

Transition Ad Hoc Committee

May 23, 2018

*Steve Endsley, Assistant Executive Officer
Sheri Damon, Prevailing Wage/Risk Coordinator*

- Schedule/Work-plan
- Updated Financials
(2018 CIP)
- Transportation
 - History
 - Key Issues
 - Analysis
 - Comparison
 - Side by Side
 - Reference Material
- Transition Staffing Plan
- FORA Act Amendment



Future Meeting(s): May 30, 2018 12:30 – 2:30
June 8, 2018 Board Study Session

- **Executive Summary**
- **Chapters**
 - Administrative
 - Water/Wastewater
 - Transportation
 - Habitat
 - Financial Assets
 - Environmental Services/Clean Up
 - Miscellaneous Contracts
 - Transition Staffing
 - **CEQA**
- **Conclusion**



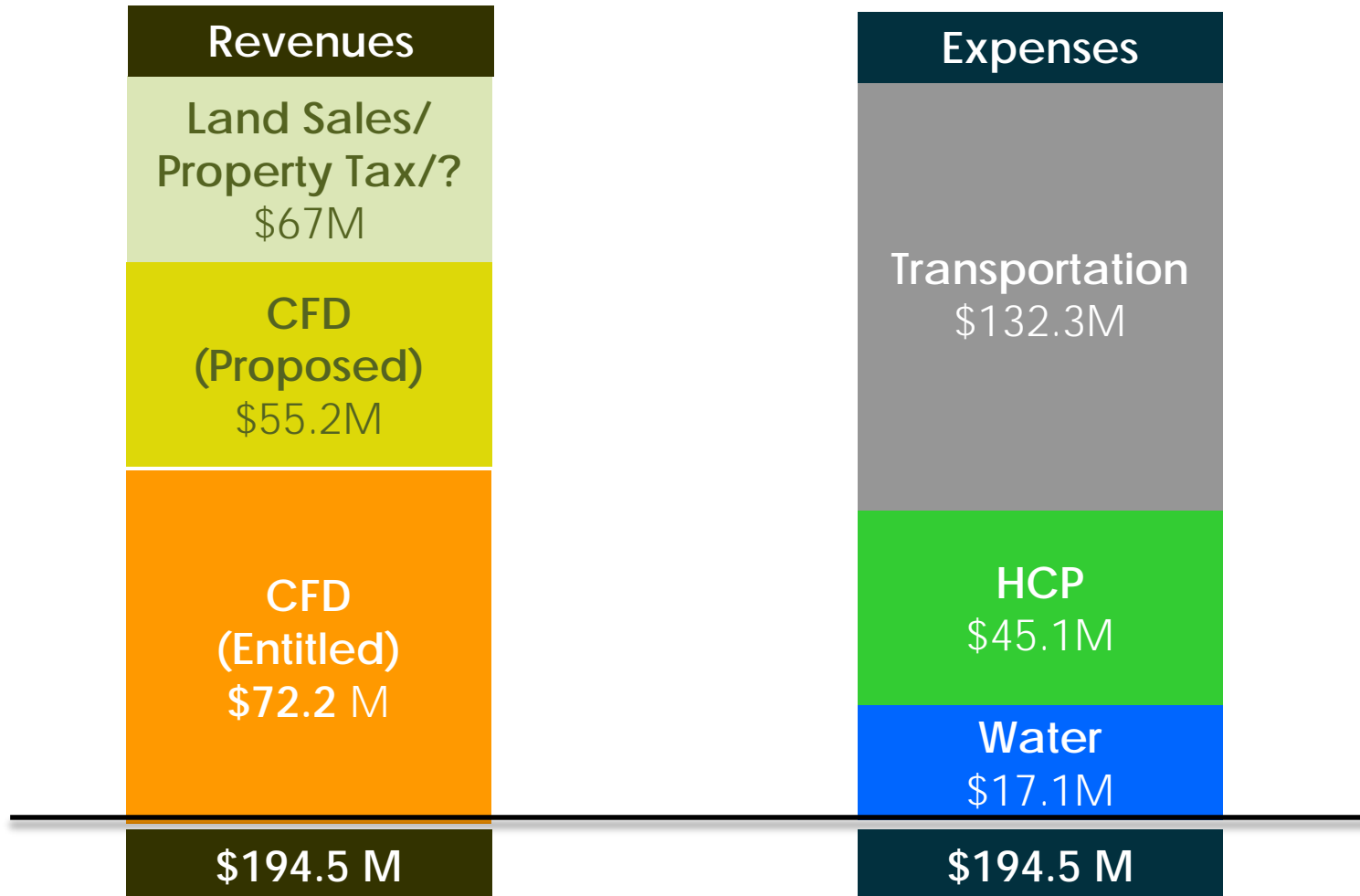
Transition Summary (Expenses)

Major Obligations	Assignments	2020	2028
Expenses			
Transportation/Transit	Jurisdictions – On-site and Off-site projects; TAMC – Regional Projects and Transit	\$132.3 M	0
Water Augmentation	MCWD/MRWPCA	\$17.1 M	0
Habitat Management	Fort Ord Habitat Cooperative (JPA)	\$45.1M	0
Sub-Total		\$194.5M	0
ESCA Program	New JPA or County	\$0M*	0
Total		\$194.5M	\$0M
Administrative	New JPA/All Land use/Voting Members?	6.6-8.8M*	0*

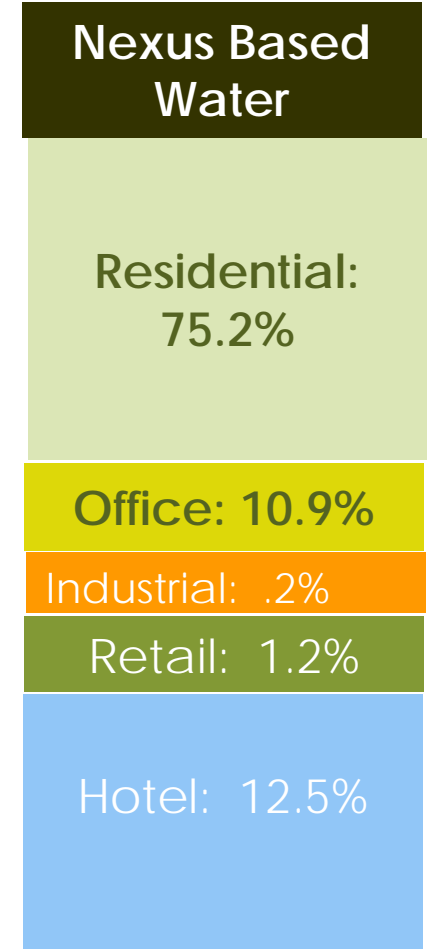
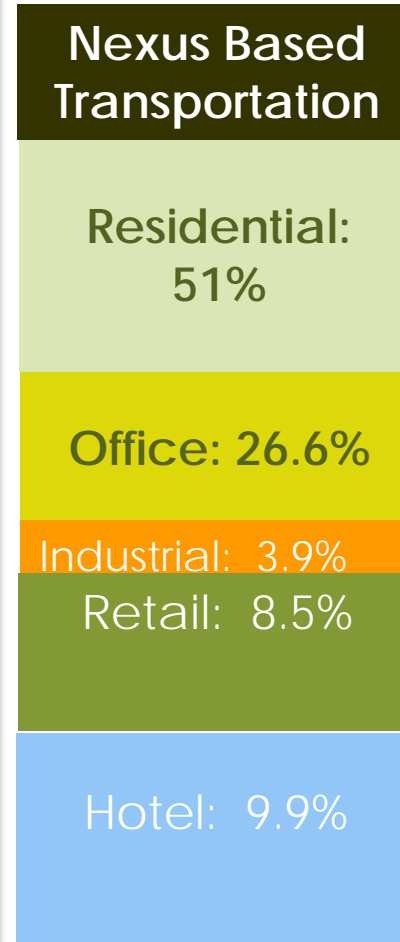
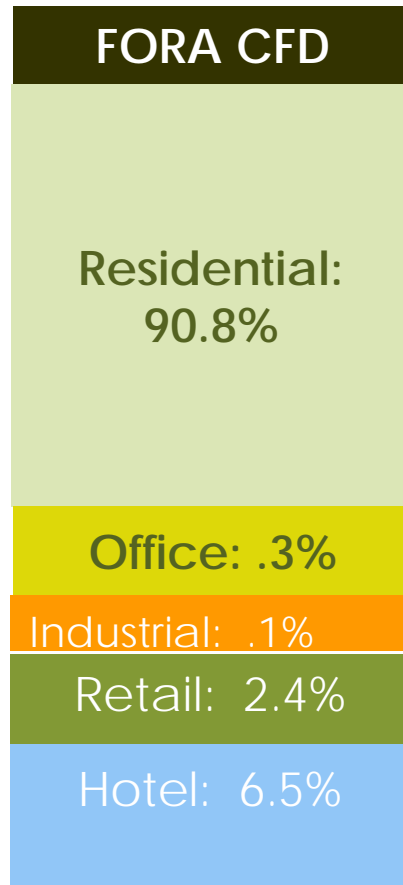
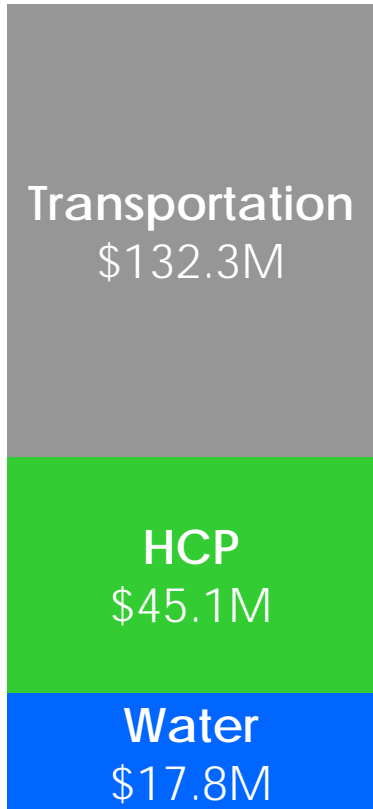
Updated CFD FEES

Jurisdiction	2020 (Entitled)	Post 2020 (Entitled)	Proposed
Del Rey Oaks	\$ 42,370	\$ 42,370	\$ 20,032,700
Marina	\$ 10,640,366	\$ 55,333,761	\$ -
City of Monterey	\$ -	\$ 192,946	\$ 192,946
City of Seaside	\$ 2,578,905	\$ 2,670,964	\$ 26,988,138
County Of Monterey	\$ 5,987,517	\$ 13,980,905	\$ -
UC			\$ 7,966,189
Total	\$ 19,249,158	\$ 72,220,946	\$ 55,179,973

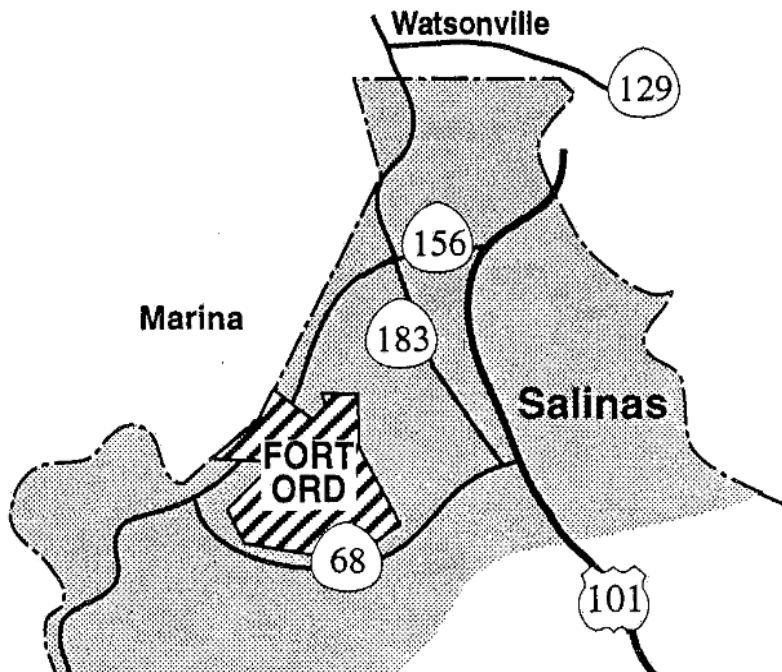
Funding Obligations



FORA CFD v. NEXUS



- 1996 Public Facilities Improvement Program
- 1996 Fort Ord Regional Transportation Study
- 1997 Base Reuse Plan; Statement of Overriding Considerations



1997 Fort Ord Transportation Study

- *Fort Ord zone as a single project*
 - *Analysis showed Fort Ord's cost share to individual network facilities*
 - *Annual CIP insures adequate service levels (habitat, transportation, water, fire, storm drain) within resource constraints.*
- DRMP 3.11.5.6*

- **2002 Community Facilities District**
 - Mello Roos District, special tax, not nexus based fee
 - Eligible transportation expenditures are as identified in the Capital Improvement Program which encapsulates the Fort Ord Network expenses

- **2005 and 2017 TAMC-FORA Fee Reallocation Studies**
 - Updated 1997 & 2005 Transportation Studies
 - Monitored service levels within the Network
 - Reallocated funds within the Fort Ord Zone Network

Funded Projects

Completed Capital Improvements		
<i>per 1995 & 2005 TAMC Study. Funded by EDA grant funds, state and local</i>		FORA BUDGET
8	Crescent Ave extend to Abrams	\$ 415,177
FO9	General Jim Moore Blvd	30,812,841
FO3	Imjin Parkway	8,247,818
FO8	2nd Ave	5,605,525
FO10	California Ave.	2,227,906
FO12	Eucalyptus Rd.	5,328,032
-	South Boundary - Connector	1,336,241
-	Reservation Road	6,289,483
-	Blanco Road	2,586,767
R12	Hwy 68 Operational Improvements	312,205
TOTAL TRANSPORTATION COMPLETED		\$ 52,637,299

**\$84,040,000 in 2018 Dollars

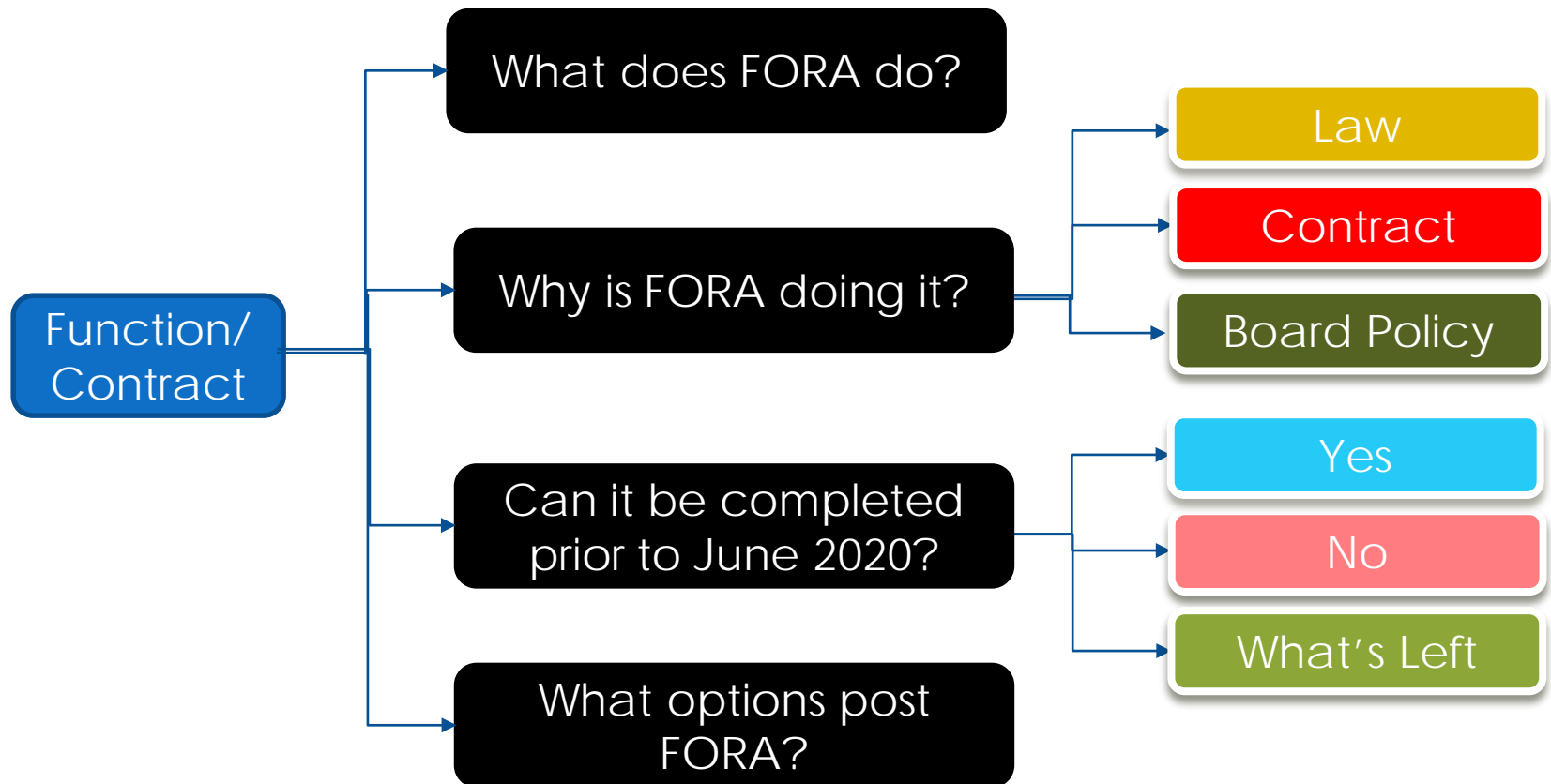
1. Who completes FORA lead agency improvements?
 - South Boundary Road Upgrade
 - Intergarrison Road
 - GJM Blvd.
 - NE-SW Corridor
 - Gigling
 - Eucalyptus Road
2. What is the schedule for FORA project completion?
3. What is the schedule for FORA Network completion?
4. How do we ensure Fort Ord Zone network obligations are met and monitored/reassessed?
5. How do we ensure network obligations are funded equitably?
6. How do we handle cost overruns from MEC unknowns?

Transportation Assignments

Roadway Info					Program Status					Construction		Budget		
Priority	Proj#	Description	BRP	LEAD	Assign	CEQA	NEPA	PA&E	PS&E	BID	Notice Start (Est)	(Est) Complete	Estimated Cost	FORA Obligation
1	FO13B	Northeast-Southwest Connector	On-Site	FORA	MoCo	5%					?	2024-25	\$ 19,208,225	\$ 19,208,225
2	FO14	South Boundary Road Upgrade	On-Site	FORA	DRO	100%	100%	100%	60%		7/30/19	2019-20	\$ 7,470,820	\$ 7,470,820
4	FO7	Gigling	On-Site	FORA	Seaside	100%	100%	100%	60%		7/1/18	2021-22	\$ 8,739,609	\$ 8,739,609
5	FO9C	GJM Blvd	On-Site	FORA	DRO	100%	100%	100%	60%		7/1/18	2019-20	\$ 1,056,168	\$ 1,056,168
11	FO6	Intergarrison	On-Site	FORA	MoCo						?	2024-25	\$ 5,115,666	\$ 5,115,666
12	FO12	Eucalyptus Road	On-Site	FORA	MoCo						?	2024-25	\$ 518,360	\$ 518,360
6	10	Del Monte Blvd Extension	Off-Site	Marina							7/1/18	2022-23	\$ 9,900,000	\$ 3,965,140
7	FO5	8th Street	On-Site	Marina		35%	NA				7/1/18	2023-24	\$ 7,000,000	\$ 5,823,534
16	FO11	Salinas Ave	On-Site	Marina			0%				4/1/22	2022-23	\$ 1,915,000	\$ 1,950,501
17	FO2	Abrams	On-Site	Marina		10%	0%	10%			4/1/21	2020-21	\$ 1,150,000	\$ 1,210,655
3	2B	Davis Rd south of Blanco	Off-Site	MoCo		100%	100%	100%	65%		1/1/20	2022-23	\$ 55,000,000	\$ 12,849,185
14	4D	Widen Reservation, to WG	Off-Site		MoCo						?	2027-28	Unknown	\$ 9,569,628
15	4E	Widen Reservation-to Davis	Off-Site		MoCo						?	2027-28	Unknown	\$ 5,344,788
18	1	Davis Rd north of Blanco	Off-Site		MoCo						?	2030	Unknown	\$ 773,206
10	T22	Intermodal Centers	Transit		MST							2025-26	Unknown	\$ 7,629,341
9	R3a	Hwy 1-Del Monte-Fremont-MBL	Regional		TAMC							?	Unknown	\$ 14,563,309
19	R10	Hwy 1-Monterey Rd. Interchange	Regional		TAMC							?	Unknown	\$ 3,869,476
13	R11	Hwy 156-Freeway Upgrade	Regional		TAMC	75%	75%	75%	75%		4/1/23	?	\$ 365,000,000	\$ 18,244,005

	ON-SITE AND OFF-SITE ROADS	ON-SITE AND OFF-SITE ROAD FORA CFD CONTRIBUTIONS PRIOR TO 2020	POST 2020 REMAINING FINANCIAL OBLIGATIONS	CFD POST 2020 (ENTITLED ONLY)	CFD POST 2020 (PROPOSED)
County	\$52,087,490	\$4,075,000	\$48,012,490	\$13,980,905	
CSUMB					
Del Rey Oaks	\$8,526,988	\$8,526,988	\$0	\$42,370	\$20,032,700
Marina	\$13,349,304	\$1,500,000	\$11,849,304	\$55,333,761	
Monterey					\$192,946
Seaside	\$9,257,969	\$1,240,000	\$8,017,969	\$2,670,964	\$26,988,138
UC Mbest					\$7,966,189
Totals	\$83,221,751	\$15,341,988	\$67,879,763	\$72,028,000	\$55,179,973

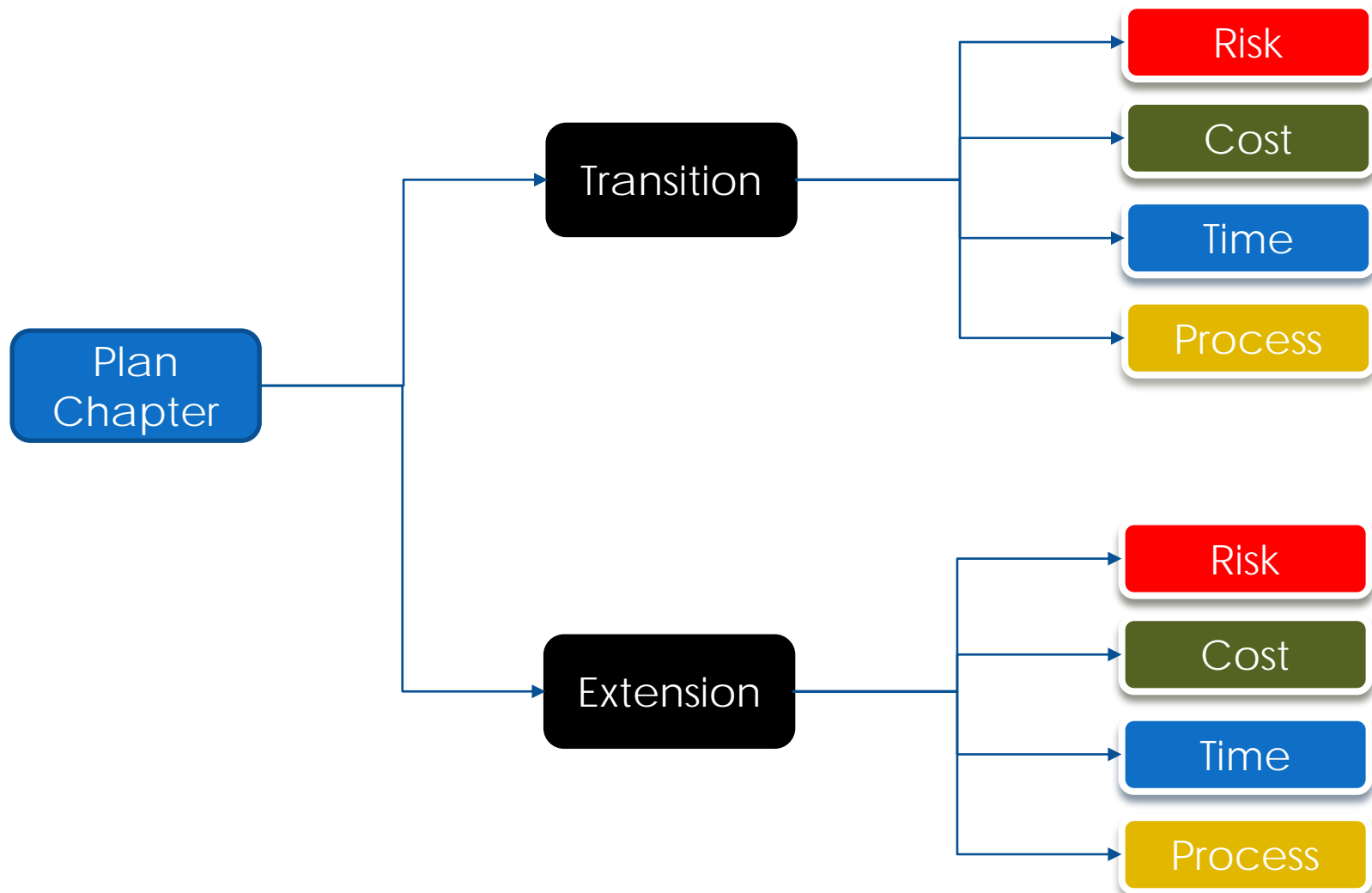
Transportation : Function



Transportation: Function Analysis

Analysis	What?	Transportation: Capital Improvement/Basewide Costs/Revenue Generation/Revenue sharing/Prioritization
	Why?	Gov't Code §§67675, 67679, 67692; Implementation Agreements
	Timing?	Not completed prior to 2020
	Options	<ol style="list-style-type: none"> 1. Extend FORA CFD (Revenue Generation/Sharing and Prioritization) 2. Assign roads and funding to underlying jurisdictions; identify revenue sharing obligations (Revenue Sharing) 3. Assign regional roads to TAMC. Create new Regional Impact Fee within FORA Zone Network. Revenue Share w/TAMC for entitled development. 4. Deposit development fees Escrow Account: Assign Reimbursement Agreements to Escrow Holder: funds reimbursed upon invoice/completion. 5. Use prioritization and network as outlined in 2020 CIP; or Create process for revision.

Transportation: Plan Analysis



Transportation: Plan Comparison

Transition	Risk	Individual financing mechanisms must be created. Revenue generation and revenue sharing to complete the roads. Priority and completion issues.
	Cost	Establishing new or gap financing for on-site/local fees costs; legal challenges to new fees; lose basewide revenue leveraging; lose tax and land sale revenues.
	Time	Loss of local cross-boundary oversight. Project financing & approvals at TAMC/jurisdictions and delay.
	Process	Land use emphasis shifts from housing pays to job generators pay (TAMC/Nexus approach); Likely change from on-base priority to regional roads. Loss of basewide revenue leveraging.
Extension	Risk	Single point of litigation target; leads to project delays and attorneys' fees
	Cost	Known cost structure; Litigation costs unknown
	Time	CIP remains in effect: priorities adjustable to meet reuse needs.
	Process	Jurisdictions work through issues and priorities at Administrative Committee. Board exercises final discretion on priorities.

Transition

- More local control, jurisdictions create their own priorities and revenue streams subject to agreement w/neighbors

- More jurisdictional vulnerability to law suits and bureaucratic delay
- Less ability to influence regional outcomes
- Neighbor jurisdictions may not be accommodating; litigation issues
- Replacement revenue generation and revenue sharing must be addressed
- Fort Ord Transportation Network may not be fully implemented

Extension

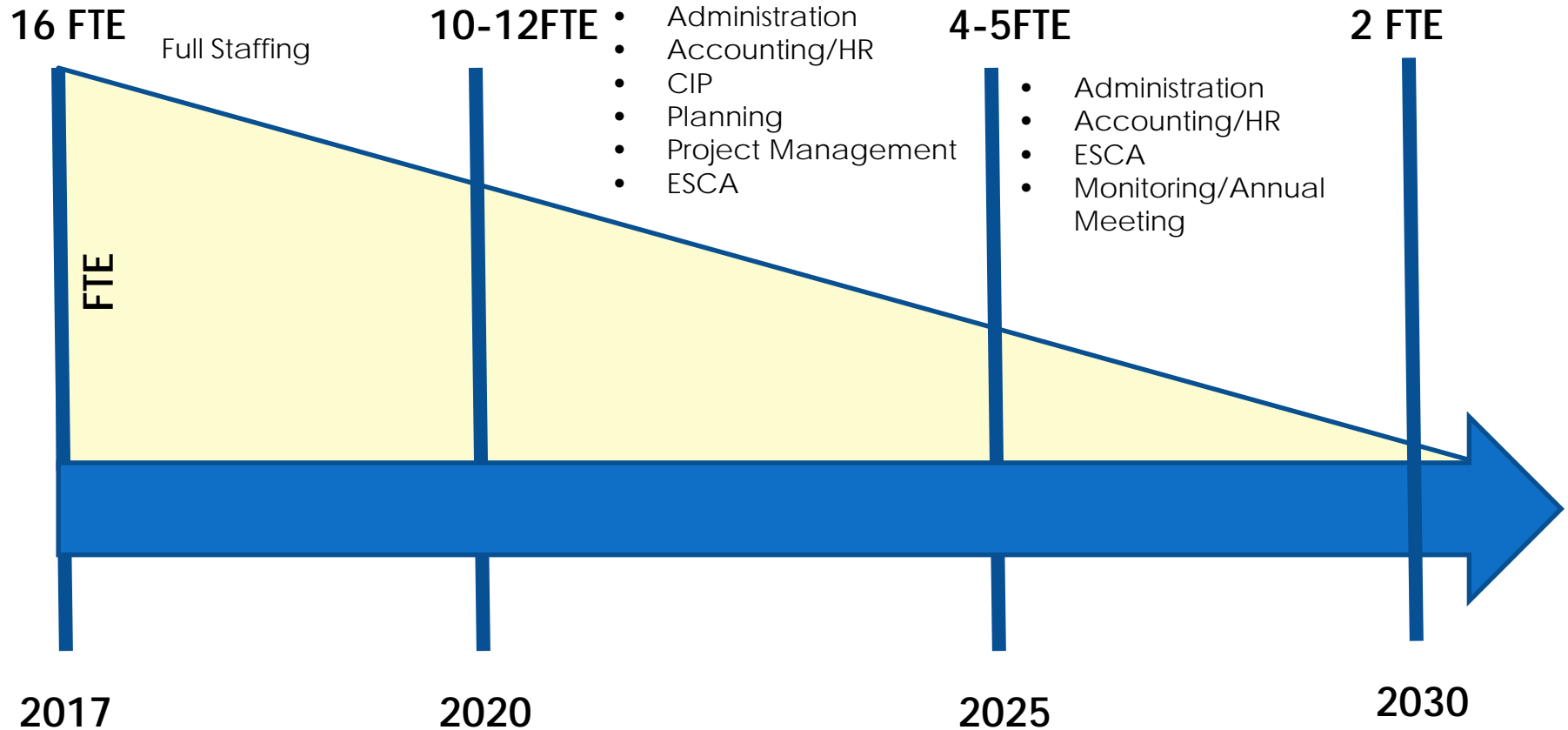
- Current CIP reflects ORD area collective priorities
- Cooperation on road projects makes it easier to get grants and CEQA approvals
- Steady CFD revenue stream and ancillary revenues more likely to complete projects

- Cumbersome negotiations and approvals and prioritization work continues under FORA
- Single target for lawsuits

Transportation– Reference Material

Contract	Year	AGREEMENT LINK	Asset/Liability Pledge/Obligation	Multi-Agency	Multi-Agency Notes
FORA-City of Marina reimbursement agreement for Abrams, Crescent, 8th Street, and Salinas Roads	2007	http://fora.org/Reports/TTF/040307_Reimbursement_Agreement_FORA-Marina.pdf	Liability/Obligation:	City of Marina: Obligation Other Cities Liability:	[1]
FORA-County of Monterey reimbursement agreement for Davis Road Improvements	2005	http://fora.org/Reports/TTF/101905_Agreement_Reimbursement_FORA_MoCo.PDF	Liability/Obligation:	County	[3]
FORA-TAMC Reimbursement Agreement Concerning Hwy 68 Operational Improvements	2014	http://fora.org/Reports/TTF/051614_FORA-TAMC_Hwy68_operational_improvements.pdf	Liability/Obligation:		
FORA-Monterey Bay Charter School Traffic MOU	2015	http://fora.org/Reports/TTF/FORA_MBCS_Traffic_MOU_signed_111315.pdf	Asset		
MST - TAMC-Marina-FORA MOU	2007	http://fora.org/Reports/TTF/FORA-MST-TAMC-Marina_MOU_050107.pdf			
Whitson Engineers (Master Services)	2017		Asset		
Capital Improvement Program Transportation Assignments	TBD	<u>ATTACHED</u>	Liability/Obligation	As Assigned.	

Staffing



Transition Staffing: History

Staffing	FUNCTIONS	2018
Administration (5)		
	Board Packets/Minutes/Agendas/Committees	1
	Phone	1
	Records Management/Archiving/PRAs	0.75
	Facilities Management (office supplies, utilities , service contracts,)	0.25
	IT/Website/Communications (video audio meeting support and conferencing)	1
	Grants/Ext-Int Mgt/Fed-state interaction/Board meetings	1
	Dept-Supervision/E/O back up	1
	Veterans Issue Advisory / Military Veteran Community Relations	0.25
Accounting/HR (3)		
	Budget/A/R-A/P/Banking/Investments/Audit/Reporting	1
	Payroll/Benefits	1
	Personnel/Policies/Guidelines/Community information /OSHA	1
Economic Development(1.5)		
	Real Estate/Housing/Business Development/Reporting	1
	Coordination/Regional Collaboration/Website/GIS interface	0.5
Prevailing Wage/Risk Coord (1)		
	Coordinate Outside Counsel/Internal document/policies review	0.5
	Collect/Coordinate/Board Reports	0.25
	TTF Committee/Outside coordination/Contract compilation/Contract Compliance and Review/Board Presentations	0.5
	Prepare Transition Plan/LAFCO Coordination	
ESCA (2)		
	MEC Find Assessments/Grant Management/DTSC/EPA Coordination/Training	2
	Construction Support/ROE/Public Outreach	

Transition Staffing

Staffing	FUNCTIONS	2018
Planning (3)		
	BRP/Consistency Determinations	0.25
	CFD Billing Determinations	0.25
	Oak Woodlands	0.25
	ESP Environmental Review	0.5
	BRP Reassessment (Cat 1-5)	0.25
	HCP	0.5
	CIP Reporting/preparation Board	0.25
Project Management/Building Removal (FORA) (1)		
	Building Removal	0.5
	Road Projects (3)	
	ESP	0.1
	South Boundary	0.2
	Eucalyptus	0.2
	CIP Preparation	0.25
	Water Augmentation/Coordination	0.25
Totals: (16.5)		17.75

1. When does Staffing ramp down begin and how?
 - a. Review Work Plan eighteen months prior to sunset
 - b. Decide which tasks to remain in Sunset Work Plan. Each task inquiry will be: Can it be completed prior to sunset? if yes, continue. If no, will the task reduce obligations/liabilities at sunset with clear handoff? If yes, task remains. If no remove.
 - c. For removed tasks, review function area and consider potential consequences and/or potential assignment to successor (EG Veteran's Issues)
 - d. After consensus on revised workplan go to Step 2.

2. Direct Executive Officer to prepare a staffing plan based upon revised work plan.

Transition Staffing Plan/Issues

1. How are key employees retained to accomplish the Sunset Work Plan?
 - Consider a retention/severance program.
 - Employees completing key functions shall receive a retention bonus for completing work during last work year prior to Sunset.
 - Functions which are no longer required, consider an early departure severance.
2. How will post Sunset ramp down be accomplished?
 - EG. Who handles revenue collection of revenues and distribution and accounting? Audit? Payroll records-W-2, etc.

Transition

- Possible reduction in CalPERS liability
- Ramp down begins consistent with workload function shifts
- Potential to retain key personnel within land use jurisdictions

- Loss of key personnel to complete as much as possible prior to 2020
- Potential increase in CalPERS costs to successor agencies by workload shifts

Extension

- Staffing ramp down begins consistent with workload function shifts
- Potential reduction in CalPERS liabilities consistent with contract amendments

- Key personnel may require CalPERS benefits to continue working

1. Board Composition. Same or amended?
2. Voting: Unanimous first?
3. Functions:
 - ESCA?
 - CFD Financing District?
 - Capital Improvement Program?
 - Policy Compliance
 - Prevailing Wage?
 - Consistency Determinations?

Future Meeting(s)

- May 30, 2018 12:30 – 2:30
 - CEQA, Draft Plan, Carryover
- June 8, 2018 Study Session

Questions?

