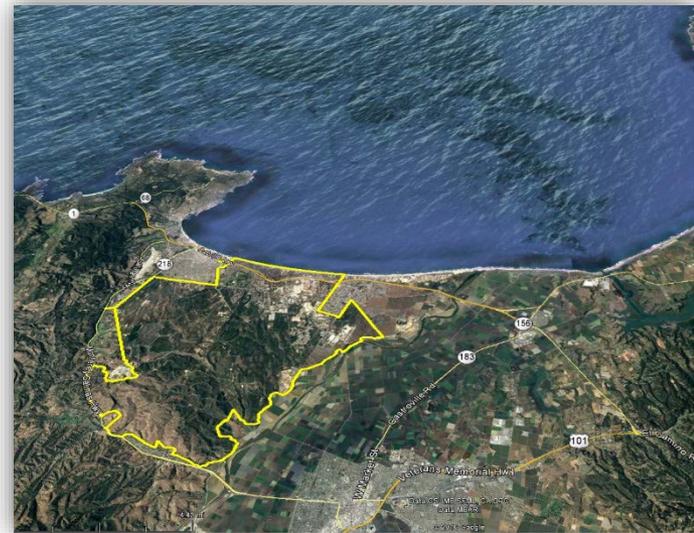


# Transition Task Force

*June 14, 2017*

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

- **Task 1:**  
**Obligation/Liability**  
**Distribution Methodology**
  - Goals
  - *Fair and Equitable*
  - Methodology
- **Task 2: Infrastructure**  
**Assignment/Priorities**
- **Preview Task 3:**  
**Financing**
- **Preview Task 4:**  
**Organizational**
- **TAMC/Nexus**  
**Presentation**



- **Land Use Authorities:**
  - Implement BRP Economic Recovery
  - Implement BRP Mitigations
  - Collaborate to Maximize/Leverage Regional Resources
  - Committed to a Fair and Equitable Distribution and Contribution
- **FORA:**
  - Implement recovery/mitigation/building removal prior to sunset
  - Minimize successor liability



- FORA Act Section 67692
- Implementation Agreements

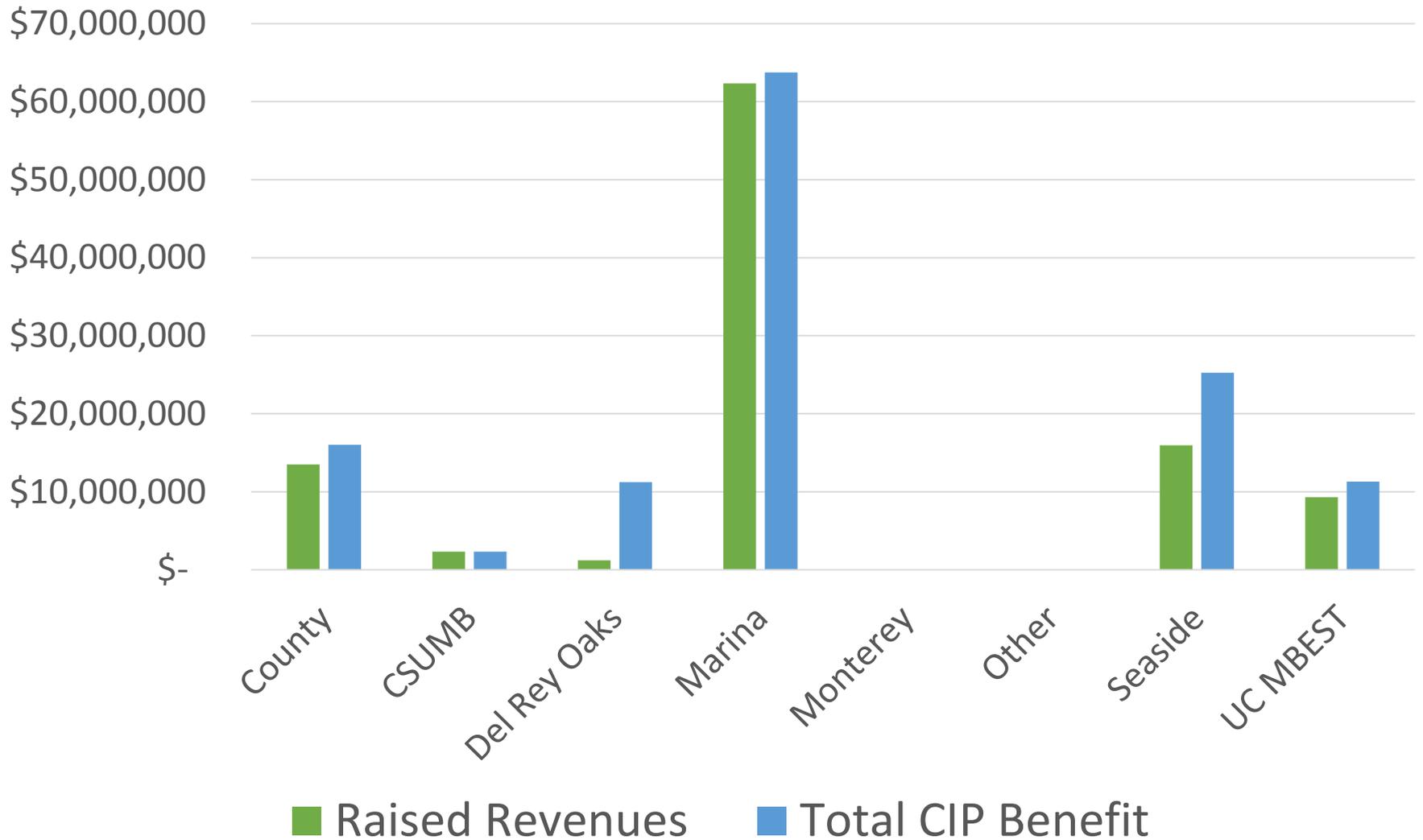


The board **shall consider** a program of local **revenue sharing** among the member agencies **to ensure an equitable apportionment of revenues** generated from the reuse of Fort Ord among those member agencies responsible for the provision of services to Fort Ord and member agencies that assist in the funding of services to Fort Ord.

**Fair and equitable share** *means* a financial contribution to FORA to be applied toward a jurisdiction's share of basewide mitigation measures and basewide costs.

- A. Land sale or lease proceeds (50%)
- B. FORA tax share health-safety code 33492.70
- C. FORA fees and assessments
- D. Less jurisdiction performance of basewide mitigation measures and/or costs

# Revenues to Benefits



# Fair and Equitable Entitled v. Proposed

Jurisdiction	Use	Built	Entitled	Proposed	Water
<b>Marina</b>					1325
	Residential-new	301	2039	200	
	Residential-rehab	683	911		
	Office	245000	511000		
	Industrial	262300	262300		
	Retail	418000	504000		
	Hotel	108	502		
<b>Seaside</b>					1012.5
	Residential-new	3	125	1395	
	Residential-rehab	902	902		
	Office			169900	
	Industrial			150000	
	Retail		10000	140000	
	Hotel		68	450	

# Fair and Equitable Entitled v. Proposed

Jurisdiction	Use	Built	Entitled	Proposed	Water
<b>County</b>					710
	Residential-new	528	1470		
	Retail		34000		
<b>Del Rey Oaks</b>					242.5
	Office		400000		
	Hotel			550	
<b>Monterey</b>					65
	Office			721524	
<b>UC MBEST</b>					230
	Office				
	Industrial				
	Retail				

# Methodology Comparison

	New Residential	Future Buildout	Water Allocation	Acreage	Voting
Carmel					8%
County	18%	16%	21%	52%	23%
CSUMB		0%	0%	0%	0%
Del Rey Oaks	13%	13%	7%	5%	8%
Marina	36%	37%	39%	24%	15%
Monterey		0%	2%	2%	8%
Pacific Grove					8%
Salinas					8%
Sand City					8%
Seaside	28%	29%	30%	18%	15%
UC MBEST	5%	5%	0	0%	0%
<b>Totals</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## Assignment, Coordination, Modification of Implementation of Infrastructure Improvements

- *Target consensus date: **August 1, 2017***

## Transportation Obligation : 2017 Re-Allocation Study

### Nexus

Fort Ord Area's  
Obligation to  
Regional  
Transportation  
System (RTS)

**\$203 M**

### FORA Fee

Implementation  
Agreement  
Distribution

Local Improvements  
Prioritized

**\$130M**

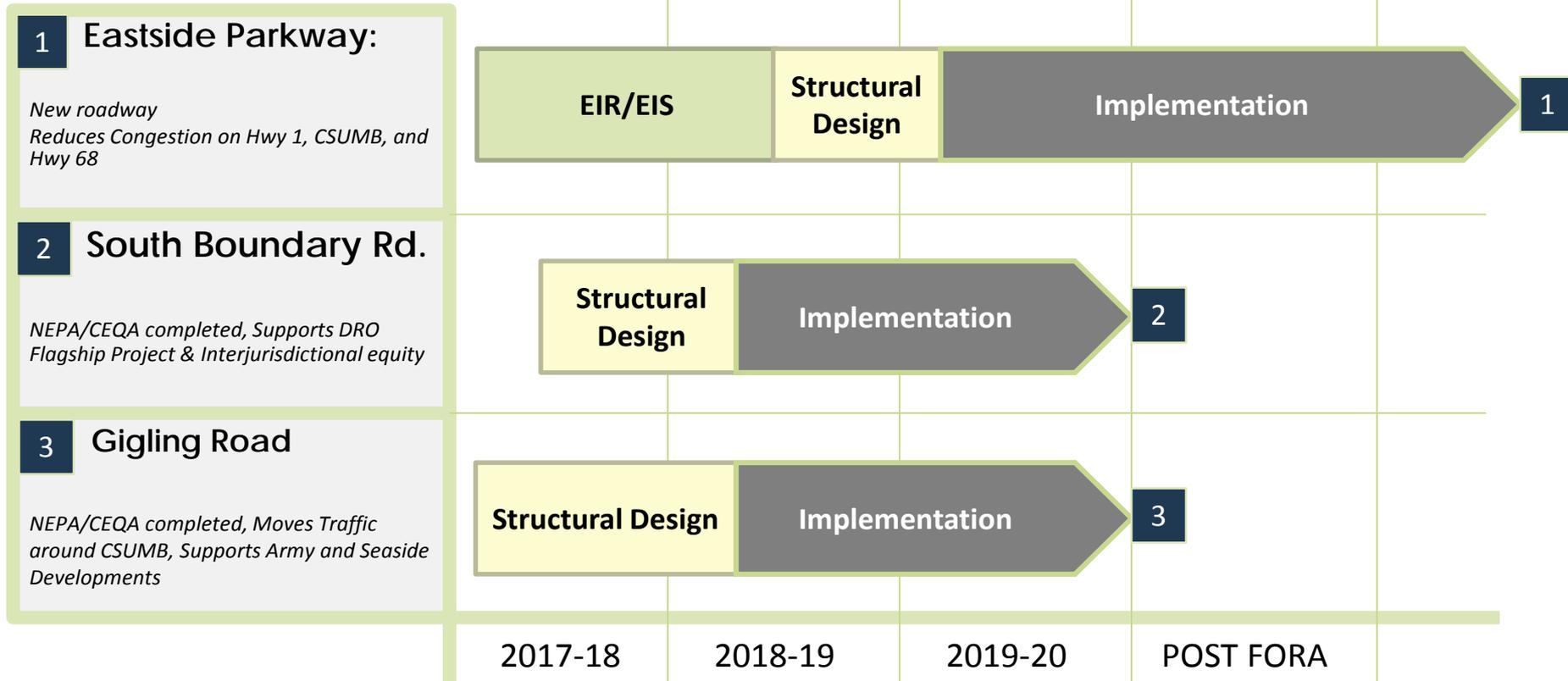
### CFD

Utilizes IA  
distribution to  
set Fee

Spread Across FORA  
development =

**33% Increase**

# Transportation Action Plan



## Resources to meet post-FORA obligations:

- Land Sales/Lease Revenues
- Development/Impact Fees/Financing Districts
- Sales/Transient-Occupancy Tax
- Property Tax Increases

**Jurisdiction Selection of Financing Mechanism**  
**Revenue collection & distribution** (e.g. Escrow Accounts, JPA, TAMC?, MCWD?)

- *Target consensus date: **September 1, 2017***

# Transition Summary

Major Obligations	Assignments	2020	2028
<b>Expenses</b>			
Transportation/Transit	Jurisdictions – On-site and Off-site projects; TAMC – Regional Projects and Transit	\$115.5M	0
Water Augmentation	MCWD/MRWPCA	\$17.8M	0
Habitat Management	Fort Ord Habitat Cooperative (JPA)	\$46.2M	0
<b>Sub-Total</b>		<b>\$179.5M</b>	<b>0</b>
ESCA Program	New JPA or County	\$7-10M*	0
<b>Total</b>		<b>\$189.5M</b>	<b>\$0M</b>

<b>Revenues</b>			
CFD	Unassignable (Jurisdictions can enact new fees) May be amended by resident vote		
Land Sales	Land sales revenues to jurisdictions		
Property Tax Formula 6/14/17	Different Property Tax Formula		16

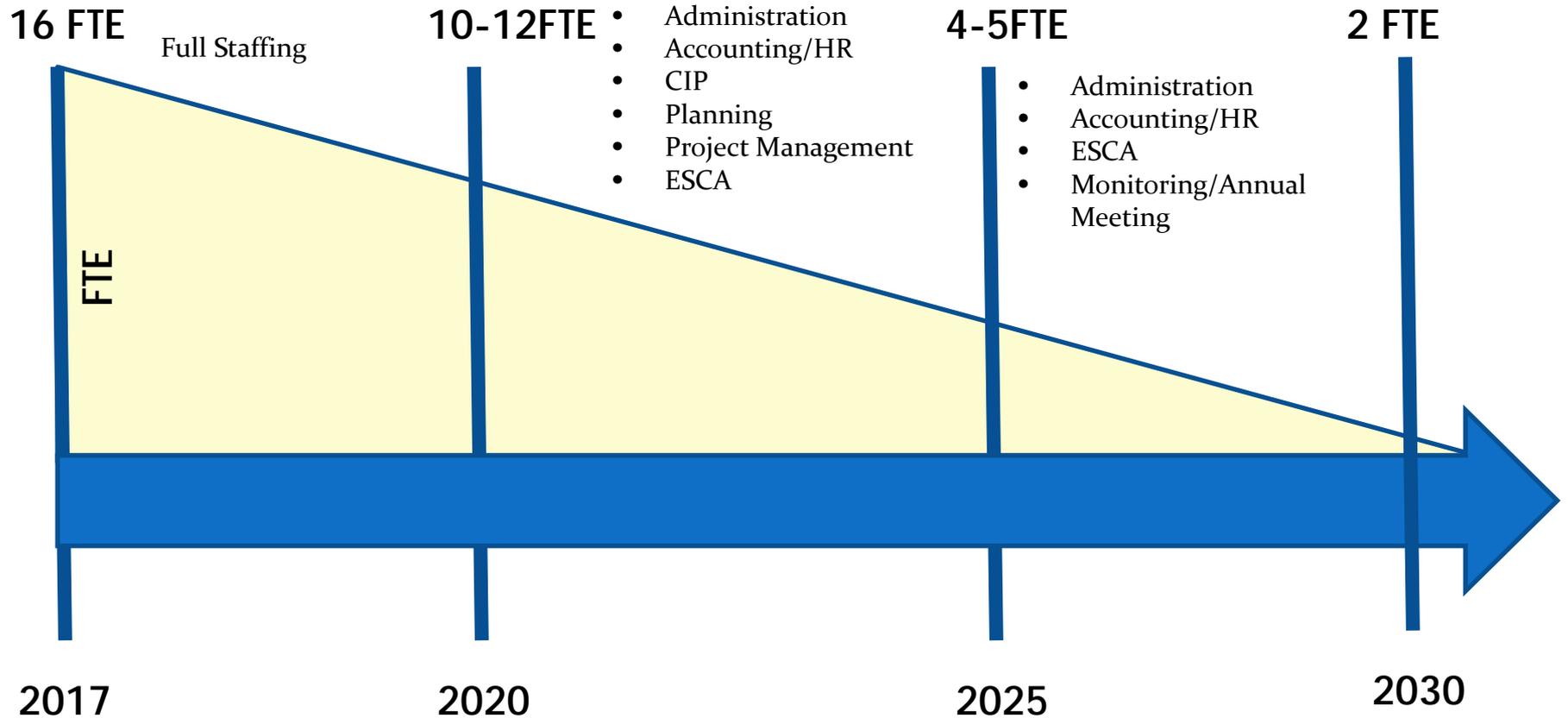
f. If FORA is unable, despite reasonable good faith efforts, to pay Basewide Costs and undertake Basewide Mitigation Measures, then upon a request from FORA, the **Jurisdiction shall initiate a process to consider its own financing mechanisms to raise revenues to contribute, toward Basewide Costs and the cost of undertaking Basewide Mitigation Measures. Nothing in this Section 6(f) requires the Jurisdiction to adopt any specific financing mechanism or contribute any funds to alleviate FORA's funding insufficiency.**

- A.** Extend FORA as is, or restructure membership, retaining legislative authorities for a fixed term.
  
- B.** Create a FORA successor agency or Joint Powers Authority / Community Services District for a fixed term.
  
- C.** Assign responsibilities to local entity/ies (FORA members) and/or regional/state agencies.

# Task 4: Function Transfers 2020/2028

Function		Receiving Agency
Regional Transportation		TAMC
Offsite Transportation		TAMC/Jurisdictions
Onsite Transportation		Jurisdictions
Water Augmentation		MCWD/MRWPCA
Water Rights/Service		MCWD
Wastewater		MCWD/Seaside Sanitation
Habitat Conservation Plan		HCP Cooperative
Army/DTSC/EPA ESCA Reporting		County/JPA
Building Removal		Jurisdictions
BRP/Consistency		Jurisdictions w/ Agreement
Administration/PERS		Fully Funded by 2020

# Task 4: FORA "Lite" or Successor Agency



- **Form Consensus and Adopt Goals**
- **Maintain Fair and Equitable distribution between Jurisdictions**
- **Use Future Buildout Percentage for Real Property based Obligation/Liabilities**
- **Use Voting Percentage for Non-Real Property Administrative Obligation/Liabilities**
- **Utilize CIP Project List**
- **Assign outstanding projects to Lead Agencies**
- **Recommend to Board that Transition Plan Agreement be drafted with above provisions**

## Potential Next Meeting Dates

July 19, 2017 August 16, 2017 August 30, 2017

Task 3: Financing Mechanisms

Task 4: Successor Structure