b>	<b>\$42,942,070</b>	<b>\$43,972,443</b>	<b>\$39,899,430</b>	<b>\$29,765,834</b>	<b>\$46,032,742</b>

rev\_cip\_1

Source: FORA.

[1] Excludes Preston Park loan repayment.

**Table 3-2a**  
**FORA Phase III CIP Review**  
**Summary of CFD Tax Revenue Required for HCP Funding - Before Fee Adjustment**

FY Ending	Total CFD Revenue	Habitat Mgmt. Revenue	
		% of CFD Rev.	Net Revenue
2014	\$0	0.0%	\$0
2015	\$6,150,454	25.0%	\$1,537,614
2016	\$13,514,721	25.0%	\$3,378,680
2017	\$22,608,020	25.0%	\$5,652,005
2018	\$32,092,931	25.0%	\$8,023,233
2019	\$37,079,551	25.0%	\$9,269,888
2020	\$26,981,020	23.0%	\$6,205,635
<b>TOTAL</b>	<b>\$195,943,303</b>		<b>\$34,067,054</b>

*cfid sum*

**Table 3-2b**  
**FORA Phase III CIP Review**  
**Summary of CFD Tax Revenue Required for HCP Funding - After Fee Adjustment**

FY Ending	Total CFD Revenue	Habitat Mgmt. Revenue	
		% of CFD Rev.	Net Revenue
2014	\$0	0.0%	\$0
2015	\$5,098,649	30.2%	\$1,537,614
2016	\$11,762,815	28.7%	\$3,378,680
2017	\$18,742,226	30.2%	\$5,652,005
2018	\$26,603,494	30.2%	\$8,023,233
2019	\$30,736,648	30.2%	\$9,269,888
2020	\$22,365,809	27.7%	\$6,205,635
Post FORA	\$47,677,454	0.0%	\$0
<b>TOTAL</b>	<b>\$162,987,096</b>		<b>\$34,067,054</b>

*cfid sum adjust*

**Table 3-3  
FORA Phase III CIP Review  
Summary of General Assumptions - HCP Endowment Funding**

<b>Item</b>			
Permit Term Begins			2015
Post Permit Term Begins			2065
<b>Endowment (2014 \$)</b>	<u>Maximum Needed</u>	<u>Annual Return</u>	<u>Annual Revenue</u>
Habitat Conservation Plan (HCP)	\$25,285,002	4.50%	\$1,137,825
University of California (UC)	\$5,446,621	4.20%	\$228,758
Implementation Assurances Fund (IAF)	\$3,574,974	4.50%	\$160,874
Borderlands Management (BL)	\$3,980,432	4.50%	\$179,119
<b>Total</b>	<b>\$38,287,029</b>		<b>\$1,706,576</b>
<b>Beginning Endowment Balance (2014 \$)</b>			
<b>Initial Balance</b>			<b>\$6,042,831</b>
<b>Initial Balance Uses</b>			
Habitat Conservation Plan (HCP)			\$3,550,180
University of California (UC)			\$2,492,651
Implementation Assurances Fund (IAF)			\$0
Borderlands Management (BL)			\$0
<b>Total</b>			<b>\$6,042,831</b>
<b>Starting Special Tax Rate</b>			
New Residential		\$27,180 per Unit	
Employer Based Housing		\$1,359 per Unit	
Existing/Replacement Residential		\$8,173 per Unit	
Office		\$3,567 per Acre	
Industrial		\$3,567 per Acre	
Retail		\$73,471 per Acre	
Hotel		\$6,065 per Room	
Annual Special Tax Escalation			0.0%

assump2

Table 3-4  
FORA Phase III CIP Review  
Summary of Initial and Ongoing Costs - Individual Endowments

Permit Year	FY Ending	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total
	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2016	(\$321,487)	(\$538,636)	(\$860,122)	(\$823,746)	(\$52,977)	(\$876,723)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2017	\$0	(\$875,146)	(\$875,146)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2018	\$0	(\$875,146)	(\$875,146)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2019	\$0	(\$875,146)	(\$875,146)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2020	\$0	(\$875,146)	(\$875,146)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2021	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2022	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2023	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2024	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
10	2025	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2026	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2027	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2028	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2029	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2030	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2031	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2032	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2033	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2034	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
20	2035	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2036	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2037	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2038	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2039	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2040	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2041	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2042	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2043	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2044	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
30	2045	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2046	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2047	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)
	2048	\$0	(\$1,137,825)	(\$1,137,825)	\$0	(\$228,758)	(\$228,758)	\$0	(\$160,874)	(\$160,874)	\$0	(\$179,119)	(\$179,119)

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**Table 3-4  
FORA Phase III CIP Review  
Summary of Initial and Ongoing Costs - Individual Endowments**

Permit Year	FY Ending	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total	Initial Costs	Ongoing Costs	Total
	2049	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2050	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2051	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2052	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2053	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2054	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
40	2055	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2056	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2057	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2058	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2059	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2060	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2061	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2062	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2063	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	2064	\$0	(\$1,137,825)	<b>(\$1,137,825)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
50	2065	\$1	(\$1,137,825)	<b>(\$1,137,824)</b>	\$0	(\$228,758)	<b>(\$228,758)</b>	\$0	(\$160,874)	<b>(\$160,874)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>
	<b>Post Permit</b>												
	2065 +	\$0	(\$720,685)	<b>(\$720,685)</b>	\$0	(\$191,677)	<b>(\$191,677)</b>	\$0	(\$34,011)	<b>(\$34,011)</b>	\$0	(\$179,119)	<b>(\$179,119)</b>

costs\_indiv

Source: Fort Ord Reuse Authority.

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**Table 4-1  
FORA Phase III CIP Review  
Net Present Value of FORA Property  
Tax Revenue after July 1, 2012**

Item	FORA Property Tax	90% of FORA Property Tax
Reference	Table A-3	
Factor		90%
<b>Fiscal Year</b>		
2014-15	\$231,630	\$208,467
2015-16	\$579,431	\$521,488
2016-17	\$1,034,313	\$930,882
2017-18	\$2,062,746	\$1,856,471
2018-19	\$3,239,132	\$2,915,219
2019-20+	\$7,948,745	\$7,153,870
<b>Total</b>	<b>\$15,095,997</b>	<b>\$13,586,397</b>
<b>Net Present Value</b>		
<b>4.85% Discount Rate [1]</b>		<b>\$11,220,736</b>

[1] Based on proposed Bond Buyers Revenue Bond Index annual average as of June 2013 plus 50 basis points. *npv*

**Table 4-2**  
**FORA Phase III CIP Review**  
**Land Sales Revenue for CIP Projects**

Item	Source/ Reference	Amount
<b>Land Sales Revenues [1]</b>		
Land Sale Account Balance		\$2,726,000
Preston Park [2]	FORA	\$0
Marina Community Partners (credits)	FORA	\$19,400,000
Other Future Transfers	Table B-1	<u>\$71,206,000</u>
<b>Total</b>		<b><u>\$93,332,000</u></b>
<b>Expenditures</b>		
Marina Community Partners - Dunes	FORA	\$19,400,000
Stockade (Marina)	FORA	\$2,200,000
Surplus II (Seaside)	FORA	<u>\$4,000,000</u>
<b>Total Other Sources</b>		<b><u>\$25,600,000</u></b>
<b>Land Sales Revenue for CIP Projects</b>		<b><u>\$67,732,000</u></b>

*lstr\_calc*

Source: FORA and EPS.

Amounts rounded to the nearest thousand.

[1] Long term land sales revenues are uncertain but will be reviewed and updated in the future.

[2] Included in Table B-1. Loan payoff requirement is denoted in Table 1-2.

**Table A-1**  
**FORA Phase III CIP Review**  
**Estimated Assessed Value from Total Forecasted Development**

Item	Land Uses					Annual Total
	Residential	Office	Industrial	Retail	Hotel	
<b>Estimated Finished Value [1]</b>	<i>per unit</i> \$400,000		<i>per sq. ft.</i> \$215			
					<i>per room</i> \$141,000	
<b>Year [2]</b>						
2014-15	\$79,200,000	\$3,010,000	\$0	\$0	\$0	<b>\$82,210,000</b>
2015-16	\$56,434,000	\$38,625,825	\$1,497,125	\$39,859,050	\$14,311,500	<b>\$150,727,500</b>
2016-17	\$79,533,370	\$13,732,899	\$1,519,582	\$16,366,669	\$87,157,035	<b>\$198,309,556</b>
2017-18	\$221,683,816	\$75,663,982	\$11,091,511	\$59,329,177	\$98,785,236	<b>\$466,553,721</b>
2018-19	\$378,269,969	\$37,777,911	\$7,933,693	\$53,723,570	\$49,385,246	<b>\$527,090,388</b>
2019-20+	\$1,490,099,234	\$291,238,513	\$41,505,059	\$308,359,080	\$63,796,759	<b>\$2,194,998,645</b>
<b>Total</b>	<b>\$2,305,220,389</b>	<b>\$460,049,130</b>	<b>\$63,546,969</b>	<b>\$477,637,546</b>	<b>\$313,435,776</b>	<b>\$3,619,889,810</b>

av

Source: EPS.

- [1] See Table A-4 & Table A-5 for commercial finished value assumptions as of 2014. Assumes an annual market appreciation rate of 1.5%. Estimated finished values amounts for nonresidential building square feet rounded to nearest \$5.
- [2] For purposes of this analysis, the absorption schedule has a one year lag to reflect when the estimated assessed value would be reflected on the assessor's tax roll.

**Table A-2**  
**FORA Phase III CIP Review**  
**Estimated Change in FORA Assessed Value Since July 1, 2012**

Item	Percent	Formula	July 1, 2012	July 1, 2013	Difference
Property Taxes Received [1]		A	\$1,300,000	\$1,332,000	\$32,000
Total Net Property Tax Generated	35.0%	$B = A / 35.0\%$	\$3,714,286	\$3,805,714	\$91,429
Plus Pass Throughs					
Tier 1 Pass Throughs	13.5%		\$667,439	\$683,868	\$16,429
Tier 2 Pass Throughs	11.3%		\$560,649	\$574,449	\$13,801
<b>Subtotal Pass Throughs</b>	<b>24.8%</b>	<b>C</b>	<b>\$1,228,088</b>	<b>\$1,258,318</b>	<b>\$30,230</b>
<b>Property Tax Net of Housing Set Aside</b>	<b>75.2%</b>	$D = B / (1 - C)$	<b>\$4,942,374</b>	<b>\$5,064,032</b>	<b>\$121,658</b>
Plus Housing Set Aside	20.0%	E	\$1,235,593	\$1,266,008	\$30,415
<b>Total Property Tax (1%)</b>		$F = D / (1 - E)$	\$6,177,967	\$6,330,040	\$152,073
<b>Total Assessed Value</b>	<b>1.0%</b>	$G = F / 1.0\%$	<b>\$617,796,721</b>	<b>\$633,004,025</b>	<b>\$15,207,304</b>
<b>Total Assessed Value (Rounded)</b>			<b>\$617,797,000</b>	<b>\$633,004,000</b>	<b>\$15,207,000</b>

base

Source: FORA.

[1] As of April 2014, FORA has received \$754,199.57 in property tax revenues. A second payment is anticipated in May or June. This calculation assumes the second installment will be lower than the first installment, as it has been in prior years. EPS assumes that the second payment will be the same proportion of the first payment as experienced in FY 12/13 (roughly 77%).

Table A-3  
FORA Phase III CIP Review  
Estimated FORA Property Tax Revenue for Development After July 1, 2012

Item	Beginning AV	Annual 2% Growth	New AV Added to Roll [2]	Ending AV	New AV Since July 1, 2012	Property Tax (Formerly T.I.) 1%	Less: Other Agency Pass-Throughs [3]					Annual Net Property Tax	FORA Property Tax (35% of Annual Net Tax) [4]	
							Less: Housing Set Aside 20%	Property Tax Net of Housing Set Aside	Tier 1 Years 1-45 13.5%	Tier 2 Years 11-45 11.3%	Tier 3 Years 31-45 7.6%		Annual	Cumulative
Formula						a	b	c = a + b	d	e	f	e = c + d + e + f		
Base Assessed Value (July 1, 2012) [1]	\$617,797,000													35%
Current Assessed Value (July 1, 2013) [1]	\$633,004,000													
2014-15	\$633,004,000	\$12,660,080	\$82,210,000	\$727,874,080	\$110,077,080	\$1,100,771	(\$220,154)	\$880,617	(\$118,922.21)	(\$99,894.66)	\$0	\$661,800	\$231,630	\$231,630
2015-16	\$727,874,080	\$14,557,482	\$150,727,500	\$893,159,062	\$275,362,062	\$2,753,621	(\$550,724)	\$2,202,896	(\$297,489)	(\$249,890)	\$0	\$1,655,518	\$579,431	\$811,061
2016-17	\$893,159,062	\$17,863,181	\$198,309,556	\$1,109,331,798	\$491,534,798	\$4,915,348	(\$983,070)	\$3,932,278	(\$531,032)	(\$446,067)	\$0	\$2,955,180	\$1,034,313	\$1,845,374
2017-18	\$1,109,331,798	\$22,186,636	\$466,553,721	\$1,598,072,155	\$980,275,155	\$9,802,752	(\$1,960,550)	\$7,842,201	(\$1,059,044)	(\$889,597)	\$0	\$5,893,560	\$2,062,746	\$3,908,120
2018-19	\$1,598,072,155	\$31,961,443	\$527,090,388	\$2,157,123,986	\$1,539,326,986	\$15,393,270	(\$3,078,654)	\$12,314,616	(\$1,663,018)	(\$1,396,935)	\$0	\$9,254,663	\$3,239,132	\$7,147,252
2019-20+	\$2,157,123,986	\$43,142,480	\$2,194,998,645	\$4,395,265,111	\$3,777,468,111	\$37,774,681	(\$7,554,936)	\$30,219,745	(\$4,081,003)	(\$3,428,042)	\$0	\$22,710,700	\$7,948,745	\$15,095,997

Source: Monterey County and EPS.

[1] See Table A-2.

[2] See Table A-1. Assumes an annual market appreciation rate of 1.5%.

[3] Pass-Through based on calculation below. Model assumes RDA commenced in FY 1997-98.

	Tier 1	Tier 2	Tier 3
Pass-through	25.0%	21.0%	14.0%
Share	54.0%	54.0%	54.0%
Derived Rate	13.5%	11.3%	7.6%

[4] This analysis estimates net new property tax to FORA based upon estimates of new development and growth in existing assessed values.

# DRAFT

**Table A-4**  
**FORA Phase III CIP Review**  
**Estimated Retail, Office, Industrial Finished Values**

Retail, Office, Industrial/R&D
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Item	Retail		Office		Industrial/ R&D	
	Assumption	Amount	Assumption	Amount	Assumption	Amount
<b>DEVELOPMENT PROGRAM ASSUMPTIONS</b>						
Site Area (Acres)		10.00		10.00		10.00
Land Square Feet		435,600		435,600		435,600
Assumed FAR		0.25		0.35		0.40
Gross Building Square Feet		108,900		152,460		174,240
Net Leasable Area (Sq. Ft.)		87,120		121,968		139,392
Rent per Sq. Ft.		\$30.00		\$25.00		\$10.00
<b>REVENUE ASSUMPTIONS</b>						
Gross Lease Revenue (Weighted Average)	\$30.00 /NLA sq. ft./year	\$2,613,600	\$25.00 /NLA sq. ft./year	\$3,049,200	\$10.00 /NLA sq. ft./year	\$1,393,920
(less) Vacancy	5.0%	(\$130,680)	5.0%	(\$152,460)	5.0%	(\$69,696)
(less) Leasing Commissions	3.0% 5 years' rent	(\$372,438)	3.0% 5 years' rent	(\$434,511)	3.0% 5 years' rent	(\$198,634)
(less) Replacement/Reserve	5.0%	(\$130,680)	5.0%	(\$152,460)	5.0%	(\$69,696)
<b>Subtotal, Annual Net Operating Income</b>		<b>\$1,979,802</b>		<b>\$2,309,769</b>		<b>\$1,055,894</b>
<b>Capitalized Value</b>	7.10% cap rate	<b>\$27,884,535</b>	7.10% cap rate	<b>\$32,531,958</b>	7.10% cap rate	<b>\$14,871,752</b>
<b>Finished Value per Gross Bldg. Sq. Ft.</b>		<b>\$256</b>		<b>\$213</b>		<b>\$85</b>

Source: CoStar and EPS.

comm\_val

**Table A-5  
FORA Phase III CIP Review  
Hotel Development Finished Value**

Hotel
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Item	Assumption	Total
<b>DEVELOPMENT PROGRAM ASSUMPTIONS</b>		
Number of Rooms	100	
Average Room Rate	\$150	
Square Footage Per Room	375	37,500
Efficiency Ratio	70%	
Gross Building Sq. Ft. (Rounded)		55,000
Occupancy Rate	70%	
<b>REVENUE ASSUMPTIONS</b>		
Gross Room Revenue		\$3,832,500
Other Operating Revenue [1]	25%	<u>\$958,125</u>
<b>Total Revenue</b>		<b>\$4,790,625</b>
<b>Less Operating Expenses [2]</b>	75%	<b>\$3,592,969</b>
<b>Annual Net Operating Income</b>		<b>\$1,197,656</b>
<b>Capitalized Value</b>	8.50% cap rate	<b>\$14,090,074</b>
<b>Value per Room (Rounded)</b>		<b>\$141,000</b>

*hotel*

Sources: STR Hospitality, PKF Consulting, and EPS.

[1] Includes F & B, telecommunications, and other.

[2] Includes departmental, overhead, management fee, and fixed expenses.

Table B-1  
FORA Phase III CIP Review  
Estimated Land Sale Revenues to FORA

Item	Total Acres	Subtotal Land Value	Plus Other Transactions	Total Land Value	FORA Share - 50%	Est. Caretaker/Property Management Costs	FORA Costs	Other Obligations (Initiatives, Petitions, Etc.)	Net FORA Land Sale Proceeds
		[1]	[2]			[3]	[4]	[5]	[6]
<b>Year [7]</b>									
2014-15	5.3	\$989,474		\$989,474	\$494,737	(\$494,737)	\$0	\$0	\$0
2015-16	94.3	\$17,996,649	\$56,900,558	\$74,897,207	\$37,448,604	(\$673,437)	\$0	(\$265,225)	\$36,509,941
2016-17	111.1	\$21,511,504		\$21,511,504	\$10,755,752	(\$576,204)	\$0	(\$273,182)	\$9,906,366
2017-18	170.3	\$33,480,868		\$33,480,868	\$16,740,434	(\$451,043)	\$0	(\$281,377)	\$16,008,014
2018-19	76.3	\$15,229,633		\$15,229,633	\$7,614,816	(\$239,591)	\$0	(\$289,819)	\$7,085,406
2019-20	51.2	\$10,372,176		\$10,372,176	\$5,186,088	(\$142,927)	(\$69,336)	(\$298,513)	\$4,675,312
Post FORA	53.8	\$11,065,690		\$11,065,690	\$5,532,845	\$0	\$0	(\$306,307)	\$5,226,538
<b>Total</b>	<b>562.3</b>	<b>\$110,645,994</b>	<b>\$56,900,558</b>	<b>\$167,546,552</b>	<b>\$83,773,276</b>	<b>(\$2,577,940)</b>	<b>(\$69,336)</b>	<b>(\$1,714,423)</b>	<b>\$79,411,577</b>
<b>Net Present Value</b>									
4.9% Discount Rate		\$95,882,435	\$54,268,534	\$150,150,970	\$75,075,485	(\$2,363,489)	(\$54,716)	(\$1,451,472)	\$71,205,807

land\$

- [1] Assumes per acre value of \$188,000 and that values escalate by 1.5% percent annually.
- [2] Preston Park transaction. Reflects FORA's share of anticipated transaction price net of developer fee obligation and cost of sale.
- [3] Caretaker costs in FY 2012-13 estimated based on FORA memorandum to Administrative Committee dated July 26, 2012 and funded only to the extent that land sale revenues are available. Costs assumed to escalate 3.0% annually and are prorated based on the estimated remaining acreage maintained by public agencies.
- [4] Operations costs offset by repayment of \$6.3 million of borrowed funds from the CFD. FY 2012/13 costs provided by FORA and assumed to escalate by 3.0% annually. See detailed calculation below.

Year	Operations Cost	Developer Fee Repayment	Net Operations Cost
2014-15	(\$1,060,900)	\$1,060,900	\$0
2015-16	(\$1,092,727)	\$1,092,727	\$0
2016-17	(\$1,125,509)	\$1,125,509	\$0
2017-18	(\$1,159,274)	\$1,159,274	\$0
2018-19	(\$1,194,052)	\$1,194,052	\$0
2019-20	(\$1,229,874)	\$1,160,538	(\$69,336)
<b>Total</b>	<b>(\$6,862,336)</b>	<b>\$6,793,000</b>	<b>(\$69,336)</b>

- [5] Estimates provided by FORA reflect anticipated PLL insurance, special election and other costs related to legislative initiatives, petitions, etc.
- [6] Reflects land sale proceeds available to offset infrastructure costs.
- [7] For purposes of land sale revenue analysis, the absorption schedule is accelerated 2 years to reflect when the land transaction would actually occur. Land sale revenues for FY 2015/16 absorption shown in FY 2014/15.

**Table B-2  
FORA Phase III CIP Review  
FORA Land Transactions to Date**

<b>Property [1]</b>	<b>Acreage</b>	<b>Transaction Price</b>	<b>Price per Acre</b>
		[2]	
Marina Heights	248.0	\$10,620,000	\$42,823
Imjin Office Park	4.6	\$1,616,947	\$348,480
Monterey County/ East Garrison	244.0	\$3,673,270	\$15,054
Young Nak Church	1.5	\$298,000	\$205,517
Salinas Valley Memorial Healthcare System	5.6	\$2,400,000	\$431,655
Interim #2	3.3	\$240,000	\$72,072
Dunes on Monterey Bay	290.0	\$48,000,000	\$165,517
The Promontory	8.54	\$1,900,000	\$222,482
<b>Total</b>	<b>805.5</b>	<b>\$68,748,217</b>	<b>\$85,346</b>
<b>Average Price per Acre per Transaction</b>			<b>\$187,950</b>

*lsr*

Source: FORA.

[1] Some of the identified transactions anticipate future FORA participation in profits or other terms that influence the net transaction price.

[2] Reflects total transaction price, not just amount accruing to FORA.

**Table C-1  
FORA Phase III CIP Review  
Special Tax Revenue Generated for Habitat Management by Year**

FY Ending	New Residential [1]	Employer Based Housing	Exist./Replac. Residential [2]	Office	Industrial	Retail	Hotel	Total CFD Revenue	Habitat Mgmt. Revenue	
									% of CFD Rev. [3]	Net Revenue
Special Tax Rate [3]	\$27,180 <i>Per Unit</i>	\$1,359 <i>Per Unit</i>	\$8,173 <i>Per Unit</i>	\$3,567 <i>Per Acre</i>	\$3,567 <i>Per Acre</i>	\$73,471 <i>Per Acre</i>	\$6,065 <i>Per Room</i>		<i>See Table C-2</i>	
2015	\$4,457,520	\$0	\$0	\$41,411	\$6,039	\$1,038,984	\$606,500	\$6,150,454	25.0%	\$1,537,614
2016	\$6,169,860	\$0	\$3,265,000	\$14,506	\$6,039	\$420,316	\$3,639,000	\$13,514,721	25.0%	\$3,378,680
2017	\$16,933,140	\$0	\$0	\$83,420	\$26,781	\$1,501,129	\$4,063,550	\$22,608,020	25.0%	\$5,652,005
2018	\$28,484,640	\$203,850	\$0	\$43,412	\$20,369	\$1,339,210	\$2,001,450	\$32,092,931	25.0%	\$8,023,233
2019	\$31,664,700	\$203,850	\$0	\$118,748	\$35,640	\$5,056,613	\$0	\$37,079,551	25.0%	\$9,269,888
2020	\$23,972,760	\$203,850	\$0	\$81,871	\$28,475	\$1,632,689	\$1,061,375	\$26,981,020	23.0%	\$6,205,635
2021+	\$54,930,780	\$57,078	\$0	\$123,985	\$35,025	\$883,811	\$1,485,925	\$57,516,604	0.0%	\$0
<b>TOTAL</b>	<b>\$166,613,400</b>	<b>\$668,628</b>	<b>\$3,265,000</b>	<b>\$507,354</b>	<b>\$158,369</b>	<b>\$11,872,752</b>	<b>\$12,857,800</b>	<b>\$195,943,303</b>		<b>\$34,067,054</b>

*tax\_rev*

[1] Includes 400 Cypress Knolls units charged the new residential rate.

[2] Includes fee revenue from the already constructed Preston Park in FY 2015/16.

[3] Represents the estimated annual percentage to meet endowment funding needs and accelerate capitalization.

**Table C-2**  
**FORA Phase III CIP Review**  
**Summary of Assumptions Varying by Year**

FY Ending	Share of CFD Special Tax Allocated to FORA Habitat Mgmt [1]	Special Tax Revenues Available for Habitat Management Allocation			
		HCP	UC	IAF	BL Mgmt
2014	0.0%	64.7%	10.9%	11.0%	13.4%
2015	25.0%	64.7%	10.9%	11.0%	13.4%
2016	25.0%	64.7%	10.9%	11.0%	13.4%
2017	25.0%	64.7%	10.9%	11.0%	13.4%
2018	25.0%	64.7%	10.9%	11.0%	13.4%
2019	25.0%	64.7%	10.9%	11.0%	13.4%
2020	23.0%	64.7%	10.9%	11.0%	13.4%

*assump1*

[1] Represents the estimated annual percentage to meet endowment funding needs and accelerate capitalization.

Table C-3  
FORA Phase III CIP Review  
Endowment Requirements

Item	Permit Term		Post-Permit Term		
	Assumed Payout	Annual Revenue	2014\$	Assumed Payout	Annual Revenue
		[1]			[1]
<b>HCP Endowment Fund</b>	4.50%	\$1,137,825	\$16,015,233	4.50%	\$720,685
<b>UC/NRS Endowment Fund</b>	4.20%	\$228,758	\$4,563,727	4.20%	\$191,677
<b>Implementation Assurances Fund</b>					
Remedial Measures	4.50%	\$118,606	\$0		\$0
BLM and State Parks	4.50%	\$34,011	\$755,794	4.50%	\$34,011
Contingency (5%)	4.50%	\$8,257	\$0		\$0
<b>Subtotal</b>	<b>4.50%</b>	<b>\$160,874</b>	<b>\$755,794</b>	<b>4.50%</b>	<b>\$34,011</b>
<b>Borderlands Management Cost</b>	4.50%	\$179,119	\$3,980,432	4.50%	\$179,119
<b>TOTAL ENDOWMENTS</b>		<b>\$1,706,576</b>	<b>\$25,315,187</b>		<b>\$1,125,492</b>

cost

Source: FORA

[1] Adjusted from Phase II estimates based on CPI change between December 2011 and December 2013.

**Table C-4  
FORA Phase III CIP Review  
Planned Land Use Summary by Year**

<b>FY Ending</b>	<b>New Residential</b>	<b>Employer Based Housing</b>	<b>Existing/Replac. Residential</b>	<b>Office</b>	<b>Industrial</b>	<b>Retail</b>	<b>Hotel</b>
	<i>Units</i>	<i>Units</i>	<i>Units</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>	<i>Rooms</i>
2015	164	0	0	11.6	1.7	14.1	100
2016	227	0	0	4.1	1.7	5.7	600
2017	623	0	0	23.4	7.5	20.4	670
2018	1,048	150	0	12.2	5.7	18.2	330
2019	1,165	150	0	33.3	10.0	68.8	0
2020	882	150	0	23.0	8.0	22.2	175
Post-FORA	2,021	42	0	34.8	9.8	12.0	245
<b>TOTAL</b>	<b>6,130</b>	<b>492</b>	<b>0</b>	<b>142.2</b>	<b>44.4</b>	<b>161.6</b>	<b>2,120</b>

*LU\_planned*

Source: FORA.

**Table C-5  
FORA Phase III CIP Review  
Tax Revenues Allocated by Endowment**

FY Ending	Special Tax Revenue		HCP		UC		IAF		BL Mgmt	
	Annual [1]	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
2015	\$1,537,614	\$1,537,614	\$995,144	\$995,144	\$166,985	\$166,985	\$169,291	\$169,291	\$206,194	\$206,194
2016	\$3,378,680	\$4,916,294	\$2,186,682	\$3,181,825	\$366,925	\$533,910	\$371,993	\$541,284	\$453,081	\$659,275
2017	\$5,652,005	\$10,568,299	\$3,657,978	\$6,839,803	\$613,808	\$1,147,717	\$622,286	\$1,163,570	\$757,934	\$1,417,209
2018	\$8,023,233	\$18,591,532	\$5,192,636	\$12,032,439	\$871,323	\$2,019,040	\$883,358	\$2,046,928	\$1,075,916	\$2,493,124
2019	\$9,269,888	\$27,861,420	\$5,999,471	\$18,031,911	\$1,006,710	\$3,025,750	\$1,020,615	\$3,067,542	\$1,243,092	\$3,736,216
2020	\$6,205,635	<b>\$34,067,054</b>	\$4,016,287	<b>\$22,048,197</b>	\$673,932	<b>\$3,699,682</b>	\$683,240	<b>\$3,750,783</b>	\$832,176	<b>\$4,568,392</b>
<b>TOTAL</b>	<b>\$34,067,054</b>		<b>\$22,048,197</b>		<b>\$3,699,682</b>		<b>\$3,750,783</b>		<b>\$4,568,392</b>	

rev\_alloc

[1] See net revenue projected in Table C-1.

**Table C-6  
FORA Phase III CIP Review  
Preliminary Endowment Cash Flow - All Endowments**

All Endowments
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Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
	2014	\$6,042,831	\$264,449	\$0	\$0	\$6,307,280	\$0	\$0	\$6,307,280
	2015	\$6,307,280	\$276,036	\$1,537,614	\$0	\$8,120,929	\$0	\$0	\$8,120,929
1	2016	\$8,120,929	\$356,822	\$3,378,680	\$0	\$11,856,431	(\$2,076,838)	\$0	\$9,779,593
	2017	\$9,779,593	\$432,629	\$5,652,005	\$0	\$15,864,226	(\$1,443,898)	\$0	\$14,420,329
	2018	\$14,420,329	\$639,994	\$8,023,233	\$0	\$23,083,555	(\$1,443,898)	\$0	\$21,639,658
	2019	\$21,639,658	\$962,561	\$9,269,888	\$0	\$31,872,107	(\$1,443,898)	\$0	\$30,428,209
	2020	\$30,428,209	\$1,355,241	\$6,205,635	\$0	\$37,989,084	(\$1,443,898)	\$0	\$36,545,187
	2021+	\$36,545,187	\$1,628,580	\$0	\$0	\$38,173,767	(\$1,706,576)	\$0	\$36,467,190
	2022	\$36,467,190	\$1,625,086	\$0	\$0	\$38,092,277	(\$1,706,576)	\$0	\$36,385,700
	2023	\$36,385,700	\$1,621,436	\$0	\$0	\$38,007,136	(\$1,706,576)	\$0	\$36,300,560
	2024	\$36,300,560	\$1,617,623	\$0	\$0	\$37,918,183	(\$1,706,576)	\$0	\$36,211,606
10	2025	\$36,211,606	\$1,613,638	\$0	\$0	\$37,825,244	(\$1,706,576)	\$0	\$36,118,668
	2026	\$36,118,668	\$1,609,475	\$0	\$0	\$37,728,143	(\$1,706,576)	\$0	\$36,021,566
	2027	\$36,021,566	\$1,605,125	\$0	\$0	\$37,626,691	(\$1,706,576)	\$0	\$35,920,115
	2028	\$35,920,115	\$1,600,581	\$0	\$0	\$37,520,696	(\$1,706,576)	\$0	\$35,814,119
	2029	\$35,814,119	\$1,595,833	\$0	\$0	\$37,409,952	(\$1,706,576)	\$0	\$35,703,375
	2030	\$35,703,375	\$1,590,872	\$0	\$0	\$37,294,247	(\$1,706,576)	\$0	\$35,587,670
	2031	\$35,587,670	\$1,585,688	\$0	\$0	\$37,173,359	(\$1,706,576)	\$0	\$35,466,782
	2032	\$35,466,782	\$1,580,273	\$0	\$0	\$37,047,055	(\$1,706,576)	\$0	\$35,340,479
	2033	\$35,340,479	\$1,574,615	\$0	\$0	\$36,915,094	(\$1,706,576)	\$0	\$35,208,517
	2034	\$35,208,517	\$1,568,703	\$0	\$0	\$36,777,220	(\$1,706,576)	\$0	\$35,070,644
20	2035	\$35,070,644	\$1,562,527	\$0	\$0	\$36,633,171	(\$1,706,576)	\$0	\$34,926,594
	2036	\$34,926,594	\$1,556,073	\$0	\$0	\$36,482,667	(\$1,706,576)	\$0	\$34,776,091
	2037	\$34,776,091	\$1,549,331	\$0	\$0	\$36,325,421	(\$1,706,576)	\$0	\$34,618,845
	2038	\$34,618,845	\$1,542,286	\$0	\$0	\$36,161,131	(\$1,706,576)	\$0	\$34,454,554
	2039	\$34,454,554	\$1,534,925	\$0	\$0	\$35,989,480	(\$1,706,576)	\$0	\$34,282,903
	2040	\$34,282,903	\$1,527,235	\$0	\$0	\$35,810,139	(\$1,706,576)	\$0	\$34,103,562
	2041	\$34,103,562	\$1,519,200	\$0	\$0	\$35,622,763	(\$1,706,576)	\$0	\$33,916,186
	2042	\$33,916,186	\$1,510,805	\$0	\$0	\$35,426,992	(\$1,706,576)	\$0	\$33,720,415
	2043	\$33,720,415	\$1,502,034	\$0	\$0	\$35,222,449	(\$1,706,576)	\$0	\$33,515,873
	2044	\$33,515,873	\$1,492,870	\$0	\$0	\$35,008,743	(\$1,706,576)	\$0	\$33,302,166
30	2045	\$33,302,166	\$1,483,295	\$0	\$0	\$34,785,461	(\$1,706,576)	\$0	\$33,078,885
	2046	\$33,078,885	\$1,473,291	\$0	\$0	\$34,552,176	(\$1,706,576)	\$0	\$32,845,599
	2047	\$32,845,599	\$1,462,838	\$0	\$0	\$34,308,438	(\$1,706,576)	\$0	\$32,601,861
	2048	\$32,601,861	\$1,451,917	\$0	\$0	\$34,053,779	(\$1,706,576)	\$0	\$32,347,202
	2049	\$32,347,202	\$1,440,507	\$0	\$0	\$33,787,709	(\$1,706,576)	\$0	\$32,081,133
	2050	\$32,081,133	\$1,428,585	\$0	\$0	\$33,509,718	(\$1,706,576)	\$0	\$31,803,142
	2051	\$31,803,142	\$1,416,129	\$0	\$0	\$33,219,271	(\$1,706,576)	\$0	\$31,512,694
	2052	\$31,512,694	\$1,403,115	\$0	\$0	\$32,915,809	(\$1,706,576)	\$0	\$31,209,233
	2053	\$31,209,233	\$1,389,517	\$0	\$0	\$32,598,750	(\$1,706,576)	\$0	\$30,892,174
	2054	\$30,892,174	\$1,375,310	\$0	\$0	\$32,267,484	(\$1,706,576)	\$0	\$30,560,907
40	2055	\$30,560,907	\$1,360,466	\$0	\$0	\$31,921,374	(\$1,706,576)	\$0	\$30,214,797
	2056	\$30,214,797	\$1,344,957	\$0	\$0	\$31,559,754	(\$1,706,576)	\$0	\$29,853,178
	2057	\$29,853,178	\$1,328,753	\$0	\$0	\$31,181,930	(\$1,706,576)	\$0	\$29,475,354
	2058	\$29,475,354	\$1,311,822	\$0	\$0	\$30,787,176	(\$1,706,576)	\$0	\$29,080,599
	2059	\$29,080,599	\$1,294,132	\$0	\$0	\$30,374,732	(\$1,706,576)	\$0	\$28,668,155
	2060	\$28,668,155	\$1,275,650	\$0	\$0	\$29,943,805	(\$1,706,576)	\$0	\$28,237,229
	2061	\$28,237,229	\$1,256,339	\$0	\$0	\$29,493,568	(\$1,706,576)	\$0	\$27,786,991
	2062	\$27,786,991	\$1,236,162	\$0	\$0	\$29,023,154	(\$1,706,576)	\$0	\$27,316,577
	2063	\$27,316,577	\$1,215,081	\$0	\$0	\$28,531,659	(\$1,706,576)	\$0	\$26,825,082
	2064	\$26,825,082	\$1,193,056	\$0	\$0	\$28,018,138	(\$1,706,576)	\$0	\$26,311,561
50	2065 +								
<b>Post Permit</b>									
	2065 +	\$25,775,028	\$1,145,998	\$0	\$0	\$26,921,026	(\$1,125,492)	\$0	\$25,795,533

CF\_all

Table C-7  
FORA Phase III CIP Review  
Preliminary Endowment Cash Flow - Habitat Conservation Plan

HCP Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source		Table 3-3		Table C-5		Table 3-4			
Annual Return Starting in FY 2014		4.50%							
	2014	\$3,550,180	\$159,758	\$0	\$0	\$3,709,938	\$0	\$0	\$3,709,938
	2015	\$3,709,938	\$166,947	\$995,144	\$0	\$4,872,028	\$0	\$0	\$4,872,028
1	2016	\$4,872,028	\$219,241	\$2,186,682	\$0	\$7,277,952	(\$860,122)	\$0	\$6,417,829
	2017	\$6,417,829	\$288,802	\$3,657,978	\$0	\$10,364,609	(\$875,146)	\$0	\$9,489,463
	2018	\$9,489,463	\$427,026	\$5,192,636	\$0	\$15,109,125	(\$875,146)	\$0	\$14,233,979
	2019	\$14,233,979	\$640,529	\$5,999,471	\$0	\$20,873,979	(\$875,146)	\$0	\$19,998,833
	2020	\$19,998,833	\$899,947	\$4,016,287	\$0	\$24,915,067	(\$875,146)	\$0	\$24,039,921
	2021+	\$24,039,921	\$1,081,796	\$0	\$0	\$25,121,718	(\$1,137,825)	\$0	\$23,983,892
	2022	\$23,983,892	\$1,079,275	\$0	\$0	\$25,063,168	(\$1,137,825)	\$0	\$23,925,343
	2023	\$23,925,343	\$1,076,640	\$0	\$0	\$25,001,983	(\$1,137,825)	\$0	\$23,864,158
	2024	\$23,864,158	\$1,073,887	\$0	\$0	\$24,938,045	(\$1,137,825)	\$0	\$23,800,220
10	2025	\$23,800,220	\$1,071,010	\$0	\$0	\$24,871,230	(\$1,137,825)	\$0	\$23,733,405
	2026	\$23,733,405	\$1,068,003	\$0	\$0	\$24,801,408	(\$1,137,825)	\$0	\$23,663,583
	2027	\$23,663,583	\$1,064,861	\$0	\$0	\$24,728,444	(\$1,137,825)	\$0	\$23,590,619
	2028	\$23,590,619	\$1,061,578	\$0	\$0	\$24,652,197	(\$1,137,825)	\$0	\$23,514,372
	2029	\$23,514,372	\$1,058,147	\$0	\$0	\$24,572,519	(\$1,137,825)	\$0	\$23,434,693
	2030	\$23,434,693	\$1,054,561	\$0	\$0	\$24,489,255	(\$1,137,825)	\$0	\$23,351,430
	2031	\$23,351,430	\$1,050,814	\$0	\$0	\$24,402,244	(\$1,137,825)	\$0	\$23,264,419
	2032	\$23,264,419	\$1,046,899	\$0	\$0	\$24,311,318	(\$1,137,825)	\$0	\$23,173,493
	2033	\$23,173,493	\$1,042,807	\$0	\$0	\$24,216,300	(\$1,137,825)	\$0	\$23,078,475
	2034	\$23,078,475	\$1,038,531	\$0	\$0	\$24,117,006	(\$1,137,825)	\$0	\$22,979,181
20	2035	\$22,979,181	\$1,034,063	\$0	\$0	\$24,013,244	(\$1,137,825)	\$0	\$22,875,419
	2036	\$22,875,419	\$1,029,394	\$0	\$0	\$23,904,813	(\$1,137,825)	\$0	\$22,766,988
	2037	\$22,766,988	\$1,024,514	\$0	\$0	\$23,791,502	(\$1,137,825)	\$0	\$22,653,677
	2038	\$22,653,677	\$1,019,415	\$0	\$0	\$23,673,093	(\$1,137,825)	\$0	\$22,535,268
	2039	\$22,535,268	\$1,014,087	\$0	\$0	\$23,549,355	(\$1,137,825)	\$0	\$22,411,530
	2040	\$22,411,530	\$1,008,519	\$0	\$0	\$23,420,048	(\$1,137,825)	\$0	\$22,282,223
	2041	\$22,282,223	\$1,002,700	\$0	\$0	\$23,284,923	(\$1,137,825)	\$0	\$22,147,098
	2042	\$22,147,098	\$996,619	\$0	\$0	\$23,143,718	(\$1,137,825)	\$0	\$22,005,893
	2043	\$22,005,893	\$990,265	\$0	\$0	\$22,996,158	(\$1,137,825)	\$0	\$21,858,333
	2044	\$21,858,333	\$983,625	\$0	\$0	\$22,841,958	(\$1,137,825)	\$0	\$21,704,133
30	2045	\$21,704,133	\$976,686	\$0	\$0	\$22,680,819	(\$1,137,825)	\$0	\$21,542,994
	2046	\$21,542,994	\$969,435	\$0	\$0	\$22,512,428	(\$1,137,825)	\$0	\$21,374,603
	2047	\$21,374,603	\$961,857	\$0	\$0	\$22,336,460	(\$1,137,825)	\$0	\$21,198,635
	2048	\$21,198,635	\$953,939	\$0	\$0	\$22,152,574	(\$1,137,825)	\$0	\$21,014,749
	2049	\$21,014,749	\$945,664	\$0	\$0	\$21,960,413	(\$1,137,825)	\$0	\$20,822,587
	2050	\$20,822,587	\$937,016	\$0	\$0	\$21,759,604	(\$1,137,825)	\$0	\$20,621,779
	2051	\$20,621,779	\$927,980	\$0	\$0	\$21,549,759	(\$1,137,825)	\$0	\$20,411,934
	2052	\$20,411,934	\$918,537	\$0	\$0	\$21,330,471	(\$1,137,825)	\$0	\$20,192,646
	2053	\$20,192,646	\$908,669	\$0	\$0	\$21,101,315	(\$1,137,825)	\$0	\$19,963,490
	2054	\$19,963,490	\$898,357	\$0	\$0	\$20,861,847	(\$1,137,825)	\$0	\$19,724,022
40	2055	\$19,724,022	\$887,581	\$0	\$0	\$20,611,603	(\$1,137,825)	\$0	\$19,473,778
	2056	\$19,473,778	\$876,320	\$0	\$0	\$20,350,098	(\$1,137,825)	\$0	\$19,212,272
	2057	\$19,212,272	\$864,552	\$0	\$0	\$20,076,825	(\$1,137,825)	\$0	\$18,939,000
	2058	\$18,939,000	\$852,255	\$0	\$0	\$19,791,255	(\$1,137,825)	\$0	\$18,653,430
	2059	\$18,653,430	\$839,404	\$0	\$0	\$19,492,834	(\$1,137,825)	\$0	\$18,355,009
	2060	\$18,355,009	\$825,975	\$0	\$0	\$19,180,984	(\$1,137,825)	\$0	\$18,043,159
	2061	\$18,043,159	\$811,942	\$0	\$0	\$18,855,101	(\$1,137,825)	\$0	\$17,717,276
	2062	\$17,717,276	\$797,277	\$0	\$0	\$18,514,554	(\$1,137,825)	\$0	\$17,376,729
	2063	\$17,376,729	\$781,953	\$0	\$0	\$18,158,681	(\$1,137,825)	\$0	\$17,020,856
	2064	\$17,020,856	\$765,939	\$0	\$0	\$17,786,795	(\$1,137,825)	\$0	\$16,648,970
50	2065 +	\$16,648,970	\$749,204	\$0	\$0	\$17,398,173	(\$1,137,824)	\$0	\$16,260,349
<b>Post Permit</b>									
	2065 +	\$16,260,349	\$731,716	\$0	\$0	\$16,992,065	(\$720,685)	\$0	\$16,271,380

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Table C-8  
FORA Phase III CIP Review  
Preliminary Endowment Cash Flow - University of California

UC Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source			Table 3-3	Table C-5			Table 3-4		
Annual Return Starting in FY 2014			4.20%						
	2014	\$2,492,651	\$104,691	\$0	\$0	\$2,597,342	\$0	\$0	\$2,597,342
	2015	\$2,597,342	\$109,088	\$166,985	\$0	\$2,873,415	\$0	\$0	\$2,873,415
1	2016	\$2,873,415	\$120,683	\$366,925	\$0	\$3,361,024	(\$876,723)	\$0	\$2,484,301
	2017	\$2,484,301	\$104,341	\$613,808	\$0	\$3,202,449	(\$228,758)	\$0	\$2,973,691
	2018	\$2,973,691	\$124,895	\$871,323	\$0	\$3,969,909	(\$228,758)	\$0	\$3,741,151
	2019	\$3,741,151	\$157,128	\$1,006,710	\$0	\$4,904,989	(\$228,758)	\$0	\$4,676,231
	2020	\$4,676,231	\$196,402	\$673,932	\$0	\$5,546,565	(\$228,758)	\$0	\$5,317,807
	2021+	\$5,317,807	\$223,348	\$0	\$0	\$5,541,155	(\$228,758)	\$0	\$5,312,396
	2022	\$5,312,396	\$223,121	\$0	\$0	\$5,535,517	(\$228,758)	\$0	\$5,306,759
	2023	\$5,306,759	\$222,884	\$0	\$0	\$5,529,643	(\$228,758)	\$0	\$5,300,885
	2024	\$5,300,885	\$222,637	\$0	\$0	\$5,523,522	(\$228,758)	\$0	\$5,294,764
10	2025	\$5,294,764	\$222,380	\$0	\$0	\$5,517,144	(\$228,758)	\$0	\$5,288,386
	2026	\$5,288,386	\$222,112	\$0	\$0	\$5,510,498	(\$228,758)	\$0	\$5,281,740
	2027	\$5,281,740	\$221,833	\$0	\$0	\$5,503,573	(\$228,758)	\$0	\$5,274,815
	2028	\$5,274,815	\$221,542	\$0	\$0	\$5,496,357	(\$228,758)	\$0	\$5,267,599
	2029	\$5,267,599	\$221,239	\$0	\$0	\$5,488,838	(\$228,758)	\$0	\$5,260,080
	2030	\$5,260,080	\$220,923	\$0	\$0	\$5,481,004	(\$228,758)	\$0	\$5,252,245
	2031	\$5,252,245	\$220,594	\$0	\$0	\$5,472,840	(\$228,758)	\$0	\$5,244,082
	2032	\$5,244,082	\$220,251	\$0	\$0	\$5,464,333	(\$228,758)	\$0	\$5,235,575
	2033	\$5,235,575	\$219,894	\$0	\$0	\$5,455,469	(\$228,758)	\$0	\$5,226,711
	2034	\$5,226,711	\$219,522	\$0	\$0	\$5,446,233	(\$228,758)	\$0	\$5,217,475
20	2035	\$5,217,475	\$219,134	\$0	\$0	\$5,436,609	(\$228,758)	\$0	\$5,207,851
	2036	\$5,207,851	\$218,730	\$0	\$0	\$5,426,580	(\$228,758)	\$0	\$5,197,822
	2037	\$5,197,822	\$218,309	\$0	\$0	\$5,416,131	(\$228,758)	\$0	\$5,187,373
	2038	\$5,187,373	\$217,870	\$0	\$0	\$5,405,243	(\$228,758)	\$0	\$5,176,484
	2039	\$5,176,484	\$217,412	\$0	\$0	\$5,393,897	(\$228,758)	\$0	\$5,165,139
	2040	\$5,165,139	\$216,936	\$0	\$0	\$5,382,075	(\$228,758)	\$0	\$5,153,316
	2041	\$5,153,316	\$216,439	\$0	\$0	\$5,369,756	(\$228,758)	\$0	\$5,140,998
	2042	\$5,140,998	\$215,922	\$0	\$0	\$5,356,920	(\$228,758)	\$0	\$5,128,161
	2043	\$5,128,161	\$215,383	\$0	\$0	\$5,343,544	(\$228,758)	\$0	\$5,114,786
	2044	\$5,114,786	\$214,821	\$0	\$0	\$5,329,607	(\$228,758)	\$0	\$5,100,849
30	2045	\$5,100,849	\$214,236	\$0	\$0	\$5,315,085	(\$228,758)	\$0	\$5,086,327
	2046	\$5,086,327	\$213,626	\$0	\$0	\$5,299,952	(\$228,758)	\$0	\$5,071,194
	2047	\$5,071,194	\$212,990	\$0	\$0	\$5,284,184	(\$228,758)	\$0	\$5,055,426
	2048	\$5,055,426	\$212,328	\$0	\$0	\$5,267,754	(\$228,758)	\$0	\$5,038,996
	2049	\$5,038,996	\$211,638	\$0	\$0	\$5,250,634	(\$228,758)	\$0	\$5,021,876
	2050	\$5,021,876	\$210,919	\$0	\$0	\$5,232,795	(\$228,758)	\$0	\$5,004,037
	2051	\$5,004,037	\$210,170	\$0	\$0	\$5,214,206	(\$228,758)	\$0	\$4,985,448
	2052	\$4,985,448	\$209,389	\$0	\$0	\$5,194,837	(\$228,758)	\$0	\$4,966,079
	2053	\$4,966,079	\$208,575	\$0	\$0	\$5,174,654	(\$228,758)	\$0	\$4,945,896
	2054	\$4,945,896	\$207,728	\$0	\$0	\$5,153,624	(\$228,758)	\$0	\$4,924,866
40	2055	\$4,924,866	\$206,844	\$0	\$0	\$5,131,710	(\$228,758)	\$0	\$4,902,952
	2056	\$4,902,952	\$205,924	\$0	\$0	\$5,108,876	(\$228,758)	\$0	\$4,880,118
	2057	\$4,880,118	\$204,965	\$0	\$0	\$5,085,083	(\$228,758)	\$0	\$4,856,325
	2058	\$4,856,325	\$203,966	\$0	\$0	\$5,060,290	(\$228,758)	\$0	\$4,831,532
	2059	\$4,831,532	\$202,924	\$0	\$0	\$5,034,456	(\$228,758)	\$0	\$4,805,698
	2060	\$4,805,698	\$201,839	\$0	\$0	\$5,007,538	(\$228,758)	\$0	\$4,778,780
	2061	\$4,778,780	\$200,709	\$0	\$0	\$4,979,488	(\$228,758)	\$0	\$4,750,730
	2062	\$4,750,730	\$199,531	\$0	\$0	\$4,950,261	(\$228,758)	\$0	\$4,721,503
	2063	\$4,721,503	\$198,303	\$0	\$0	\$4,919,806	(\$228,758)	\$0	\$4,691,048
	2064	\$4,691,048	\$197,024	\$0	\$0	\$4,888,072	(\$228,758)	\$0	\$4,659,314
50	2065 +	\$4,659,314	\$195,691	\$0	\$0	\$4,855,005	(\$228,758)	\$0	\$4,626,247
<b>Post Permit</b>									
	2065 +	\$4,626,247	\$194,302	\$0	\$0	\$4,820,549	(\$191,677)	\$0	\$4,628,873

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**Table C-9**  
**FORA Phase III CIP Review**  
**Preliminary Endowment Cash Flow - Implementation Assurances Fund**

IAF Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source									
Annual Return Starting in FY 2014			Table 3-3 4.50%	Table C-5			Table 3-4		
	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2015	\$0	\$0	\$169,291	\$0	\$169,291	\$0	\$0	\$169,291
1	2016	\$169,291	\$7,618	\$371,993	\$0	\$548,902	(\$160,874)	\$0	\$388,028
	2017	\$388,028	\$17,461	\$622,286	\$0	\$1,027,775	(\$160,874)	\$0	\$866,901
	2018	\$866,901	\$39,011	\$883,358	\$0	\$1,789,270	(\$160,874)	\$0	\$1,628,396
	2019	\$1,628,396	\$73,278	\$1,020,615	\$0	\$2,722,289	(\$160,874)	\$0	\$2,561,415
	2020	\$2,561,415	\$115,264	\$683,240	\$0	\$3,359,919	(\$160,874)	\$0	\$3,199,045
	2021+	\$3,199,045	\$143,957	\$0	\$0	\$3,343,002	(\$160,874)	\$0	\$3,182,128
	2022	\$3,182,128	\$143,196	\$0	\$0	\$3,325,324	(\$160,874)	\$0	\$3,164,450
	2023	\$3,164,450	\$142,400	\$0	\$0	\$3,306,850	(\$160,874)	\$0	\$3,145,977
	2024	\$3,145,977	\$141,569	\$0	\$0	\$3,287,545	(\$160,874)	\$0	\$3,126,672
10	2025	\$3,126,672	\$140,700	\$0	\$0	\$3,267,372	(\$160,874)	\$0	\$3,106,498
	2026	\$3,106,498	\$139,792	\$0	\$0	\$3,246,290	(\$160,874)	\$0	\$3,085,417
	2027	\$3,085,417	\$138,844	\$0	\$0	\$3,224,260	(\$160,874)	\$0	\$3,063,387
	2028	\$3,063,387	\$137,852	\$0	\$0	\$3,201,239	(\$160,874)	\$0	\$3,040,365
	2029	\$3,040,365	\$136,816	\$0	\$0	\$3,177,182	(\$160,874)	\$0	\$3,016,308
	2030	\$3,016,308	\$135,734	\$0	\$0	\$3,152,042	(\$160,874)	\$0	\$2,991,168
	2031	\$2,991,168	\$134,603	\$0	\$0	\$3,125,770	(\$160,874)	\$0	\$2,964,896
	2032	\$2,964,896	\$133,420	\$0	\$0	\$3,098,317	(\$160,874)	\$0	\$2,937,443
	2033	\$2,937,443	\$132,185	\$0	\$0	\$3,069,628	(\$160,874)	\$0	\$2,908,754
	2034	\$2,908,754	\$130,894	\$0	\$0	\$3,039,648	(\$160,874)	\$0	\$2,878,774
20	2035	\$2,878,774	\$129,545	\$0	\$0	\$3,008,319	(\$160,874)	\$0	\$2,847,445
	2036	\$2,847,445	\$128,135	\$0	\$0	\$2,975,580	(\$160,874)	\$0	\$2,814,706
	2037	\$2,814,706	\$126,662	\$0	\$0	\$2,941,368	(\$160,874)	\$0	\$2,780,494
	2038	\$2,780,494	\$125,122	\$0	\$0	\$2,905,617	(\$160,874)	\$0	\$2,744,743
	2039	\$2,744,743	\$123,513	\$0	\$0	\$2,868,256	(\$160,874)	\$0	\$2,707,382
	2040	\$2,707,382	\$121,832	\$0	\$0	\$2,829,215	(\$160,874)	\$0	\$2,668,341
	2041	\$2,668,341	\$120,075	\$0	\$0	\$2,788,416	(\$160,874)	\$0	\$2,627,542
	2042	\$2,627,542	\$118,239	\$0	\$0	\$2,745,782	(\$160,874)	\$0	\$2,584,908
	2043	\$2,584,908	\$116,321	\$0	\$0	\$2,701,229	(\$160,874)	\$0	\$2,540,355
	2044	\$2,540,355	\$114,316	\$0	\$0	\$2,654,671	(\$160,874)	\$0	\$2,493,797
30	2045	\$2,493,797	\$112,221	\$0	\$0	\$2,606,018	(\$160,874)	\$0	\$2,445,144
	2046	\$2,445,144	\$110,031	\$0	\$0	\$2,555,176	(\$160,874)	\$0	\$2,394,302
	2047	\$2,394,302	\$107,744	\$0	\$0	\$2,502,045	(\$160,874)	\$0	\$2,341,171
	2048	\$2,341,171	\$105,353	\$0	\$0	\$2,446,524	(\$160,874)	\$0	\$2,285,650
	2049	\$2,285,650	\$102,854	\$0	\$0	\$2,388,505	(\$160,874)	\$0	\$2,227,631
	2050	\$2,227,631	\$100,243	\$0	\$0	\$2,327,874	(\$160,874)	\$0	\$2,167,000
	2051	\$2,167,000	\$97,515	\$0	\$0	\$2,264,515	(\$160,874)	\$0	\$2,103,642
	2052	\$2,103,642	\$94,664	\$0	\$0	\$2,198,305	(\$160,874)	\$0	\$2,037,432
	2053	\$2,037,432	\$91,684	\$0	\$0	\$2,129,116	(\$160,874)	\$0	\$1,968,242
	2054	\$1,968,242	\$88,571	\$0	\$0	\$2,056,813	(\$160,874)	\$0	\$1,895,939
40	2055	\$1,895,939	\$85,317	\$0	\$0	\$1,981,257	(\$160,874)	\$0	\$1,820,383
	2056	\$1,820,383	\$81,917	\$0	\$0	\$1,902,300	(\$160,874)	\$0	\$1,741,426
	2057	\$1,741,426	\$78,364	\$0	\$0	\$1,819,790	(\$160,874)	\$0	\$1,658,916
	2058	\$1,658,916	\$74,651	\$0	\$0	\$1,733,568	(\$160,874)	\$0	\$1,572,694
	2059	\$1,572,694	\$70,771	\$0	\$0	\$1,643,465	(\$160,874)	\$0	\$1,482,591
	2060	\$1,482,591	\$66,717	\$0	\$0	\$1,549,308	(\$160,874)	\$0	\$1,388,434
	2061	\$1,388,434	\$62,480	\$0	\$0	\$1,450,914	(\$160,874)	\$0	\$1,290,040
	2062	\$1,290,040	\$58,052	\$0	\$0	\$1,348,092	(\$160,874)	\$0	\$1,187,218
	2063	\$1,187,218	\$53,425	\$0	\$0	\$1,240,643	(\$160,874)	\$0	\$1,079,769
	2064	\$1,079,769	\$48,590	\$0	\$0	\$1,128,358	(\$160,874)	\$0	\$967,484
50	2065 +	\$967,484	\$43,537	\$0	\$0	\$1,011,021	(\$160,874)	\$0	\$850,147
<b>Post Permit</b>									
	2065 +	\$850,147	\$38,257	\$0	\$0	\$888,404	(\$34,011)	\$0	\$854,393

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Table C-10  
FORA Phase III CIP Review  
Preliminary Endowment Cash Flow - Borderlands Management

Borderlands  
Endowment

Permit Year	FY Ending	Beginning Balance	Interest Earnings (+)	Deposits (+)	Transfer In (+)	Subtotal	Annual Costs (-)	Transfer Out (-)	Ending Balance
Source		Table 3-3		Table C-5		Table 3-4			
Annual Return Starting in FY 2014		4.50%							
	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2015	\$0	\$0	\$206,194	\$0	\$206,194	\$0	\$0	\$206,194
1	2016	\$206,194	\$9,279	\$453,081	\$0	\$668,554	(\$179,119)	\$0	\$489,434
	2017	\$489,434	\$22,025	\$757,934	\$0	\$1,269,393	(\$179,119)	\$0	\$1,090,273
	2018	\$1,090,273	\$49,062	\$1,075,916	\$0	\$2,215,251	(\$179,119)	\$0	\$2,036,132
	2019	\$2,036,132	\$91,626	\$1,243,092	\$0	\$3,370,849	(\$179,119)	\$0	\$3,191,730
	2020	\$3,191,730	\$143,628	\$832,176	\$0	\$4,167,533	(\$179,119)	\$0	\$3,988,414
	2021+	\$3,988,414	\$179,479	\$0	\$0	\$4,167,893	(\$179,119)	\$0	\$3,988,773
	2022	\$3,988,773	\$179,495	\$0	\$0	\$4,168,268	(\$179,119)	\$0	\$3,989,149
	2023	\$3,989,149	\$179,512	\$0	\$0	\$4,168,660	(\$179,119)	\$0	\$3,989,541
	2024	\$3,989,541	\$179,529	\$0	\$0	\$4,169,070	(\$179,119)	\$0	\$3,989,951
10	2025	\$3,989,951	\$179,548	\$0	\$0	\$4,169,498	(\$179,119)	\$0	\$3,990,379
	2026	\$3,990,379	\$179,567	\$0	\$0	\$4,169,946	(\$179,119)	\$0	\$3,990,826
	2027	\$3,990,826	\$179,587	\$0	\$0	\$4,170,414	(\$179,119)	\$0	\$3,991,294
	2028	\$3,991,294	\$179,608	\$0	\$0	\$4,170,902	(\$179,119)	\$0	\$3,991,783
	2029	\$3,991,783	\$179,630	\$0	\$0	\$4,171,413	(\$179,119)	\$0	\$3,992,294
	2030	\$3,992,294	\$179,653	\$0	\$0	\$4,171,947	(\$179,119)	\$0	\$3,992,828
	2031	\$3,992,828	\$179,677	\$0	\$0	\$4,172,505	(\$179,119)	\$0	\$3,993,385
	2032	\$3,993,385	\$179,702	\$0	\$0	\$4,173,088	(\$179,119)	\$0	\$3,993,968
	2033	\$3,993,968	\$179,729	\$0	\$0	\$4,173,697	(\$179,119)	\$0	\$3,994,577
	2034	\$3,994,577	\$179,756	\$0	\$0	\$4,174,333	(\$179,119)	\$0	\$3,995,214
20	2035	\$3,995,214	\$179,785	\$0	\$0	\$4,174,998	(\$179,119)	\$0	\$3,995,879
	2036	\$3,995,879	\$179,815	\$0	\$0	\$4,175,694	(\$179,119)	\$0	\$3,996,574
	2037	\$3,996,574	\$179,846	\$0	\$0	\$4,176,420	(\$179,119)	\$0	\$3,997,300
	2038	\$3,997,300	\$179,879	\$0	\$0	\$4,177,179	(\$179,119)	\$0	\$3,998,060
	2039	\$3,998,060	\$179,913	\$0	\$0	\$4,177,972	(\$179,119)	\$0	\$3,998,853
	2040	\$3,998,853	\$179,948	\$0	\$0	\$4,178,801	(\$179,119)	\$0	\$3,999,682
	2041	\$3,999,682	\$179,986	\$0	\$0	\$4,179,667	(\$179,119)	\$0	\$4,000,548
	2042	\$4,000,548	\$180,025	\$0	\$0	\$4,180,573	(\$179,119)	\$0	\$4,001,453
	2043	\$4,001,453	\$180,065	\$0	\$0	\$4,181,518	(\$179,119)	\$0	\$4,002,399
	2044	\$4,002,399	\$180,108	\$0	\$0	\$4,182,507	(\$179,119)	\$0	\$4,003,387
30	2045	\$4,003,387	\$180,152	\$0	\$0	\$4,183,540	(\$179,119)	\$0	\$4,004,420
	2046	\$4,004,420	\$180,199	\$0	\$0	\$4,184,619	(\$179,119)	\$0	\$4,005,500
	2047	\$4,005,500	\$180,247	\$0	\$0	\$4,185,747	(\$179,119)	\$0	\$4,006,628
	2048	\$4,006,628	\$180,298	\$0	\$0	\$4,186,926	(\$179,119)	\$0	\$4,007,807
	2049	\$4,007,807	\$180,351	\$0	\$0	\$4,188,158	(\$179,119)	\$0	\$4,009,039
	2050	\$4,009,039	\$180,407	\$0	\$0	\$4,189,445	(\$179,119)	\$0	\$4,010,326
	2051	\$4,010,326	\$180,465	\$0	\$0	\$4,190,790	(\$179,119)	\$0	\$4,011,671
	2052	\$4,011,671	\$180,525	\$0	\$0	\$4,192,196	(\$179,119)	\$0	\$4,013,077
	2053	\$4,013,077	\$180,588	\$0	\$0	\$4,193,665	(\$179,119)	\$0	\$4,014,546
	2054	\$4,014,546	\$180,655	\$0	\$0	\$4,195,200	(\$179,119)	\$0	\$4,016,081
40	2055	\$4,016,081	\$180,724	\$0	\$0	\$4,196,804	(\$179,119)	\$0	\$4,017,685
	2056	\$4,017,685	\$180,796	\$0	\$0	\$4,198,481	(\$179,119)	\$0	\$4,019,361
	2057	\$4,019,361	\$180,871	\$0	\$0	\$4,200,233	(\$179,119)	\$0	\$4,021,113
	2058	\$4,021,113	\$180,950	\$0	\$0	\$4,202,063	(\$179,119)	\$0	\$4,022,944
	2059	\$4,022,944	\$181,032	\$0	\$0	\$4,203,976	(\$179,119)	\$0	\$4,024,857
	2060	\$4,024,857	\$181,119	\$0	\$0	\$4,205,975	(\$179,119)	\$0	\$4,026,856
	2061	\$4,026,856	\$181,209	\$0	\$0	\$4,208,064	(\$179,119)	\$0	\$4,028,945
	2062	\$4,028,945	\$181,303	\$0	\$0	\$4,210,248	(\$179,119)	\$0	\$4,031,128
	2063	\$4,031,128	\$181,401	\$0	\$0	\$4,212,529	(\$179,119)	\$0	\$4,033,409
	2064	\$4,033,409	\$181,503	\$0	\$0	\$4,214,913	(\$179,119)	\$0	\$4,035,793
50	2065 +	\$4,035,793	\$181,611	\$0	\$0	\$4,217,404	(\$179,119)	\$0	\$4,038,285
<b>Post Permit</b>									
	2065 +	\$4,038,285	\$181,723	\$0	\$0	\$4,220,007	(\$179,119)	\$0	\$4,040,888

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Table C-11  
FORA Phase III CIP Review  
Comparison of Annual Interest Earnings and Costs

Permit Year	Year	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Surplus/ (Deficit)	Interest Earnings	Annual Costs	Surplus/ (Deficit)
Source		Table C-7	Table C-7		Table C-8	Table C-8		Table C-9	Table C-9		Table C-10	Table C-10	
	2014	\$159,758	\$0	\$159,758	\$104,691	\$0	\$104,691	\$0	\$0	\$0	\$0	\$0	\$0
	2015	\$166,947	\$0	\$166,947	\$109,088	\$0	\$109,088	\$0	\$0	\$0	\$0	\$0	\$0
1	2016	\$219,241	(\$860,122)	(\$640,881)	\$120,683	(\$876,723)	(\$756,039)	\$7,618	(\$160,874)	(\$153,256)	\$9,279	(\$179,119)	(\$169,841)
	2017	\$288,802	(\$875,146)	(\$586,344)	\$104,341	(\$228,758)	(\$124,417)	\$17,461	(\$160,874)	(\$143,413)	\$22,025	(\$179,119)	(\$157,095)
	2018	\$427,026	(\$875,146)	(\$448,120)	\$124,895	(\$228,758)	(\$103,863)	\$39,011	(\$160,874)	(\$121,863)	\$49,062	(\$179,119)	(\$130,057)
	2019	\$640,529	(\$875,146)	(\$234,617)	\$157,128	(\$228,758)	(\$71,630)	\$73,278	(\$160,874)	(\$87,596)	\$91,626	(\$179,119)	(\$87,494)
	2020	\$899,947	(\$875,146)	\$24,801	\$196,402	(\$228,758)	(\$32,356)	\$115,264	(\$160,874)	(\$45,610)	\$143,628	(\$179,119)	(\$35,492)
	2021+	\$1,081,796	(\$1,137,825)	(\$56,029)	\$223,348	(\$228,758)	(\$5,410)	\$143,957	(\$160,874)	(\$16,917)	\$179,479	(\$179,119)	\$359
	2022	\$1,079,275	(\$1,137,825)	(\$58,550)	\$223,121	(\$228,758)	(\$5,637)	\$143,196	(\$160,874)	(\$17,678)	\$179,495	(\$179,119)	\$375
	2023	\$1,076,640	(\$1,137,825)	(\$61,185)	\$222,884	(\$228,758)	(\$5,874)	\$142,400	(\$160,874)	(\$18,474)	\$179,512	(\$179,119)	\$392
10	2024	\$1,073,887	(\$1,137,825)	(\$63,938)	\$222,637	(\$228,758)	(\$6,121)	\$141,569	(\$160,874)	(\$19,305)	\$179,529	(\$179,119)	\$410
	2025	\$1,071,010	(\$1,137,825)	(\$66,815)	\$222,380	(\$228,758)	(\$6,378)	\$140,700	(\$160,874)	(\$20,174)	\$179,548	(\$179,119)	\$428
	2026	\$1,068,003	(\$1,137,825)	(\$69,822)	\$222,112	(\$228,758)	(\$6,646)	\$139,792	(\$160,874)	(\$21,081)	\$179,567	(\$179,119)	\$448
	2027	\$1,064,861	(\$1,137,825)	(\$72,964)	\$221,833	(\$228,758)	(\$6,925)	\$138,844	(\$160,874)	(\$22,030)	\$179,587	(\$179,119)	\$468
	2028	\$1,061,578	(\$1,137,825)	(\$76,247)	\$221,542	(\$228,758)	(\$7,216)	\$137,852	(\$160,874)	(\$23,021)	\$179,608	(\$179,119)	\$489
	2029	\$1,058,147	(\$1,137,825)	(\$79,678)	\$221,239	(\$228,758)	(\$7,519)	\$136,816	(\$160,874)	(\$24,057)	\$179,630	(\$179,119)	\$511
	2030	\$1,054,561	(\$1,137,825)	(\$83,264)	\$220,923	(\$228,758)	(\$7,835)	\$135,734	(\$160,874)	(\$25,140)	\$179,653	(\$179,119)	\$534
	2031	\$1,050,814	(\$1,137,825)	(\$87,011)	\$220,594	(\$228,758)	(\$8,164)	\$134,603	(\$160,874)	(\$26,271)	\$179,677	(\$179,119)	\$558
	2032	\$1,046,899	(\$1,137,825)	(\$90,926)	\$220,251	(\$228,758)	(\$8,507)	\$133,420	(\$160,874)	(\$27,453)	\$179,702	(\$179,119)	\$583
	2033	\$1,042,807	(\$1,137,825)	(\$95,018)	\$219,894	(\$228,758)	(\$8,864)	\$132,185	(\$160,874)	(\$28,689)	\$179,729	(\$179,119)	\$609
20	2034	\$1,038,531	(\$1,137,825)	(\$99,294)	\$219,522	(\$228,758)	(\$9,236)	\$130,894	(\$160,874)	(\$29,980)	\$179,756	(\$179,119)	\$637
	2035	\$1,034,063	(\$1,137,825)	(\$103,762)	\$219,134	(\$228,758)	(\$9,624)	\$129,545	(\$160,874)	(\$31,329)	\$179,785	(\$179,119)	\$665
	2036	\$1,029,394	(\$1,137,825)	(\$108,431)	\$218,730	(\$228,758)	(\$10,028)	\$128,135	(\$160,874)	(\$32,739)	\$179,815	(\$179,119)	\$695
	2037	\$1,024,514	(\$1,137,825)	(\$113,311)	\$218,309	(\$228,758)	(\$10,450)	\$126,662	(\$160,874)	(\$34,212)	\$179,846	(\$179,119)	\$726
	2038	\$1,019,415	(\$1,137,825)	(\$118,410)	\$217,870	(\$228,758)	(\$10,888)	\$125,122	(\$160,874)	(\$35,752)	\$179,879	(\$179,119)	\$759
	2039	\$1,014,087	(\$1,137,825)	(\$123,738)	\$217,412	(\$228,758)	(\$11,346)	\$123,513	(\$160,874)	(\$37,360)	\$179,913	(\$179,119)	\$793
	2040	\$1,008,519	(\$1,137,825)	(\$129,306)	\$216,936	(\$228,758)	(\$11,822)	\$121,832	(\$160,874)	(\$39,042)	\$179,948	(\$179,119)	\$829
	2041	\$1,002,700	(\$1,137,825)	(\$135,125)	\$216,439	(\$228,758)	(\$12,319)	\$120,075	(\$160,874)	(\$40,798)	\$179,986	(\$179,119)	\$866
	2042	\$996,619	(\$1,137,825)	(\$141,206)	\$215,922	(\$228,758)	(\$12,836)	\$118,239	(\$160,874)	(\$42,634)	\$180,025	(\$179,119)	\$905
	2043	\$990,265	(\$1,137,825)	(\$147,560)	\$215,383	(\$228,758)	(\$13,375)	\$116,321	(\$160,874)	(\$44,553)	\$180,065	(\$179,119)	\$946
30	2044	\$983,625	(\$1,137,825)	(\$154,200)	\$214,821	(\$228,758)	(\$13,937)	\$114,316	(\$160,874)	(\$46,558)	\$180,108	(\$179,119)	\$988
	2045	\$976,686	(\$1,137,825)	(\$161,139)	\$214,236	(\$228,758)	(\$14,522)	\$112,221	(\$160,874)	(\$48,653)	\$180,152	(\$179,119)	\$1,033
	2046	\$969,435	(\$1,137,825)	(\$168,390)	\$213,626	(\$228,758)	(\$15,132)	\$110,031	(\$160,874)	(\$50,842)	\$180,199	(\$179,119)	\$1,079
	2047	\$961,857	(\$1,137,825)	(\$175,968)	\$212,990	(\$228,758)	(\$15,768)	\$107,744	(\$160,874)	(\$53,130)	\$180,247	(\$179,119)	\$1,128
	2048	\$953,939	(\$1,137,825)	(\$183,886)	\$212,328	(\$228,758)	(\$16,430)	\$105,353	(\$160,874)	(\$55,521)	\$180,298	(\$179,119)	\$1,179
	2049	\$945,664	(\$1,137,825)	(\$192,161)	\$211,638	(\$228,758)	(\$17,120)	\$102,854	(\$160,874)	(\$58,020)	\$180,351	(\$179,119)	\$1,232
	2050	\$937,016	(\$1,137,825)	(\$200,809)	\$210,919	(\$228,758)	(\$17,839)	\$100,243	(\$160,874)	(\$60,630)	\$180,407	(\$179,119)	\$1,287
	2051	\$927,980	(\$1,137,825)	(\$209,845)	\$210,170	(\$228,758)	(\$18,589)	\$97,515	(\$160,874)	(\$63,359)	\$180,465	(\$179,119)	\$1,345
	2052	\$918,537	(\$1,137,825)	(\$219,288)	\$209,389	(\$228,758)	(\$19,369)	\$94,664	(\$160,874)	(\$66,210)	\$180,525	(\$179,119)	\$1,406
	2053	\$908,669	(\$1,137,825)	(\$229,156)	\$208,575	(\$228,758)	(\$20,183)	\$91,684	(\$160,874)	(\$69,189)	\$180,588	(\$179,119)	\$1,469
40	2054	\$898,357	(\$1,137,825)	(\$239,468)	\$207,728	(\$228,758)	(\$21,030)	\$88,571	(\$160,874)	(\$72,303)	\$180,655	(\$179,119)	\$1,535

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**Table C-11**  
**FORA Phase III CIP Review**  
**Comparison of Annual Interest Earnings and Costs**

Permit Year	Year	HCP Endowment			UC Endowment			IAF Endowment			Borderlands Endowment		
		Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Difference	Interest Earnings	Annual Costs	Surplus/ (Deficit)	Interest Earnings	Annual Costs	Surplus/ (Deficit)
<i>Source</i>		<i>Table C-7</i>	<i>Table C-7</i>		<i>Table C-8</i>	<i>Table C-8</i>		<i>Table C-9</i>	<i>Table C-9</i>		<i>Table C-10</i>	<i>Table C-10</i>	
	2055	\$887,581	(\$1,137,825)	<b>(\$250,244)</b>	\$206,844	(\$228,758)	<b>(\$21,914)</b>	\$85,317	(\$160,874)	<b>(\$75,557)</b>	\$180,724	(\$179,119)	<b>\$1,604</b>
	2056	\$876,320	(\$1,137,825)	<b>(\$261,505)</b>	\$205,924	(\$228,758)	<b>(\$22,834)</b>	\$81,917	(\$160,874)	<b>(\$78,957)</b>	\$180,796	(\$179,119)	<b>\$1,676</b>
	2057	\$864,552	(\$1,137,825)	<b>(\$273,273)</b>	\$204,965	(\$228,758)	<b>(\$23,793)</b>	\$78,364	(\$160,874)	<b>(\$82,510)</b>	\$180,871	(\$179,119)	<b>\$1,752</b>
	2058	\$852,255	(\$1,137,825)	<b>(\$285,570)</b>	\$203,966	(\$228,758)	<b>(\$24,792)</b>	\$74,651	(\$160,874)	<b>(\$86,223)</b>	\$180,950	(\$179,119)	<b>\$1,831</b>
	2059	\$839,404	(\$1,137,825)	<b>(\$298,421)</b>	\$202,924	(\$228,758)	<b>(\$25,834)</b>	\$70,771	(\$160,874)	<b>(\$90,103)</b>	\$181,032	(\$179,119)	<b>\$1,913</b>
	2060	\$825,975	(\$1,137,825)	<b>(\$311,850)</b>	\$201,839	(\$228,758)	<b>(\$26,919)</b>	\$66,717	(\$160,874)	<b>(\$94,157)</b>	\$181,119	(\$179,119)	<b>\$1,999</b>
	2061	\$811,942	(\$1,137,825)	<b>(\$325,883)</b>	\$200,709	(\$228,758)	<b>(\$28,049)</b>	\$62,480	(\$160,874)	<b>(\$98,394)</b>	\$181,209	(\$179,119)	<b>\$2,089</b>
	2062	\$797,277	(\$1,137,825)	<b>(\$340,548)</b>	\$199,531	(\$228,758)	<b>(\$29,227)</b>	\$58,052	(\$160,874)	<b>(\$102,822)</b>	\$181,303	(\$179,119)	<b>\$2,183</b>
	2063	\$781,953	(\$1,137,825)	<b>(\$355,872)</b>	\$198,303	(\$228,758)	<b>(\$30,455)</b>	\$53,425	(\$160,874)	<b>(\$107,449)</b>	\$181,401	(\$179,119)	<b>\$2,281</b>
50	2064	\$765,939	(\$1,137,825)	<b>(\$371,887)</b>	\$197,024	(\$228,758)	<b>(\$31,734)</b>	\$48,590	(\$160,874)	<b>(\$112,284)</b>	\$181,503	(\$179,119)	<b>\$2,384</b>
	<b>Post Permit</b>												
	2065 +	\$731,716	(\$720,685)	<b>\$11,030</b>	\$194,302	(\$191,677)	<b>\$2,626</b>	\$38,257	(\$34,011)	<b>\$4,246</b>	\$181,723	(\$179,119)	<b>\$2,603</b>

performance

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# FORT ORD REUSE AUTHORITY BOARD REPORT

## NEW BUSINESS

<b>Subject:</b>	Fort Ord Reuse Authority Fiscal Year 2014-15 Annual Budget	
<b>Meeting Date:</b>	May 16, 2014	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	10c	

### **RECOMMENDATION:**

- 1) Receive a Fort Ord Reuse Authority (FORA) Fiscal Year 2014-15 (FY 14-15) Annual Budget staff presentation.
- 2) Review budget implications of proposed FY 14-15 adjustments.
- 3) Provide direction on the FY 14-15 Annual Budget for further review/action.

### **BACKGROUND:**

The FORA Fiscal Year Annual Budget is typically presented to the Board for its initial review in May of each year. Prior to the Annual Budget being presented to the Board, the Budget is first presented by staff to the Finance Committee (FC) for both fund availability and presentation format review. The FC met on April 9 and April 23 and has reviewed the attached draft budget - minutes from their meetings may be found under item 12e in this Board packet.

FORA staff, in coordination with the FC, modifies the annual budget format from time to time as required or is necessary to best present an overall illustration of the FORA financial position to FORA Board members and the public. Most recent adjustments to the budget format were made in 2005, 2008, and 2011. This year, a new chart, Annual Budget by Fund, has been added to provide information on FORA individual funds and to supplement the overall Annual Budget - All Funds Combined chart. The budget also: 1) prorates the multi-year FORA/Army Environmental Services Cooperative Agreement (ESCA) funding to show upcoming fiscal year expenditures that accurately represent FORA finances (as ESCA funding is strictly project specific); and 2) includes anticipated overall budget for capital projects (itemized in the CIP budget). The CIP budget is prepared and adopted separately, please refer to item 10b on this Agenda. As recommended by the FC, the overall budget chart compares the current FY approved, mid-year and year-end projected budgets.

### **DISCUSSION:**

Attachments A - E illustrate the annual FY 14-15 budget.

**Attachment A** illustrates the overall budget combining all funds.

**Attachment B** depicts the budget by individual funds.

**Attachment C** itemizes expenditures.

**Attachment D** provides proposed Salary/Benefits adjustments (and includes a proposed staff position Job Description).

**Attachment E** shows detail on ESCA budget and remaining funds.

Principal areas of budget impacts are discussed below:

**Reuse slowdown and Economic Recession:** Despite the economic downturn/recession of the last six years delaying development activities on the former Fort Ord, FORA has maintained financial stability. There is evidence of gradual economic recovery as building permit issuances have returned, and we expect this trend to continue in the coming few years.

Federal revenue: In FY 14-15 FORA staff will pursue a planning grant from the DOD Office of Economic Adjustment to fund a business plan/study of concrete building removal in the Seaside Surplus II area; staff may also seek and evaluate potential for additional federal funding for priority roadway improvements within the former Fort Ord footprint which could include the realignment and widening of South Boundary and the last 900 feet of GJMB.

FORA holds ESCA remediation program remaining funds, munitions cleanup processing and Economic Development Conveyance property transfer will be complete in 2016.

Preston Park: FORA has owned the Preston Park housing complex since 2000. It has been a central asset to FORA's basewide building removal, infrastructure, and operations financing. It is the key asset that has enabled/financed more than \$22 million of \$32 million in roadway construction in Marina and an equivalent amount across the remainder of the former Fort Ord. Preston Park collateral was also essential to funding building removal for the Dunes on Monterey Bay and providing Pollution Legal Liability coverage for FORA jurisdictions, and other property owners. Preston Park's final disposition will significantly affect FORA funding for Building Removal and other future programs and directly impact next year's developer fee calculation, land sales and lease revenues and implementation of Post-Reassessment policy choices. That disposition is subject to current litigation between FORA and the City of Marina.

Despite these economic and funding challenges, FORA has contained expenses and improved operational efficiencies - while continuing its capital program, completing projects and maintaining services.

The following summarizes the FY 14-15 (**Attachment A**) draft annual budget figures:

## **REVENUES**

- \$261,000 MEMBERSHIP DUES

In addition to State law stipulated fixed membership dues of \$224,000, FORA collects membership dues from Marina Coast Water District (MCWD) under contract terms.

- \$245,000 FRANCHISE FEES

This amount represents MCWD's projected FY 14-15 payments to FORA from water and sewer operations on Fort Ord and associated administrative fees. This amount is based on past collections; the current MCWD budget is not available at this time.

- \$933,970 ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT (Attachment D)

In March 2007, FORA was awarded a \$99.3 million federal grant to undertake Army munitions removal requirements on Economic Development Conveyance parcels. FORA collected an adjusted amount of \$97.7 million in December 2008, which pre-paid all ESCA management related services and expenditures through project completion (the US Army earned a \$1.6 million credit for the prepayment). The draft annual budget includes the FY 14-15 ESCA grant regulatory response and management/related expenses.

- \$694,920 POLLUTION LEGAL LIABILITY INSURANCE PREMIUM FROM DEL REY OAKS (DRO)

DRO owes for the PLL premium. In August 2013, FORA and DRO entered an MOU to retire this obligation (plus interest) by June 30, 2015.

- \$5,099,000 COMMUNITY FACILITIES DISTRICT (CFD) TAX/DEVELOPER FEE

This reflects jurisdictional forecasts included in the CIP FY 14-15 budget.

*Please refer to CIP budget, item 10b on this Agenda.*

- \$0 LAND SALE PROCEEDS

No land sale revenue anticipated in FY 14-15 CIP.

*Please refer to CIP budget, item 10b on this Agenda.*

- \$1,758,924 LEASE/RENTAL PAYMENTS

This consists of FORA's 50% share of lease revenue from Preston Park and other leasing projects on the former Fort Ord, including the Ord Market, Las Animas courtyard, etc. Revenue from Preston Park housing complex may be impacted by the disposition of current litigation. The FC recommends including the usual annual revenue until the Preston Park litigation concludes.

- \$1,531,630 PROPERTY TAX PAYMENTS

Anticipated payments from the County Auditor/Controller. Any additional property tax revenue (exceeding the \$1,300,000 amount) collected from all new assessed value after July 1, 2012 has been committed to funding the CIP with 10% of such revenue shared with certain member jurisdictions.

- \$11,000 IN REIMBURSEMENTS FOR ESCA ACCESS SERVICES

Payments by future property owners to fund FORA ESCA access services.

- \$175,594 INVESTMENT/INTEREST INCOME

Anticipated income from FORA bank accounts and certificates of deposit; includes interest payments on the outstanding Pollution Legal Liability insurance premium by the City of Del Rey Oaks until they are able to repay the premium.

## **EXPENDITURES**

- \$2,320,082 SALARIES AND BENEFITS (Attachments C, D)

Effective January 2012, the FORA Board adopted new salary ranges to bring FORA employees to equity with other labor market agencies. To sustain the equity process, the budget includes scheduled salary step advances (within the Board approved salary ranges) for eligible personnel. As recommended by FC, the budget includes funding for the following proposed staffing and compensation adjustments for FY 14-15 for Board's consideration:

1. 2% Cost of Living Adjustment (COLA) for eligible personnel. Fiscal impact up to \$34,074.  
*Eligibility: Must be full time employed with FORA for the past 12 months.*
2. New staff: Community Economic Development Specialist. Fiscal impact up to \$164,000.  
(Compensation up to \$160,000, support cost (potential dues, training, etc.) up to \$4,000)  
*Description: Position will promote job creation, local business development, economic development, and Monterey regional military mission retention on the former Fort Ord.*

FC reviewed these proposed adjustments and confirmed fund availability for the proposed changes. EC has not as yet reviewed this item for recommendation to the Board.

- **\$149,500 SUPPLIES AND SERVICES (Attachment C)**

This expense category is budgeted at the previous FY level. While product price increases continue, staff has implemented cost saving procedures and secured decrease rates for some items such as supplies, video services, and . As a result, slightly reduced costs are anticipated in several line items such as meeting expenses, equipment, and televised meetings (while maintaining the required level of service). Some items such as communications, dues/subscriptions, and training report an increase from the last FY. In FY 13-14 FORA purchased a video conferencing system which will be further enhanced and utilized in coming year; the budget provides for added support (dues, training) for the new staff position. The budget provides for all recurring expenditures, and no deviations are anticipated in this category.

- **\$2,649,165 IN CONTRACTUAL SERVICES (Attachment C)**

Contractual services are slightly decreased from the previous FY level. The initiatives/election costs were paid in FY 13-14 and therefore, not included in the FY 14-15 budget. In addition to FORA's recurring consulting expenses such as the Annual Auditor, Public Information, Human Resources, and Legislative consultants, the budget includes increased and/or significant costs for:

- 1) Base Reuse Plan implementation process budgeted at \$780,000 (\$350,000 carried over from FY 13-14) to implement Regional Urban Design Guidelines, incomplete policies and any related environmental review.
- 2) Legal fees \$530,000, including ongoing legal representation, Authority Counsel, and special practice consulting;
- 3) Financial Consultant \$100,000 to implement any BRP actions and/or environmental review;
- 4) \$480,000 ESCA regulatory/legal costs associated with scheduled property transfers;
- 5) HCP consultants \$150,000 to prepare the final EIS/EIR and HCP; and
- 6) CEQA consultants \$300,000 to finish category I and II post-reassessment items.

- **\$4,827,811 IN CAPITAL PROJECTS (Attachment C)**

The FY 14/15 Annual Budget includes mandated/obligatory expenditures such as habitat management and UC Natural Reserve annual cost. Other capital projects are development fee/CFD/land sale revenue collection dependent. The FY 14-15 CIP budget itemizes and sets project timing. *Please refer to CIP budget, item 10b on this Agenda.*

- **\$1,364,880 DEBT SERVICE (PRINCIPAL AND INTEREST) (Attachment C)**

The FY 14-15 debt service consists of the following liabilities:

\$1,364,880 for Preston Park loan monthly debt service (principal and interest), financed by FORA 50% share of Preston Park revenue. The Preston Park loan matures June 2014. Repayment and/or refinancing options are subject to current litigation with the City of Marina. The FC recommended including the full 12-month debt financing until this issue is resolved.

## **ACCOUNTING ENTRIES/FUND CLOSING**

The FY 14-15 budget includes the following accounting entries:

- 1) Transfer from the Land Sale/Leases (LS) fund to the General fund of any remaining lease proceeds (after Preston Park debt service and other budgeted costs) leaving only Land Sale proceeds in the LS fund, thus providing an accurate balance of the funds available for building removal and other CIP projects.

- 2) Transfer from the CFD Tax/Developer Fee fund to the General fund to partially repay the \$7.9 million borrowed and as budgeted in the CIP program.
- 3) Transfer from the Pollution Legal Liability (PLL) fund to the General fund when the DRO debt (\$694,920 plus interest) is collected and close out the PLL fund as all activities accounted for in this fund will be completed.

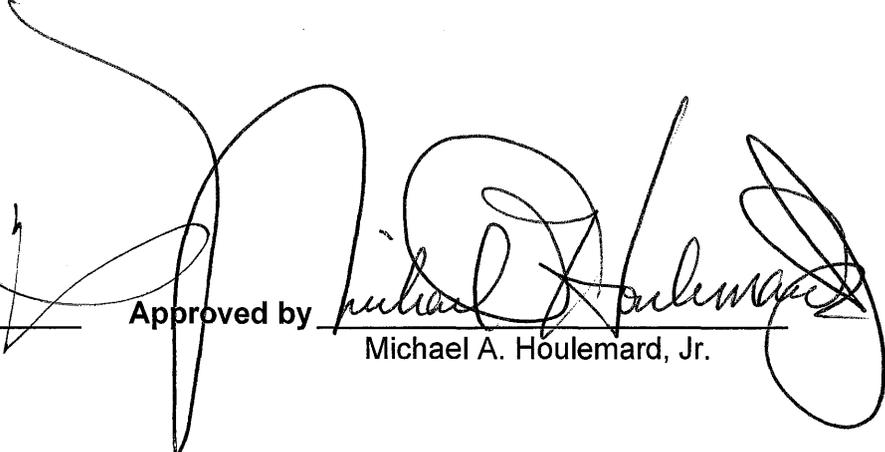
**ENDING BALANCE/FORA RESERVE**

It is anticipated that FORA will have accrued reserves of approximately \$7.8 million at the end of FY 14-15 in the General fund (based on CFD Tax/Developer Fee projections). This amount includes a \$4 million repayment for monies borrowed (total borrowed \$7.9 million) from the General fund by the CFD Tax/Developer Fee fund. As collected, these funds will be retained in the reserve to cover FORA operating costs and obligations through June 2020.

**COORDINATION:**

FC, EC, FORA Annual Auditor. FC met on April 9 and April 23, 2014 to review and discuss the draft annual budget. At the April 23 meeting, FC completed its review and recommend FORA Board approval of the draft annual budget pending EC review. EC is scheduled to review the proposed compensation adjustments on June 4, 2014.

Prepared by  Ivana Bednarik

Approved by  Michael A. Houlemard, Jr.

**FORT ORD REUSE AUTHORITY - FY 14-15 ANNUAL BUDGET - ALL FUNDS COMBINED**

<b>CATEGORIES</b>	<b>FY 13-14 APPROVED</b>	<b>FY 13-14 MID-YEAR</b>	<b>FY 13-14 ACTUAL <i>projected</i></b>	<b>FY 14-15</b>	<b>NOTES</b>
<b>REVENUES</b>					
Membership Dues	\$ 261,000	\$ 261,000	\$ 261,000	\$ 261,000	
Franchise Fees - MCWD	245,000	245,000	245,000	245,000	
Federal Grants - ESCA	970,325	970,325	748,492	933,970	ESCA field activities complete, final review process by regulators underway
PLL Loan Payments	694,920	-	-	694,920	DRO unpaid PLL to be collected in FY 14-15 per Agreement
Development Fees	11,090,443	11,090,443	1,555,886	<b>5,099,000</b>	* Based on draft FY 14-15 CIP budget
Land Sale Proceeds	6,291,800	6,291,800	1,090,024	-	* Based on draft FY 14-15 CIP budget
Lease/Rent Proceeds	1,758,380	1,758,380	1,758,380	1,788,924	Preston Park lease revenue thru 6/2015 plus other rent payments
Property Taxes	1,300,000	1,300,000	1,300,000	1,531,630	
Planning Reimbursements	5,000	5,000	5,000	11,000	Reimbursements by future property - owner agencies to manage ESCA access services
Investment/Interest Income	110,000	110,000	130,000	175,594	Interest income from money market/COD accounts
<b>TOTAL REVENUES</b>	<b>22,726,868</b>	<b>22,031,948</b>	<b>7,093,782</b>	<b>10,741,038</b>	
<b>EXPENDITURES</b>					
Salaries & Benefits	2,106,975	2,106,975	2,066,975	2,320,082	<b>INCLUDES proposed staffing addition (\$160K), 2% COLA (\$36K)</b>
Supplies & Services	144,750	150,250	138,732	149,500	
Contractual Services	2,865,344	2,913,844	2,051,697	2,649,165	
Capital Projects (CIP)	3,717,641	3,717,641	1,064,870	4,827,811	* Required Habitat management, other projects CFD fee/land sale revenues dependent
Debt Service (P+)	1,480,880	1,480,880	1,480,880	1,364,880	Preston Park loan payments thru 6/2015 (extension rate/fees unknown)
<b>TOTAL EXPENDITURES</b>	<b>10,315,590</b>	<b>10,369,590</b>	<b>6,803,154</b>	<b>11,311,438</b>	
<b>NET REVENUES</b>					
Surplus/(Deficit)	12,411,278	11,662,358	290,629	(570,400)	
<b>FUND BALANCES</b>					
Budget Surplus/(Deficit) - Beginning	5,425,802	8,089,428	8,089,428	8,380,057	Beginning fund balance lower than projected (CIP projections not realized)
Budget Surplus/(Deficit) - Ending	\$ 17,837,080	\$ 19,751,786	\$ 8,380,057	\$ 7,809,656	Ending Fund Balance/FORA Reserve
<b>Other FY 13-14 financial items/transactions not affecting budget</b>					
<b>California Central Coast Veterans Cemetery (CCCVC) Funding - pass through</b>					
Packard Grant 10/2013	100,000				
Packard Loan 10/2013	350,000	Repaid by CCCVC Foundation 2/2014			
Total	450,000				
Transfer to CA Dept of Finance	(450,000)	10/2013			

Attachment A to Item 10c  
FORA Board Meeting, 5/16/2014

\* FY 14-15 jurisdictional forecasts:  
Reviewed/discussed with the Admin Committee during several meetings,  
forecast approach/methodology included in the FY 14-15 CIP report.

**FORT ORD REUSE AUTHORITY - FY 14-15 ANNUAL BUDGET - BY FUND**

CATEGORY	SPECIAL REVENUE FUNDS (SRF)					TOTAL ANNUAL BUDGET
	GENERAL FUND	LEASES LAND SALE	CFD Tax Developer Fees	PLL Fund	ARMY ESCA	
<b>REVENUES</b>						
Membership Dues	261,000					261,000
Franchise Fees - MCWD	245,000					245,000
Federal Grants - ESCA					933,970	933,970
PLL Loan Payments				694,920		694,920
Development Fees			5,099,000			5,099,000
Land Sale Proceeds		-				-
Rental/Lease Revenues	45,000	1,743,924				1,788,924
Property Tax Payments	1,531,630					1,531,630
CSU Mitigation Payments						-
Construction Reimbursements						-
Planning Reimbursements	11,000					11,000
Loan Reimbursements						-
Investment/Interest Income	120,000			55,594		175,594
Other Income	-	-	-	-	-	-
<b>Total Revenues</b>	<b>2,213,630</b>	<b>1,743,924</b>	<b>5,099,000</b>	<b>750,514</b>	<b>933,970</b>	<b>10,741,038</b>
<b>EXPENDITURES</b>						
Salaries & Benefits	1,723,455	-	264,559	-	332,067	2,320,082
Supplies & Services	122,304	-	12,294	-	14,903	149,500
Contractual Services	1,832,509	102,000	127,656	-	587,000	2,649,165
Capital Projects	-	2,725,714	2,102,097	-	-	4,827,811
Debt Service	-	791,630	573,250	-	-	1,364,880
<b>Total Expenditures</b>	<b>3,678,268</b>	<b>3,619,344</b>	<b>3,079,856</b>	<b>-</b>	<b>933,970</b>	<b>11,311,438</b>
<b>REVENUES OVER (UNDER)</b>	<b>(1,464,638)</b>	<b>(1,875,420)</b>	<b>2,019,144</b>	<b>750,514</b>	<b>-</b>	<b>(570,400)</b>
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfer In/(Out) - PP lease proceeds	850,294	(850,294)				-
Transfer In/(Out) - PP loan principal repay	2,226,749		(2,226,749)			-
Transfer In/(Out) - Property Tax to CIP	(208,467)		208,467			-
Transfer In/(Out) - PLL Fund close out	750,514	-	-	(750,514)	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>3,619,090</b>	<b>(850,294)</b>	<b>(2,018,282)</b>	<b>(750,514)</b>	<b>-</b>	<b>-</b>
<b>REVENUES &amp; OTHER SOURCES OVER</b>	<b>2,154,452</b>	<b>(2,725,714)</b>	<b>862</b>	<b>-</b>	<b>-</b>	<b>(570,400)</b>
FUND BALANCE-BEGINNING 7/1/14	5,654,343	2,725,714	-	-	-	8,380,057
<b>FUND BALANCE-ENDING 6/30/15</b>	<b>7,808,794</b>	<b>-</b>	<b>862</b>	<b>-</b>	<b>-</b>	<b>7,809,656</b>

**FUND GLOSSARY**

General Fund	Accounts for general (non designated) financial resources
Lease/Land Sale Proceeds Fund	Land sale proceeds finance CIP (building removal), Lease proceeds finance Preston Park loan - and FORA general operations
CFD Tax/Developer Fees	CFD tax/Developer fees finance CIP (CEQA mitigations)
Polution Legal Liability (PLL) Fund	Accounts for purchasing and financing of the PLL coverage
ET/ESCA Army Grant	Finances the munitions and explosives cleanup activities

**Attachment C to Item 10c**  
**FORA Board Meeting, 5/16/2014**

**ANNUAL FY 14-15 BUDGET**

**ITEMIZED EXPENDITURES**

EXPENDITURE CATEGORIES	FY 13-14 Approved	FY 13-14 Mid-Year	FY 13-14 Actual	FY 14-15 PRELIMINARY	NOTES
<b><u>SALARIES &amp; BENEFITS</u></b>					
	14 positions	14 positions	14 positions	15 positions	
Staff - Salaries	1,459,795	1,459,795	1,459,795	1,612,641	* New position included - up to \$160K *2% COLA included - \$36,074
Staff - Benefits/Employer taxes	587,180	587,180	587,180	647,441	
Temp help/Vac cash out/Stipends	60,000	60,000	20,000	60,000	
<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>2,106,975</b>	<b>2,106,975</b>	<b>2,066,975</b>	<b>2,320,082</b>	<i>see Attachment D - Staffing/Salary Adjustments</i>
<b><u>SUPPLIES &amp; SERVICES</u></b>					
COMMUNICATIONS	7,500	7,500	7,500	10,000	Video/teleconferencing
DUES & SUBSCRIPTIONS	3,000	3,000	4,080	6,500	\$2.5K increase/potential dues for new staff position
SUPPLIES	12,000	12,000	12,000	12,000	
EQUIPMENT & FURNITURE	6,000	11,500	10,000	8,880	
TRAVEL, LODGING, REGISTRATION FEES	20,000	20,000	20,000	20,000	
TRAINING & SEMINARS	5,000	5,000	5,200	6,500	\$1.5K increase/training for new staff position
MEETING EXPENSES	5,000	5,000	3,000	3,500	
TELEVISED MEETINGS	12,000	12,000	5,500	6,000	
BUILDING MAINTENANCE & SECURITY	6,000	6,000	6,000	6,000	
UTILITIES	12,000	12,000	11,000	11,000	
INSURANCE	22,000	22,000	23,452	23,000	
IT/COMPUTER SUPPORT	22,500	22,500	20,000	22,500	
PAYROLL/ACCOUNTING SERVICES	5,000	5,000	5,000	5,000	
OTHER:					
NOTICES, PRINTING, POSTAGE, ETC	6,750	6,750	6,000	8,620	Public notices, printing - higher volume in FY 14-15
<b>TOTAL SUPPLIES AND SERVICES</b>	<b>144,750</b>	<b>150,250</b>	<b>138,732</b>	<b>149,500</b>	
<b><u>CONTRACTUAL SERVICES</u></b>					
AUTHORITY COUNSEL/FORMER	77,344	77,344	77,344	-	
AUTHORITY COUNSEL	135,000	135,000	204,300	210,000	Adjustment based on FY 13-14 cost
LEGAL/LITIGATION FEES	500,000	500,000	160,000	300,000	Preston park, Eastside Parkway
LEGAL FEES - SPECIAL PRACTICE	10,000	10,000	-	20,000	CEQA, Real Estate; on-call services/former Auth Counsel
OTHER LEGAL FEES - REFERENDA, POOLS	600,000	611,000	654,453	-	
AUDITOR	20,000	20,000	17,000	18,000	Annual Audit
SPECIAL COUNSEL (EDC-ESCA)	200,000	200,000	80,000	140,000	ESCA property transfer, Army/EPA dispute
ESCA PROPERTY CARETAKING	50,000	50,000	-	-	
ESCA/REGULATORY RESPONSE/QUALITY ASSURANCE	420,000	420,000	420,000	480,000	Increased services due to public review/transfers
VETERANS CEMETERY	TBD	12,500	5,600	-	
FINANCIAL CONSULTANT	50,000	75,000	50,000	100,000	Fort Ord Marketing/Branding plan
LEGISLATIVE SERVICES CONSULTANT	43,000	43,000	43,000	43,000	Blight legislation, CCCVC, HCP approval
PUBLIC INFORMATION/OUTREACH	25,000	25,000	20,000	20,000	Print, internet, broadcast PI/media support
HCP CONSULTANTS	260,000	260,000	200,000	150,000	To finish final EIS/EIR and HCP
REUSE PLAN IMPLEMENTATION	450,000	450,000	100,000	780,000	Complete RUDG/plan implementation/jobs/environmental
CEQA CONSULTANTS	-	-	-	300,000	To finish categ. I and II Post Reassessment items
PARKER FLATS BURN	-	-	-	25,000	CSUMB-FORA contract/post burn reporting requirements, final
CIP/ARCHITECTS & ENGINEERS	-	-	-	15,000	PRR/Eastside Pkwy; South Boundary
PROPERTY TAX SHARING/REUSE	-	-	-	23,165	Payment to Jurisdictions/County per modified IA's
OTHER CONSULTING/CONTRACTUAL EXP	25,000	25,000	20,000	25,000	HR/Real Estate/miscellaneous consulting
<b>TOTAL CONTRACTUAL SERVICES</b>	<b>2,865,344</b>	<b>2,913,844</b>	<b>2,051,697</b>	<b>2,649,165</b>	
<b><u>CAPITAL PROJECTS</u></b>					
TRANSPORTATION/OTHER CIP PROJECTS	945,030	945,030	589,714	472,199	<u>Refer to CIP 14-15 for project detail</u>
BUILDING REMOVAL	-	-	-	2,725,714	
HABITAT MANAGEMENT/HCP ENDOWMENT	2,772,611	2,772,611	475,156	1,629,898	HM set aside, UC Natural Reserve annual cost (\$90K)
<b>TOTAL CAPITAL PROJECTS</b>	<b>3,717,641</b>	<b>3,717,641</b>	<b>1,064,870</b>	<b>4,827,811</b>	
<b><u>DEBT SERVICE (Principal and Interest)</u></b>					
PRESTON PARK LOAN DEBT SERVICE	1,364,880	1,364,880	1,364,880	1,364,880	Preston Park loan payments thru 6/2015
PRESTON PARK LOAN - PAY OFF	-	-	-	-	PP sale delayed due to litigation
FIRE TRUCK LEASE	116,000	116,000	116,000	-	Final payment in FY 13-14
<b>TOTAL DEBT SERVICE</b>	<b>1,480,880</b>	<b>1,480,880</b>	<b>1,480,880</b>	<b>1,364,880</b>	
<b>TOTAL EXPENDITURES</b>	<b>10,315,590</b>	<b>10,369,590</b>	<b>6,803,154</b>	<b>11,311,438</b>	

**ANNUAL FY 14-15 BUDGET**

**PROPOSED STAFFING/BENEFIT  
ADJUSTMENTS**

Effective January 1, 2012, pursuant to independent human resources consultant and FC/EC recommendations, the FORA Board adjusted salary ranges to bring FORA employees to equity with other Monterey Bay Regional labor market agencies and affiliated jurisdictions. To sustain this equity, the preliminary budget includes scheduled salary step increases. Proposed staffing addition and Cost-of Living adjustment (COLA) are provided.

**Proposed staffing and benefit adjustments for FY 14-15:**

		<b>BUDGET IMPACT</b>	
			<i>% Increase</i>
<b>S&amp;B before adjustments - 14 positions</b>	<b>2,124,008</b>		
<b>    If new staff position added</b>	<b>160,000</b>		
<b>    Total S&amp;B - 15 staff positions</b>	<b>2,284,008</b>		7.5%
<b>    If COLA awarded</b>	<b>36,074</b>		
<b>    Total S&amp;B - 14 staff positions</b>	<b>2,160,082</b>		1.7%
<b>    Total S&amp;B - 15 staff positions</b>	<b>2,320,082</b>		9.2%
<i>Total Impact</i>		<b>196,074</b>	Salaries & Benefits
		<b>4,000</b>	Supplies & Services

**1 New staff position (2 years)**

up to 160,000 plus \$4K for support training/dues

**Community Economic Development Specialist (\$95K-\$110K/year plus benefits)**

*To facilitate promote former Fort Ord job creation and ensure educationally based community and economic development, secure opportunities for local business development, job creation, and Monterey Regional military mission retention.*

**JOB DESCRIPTION IS ATTACHED**

**2 Cost-of Living-Adjustment (COLA)**

*CPI SF-SJ reports (available data thru 2/14):*

2% COLA 36,074

*Since new schedules*      5.00% (1/12 - 2/14)  
    *Past 12 months*         2.40% (2/13 - 2/14)

<u>FY</u>	<u>Effective</u>	<u>COLA</u>	<u>Salary Adjustments</u>
FY 11-12	1/12		New Salary Schedules adopted; FORA employees brought to equity with other area agencies at median level
FY 12-13	7/12	0%	
FY 13-14	7/13	2.5%	All staff received COLA

**FORT ORD REUSE AUTHORITY**  
**ECONOMIC DEVELOPMENT SPECIALIST JOB DESCRIPTION**

Job Group: Exempt Professional

Effective Date: 7/01/14

**Classification Summary:**

The primary function of this position is to perform economic development recovery from former Fort Ord closure and to retain the Monterey Bay Region's military mission. These responsibilities are to be accomplished through implementing the Fort Ord Reuse Authority's (FORA's) regional program to create educational, agricultural, environmental, recreational, and hospitality based jobs as may be identified in the 1997 Fort Ord Base Reuse Plan. Job Responsibilities include attracting new businesses and aiding existing businesses in expansion while supporting efforts to strengthen and retain the Monterey Bay Region's military mission including the Naval Post Graduate School and Presidio of Monterey.

The employee will create and maintain information resources and databases and prepare reports and analyses in coordination with the education institutions and jurisdictions (University of California and California State University, and former Fort Ord cities/County of Monterey) focused on the regional recovery from the closure of the former Fort Ord. This employee will report to the Executive Officer and will work with the Principal Analyst for general assignments and duties.

**Essential Functions:**

The following is not intended to be an exhaustive list of all responsibilities, duties and skills – but is intended to accurately reflect the required/expected responsibilities of this job classification. FORA employees are responsible for all other duties as assigned.

- Perform economic development and support work to implement FORA's policy to generate or broaden educationally based, recreationally supportive and environmental/agricultural/tourist industry focused research, development and commercial jobs;
- Expand connectivity between the educational institutions/military missions and the regional light industrial base;
- Initiating planning, research, and marketing efforts to attract new industries and businesses to Fort Ord and assist in the expansion of existing businesses;
- Prepare economic and other analyses to assist/recruit businesses in site/market research and to provide information regarding applicable taxes/ fees, development, and related information - providing reports and deliverables as instructed by the Board/Executive Officer;
- Assist existing businesses in preparing marketing and revitalization programs;
- Provide site specific information to businesses interested in locating to California and coordinate inquiries with local economic development professionals;
- Serve as FORA liaison for local and regional economic development, including retail, business, marketing, Chambers of Commerce, Monterey Bay Business Council, Monterey Bay Economic Partnership, and related associations, and at meetings, conferences, and trade shows;
- Coordinate with County and jurisdictional efforts to retain the Monterey Region's military mission;
- Coordinate with state, federal and regional sources to assist in business expansion and entrepreneurial development;
- Maintain records and data bases of business prospects and contacts;
- Present oral and written reports to FORA member agencies, the FORA Board of Directors, economic development interest groups, other interested parties and groups, and the public;
- Perform work duties and activities in accord with FORA safety policies and procedures;
- Follow FORA-wide safety policy and practices and adhere to responsibilities concerning safety prevention, reporting, and monitoring, as outlined in the FORA's Employee Policies/Handbook.

- Coordinate with regional work force development Board and Commissions.

### **Knowledge, Skills and Abilities:**

#### Knowledge of:

- Principles, procedures, and strategies of economic and community development/analysis in a governmental environment;
- Planning and zoning, demographics, economic trends, forecasts, data collection and management, and market shift impacts;
- Marketing and research methods, statistical and financial analyses and presentation, database development/maintenance;
- Regional business retention principles and methodology;
- Computer software/applications used in land use and economic planning and data collection/management;
- Real estate development procedures and impact of permitting on business processes; and
- Workforce development principles and relationship to economic development.

#### Experience:

- Evaluating/recommending appropriate business site locations and expansions;
- Providing technical economic development assistance to businesses, business organizations, and community groups;
- US Department of Defense military missions relationship to economic development;
- Analyzing and implementing economic development marketing concepts;
- Demonstrated knowledge of Central California's agricultural/environmental industry and other science and technology issues, programs, and sources; and
- Experience evaluating, developing, and implementing technology based businesses.

#### Ability to:

- Follow written and oral instructions;
- Read and interpret economic, marketing, statistical, and analytical documents research material, blueprints, and maps;
- Work independently with Microsoft word and excel software; prepare oral, written, and graphic reports, documents, brochures, pamphlets, maps, and related planning and economic development documentation;
- Plan and implement economic development programs and marketing strategies;
- Operate standard office equipment, including a personal computer using program applications appropriate to assigned duties;
- Communicate effectively and establish and maintain effective working relationships with the public, developers, customers, citizen groups, and other employees.

### **Supervision Received:**

The work is performed under the direct supervision of the Executive Officer.

### **Supervision Exercised:**

Administer consultant/vendor services contracts; Intern(s)

### **Minimum Qualifications:**

Bachelor's Degree in Economic Development, Planning, or a related field; and four (4) to six (6) years experience in economic development, marketing, or a related field; and Valid California Driver's License; or any equivalent combination of experience and training which provides the knowledge and abilities necessary to perform the work.

**Desirable Qualifications:**

Ideal incumbent possesses a major university/college postgraduate degree in economics/business administration/marketing or related field and 7-10 years of economic development experience.

**Work Environment:**

The primary duties are performed in a public office-building environment with some field assignments.

**Essential Physical Abilities:**

Sufficient clarity of speech and hearing, with or without reasonable accommodation, which permits the employee to discern verbal instructions, use a telephone, and communicate with others; sufficient visual acuity, with or without reasonable accommodation, which permits the employee to comprehend written work instructions and review, evaluate, and prepare a variety of written material, documents and materials; sufficient manual dexterity with or without reasonable accommodation, which permits the employee to operate standard office equipment and computer systems and to make adjustments to equipment; sufficient body flexibility and personal mobility, with or without reasonable accommodation, which permits the employee to work in an office setting.

**Compensation:**

Salary range is to be consistent with the qualifications of the candidate and consistent with similar positions in the Central Coast/Northern California Region. This is to be a full time position for two years and as such qualifies for full retirement and employee benefits. The position may be extended beyond the two year time limit only by action of the FORA Board.

**Reply to:**

Fort Ord Reuse Authority  
920 2nd Avenue, Suite A  
Marina, CA 93933  
831-883-FORA

DRAFT

ANNUAL FY 14-15 BUDGET

ET/ESCA

CATEGORY	REVENUES 3/2007 - 6/2009	EXPENDITURES 3/2007 - 6/2014	AVAILABLE FUNDS FOR FY 14-15	EXPENDITURES FY 14-15	AVAILABLE FUNDS FOR FY 15-16
Federal Grant Award March 2007	*	99,316,187			
Credit to Army for early payments		(1,587,578)			
		<b>97,728,609</b>	2,782,070	<b>(933,970)</b>	1,848,100
<u>GRANT FUNDS ALLOCATION</u>					
FORA/Program Management		(2,845,843)	546,813	<b>(453,970)</b>	92,843
EPA/DTSC/ERRG Regulatory Response Cost		(2,489,743)	2,235,257	<b>(480,000)</b>	1,755,257
FORA/Future PLL coverage		(916,056)	-	-	-
LFR/AIG commutation account	**	(88,694,897)	-	-	-
TOTAL		<b>97,728,609</b>	2,782,070	<b>(933,970)</b>	1,848,100

\* The \$99.3M Federal Grant was paid in three phases: \$40M in FY 06-07, \$30M in FY 07-08, and \$27.7M in FY 08-09. The Army made payments ahead of schedule securing a \$1.6M credit; FORA collected the last payment on 12/17/2008.

\*\* FORA made the last payment to LFR (now Arcadis)/AIG commutation account upon receipt of the final grant payment. The commutation account will continue to pay for ESCA remediation to completion of the ESCA project.

The preliminary FY 14-15 budget includes \$934K of the \$2.78M available balance prorated to cover FY 14-15 expenditures.

Attachment E to Item 10c  
FORA Board Meeting, 5/16/2014

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Outstanding Receivables

**Meeting Date:** May 16, 2014

**Agenda Number:** 12a

**INFORMATION**

### RECOMMENDATIONS:

Receive a Fort Ord Reuse Authority (FORA) outstanding receivables update for April 2014.

### BACKGROUND/DISCUSSION:

Development Fee/Preston Park: In 1997, the U.S. Army and FORA entered into an interim lease for Preston Park. Preston Park consisted of 354 units of former Army housing within the jurisdiction of the City of Marina (Marina). Marina became FORA's Agent in managing the property. Marina and FORA selected Mid-Peninsula Housing Coalition to manage the property and lease it to tenants. In 1998, Mid-Peninsula completed rehabilitating Preston Park units and began leasing the property to the public. After repayment of the rehab loan, Marina and FORA have by state law each shared 50% of the net operating income from Preston Park.

The FORA Board enacted a base-wide Development Fee Schedule in 1999. Preston Park is subject to FORA's Development Fee Schedule overlay. In March 2009, the FORA Board approved the MOU between FORA and Marina whereby a portion of the Preston Park Development Fee was paid by the project. In 2009, Marina transferred \$321,285 from Preston Park, making an initial Development Fee payment for the project. The remaining balance is outstanding and is the subject of current litigation.

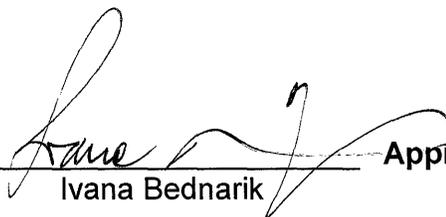
### FISCAL IMPACT:

All former Fort Ord projects are subject to either the developer fee overlay or the Community Facilities District fees to pay fair share of the California Environmental Quality Act required mitigation measures. In addition, the outstanding balance is a component of the Basewide Mitigation Measures and Basewide Costs described in Section 6 of the FORA Implementation Agreements. If any projects fail to pay their fair share it adds a financial burden to other reoccupied or development projects to compensate.

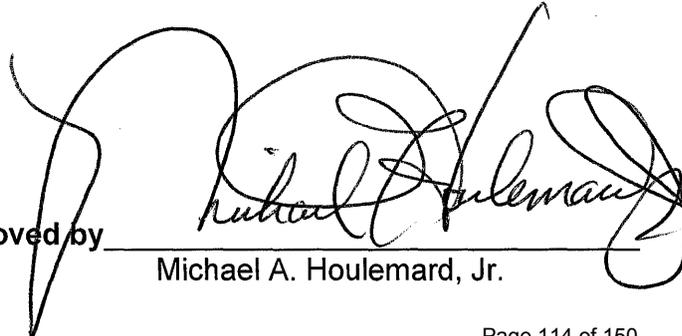
### COORDINATION:

Executive Committee

Prepared by

  
Ivana Bednarik

Approved by

  
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Habitat Conservation Plan Update

**Meeting Date:** May 16, 2014

**Agenda Number:** 12b

**INFORMATION**

### RECOMMENDATION(S):

Receive a Habitat Conservation Plan (HCP) and State of California 2081 Incidental Take Permit (2081 permit) preparation process status report.

### BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA), with the support of its member jurisdictions and ICF International (formerly Jones & Stokes), FORA's HCP consultant, is on a path to receive approval of a completed basewide HCP and 2081 permit in 2015, concluding with US Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) (formerly known as California Department of Fish and Game) issuing federal and state permits.

Most recently, FORA is working with several permittees, CDFW, and USFWS to satisfy final species-related technical issues and several policy-level issues, which must be resolved between CDFW and BLM, CDFW and State Parks/UC. After meeting with CDFW Chief Deputy Director Kevin Hunting on January 30, 2013, FORA was told that CDFW and BLM issues require a Memorandum of Understanding (MOU) between CDFW and BLM, outlining certain assurances between the parties, resulting in additional time. Also, according to CDFW, final approval of an endowment holder no longer rests with CDFW (due to passage of SB 1094 [Kehoe]), which delineates specified rules for wildlife endowments. However, CDFW must review the funding structure and anticipated payout rate of the HCP endowment holder to verify if the assumptions are feasible. CDFW has outlined a process for FORA and the other permit applicants to expedite compliance with endowment funding requirements. FORA has engaged Economic and Planning Systems (EPS) to provide technical support during this process. Other policy issues and completion of the screen check draft HCP should be completed in the near term. If the current schedule is maintained, FORA staff expects a Public Draft HCP available for public review by Fall 2014. **Update:** On March 25, 2014, FORA representatives met with CDFW Chief Deputy Director Kevin Hunting, University of California and State Parks representatives to address outstanding State to Fed and State to State policy issues. A meeting summary is included under **Attachment A**. State Senator Bill Monning has agreed to assist FORA in working with CDFW and others to resolve these policy issues. A follow-up meeting is being scheduled in June.

### FISCAL IMPACT:

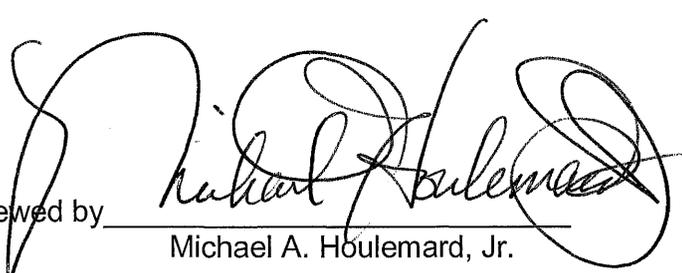
Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

### COORDINATION:

Administrative Committee, Executive Committee, ICF, Denise Duffy and Associates

Prepared by   
Jonathan Garcia

Reviewed by   
Michael A. Houlemard, Jr.

## Fort Ord Habitat Conservation Plan (HCP) Meeting Summary

**Meeting Date:**

March 25, 2014

**Participants:**

Kevin Hunting, Department of Fish and Wildlife (DFW) Chief Deputy Director  
Sandra Morey, DFW Deputy Director  
Jeff Single, DFW Region 4 Manager  
Julie Vance, DFW Region 4 Program Manager  
Kevin Takei, DFW Counsel (on conference phone)  
Jerry Edelen, Chair at Fort Ord Reuse Authority (FORA)  
Michael Houlemard, Jr., Executive Officer at FORA  
Robert Norris, Principal Analyst at FORA  
Jonathan Garcia, Senior Planner at FORA  
John Arriaga, Legislative Consultant to FORA  
Jerry Bowden, Special Legal Counsel to FORA  
Michael Kisgen, Legal and Policy Coordinator at UC Natural Reserve System  
Gage Dayton, Ph.D., Administrative Director of UCSC Natural Reserve System  
Kathryn Tobias, Department of Parks and Recreation (on conference phone)

**Meeting Summary:**

**1) Conservation easement vs. deed restriction (State to State Issues).**

DFW requires conservation easements by statute on habitat mitigation lands. California Department of Parks and Recreation (State Parks) and University of California (UC) each hold habitat mitigation lands on former Fort Ord. State Parks' position is that easements and other encumbrances devalue property, which is unacceptable to them. UC's concern is that Conservation Easements may prevent them from using their property to further some of their objectives, including research and public education.

**Meeting outcome #1:** *State Parks and DFW agreed to explore alternatives to a Conservation Easement. One alternative would be that State Parks and DFW agree to recording the HCP's associated 2081 permit language or a reference to this permit to State Parks' deed instead of a Conservation Easement. FORA will also evaluate using the National Fish and Wildlife Foundation (NFWF) as the endowment holder for the*

*HCP Joint Powers Authority's (JPA's) Implementation Assurances Fund (State Parks assurances portion) portion of the JPA endowment, which would meet the requirements of SB 1094 necessitating that the endowment holder have a real property interest unless it is held by NFWF.*

**Meeting outcome #2:** *Similarly, UC and DFW agreed to explore alternatives to a Conservation Easement and to explore if the Conservation Easement could be written in an acceptable manner.*

## **2) Mitigation on federal lands (State to Federal Issues).**

The majority of HCP habitat mitigation lands are on the Bureau of Land Management's (BLM's) Fort Ord National Monument. DFW requires assurances that BLM will meet HCP management requirements. In January 2013, DFW recognized that an MOU negotiated between DFW and BLM would provide the needed assurances. DFW said that such an MOU would take a year to complete. It is now over a year later and negotiations between DFW and BLM are still ongoing.

**Meeting outcome #3:** *DFW reported that it completed a draft DFW-BLM MOU and sent it to BLM's solicitor for review.*

**Next Steps:** *FORA will follow up with DFW within one week to check on progress. As necessary, FORA will also report progress to State Senator Bill Monning and schedule follow up meetings until these policy issues are resolved.*

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Administrative Committee

**Meeting Date:** May 16, 2014

**Agenda Number:** 12c

**INFORMATION**

### RECOMMENDATION:

Receive a report from the Administrative Committee.

### BACKGROUND/DISCUSSION:

The approved March 27, 2014 and April 16, 2014, Joint Administrative Committee/ Capital Improvement Program (CIP) Committee minutes are included for Board review (**Attachment A and B**). Minutes from the April 2, 2014 regular Administrative Committee meeting will be approved at the next regular/non-joint Administrative Committee meeting and included in a subsequent Board packet.

### FISCAL IMPACT:

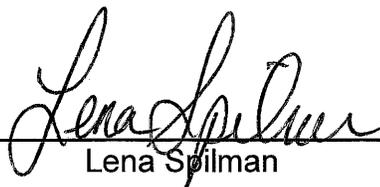
Reviewed by the FORA Controller 

Staff time for the Administrative Committee is included in the approved annual budget.

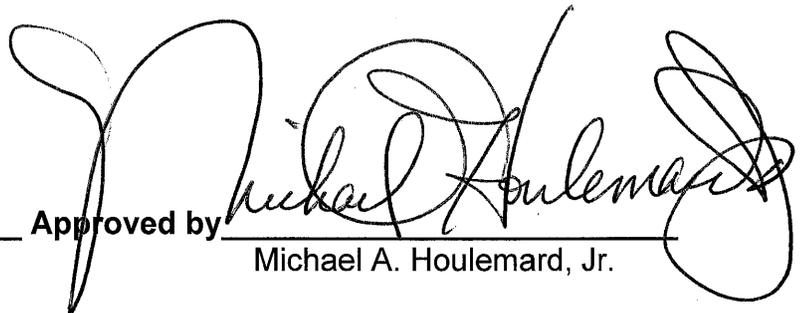
### COORDINATION:

Administrative Committee

Prepared by

  
Lena Spillman

Approved by

  
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY**  
**JOINT ADMINISTRATIVE AND CAPITAL IMPROVEMENT PROGRAM COMMITTEE**  
**REGULAR MEETING MINUTES**

3:00 p.m., Thursday, March 27, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER**

Co-chair Houlemard called the meeting to order at 3:07 p.m. The following were present:

Committee Members:

Carl Holm, County of Monterey  
Elizabeth Caraker, City of Monterey  
John Dunn, City of Seaside  
Layne Long, City of Marina  
Vicki Nakamura, MPC  
Rick Riedl, City of Seaside  
Anya Spear, CSUMB  
Paul Greenway

Others Present:

Jane Haines  
Patrick Breen, MCWD  
Bob Schaffer  
Wendy Elliot, MCP  
Chuck Lande, Marina Heights  
Doug Yount, ADE  
Jim Fletcher, East Garrison  
Kathleen Lee, Sup. Potter

FORA Staff:

Michael Houlemard  
Steve Endsley  
Jim Arnold  
Crissy Maras  
Jonathan Garcia

**2. PLEDGE OF ALLEGIANCE**

John Dunn led the Pledge of Allegiance.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Co-chair Houlemard noted that some FORA staff members and FORA chair Edelen had recently attended meetings in Sacramento to discuss issues related to the California Central Coast Veterans Cemetery and the Habitat Conservation Program. He added that he would be recommending adding a new Economic Development position to address a need to link educational, agricultural and environmental jobs.

**4. PUBLIC COMMENT PERIOD**

Jane Haines, a member of the public, provided printed copies of an email she sent to FORA staff regarding how the Monterey Downs Horse Park is projected in the FY 2013/14 Capital Improvement Program (CIP). Mr. Dunn agreed to work with his staff to ensure Seaside's projects would be accurately reflected in the upcoming FY 2014/15 CIP.

**5. MARCH 14, 2014 BOARD MEETING FOLLOW UP**

Follow-up from the March 14, 2014 Board meeting included the 6-6 tie vote on the Monterey County consistency determination which was subsequently remanded back to the County.

**6. NEW BUSINESS**

**a. FY 2014/2015 Capital Improvement Program Workshop**

**i. Final Development Forecasts**

**ii. Revenue Projections**

**1. CFD Special Tax**

**2. Land Sales**

**3. Property Taxes**

**iii. CIP Obligations**

**1. Transportation/Transit**

**2. Water Augmentation**

**3. Habitat Management**

4. **Storm Drainage**
5. **Fire Rolling Stock**
6. **Property Management/Caretaker Costs**
7. **Other Costs & Contingency**
8. **Building Removal**

**iv. CIP Review – Phase III Study**

Senior Planner Jonathan Garcia reviewed a presentation which included land use jurisdictions' final development forecasts/revenue projections and an overview of FORA's remaining CIP obligations. He highlighted a graphic which demonstrated FORA Community Facilities District (CFD) fee forecasts comparison: 2013/14 Approved CIP vs. Projections, wherein it was noted that the jurisdictions had projected FORA would collect \$11.1M in CFD fees in 2013/14; \$1.2M was actually collected. Another graphic showed \$6.3M in 2013/14 projected Land Sales Revenue vs. \$1.1M in actual collections. Mr. Garcia noted that FORA would begin differentiating between entitled and planned projects when describing future CFD fee and land sales collection.

At this point, EPS staff David Zehnder and Ellen Martin reviewed four main updates to their CIP Phase III review work and noted the importance of realistic, accurate development projections: 1) EPS is reviewing the unit costs and contingencies on remaining on and off-site transportation projects; 2) Reviewing the Marina Coast Water District (MCWD) voluntary contribution in the FORA CIP to determine if it would be more accurately reflected in MCWD's CIP since it is not a Base Reuse Plan California Environmental Quality Act FORA obligation. Removing this contribution from FORA's CIP would reduce the development fee; 3) Which was the more predictable automatic inflator, the San Francisco or 20-City construction cost index; and 4) The HCP contingency and pay-out rate.

EPS estimates the Phase III study will be complete in May. A draft presentation will be made to the FORA Board prior to FORA presentation of the draft re-programmed FY 14/15 CIP.

**7. ITEMS FROM MEMBERS**

None.

**8. ADJOURNMENT**

Co-Chair Houlemard adjourned the meeting at 4:50 p.m.



**FORT ORD REUSE AUTHORITY**  
**JOINT ADMINISTRATIVE AND CAPITAL IMPROVEMENT PROGRAM COMMITTEE**  
**REGULAR MEETING MINUTES**

8:15 a.m., Wednesday, April 16, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER**

Co-chair Houlemard called the meeting to order at 8:17 a.m. The following were present:

Carl Holm, County of Monterey  
Elizabeth Caraker, City of Monterey  
John Dunn, City of Seaside  
Vicki Nakamura, MPC  
Anya Spear, CSUMB  
Paul Greenway, County of Monterey

Patrick Breen, MCWD  
Bob Schaffer  
Wendy Elliot, MCP  
Doug Yount, ADE  
Tim O'Halloran, City of Seaside

FORA Staff:  
Michael Houlemard  
Steve Endsley  
Jim Arnold  
Crissy Maras  
Jonathan Garcia  
Lena Spilman

**2. PLEDGE OF ALLEGIANCE**

Elizabeth Caraker led the Pledge of Allegiance.

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Anya Spear provided an update to the Committee on California State University, Monterey Bay's (CSUMB) blight removal progress and Co-Chair Houlemard stated that the Monterey County Weekly was currently coordinating with FORA and CSUMB on an article related to Fort Ord blight removal.

**4. PUBLIC COMMENT PERIOD**

None.

**5. APRIL 11, 2014 BOARD MEETING FOLLOW UP**

Co-Chair Houlemard led a review of Board actions taken at the April 11, 2014 meeting.

**6. OLD BUSINESS**

**a. Capital Improvement Program Follow-up**

**i. Development Forecasts Methodology**

FORA Senior Planner Jonathan Garcia provided updated CIP spreadsheets reflecting recently revised development forecasts. Mr. Garcia explained the methodology used to model development forecasts, initially introduced at the Administrative Committee and subsequently reviewed and confirmed by the Economic & Planning Systems (EPS) Phase III study. The Finance Committee also reviewed the new forecasting methodology. The approach includes: 1) Jurisdictions will work with FORA to differentiate between entitled and planned development; 2) As jurisdictions coordinate with their developers to review and revise development forecasts each year, they will consider permitting and market constraints; 3) As FORA staff and committees review submitted jurisdiction forecasts, they will consider permitting and market constraints in making additional revisions; and 4) FORA Administrative and CIP Committees will confirm final development forecasts. This approach will be explained in the CIP narrative and in the board report transmitting the draft FY 2014/15 CIP.

**ii. Final Development Forecasts**

Committee members confirmed their final development forecasts.

**iii. FORA/TAMC Hwy 68 Reimbursement Agreement Revenue Projections**

Highway 68 Operational Improvements was a Regional Improvement in the FORA CIP. As lead agency, Monterey County requested that the Transportation Agency for Monterey County (TAMC) utilize their impact fees to fund the project. TAMC funded the project in 2012 and is now requesting reimbursement. A draft reimbursement agreement was provided for review. It was noted that this project had been programmed to receive funding in 2013/14 and funds were available to retire this obligation by the end of the fiscal year. FORA's financial contribution was only a percentage of the overall project total.

FORA Assistant Executive Officer Steve Endsley announced that the next joint Administrative/CIP meeting would focus on reviewing the draft CIP (narrative and tables), with EPS in attendance (via telephone) to review their Phase III study results, and the draft presentation to the FORA Board. FORA Board review is typically a two-step process, with their first review in May allowing the option to request edits, additional information or a vote to approve. The second meeting in June should include final approval. FORA staff will make every attempt to provide the draft CIP as early as possible to allow full review by the joint committee.

**b. Status Update - Regional Urban Design Guidelines**

Associate Planner Josh Metz stated that staff had received a number of high-quality responses to the previously released Request for Qualifications for development of the Regional Urban Design Guidelines (RUDG). The RUDG Task Force would hold their first meeting the following week to review the responses.

**7. ITEMS FROM MEMBERS**

Elizabeth Caraker announced that the Monterey City Council had appointed Mike McCarthy as permanent City Manager. Carl Holm noted that the County of Monterey was re-engaged in the development of the Fort Ord Recreational Habitat Area Master Plan and emphasized the importance of coordination with FORA during that process. He suggested that the Committee receive a recreational trails presentation at their next meeting and the Committee concurred.

**8. ADJOURNMENT**

Co-Chair Houlemard adjourned the meeting at 9:23 a.m.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b> Veterans Issues Advisory Committee	
<b>Meeting Date:</b> May 16, 2014 <b>Agenda Number:</b> 12d	<b>INFORMATION</b>

### RECOMMENDATION:

Receive a report from the Veterans Issues Advisory Committee (VIAC).

### BACKGROUND/DISCUSSION:

The VIAC met on April 3, 2014. The approved minutes from that meeting are included as Attachment A.

### FISCAL IMPACT:

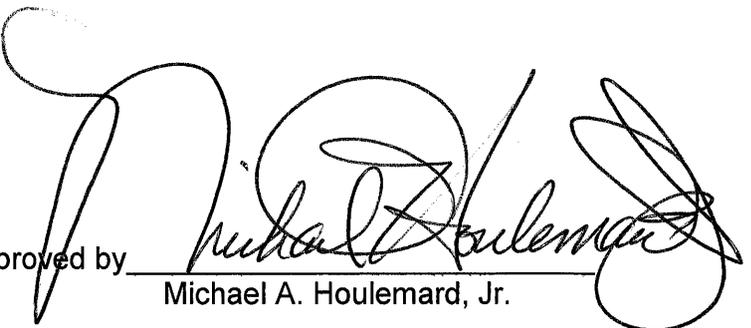
Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

### COORDINATION:

VIAC

Prepared by   
Crissy Maras

Approved by   
Michael A. Houlemard, Jr.



## FORT ORD REUSE AUTHORITY VETERANS ISSUES ADVISORY COMMITTEE REGULAR MEETING MINUTES

3:00 p.m., Thursday, April 3, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

### 1. CALL TO ORDER AND ROLL CALL

Chair Edelen called the meeting to order at 3:00 p.m. The following were present, as indicated by signatures on the roll sheet:

#### VIAC Members:

Jerry Edelen, FORA Board  
Sid Williams, Mo. Co. Military/Vets  
Edith Johnsen, Vets Families/Fundraising  
Jack Stewart, Cemetery Advisory Comm.  
CSM Wynn, US Army POM

#### FORA Staff:

Robert Norris  
Crissy Maras

#### Others:

Nicole Charles, Sen. Monning  
Susan Kastner, USAG  
Martin King, USAG  
Candace Ingram, CCVCF

### 2. PLEDGE OF ALLEGIANCE

Chair Edelen asked Robert Norris to lead the Pledge of Allegiance.

### 3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Several cities in the community were recently named Military Order of the Purple Heart Communities which is an honor bestowed upon communities that value military service. Each recipient will receive a proclamation and two signs to be placed at the entrances to their jurisdiction.

### 4. PUBLIC COMMENT PERIOD

Nicole Charles invited members to an open house for Senator Monning and Assembly Member Stone on April 17<sup>th</sup> from 4:00-6:00 pm. Colonel Paul Fellingner announced that his office would be taking a greater role in veteran's services. He introduced his staff members that are heading that effort. Introductions around the table followed.

### 5. APPROVE VIAC MEETING MINUTES: October 31, 2013

MOTION: Edith Johnsen moved, seconded by Sid Williams, to accept the February 27, 2014 minutes as presented.

MOTION PASSED: Unanimous

### 6. OLD BUSINESS

#### a. California Central Coast Veterans Cemetery Status Report

FORA Principal Analyst Robert Norris provided a status report on recent legislative missions to Washington D.C. and Sacramento which included meetings with the Department of Veterans Affairs and California Department of General Services. They discussed topics related to clarifying the reversion language in the transfer agreement and water provisions. Marina Coast Water District will provide a comfort letter that the water used in the construction phase will not count against the allocation. The DVA provided an updated schedule that reflects adjustments in timelines and bidding the project in June. Environmental review is scheduled to conclude by the August 24<sup>th</sup>

deadline for federal funds. Committee members thanked the Congressman and Senator for their continuing support.

**b. VA/DoD Veterans Clinic Status Report**

This project is currently in the City of Marina's plan check process. City engineers did not accept the developer submitted schedule and will continue to work with them to refine project timing. Tree salvage and removal is expected to begin in May. Sonja Arndt noted the uniqueness of the project as it is the first joint VA/DoD Clinic to be built from the ground up. It will be a state of the art facility with access to many records electronically. Committee members thanked Colonel Fellingner for his support in acquiring a water allocation from the Army.

**7. NEW BUSINESS - none**

**8. ITEMS FROM MEMBERS**

Stand Down is scheduled for August 1-3. Assembly Member Stone is hosting a breakfast April 4<sup>th</sup>. The Heroes' Open golf tournament is scheduled for November 8<sup>th</sup> with a planning meeting scheduled for April 17<sup>th</sup>.

**9. ADJOURNMENT**

Chair Edelen adjourned the meeting at 3:35 p.m.

Minutes prepared by Crissy Maras, Grants and Contracts Coordinator

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Finance Committee

**Meeting Date:** May 16, 2014

**Agenda Number:** 12e

**INFORMATION**

### RECOMMENDATION(S):

Receive minutes from the April 9 and April 23, 2014 Finance Committee (FC) meetings.

### BACKGROUND/DISCUSSION:

The FC met on April 9 and April 23, 2014 to discuss the preliminary FY 14-15 budget. At its April 23<sup>rd</sup> meeting FC members made recommendations regarding the FORA Board's consideration of the preliminary budget. Please refer to the attached minutes (**Attachment A and B**) for more details.

### FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved annual budget.

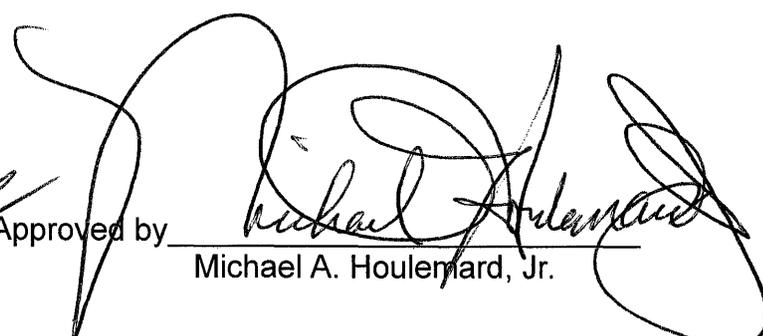
### COORDINATION:

Finance Committee

Prepared by

  
Marcela Fridrich

Approved by

  
Michael A. Houlemard, Jr.



## FORT ORD REUSE AUTHORITY FINANCE COMMITTEE MEETING MINUTES

Wednesday, April 9, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. CALL TO ORDER

Chair Ian Oglesby called the meeting to order at 3:00 p.m. Member Chiulos joined at 3:10 p.m. The following were present:

Members:

Graham Bice, UCSC  
Gail Morton, City of Marina  
Nick Chiulos, County of Monterey  
Casey Lucius, City of Pacific Grove

Public:

Bob Schaffer

FORA Staff:

Michael A. Houlemard, Jr.  
Ivana Bednarik  
Steve Endsley  
Marcela Fridrich

### 2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None

### 3. PUBLIC COMMENT PERIOD

None

### 4. FEBRUARY 26, 2014 MINUTES

Adopted 4-0

### 5. FY 14-15 PRELIMINARY BUDGET

FC Members received the Preliminary FY 14-15 budget tables prior to the meeting. Executive Officer Houlemard introduced the item and informed members about 1) FORA receiving the \$611K Monterey County election services invoice, and 2) keeping developer fee/land sale proceeds placeholders until preliminary FY 14-15 CIP budget completion. Based on the FC recommendation staff included the FY 13-14 actual (projected) column to all funds combined and itemized expenditures tables. FC concurred with the format as presented. FC Members Morton and Bice asked about the Preston Park lease revenue being forecast only for 6 months. Mr. Houlemard explained that collection estimate is based on the City of Marina v. FORA late September 2014 tentatively scheduled court hearing date and FORA Board policy directions to sell the Preston Park property as soon as feasible. FC Members discussed this issue and suggested including a revenue estimate for 12 months instead of 6 months with a note that any change/update will be discussed and recognized by FC during the Mid-Year budget review. Controller Bednarik continued staff presentation with the review of the budget table summarized by funds. She explained the internal transfer of any remaining lease proceeds from the Land Sale/Lease fund (LS fund) to the General fund, leaving only land sale proceeds in the LS fund thus providing an accurate balance of the funds available for building removal and other CIP projects. FC Members concurred with the transfer. FC Members reviewed the itemized expenditures table. Member Morton was concerned about the "authority counsel" and "legal/litigation" budget line items. Since there are only three remaining active litigation cases she suggested substantiating the budget allocation in notes.

FC previously recommended including the 12 months' rent collections from Preston Park in the budget projections, they suggested staff use the same time period under the debt financing category (subject to the court order change). FC members were presented with proposed staffing and benefit adjustments table. They received a draft job description including a salary range for proposed Economic Development Specialist position. In order to attract the most qualified personnel, FC members suggested adding additional qualifications requirements including willingness to travel on the proposed job description and noting the effect of this being a short term job. Member Lucius and Chair Oglesby also recommended an increased budget allocation for this position up to \$160K (including benefits) to give the Executive Officer flexibility to negotiate and secure the best candidate – FC concurred. Mrs. Bednarik explained fiscal impact of implementing proposed staffing changes including salary step increases for eligible employees and a proposed 2% cost of living adjustment, as a comparative example for budgeting. Member Morton asked staff to provide COLA info for the last 5 years for the next meeting. Mr. Houlemard concluded the staff presentation by explaining expenditures in the ET/ESCA budget table, noting that there are sufficient funds to complete the ESCA project by early 2016.

FC Members closed this item recommending staff use FORA consultant EPS to review Administrative Committee efforts to develop a sound methodology for evaluating jurisdictional revenue projections.

**6. 2014 MEETING CALENDAR**

FC Members agreed to meet on April 23, 2014 at 3:00 p.m. to continue the Preliminary FY 14-15 budget discussion.

**7. ADOURNMENT**

Meeting adjourned at 4:35 p.m.

*Minutes prepared by Marcela Fridrich.*



## FORT ORD REUSE AUTHORITY FINANCE COMMITTEE MEETING MINUTES

Wednesday, April 23, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. CALL TO ORDER

Graham Bice called the meeting to order at 3:10 p.m. The following were present:

Members:

Graham Bice, UCSC  
Gail Morton, City of Marina  
Casey Lucius, City of Pacific Grove

Public:

Bob Schaffer

FORA Staff:

Michael A. Houlemard, Jr.  
Ivana Bednarik  
Steve Endsley  
Marcela Fridrich

Absent:

Ian Oglesby, City of Seaside  
Nick Chiulos, County of Monterey

### 2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

None

### 3. PUBLIC COMMENT PERIOD

None

### 4. APRIL 9, 2014 MINUTES

Adopted with minor changes made by Member Morton. Motion: Lucius moved, seconded Morton.  
Motion Passed: Ayes: Lucius, Morton, Bice, Noes: None

### 5. FY 14-15 PRELIMINARY BUDGET

This item continued from the April 9<sup>th</sup> meeting. The updated preliminary FY 14-15 budget tables and other supplemental handouts were distributed to FC during the meeting. Controller Bednarik explained changes/additions from the previous meeting and the inclusion of development revenue. She pointed out that the second all funds combined table includes a budget addition for the proposed staffing, 2% COLA and merit increases for eligible employees. Member Morton asked staff that this sheet include more descriptive notes pertinent to the cost of these changes. FC members reviewed the budget sheet by fund category and itemized expenditures. Ms. Bednarik highlighted changes including adding funds in the Dues & Subscriptions category for potential enrollment in the Monterey Bay Economic Partnership. Member Morton asked what benefits FORA would gain by participating. Executive Officer Houlemard explained that additional funds were suggested by the Principal Analyst to accommodate a proposed Economic Development Specialist position (pending FORA Board authorization). Motion by Member Morton not to approve, second Bice. Member Lucius suggested a limited increase for this category up to 6.5K and the same increase (up to 6.5K) in the Training and Seminars category for potential dues and training of potential new staff position. FC members reviewed availability of funds for proposed staffing/benefit adjustments and the requested summary of COLA increases for the past five years. FC Members evaluated proposed budget scenarios and discussed presentation format for FORA Board.

FC made clear they were neutral on the new Economic Development Specialist position and COLA, but confirmed availability of funds for proposed additions in budget. Member Morton suggested clearly outlining fiscal impacts of these items on the salary/benefit attachment so FORA Board members will have a chance to review and vote on the proposed additional staffing and COLA benefit adjustments separately, if they choose to. FC Members unanimously voted to recommend that the FORA Board consider the preliminary FY 14-15 budget; the proposed Community Economic Development Specialist position and related expenses; and a possible 2% cost of living-adjustment (COLA). Motion: Lucius moved, seconded Morton. Motion passed: Ayes: Lucius, Morton, Bice, Noes: None

**6. 2014 MEETING CALENDAR**

If not requested by the FORA Board at its May 16, 2014 meeting, there are no additional meetings scheduled for the Finance Committee until the Annual Audit process begins.

**7. ADOURNMENT**

Meeting adjourned at 4:25 p.m.

*Minutes prepared by Marcela Fridrich.*

DRAFT

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b>	Water/Wastewater Oversight Committee	
<b>Meeting Date:</b>	May 16, 2014	<b>INFORMATION</b>
<b>Agenda Number:</b>	12f	

### RECOMMENDATION:

Receive a report from the Water/Wastewater Oversight Committee (WWOC).

### BACKGROUND/DISCUSSION:

The WWOC met jointly with the Administrative Committee on April 2, 2014. The approved minutes from that meeting are included as **Attachment A**. The WWOC additionally met on April 30 and May 7, 2014. The approved April 30<sup>th</sup> minutes are included as **Attachment B**.

### FISCAL IMPACT:

Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

### COORDINATION:

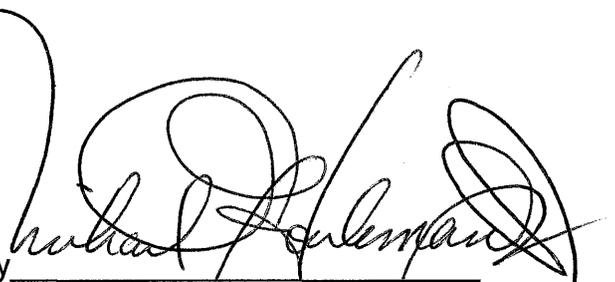
WWOC, Administrative Committee

Prepared by



Crissy Maras

Approved by



Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY**  
**JOINT ADMINISTRATIVE AND WATER/WASTEWATER OVERSIGHT COMMITTEE**  
**REGULAR MEETING MINUTES**

Wednesday, April 2, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

1. **CALL TO ORDER (immediately following Administrative Committee meeting)**

Co-Chair Dawson called the meeting to order at 9:24 a.m. The following were present:

Committee Members:

Daniel Dawson, City of DRO  
Anya Spear, CSUMB  
Rick Reidl, City of Seaside  
Mike Lerch, CSUMB  
Vicki Nakamura, MPC  
Graham Bice, UCMBEST  
Tim O'Halloran, City of Seaside

Others Present:

Brian Lee, MCWD  
Patrick Breen, MCWD  
Kelly Cadiente, MCWD  
Bob Schaffer  
Wendy Elliot, MCP  
Pierce Rossum, Carollo  
Don Hofer, MCP

FORA Staff:

Steve Endsley  
Jim Arnold  
Crissy Maras  
Jonathan Garcia

2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None.

3. **APPROVAL OF MEETING MINUTES**

a. **March 5, 2014 Joint Administrative/WWOC Meeting Minutes**

The March 5, 2014 joint meeting minutes were approved with the addition of "The committee requested additional time to review the presented materials."

4. **PUBLIC COMMENT PERIOD**

None.

5. **NEW BUSINESS**

a. **FY 2014/15 Marina Coast Water District - Ord Community Water/Wastewater Draft Budget**

b. **MCWD Water Augmentation Presentation**

The Committee agreed to combine discussion on New Business items a and b.

The most current budget, revised at the MCWD Board workshop on March 17<sup>th</sup>, was not available. Marina Coast Water District Interim General Manager Brian Lee explained that some questions had been raised that will require further research including the capacity charge, capital improvement program, and proposed rate increase. Answers will be provided at the next WWOC meeting.

Mr. Lee provided a presentation detailing water use on the former Fort Ord including allocation and demand, current use, various projected growth rate scenarios and augmented water costs and variables. Mr. Lee outlined possible alternative solutions to building a desalination plant now when less than 40% of the total 6,600 AFY is being used, including allocation sharing or utilizing Army resources. He stated that an MCWD- led phased augmentation project could be readily constructed, but a guaranteed revenue stream would be required to avoid burdening existing rate payers. Staff noted that this was consistent with prior expectations but details will need to be fleshed out soon. Staff suggested continued dialogue with MCWD in order to fully delineate how MCWD will provide an augmented water source or equivalent.

Committee members discussed: 1) the need to demonstrate water availability in environmental impact reports; 2) water borrowing policies and assurances; 3) previously allocated augmented water; 4) the threat of seawater intrusion; and 5) utilizing science and legal opinion to make the best decisions for the rate payers that also adheres to CEQA. Mr. Lee expressed MCWD's desire to provide the best value to existing customers in their ongoing analysis.

**c. Quarterly Report – Presentation by MCWD**

The Committee received the report which provided updates for the 1<sup>st</sup> and 2<sup>nd</sup> quarters of FY 13/14.

**6. ADJOURNMENT**

A quorum was lost at 11:30; Co-Chair Dawson adjourned the meeting.

*Minutes prepared by Crissy Maras, Grants and Contracts Coordinator*



**FORT ORD REUSE AUTHORITY**  
**WATER/WASTEWATER OVERSIGHT COMMITTEE**  
**REGULAR MEETING MINUTES**

Wednesday, April 30, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

**1. CALL TO ORDER**

Co-Chair Dawson called the meeting to order at 8:24 a.m. The following were present:

Committee Members:

Daniel Dawson, City of DRO  
Mike Lerch, CSUMB  
Rick Reidl, City of Seaside  
Graham Bice, UCMBEST  
Tim O'Halloran, City of Seaside  
Dirk Medema, Monterey County

Others Present:

Brian Lee, MCWD  
Patrick Breen, MCWD  
Kelly Cadiente, MCWD  
Bob Schaffer  
Wendy Elliot, MCP  
Pierce Rossum, Carollo  
Doug Yount, ADE  
Jim Fletcher, East Garrison

FORA Staff:

Steve Endsley  
Crissy Maras  
Jonathan Garcia

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**3. PUBLIC COMMENT PERIOD**

None.

**4. APPROVAL OF MEETING MINUTES**

**a. April 2, 2014 Joint Administrative/WWOC Meeting Minutes**

The April 2, 2014 Joint Administrative/WWOC meeting minutes were unanimously approved.

**5. OLD BUSINESS**

**a. FY 2014/15 Ord Community Budget – Recommendation to FORA Board**

Marina Coast Water District (MCWD) Interim General Manager Brian Lee noted that some adjustments had been made to the budget to address committee member concerns, a MCWD Board request to add information explaining how costs are split among the various cost centers and updated water services numbers and revenue to reflect the 14/15 proposed rates.

The committee discussed flat rates and unmetered accounts, existing surcharges and proposed capacity charges, and the FORA "voluntary contribution." FORA Assistant Executive Officer Steve Endsley suggested a slide explaining the relationship of the MCWD capacity charge to the FORA "voluntary contribution." He noted that FORA staff will work with MCWD staff to ensure that the capital improvement programs are calibrated with each other and that the FORA development fee and MCWD budget are properly timed for Board approval so that there are no double-charges in either fee.

Committee members suggested explaining the history of past proposed rate increases with what was actually approved and outlining what capital (or other) projects could not be completed due to any denied rate increases. The Committee also noted they would like MCWD staff and consultants to provide clear justification for any proposed rate increases.

Mr. Lee noted that the District's Prop 218 hearing would be held May 19<sup>th</sup>. The Prop 218 process covers a five year period of rate increases.

The Committee suggested that joint FORA/MCWD Board meetings be held to receive presentations on the Carollo rate study, by Carollo staff, and the Ord Community budget, by MCWD staff. These meetings would likely occur in May and June to allow budget adoption by July 1st. Several ideas to gain Board approval were discussed. Pierce Rossum, Carollo Engineers, requested that any additional questions or concerns be clearly stated so they could be addressed. One additional question regarding how rate study line items correlate to budget line items was raised.

Mike Lerch, CSUMB, made a motion to recommend approval of the Ord Community budget to the FORA Board but with a limited revenue increase of \$150,000 for water and \$45,000 for wastewater. He distributed a memo outlining his motion. The motion did not receive a second, and failed.

Tim O'Halloran, City of Seaside, made a motion to bring back the CSUMB concept for future consideration, that the draft Carollo, MCWD and FORA presentations be provided for a May 7<sup>th</sup> WWOC meeting, and that the Ord Community budget be updated to reflect comments made and return for recommendation on May 7<sup>th</sup>. Graham Bice, UCMBEST, seconded the motion; motion passed unanimously.

**6. NEW BUSINESS**

**a. MCWD Quarterly Report**

The Quarterly Report was not reviewed and will be provided at a future meeting.

**b. Schedule Water Augmentation Alternatives Presentation to FORA Board**

A draft presentation will be made at the May 7<sup>th</sup> meeting. The presentation can be made to the FORA Board after the FORA Capital Improvement Program and budget process has been completed.

**7. NEXT MEETING – May 14, 2014 (If necessary)**

The next WWOC meeting was scheduled for May 7, 2014, immediately following the Administrative Committee meeting.

**8. ADJOURNMENT**

Co-Chair Dawson adjourned the meeting at 11:05 a.m.

*Minutes prepared by Crissy Maras, Grants and Contracts Coordinator*

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Regional Urban Design Guidelines (RUDG) Task Force

**Meeting Date:** May 16, 2014

**Agenda Number:** 12g

**INFORMATION**

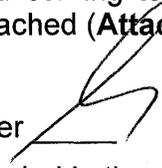
### RECOMMENDATION(S):

Receive a RUDG Task Force update.

### BACKGROUND/DISCUSSION:

The RUDG Task Force met on April 22, April 30 and May 9, 2014. Discussion focused on specifying the contents of the Request for Proposals from qualified urban design, planning, development and economics teams. Members placed emphasis on refining expectations of scope and deliverables, and coming to agreement of the interview process. Final approved minutes for April 22<sup>nd</sup> are attached (**Attachment A**).

### FISCAL IMPACT:

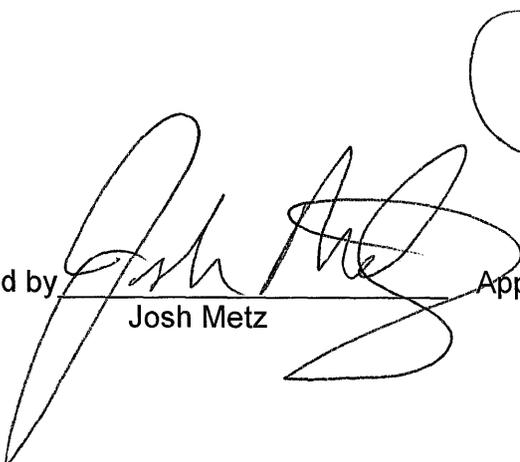
Reviewed by FORA Controller 

Staff time for this item is included in the approved FORA budget.

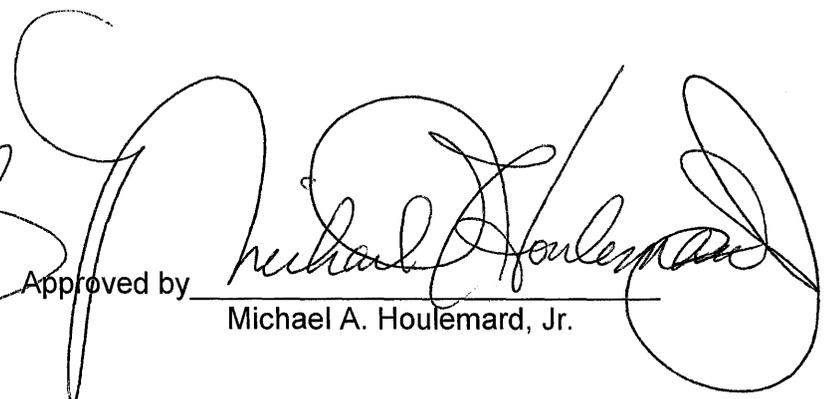
### COORDINATION:

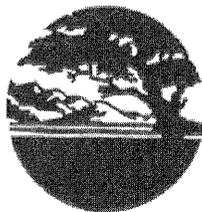
Admin Committee

Prepared by

  
Josh Metz

Approved by

  
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY**  
**REGIONAL URBAN DESIGN GUIDELINES (RUDG) TASK FORCE**  
**MEETING MINUTES**

12:45p.m., Tuesday, April 22, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

1. **CALL TO ORDER**

Confirming a quorum, Fort Ord Reuse Authority (FORA) Executive Officer Michael Houlemard called the meeting to order at 12:48 pm. The following people were in attendance:

**Committee Members**

Carl Holm, Monterey County  
David Pendergrass, Sand City  
John Dunn, City of Seaside  
Victoria Beach, City of Carmel-by-the-Sea  
Layne Long, City of Marina  
Elizabeth Caraker, City of Monterey  
Dan Dawson, City of Del Rey Oaks

**Other Attendees**

Michael Houlemard, FORA  
Steve Endsley, FORA  
Jonathan Garcia, FORA  
Josh Metz, FORA  
Anya Spear, CSUMB  
Diana Ingersoll, City of Seaside  
Andrew Cook, TAMC  
Wendy Elliott, Dunes Development  
Jane Haines, member of the public  
Doug Yount, member of the public

2. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None.

3. **APPROVAL OF MEETING MINUTES**

None (First meeting).

4. **PUBLIC COMMENT PERIOD**

None.

5. **NEW BUSINESS**

The task force heard an introduction from Jonathan Garcia and Josh Metz regarding task force roles & responsibilities and Brown Act implications. They received a proposal from staff to create ad hoc working groups to facilitate confidential interviews with RUDG Request for Qualifications (RFQ) respondents. After discussion, the task force unanimously supported keeping the RUDG RFQ interview process within the domain of the entire task force and not creating the ad hoc working groups.

Mayor Pendergrass requested the regulatory limitations of the RUDG be stated clearly, noting that adoption of the RUDG must be done without diminishing the legal rights and powers of the FORA

land use jurisdictions. Councilmember Beach commented that a stellar design/planning team and process would ideally yield products that have enthusiastic buy-in at the jurisdiction level.

Members discussed the (4) RFQ responses and heard a recommendation from staff to proceed with (3) based on (1) incomplete response.

MOTION: Victoria Beach moved, seconded by Layne Long, to remove Farr & Associates from further consideration, but to provide Farr & Associates contact information to continuing teams.

MOTION PASSED: Unanimous.

Members discussed the development of the second phase Request for Proposals (RFP). Appropriate level of detail specification in the RFP was a major point of discussion. Interview process was also discussed, with general agreement about the value of holding a pre-proposal conference with responding teams following release of the RFP.

**6. NEXT STEPS**

FORA staff will provide a DRAFT RFP for task force review by the end of day Friday 4/25.

**7. ITEMS FROM MEMBERS**

None.

**8. ADJOURNMENT**

The next meeting of the RUDG Task Force was scheduled for Wed April 30th from 1:00 to 3:00pm. The meeting was adjourned at approximately 3:05 pm.

Minutes prepared by Josh Metz

FORT ORD REUSE AUTHORITY BOARD REPORT	
EXECUTIVE OFFICER'S REPORT	
<b>Subject:</b>	Post Reassessment Advisory Committee
<b>Meeting Date:</b>	May 16, 2014
<b>Agenda Number:</b>	12h
<b>INFORMATION</b>	

**RECOMMENDATION(S):**

Receive a Post Reassessment Advisory Committee (PRAC) update.

**BACKGROUND/DISCUSSION:**

The PRAC met on March 6, April 10, and May 7, 2014. Discussion focused on refining items for the 2014 Work Plan. Key focus items include: Local job creation, optimizing the built environment as an economic attraction, policy on land use adjacent to the National Monument, and regional trails projects. Final approved minutes for the March 6<sup>th</sup> meeting are attached (**Attachment A**).

**FISCAL IMPACT:**

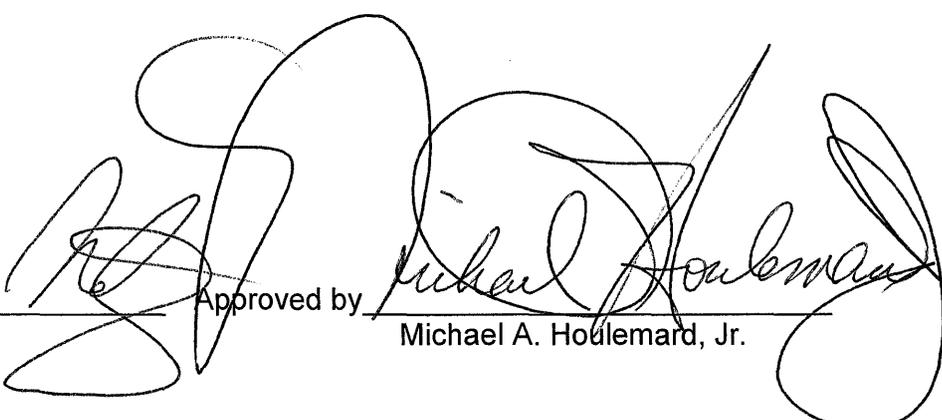
Reviewed by FORA Controller 

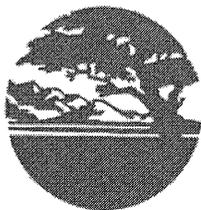
Staff time for this item is included in the approved FORA budget.

**COORDINATION:**

N/A

Prepared by  Josh Metz

Approved by  Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY**  
**BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)**  
**MEETING MINUTES**

3:00 p.m., Thursday, March 6, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Confirming a quorum, Fort Ord Reuse Authority (FORA) PRAC Chair Jerry Edelen called the meeting to order at 3:15 pm. The following people were in attendance:

**Committee Members**

Jerry Edelen (Chair), City of Del Rey Oaks  
Tom Moore, MCWD  
Eduardo Ochoa, CSUMB  
Victoria Beach, City of Carmel-by-the-Sea  
Gail Morton, City of Marina

**Other Attendees**

Michael Houlemard, FORA  
Steve Endsley, FORA  
Jonathan Garcia, FORA  
Josh Metz, FORA  
Andre Lewis, CSUMB  
Jane Haines, member of the public

**2. APPROVAL OF MEETING MINUTES**

MOTION: Eduardo Ochoa moved, seconded by Victoria Beach, to approve the November 25, 2013 meeting minutes, as presented.

MOTION PASSED: Unanimous.

**3. PUBLIC COMMENT PERIOD**

No comments were received from members of the public.

**4. NEW BUSINESS**

**a. Base Reuse Plan Implementation Colloquium Review**

Jonathan Garcia provided a summary of the December 2013 FORA/California State University Monterey Bay (CSUMB) colloquium. Michael Houlemard recalled discussion of the quality of existing BRP and need to focus on completion, finishing design guidelines, and focus on job creation. President Ochoa referenced colloquium speakers Bud Colligan and Mary Jo Waits' presentations and how to create an ecosystem for business growth. He suggested reviewing Mary Jo Waits' presentation for step-by-step guidance on fostering economic development and that issues extend beyond FORA. Councilmember Morton emphasized the importance of attracting millennials. President Ochoa talked about adding additional focus items to the PRAC 2014 Work Plan. Councilmember Beach recalled comments by Luther Propst regarding value of ecotourism and Peter Katz's presentation on the long-term value of planning decisions. Councilmember Beach emphasized the importance of succinctly capturing the lessons learned from Colloquium. She suggested producing a "highlights reel" from Colloquium video.

President Ochoa suggested that CSUMB is an “export” industry – bringing new human and financial resources to the region. He also noted that skilled professional workers will be what grows the local economy. He mentioned recent hiring of the new CSUMB Provost, and the interim provost will move to focus on economic development. He also remarked on Mary Jo Waits case study from Walla Walla, WA – wine industry innovation. Committee Member Moore suggested a 3<sup>rd</sup> key proposal – to become smarter about local industry dynamics. Councilmember Beach suggested striking “Job creation through ecotourism” from PRAC focus list. Councilmember Morton suggested revisiting Economic & Planning System’s (EPS’s) Market Study and others on value of outdoor recreation as component of economic recovery.

Committee members identified challenges involved in reconciling exiting entitlements and pending projects with RUDG process. Committee member Moore suggested entitled projects have limited flexibility and that perhaps CSUMB could develop live/work developments to demonstrate viability. Councilmember Beach made the case for inclusion of physical built environment in the PRAC focus items for 2014, as a component of Job Creation. She also suggested a close look at the Baldwin Park project in Orlando, FL, and to take a measured pace in the design process as a means of saving costs over the long-term. Councilmember Beach suggested visiting high quality sites and developers to develop understanding and relationships would be valuable. Chair Edelen supported this idea and suggested a Board member and FORA staffer could undertake this project.

Next steps include: 1) CSUMB and FORA staff (Josh Metz) to produce Colloquium highlights reel, 2) PRAC members were asked to share names of developers who have had success in creating mixed used/higher density/transit-oriented projects and potential consultants to invite to the RUDG consultant solicitation process, 3) PRAC members were asked to review Cat 4 focus items and return with specific recommendations, 4) FORA staff will revisit the proposed RUDG timeline and sequence of work outlined in DRAFT Request for Qualifications (emphasis was placed on taking a measured pace and being inclusive in the early stages as well as describing work products by level of finish vs. completion of individual components such as Gateways, Trails, etc.), 5) FORA staff (Jonathan Garcia) will research and report on local economy and employment landscape trends. The next PRAC meeting was scheduled for Thursday, April 10 at 3:30pm.

**5. ITEMS FROM MEMBERS**

None.

**6. ADJOURNMENT**

The meeting was adjourned at approximately 4:45 pm.

Minutes prepared by Josh Metz

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Legislative Committee

**Meeting Date:** May 16, 2014

**Agenda Number:** 12i

**INFORMATION**

### RECOMMENDATION:

Receive a report from the Legislative Committee.

### BACKGROUND/DISCUSSION:

The Legislative Committee does not have a regular meeting schedule and meets on an as needed basis. The Committee met on May 7, 2014 to review priority state legislation and to provide a recommendation to the Board regarding FORA legislative positions (see item 10a). The Committee is not scheduled to meet again until fall, when they will review the draft 2015 FORA Legislative Agenda.

The recently approved November 14, 2013 and the draft May 7, 2014 Legislative Committee minutes are included for Board review (**Attachment A and B**).

### FISCAL IMPACT:

Reviewed by the FORA Controller 

Staff time for the Administrative Committee is included in the approved annual budget.

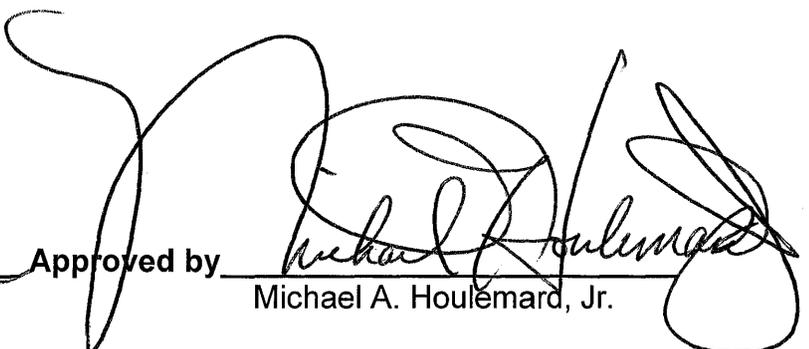
### COORDINATION:

JEA and Associates

Prepared by

  
Lena Spilman

Approved by

  
Michael A. Houlemard, Jr.



## FORT ORD REUSE AUTHORITY LEGISLATIVE COMMITTEE MEETING MINUTES

8:30 a.m., Thursday, November 14, 2013 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. CALL TO ORDER

Chair Potter declared a quorum and called the meeting to order at 8:30 a.m.

#### **Members Present:**

Chair/Supervisor Potter (County of Monterey)  
Mayor Edelen (City of Del Rey Oaks)  
Mayor Rubio (City of Seaside)  
Mayor Pendergrass (City of Sand City)

#### **Others Present:**

John Arriaga (JEA & Associates) *via telephone*  
Nicole Charles (17<sup>th</sup> State Senate District)

### 2. APPROVAL OF MEETING MINUTES

#### a. **May 6, 2013 Legislative Committee Minutes**

The minutes were deemed approved without exception.

### 3. PUBLIC COMMENT

None.

### 4. REPORTS FROM THE LEGISLATIVE OFFICES

#### a. **20<sup>th</sup> Congressional District**

Not present.

#### c. **17<sup>th</sup> State Senate District**

Nicole Charles stated she had nothing to report, as the Senate was not currently in session.

#### d. **29<sup>th</sup> State Assembly District**

No representative was present, but Deputy Clerk Lena Spilman stated Assemblymember Stone's office asked her to announce a Water Bond Hearing would be held on December 17, 2013 from noon to 2:30 p.m. at the Seaside City Council Chambers.

### 5. OLD BUSINESS

#### a. **Review 2014 FORA Legislative Agenda**

John Arriaga, JEA and Associates, noted that 2013 was the first year of a two year session and discussed the state's improving financial situation. He stated that some of the unfinished business from the 2013 session had been incorporated into the draft 2014 Legislative Agenda and Executive Officer Michael Houlemard led a review of the document.

MOTION: Mayor Rubio moved, seconded by Mayor Pendergrass, to:

a. Recommend Board approval of the 2014 FORA Legislative Agenda, with the following amendments:

- *Item C (Augmented Water Supply):* reverse order of proposed positions.
- *Item I (Water Bond):* move to become new Item D

- *Item D (Transportation Improvements)*: amend to discuss infrastructure proximate to Fort Ord and add proposed position to request amendment to Monterey County Local Coastal Plan for safety improvements to Moss Landing/Castroville section of Highway 1.
  - *Item E (Basewide and CSUMB Building Removal Impacts)*: amend to reflect that CSUMB has received full funding from CSU to complete the remaining campus-wide building removal.
  - *Item H (Reuse Financing)*: amend to include support for creation of incentive based mechanisms to strengthen jurisdictions ability to implement base closure recovery programs.
  - *Item I (Water Bond)*: under proposed position, replace “monitor” with “provide direct input.”
- b. Direct staff to prepare a letter of FORA Legislative Committee support for the proposed 2014 Water Bond, to be sent to Senator Monning prior to the December 13, 2013 hearing.

MOTION PASSED: unanimous.

**6. ITEMS FROM MEMBERS**

None

**7. ADJOURNMENT**

Chair Potter adjourned the meeting at 9:35 a.m.



## FORT ORD REUSE AUTHORITY LEGISLATIVE COMMITTEE MEETING MINUTES

2:30 p.m., Wednesday, May 7, 2014 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. CALL TO ORDER

Chair Potter declared a quorum and called the meeting to order at 2:30 p.m.

#### **Members Present:**

Chair/Supervisor Potter (County of Monterey)  
Mayor Edelen (City of Del Rey Oaks)  
Mayor Rubio (City of Seaside)  
Mayor Pendergrass (City of Sand City)  
Mayor Pro-Tem O'Connell (City of Marina)

#### **Others Present:**

John Arriaga (JEA & Associates) *via telephone*  
Rochelle Dornatt (20<sup>th</sup> Congressional District - *via telephone*)  
Nicole Charles (17<sup>th</sup> State Senate District)  
Taina Vargas-Edmond (29<sup>th</sup> State Assembly District)

### 2. APPROVAL OF MEETING MINUTES

#### a. **November 14, 2013 Legislative Committee Minutes**

MOTION: Mayor Pendergrass moved, seconded by Mayor Edelen, to approve the November 14, 2013 minutes, as presented.

MOTION PASSED: Ayes: Edelen, Pendergrass, Potter, Rubio. Abstain: O'Connell.

### 3. PUBLIC COMMENT

None.

### 4. REPORTS FROM THE LEGISLATIVE OFFICES

#### a. **20<sup>th</sup> Congressional District**

Chief of Staff Rochelle Dornatt provided a brief report to the Committee regarding the possibility for a new round of base closures (BRAC), the status of the Army's California Central Coast Veterans Cemetery (CCCVC) water transfer, ongoing work on the Joint Department of Defense/Veterans Affairs Clinic, and other federal legislation potentially affecting Fort Ord. Ms. Dornatt announced that there would be no sequester in the FY 2015 federal budget.

#### c. **17<sup>th</sup> State Senate District**

District Director Nicole Charles stated individual legislative committee hearings would conclude by the end of the week and everyone was awaiting the May 14<sup>th</sup> release of the Governor's state budget revisions. She announced that SB 936 was advancing through the legislature and was now headed to the Senate Appropriations Committee. The California Department of Veterans Affairs was moving ahead on schedule with regards to the CCCVC, having completed the preliminary 35% and 65% plans.

#### d. **29<sup>th</sup> State Assembly District**

District Representative Taina Vargas-Edmond introduced herself to the Committee, noting she had joined Assemblymember Stone's Office several days prior and was looking forward to representing the Assemblymember at FORA.

## 5. OLD BUSINESS

### a. **Review First Draft of State priority Legislation from JEA & Associates**

John Arriaga, JEA and Associates, led a review of the draft legislative track document included in the packet.

The Committee directed staff, by unanimous consensus, to:

1. Work with JEA & Associates and legislators to ensure Central Coast issues/concerns are incorporated into advancing water bond legislation;
2. Include any other viable water bond legislation on the legislative track document with a position of "watch"; and
3. Remove AB 2498 and SB 1156 from the legislative track, as the bills did not meet legislative deadlines for this year.

The Committee recommended, by unanimous consensus, that the Board:

1. Adopt the legislative track positions, as amended (Watch positions for AB 2119, AB 2554, AB 2686, SB 927, and SB 1250. Support positions for AB 2176, AB 2280, and SB 936); and
2. Authorize letters of support for any advancing water bond legislation that adequately addresses Central Coast concerns.

### b. **Discuss Building Removal Financing Legislation**

Mr. Arriaga reviewed the proposed building abatement fund legislation written by Executive Officer Houlemard, noting that while it had been very well received by state legislators, it was introduced too late in this year's process to be sponsored. His office would still work to find a place for it in this year's budget process, but if that effort was not successful, they would reintroduce it early next year in hopes of obtaining sponsorship. Mr. Houlemard stated that he had shared with colleagues around the state and had received very favorable responses.

### c. **Report/Follow-up on Federal and State Legislative Missions**

#### i. **California Central Coast Veterans Cemetery**

Mr. Houlemard stated that there was not much to add to previous updates, but all parties were still pushing for a Veterans Day groundbreaking.

#### ii. **Habitat Conservation Plan (HCP) Actions**

Mr. Houlemard reported that FORA was pushing hard for resolution of outstanding issues between the California Departments of Fish and Wildlife and Parks and Recreation that were delaying progress of the HCP. He stated that the compromise currently being discussed between the two agencies would mean additional costs to FORA, but would prevent further delay of the document. He planned to meet with the Department of Fish and Wildlife while in Sacramento on May 14, 2014 and would report back on the outcome of that meeting.

#### iii. **Fort Ord National Monument Public Access**

Mr. Houlemard stated that FORA was actively working with the US Bureau of Land Management to resolve public access issues.

#### iv. **Blight Removal Business Plan Legislation - Office of Economic Adjustment (OEA) Grant Application**

Mr. Houlemard announced that FORA had formally submitted a request to OEA the previous week for several hundred thousand dollars to fund a business plan to explore cost savings of coordinating FORA and California State University, Monterey Bay CSUMB building removal efforts.

**v. Environmental Protection Agency (EPA) and Department of Defense (DoD) Coordination**

Mr. Houlemard reviewed the ongoing language dispute between EPA and DoD regarding classification FORA was actively engaged with the two agencies and Mr. Houlemard stated he was hopeful that the current dispute resolution process would be successful. Ms. Dornatt agreed and added that Congressman Farr was ready to assist if negotiations failed.

**d. Annual FORA Legislative Session Update**

Mr. Houlemard stated that the federal legislative session had taken place at the April Board meeting and the state session would be held on May 16<sup>th</sup>

**6. ITEMS FROM MEMBERS**

None

**7. ADJOURNMENT**

Chair Potter adjourned the meeting at 3:20 p.m.

DRAFT

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b> Travel Report	
<b>Meeting Date:</b> May 16, 2014 <b>Agenda Number:</b> 12j	<b>INFORMATION</b>

### **RECOMMENDATION(S):**

Receive an informational travel report from the Executive Officer.

### **BACKGROUND/DISCUSSION:**

The Executive Officer regularly submits reports to the Executive Committee providing details of his travel requests, including those by the Fort Ord Reuse Authority (FORA) staff and Board members. Travel expenses may be paid or reimbursed by FORA, outside agencies/ jurisdictions/ organizations, or a combination of these sources. The Executive Committee reviews and approves these requests, and the travel information is reported to the Board as an informational item.

### **Completed Travel**

#### **DTSC ESCA Meeting**

**Destination:** Sacramento, CA

**Date:** May 13-14, 2014

**Traveler/s:** Michael Houlemard, Stan Cook

Executive Officer Michael Houlemard, ESCA Program Manager Stan Cook, and several members of the Environmental Services Cooperative Agreement (ESCA) team will brief Department of Toxic Substances Control (DTSC) representatives on the ESCA Group 2 DTSC Residential Protocol Preliminary Draft Report and receive preliminary DTSC comments and questions. While in Sacramento, Mr. Houlemard will meet with Department of Fish and Wildlife Deputy Director Kevin Hunting to discuss ongoing issues between Fish and Wildlife and Department of Parks and Recreation affecting Habitat Conservation Plan (HCP) progress.

### **Upcoming Travel**

#### **Follow-up HCP Coordination Meetings**

**Destination:** Sacramento, CA

**Date:** TBD

**Traveler/s:** Michael Houlemard, Jonathan Garcia, a Legislative Committee member

Follow-up coordination with the California Department of Fish and Wildlife will be necessary in order to maintain the current HCP schedule. Senator Monning has offered to assist in those efforts. Meetings were expected in April, but were postponed to allow for ongoing coordination between the Fish and Wildlife and the Parks and Recreation. Several tentative meeting dates have been proposed for late May.

#### **National Notary Association 2014 Conference**

**Destination:** Phoenix, AZ

**Date:** June 1-4, 2014

**Traveler/s:** Crissy Maras

FORA Notary Crissy Maras will attend the 2014 National Notary Conference in Phoenix, AZ. The Conference includes multiple seminars and workshops intended to strengthen attendee's understanding of Notary law and to provide educational training regarding liability issues and procedures for handling of difficult documents.

ADC National Summit

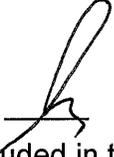
**Destination:** Washington, DC

**Date:** June 3-6, 2014

**Traveler/s:** Michael Houlemard, Steve Endsley, and Supervisor Potter

This year's National Summit will focus on base redevelopment. Sessions will explore long-term federal budget forecasts, federal policy trends impacting base redevelopment, potential future BRAC rounds, the state of economic development conveyances, and changes in environmental risk management. Executive Officer Houlemard has been asked to lead a session regarding how communities can best use their limited time with state & federal policy makers to advance their goals. FORA representatives will also attend the ADC Leadership Reception with Department of Defense and Congressional officials and the 2014 Congressional Breakfast.

**FISCAL IMPACT:**

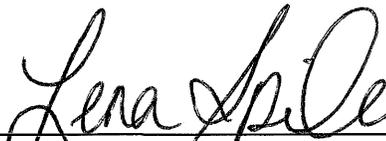
Reviewed by FORA Controller 

Staff time for this item was included in the approved annual budget. Travel expenses are reimbursed according to the FORA Travel Policy.

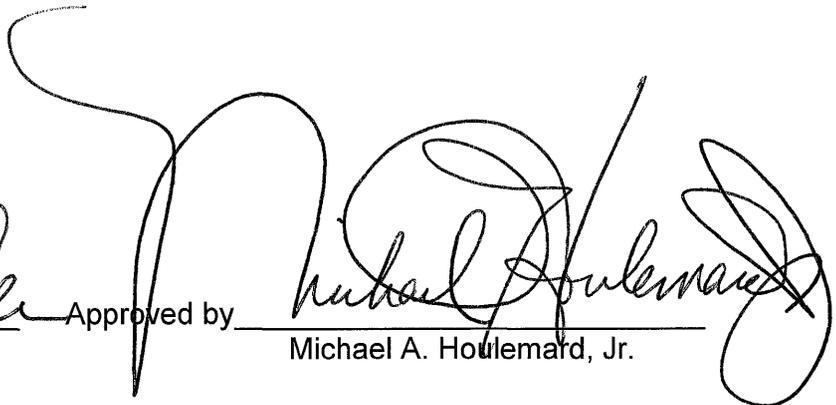
**COORDINATION:**

Legislative/Executive Committee

Prepared by

  
Lena Spilman

Approved by

  
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Public Correspondence to the Board

**Meeting Date:** May 16, 2014

**Agenda Number:** 12k

**INFORMATION**

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>.

Correspondence may be submitted to the Board via email to [board@fora.org](mailto:board@fora.org) or mailed to the address below:

FORA Board of Directors  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933