

FORT ORD REUSE AUTHORITY
RESOLUTION NO. 2018-153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA RECOMMENDING THAT THE FORT ORD REUSE AUTHORITY ADOPT THE ALTERNATIVE TRANSITION PLAN FOR THE DISSOLUTION OF THE FORT ORD REUSE AUTHORITY

WHEREAS, The Fort Ord Reuse Authority was created pursuant to legislation that requires that FORA dissolve on the earlier of June 30, 2020 or when 80% of the territory of Fort Ord that is designated for development or reuse in the Reuse Plan has been developed or reused in a manner consistent with the Reuse Plan.

WHEREAS, FORA is required by Government Code Section 67700 to approve and submit a transition plan to the Monterey County Local Agency Formation Commission on or before December 30, 2018. The transition plan is to assign assets and liabilities, designate responsible successors and provide a schedule of remaining obligations.

WHEREAS, In October, a hybrid Transition Plan ("Hybrid Transition Plan") was presented by some members of the FORA Board addressing concerns arising from the FORA Transition Plan.

WHEREAS, At its meeting of November 9, 2018, the FORA Board considered the FORA Transition Plan, the Hybrid Transition Plan and the Transition Plan recommended by the City of Marina pursuant to Council Action taken on November 7, 2018 ("Marina Transition Plan").

WHEREAS, the FORA Administrative Committee met to discuss the Transition Plan on November 27. FORA is expected to consider adoption of a Transition Plan at its meeting on December 14, 2018.

WHEREAS, as a result of these meetings, LandWatch has proposed changes to the Hybrid Transition Plan. In addition, the discussions at the Administrative Committee as well as the discussions with the attorney group related to legal issues have surfaced some issues that should be addressed in the Marina Alternative Transition Plan

NOW, THEREFORE IT BE RESOLVED that the City Council of the City of Marina does hereby:

1. Approve and adopt the proposed Alternative Transition Plan set forth in the attached Exhibit A.
2. Direct that a copy of this Resolution 2018-, and the proposed Alternative Transition Plan be transmitted forthwith to the FORA Board Chair for the immediate consideration of the FORA Board of Directors.

PASSED AND ADOPTED by the City Council of the City of Marina at an Adjourned Regular City Council Meeting duly held on this 4th day of December 2018 by the following vote:

AYES, COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado

NOES, COUNCIL MEMBERS: None

ABSENT, COUNCIL MEMBERS: None

ABSTAIN, COUNCIL MEMBERS: None


Bruce C. Delgado, Mayor

ATTEST:

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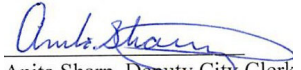
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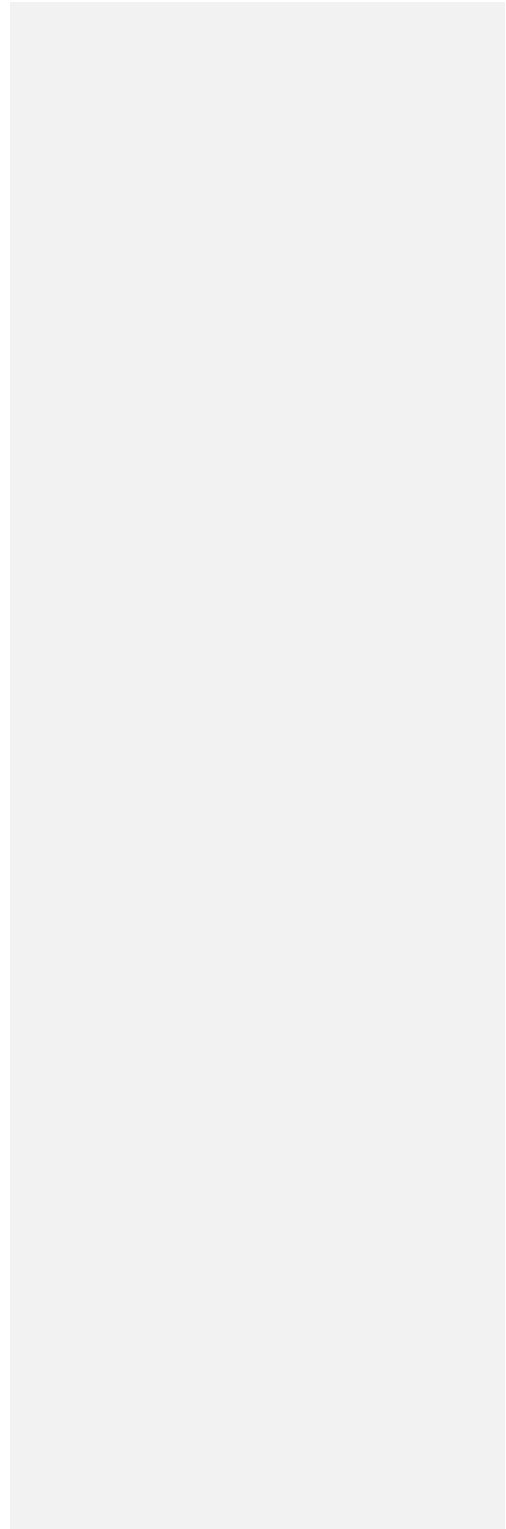
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Anita Sharp, Deputy City Clerk



**FORT ORD REUSE AUTHORITY
RESOLUTION NO. 18-xx**

A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY
*Approving a Transition Plan For Submission to the Monterey County Local Agency Formation
Commission.*

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

A. In 1991, the Secretary of Defense announced the proposed downsizing of the United States Army Fort Ord Military Reservation ("Fort Ord") under the Base Realignment and Closure Act. The United States Army (the "Army") moved the 7th Infantry Division Light to Fort Lewis Washington over the following two years, resulting in the loss to the communities and populace of the Monterey Peninsula and adjoining greater Monterey Bay region of the significant economic, social, and cultural contributions that had been associated with the military presence.

B. After the announcement but prior to the implementation of the base downsizing/closure, political leaders from within the affected region formed the Fort Ord Community Task Force (the "Task Force") in order to develop recommendations for moving forward with a recovery effort. These recommendations were embodied in a 760-page June 1992 Strategy Report prepared by the Task Force (the "Strategy Report").

C. Predicated upon the Strategy Report, in October 1992 the Fort Ord Reuse Group ("FORG") was organized by local governments and potential property recipients to initiate recovery planning regarding the impending downsizing/closure of Fort Ord. After preparing an initial plan and subsequently refining it, the revised plan was considered and adopted by FORG in 1993. Those early planning efforts recognized the significant costs associated with the implementation of any plan to convert Fort Ord into civilian use and reinforced the validity of the regional and base wide approaches that were inherent in the conclusions reached by the Task Force in its Strategy Report.

D.A. The Fort Ord Reuse Authority ("FORA") was established in 1994 by state legislation (Government Code sections 67650 and following, the "FORA Act") and when the member jurisdictions adopted resolutions favoring the establishment of the authority in accordance with Government Code section 67656. The Legislature found that the reuse of Fort Ord is a matter of statewide importance and declared in Government Code section 67657(c) that FORA's powers and duties prevail over those of any other local entity, including any city, county, or joint powers authority. Government Code section 67658 identifies FORA's purpose as planning for, financing, and managing the transition of the property known as Fort Ord from military to civilian use. In Government Code section 67651, the Legislature tasked FORA with the following primary directives (1) plan, facilitate, and manage the transfer of former Fort Ord property from the Army to local jurisdictions or their designee(s), (2) minimize the economic disruption caused by the base's closure, (3) provide for reuse and redevelopment in ways that enhance the economy and quality of life of the Monterey Bay community, and (4) maintain and protect the unique environmental resources of the area.

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~~E. In order to carry out the directives of the FORA Act, FORA hired staff and entered into a contract with the California Public Employees' Retirement System ("CalPERS") to provide for retirement benefits for FORA employees. A copy of the contract with CalPERS as amended to date is referenced as Contract #1, 2 and 3 in Exhibit A attached hereto and incorporated by this reference. As is the situation facing many local public entities today, FORA's liability for pension obligations under the CalPERS contract is not at present fully funded and any potential shortfall must be addressed in the transition planning process.~~

~~F. Pursuant to the requirements of Government Code section 67675, FORA adopted a Fort Ord Reuse Plan (the "Reuse Plan") on June 13, 1997, which identified (1) environmental actions required to mitigate development and reuse of the former Fort Ord (the "Base-wide Mitigation Measures") and (2) infrastructure and related costs necessary to accommodate development and reuse of the former Fort Ord (the "Base-wide Costs"), each consistent with the fulfillment of FORA's primary directives. A copy of the Reuse Plan and its attendant environmental report is available on the FORA website at www.fora.org or for your convenience link 2 on Exhibit B. Reference documents is attached to this report. A part of that approval, FORA's Board of Directors (the "Board") certified an Environmental Impact Report and adopted a Statement of Overriding Considerations after making the following findings:~~

- ~~• The Reuse Plan will provide for an improved and diversified retail and industrial economy and market that will generate employment and create financial stability;~~
- ~~• The Reuse Plan will provide moderate and upscale housing which will provide more affluent residents to the Cities of Seaside and Marina, thereby creating a housing stock with higher income families in these communities with larger disposable incomes;~~
- ~~• The Reuse Plan will provide additional tourist support facilities in Seaside and Marina, thereby contributing additional employment opportunities;~~
- ~~• The Reuse Plan will encourage and prioritize the development of projects that are regional in scale, thereby creating additional destination points on the Monterey Peninsula, and thereby enhancing the local economy;~~
- ~~• The Reuse Plan provides for the creation of various additional recreational facilities and open space that will enhance the quality of life for not only the residents of Seaside and Marina but all of the residents of the Peninsula;~~
- ~~• The Reuse Plan will attract and assist in retaining a pool of professional workers for the Peninsula;~~
- ~~• The Reuse Plan will assist in ensuring that the overall economic recovery of the Peninsula benefits the Cities of Del Rey Oaks, Monterey, Seaside, Marina, and the unincorporated areas of the County of Monterey in the vicinity of Fort Ord;~~
- ~~• The Reuse Plan will provide for additional and needed senior housing opportunities;~~
- ~~• The Reuse Plan will assist the communities of Seaside and Marina in the transition of their respective community images from dependent, military base extensions with transient military personnel to vital, independent, and self actuated communities populated with permanent residents with long term interests in the well being of their respective communities; and~~
- ~~• The Reuse Plan will encourage development that will enhance the continued viability of California State University at Monterey Bay and the open space areas retained by the~~

federal government through the Bureau of Land Management and conveyed to the California Department of Parks and Recreation.

~~G. FORA has committed and is obligated by the FORA Act, the Reuse Plan, and/or the California Environmental Quality Act (“CEQA”) to implement the Base-wide Mitigation Measures and incur the Base-wide Costs.~~

~~H. In the Reuse Plan, FORA identified revenues generated from sales and leases of real property within the former Fort Ord, FORA’s share of taxes on real property located within the former Fort Ord, and base-wide assessments or development fees, as the primary property-related sources of funding with which to implement the Base-wide Mitigation Measures and to pay the Base-wide Costs.~~

~~I. As is more fully described below, in connection with funding implementation of the Reuse Plan, FORA entered into multiple agreements with local, state, and federal entities, established a public financing mechanism, and prepared a Capital Improvement Program (“CIP”). The Reuse Plan carries a series of mitigative project obligations which were defined in Appendix B of the Public Facilities Implementation Plan (“PFIP”) adopted in 2001. The PFIP can be accessed on the FORA webpage at www.fora.org or for your convenience link 3 on Exhibit B Reference documents is attached to this report. The PFIP served as the baseline CIP for the Reuse Plan. The CIP is reviewed on an annual basis and it is estimated that, of the expenses identified in the 2018-19 CIP, approximately \$194,500,000 will remain as obligations to be satisfied or otherwise appropriately addressed after FORA’s currently anticipated sunset in mid-2020. The most current CIP is available on the FORA webpage at www.fora.org or for your convenience link 4 on Exhibit B Reference documents is attached to this report.~~

~~J. As part of funding implementation of the Reuse Plan, FORA established in 2001 a Community Facilities District (“CFD”), through which special taxes on properties to be developed are collected. These special taxes (the “CFD Special Taxes”) are due and payable with respect to each parcel on issuance of a building permit relating to the property. The CFD Special Taxes are subject to annual adjustment, but when FORA ceases to exist the CFD Special Taxes may no longer be collected (unless as a result of legislative changes the authority to collect the existing CFD Special Taxes is extended). If (a) FORA’s sunset date is not extended or (b) the ability to extend collection of the CFD Special Taxes by one or more successor(s) to FORA is not provided (in each instance through the adoption of appropriate legislative changes) one of the costs to the region will be the inability to collect an estimated approximately \$72,000,000 that would otherwise be generated through continuation of the CFD Special Taxes imposed on already entitled development. A variety of replacement funding mechanisms are available, including but not limited to the potential for each of the underlying land use jurisdictions to create its own Community Facilities District through which special taxes on future development may be collected.~~

~~K. FORA entered into a Memorandum of Agreement for the No-Cost Economic Development Conveyance of former Fort Ord Lands (the “EDC-MOA”), which was recorded on June 23, 2000 at Series No. 2000040124 in the Official Records of the Monterey County Recorder. The EDC-MOA and its attendant amendments are referenced as items 97, 99 and 78 in Exhibit A attached hereto and incorporated by this reference. The EDC-MOA provided the vehicle for the Army to transfer property to FORA without monetary consideration. The land transfer was conditioned on a requirement that any proceeds from the subsequent sale or~~

leasing of the transferred real property must be applied to the economic development of the former Fort Ord. The real property transferred pursuant to the EDC MOA may be referred to herein as the "EDC Property." The Army also required that water available on the former Fort Ord be allocated in a fair and equitable manner among all of the various recipients of portions of the EDC Property.

~~L. In 2001, agreements were entered into between FORA on the one hand and the County of Monterey and each city receiving or anticipated to receive a portion of the EDC Property on the other hand, which agreements provided the basis for the orderly transfer of the EDC Property to the respective jurisdictions, the allocation of a fair and equitable share of the Base-wide Costs and the Base-wide Mitigation Measures to each of the recipients, and the allocation of available water to the recipients in a fair and equitable manner. These agreements, as they may have been amended to date and irrespective of whether they may be so captioned, may collectively be referred to herein as the "Implementation Agreements." The Implementation Agreements are referenced as items 10 through 15 in Exhibit A attached hereto and incorporated by this reference. The Implementation Agreements form the starting point from which the Transition Plan Agreements contemplated to be entered into with the recipients of the EDC Property and discussed more fully below (the "Transition Plan Agreements") shall be negotiated and developed for the mutual benefit of all recipients of the EDC Property and FORA's successor(s), if any.~~

~~M. The Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") applies to the closure of Fort Ord. The Army is obligated under CERCLA and other applicable federal and state law to remediate certain conditions at the former Fort Ord, including but not limited to by the removal of munitions and explosives. It was anticipated that an extensive amount of time would be needed for the Army to complete its cleanup of the former Fort Ord, based in part upon the contingent nature of Department of Defense funding and due to competing priorities for the use of available funds. Accordingly, in order for FORA to be able to receive the EDC Property early and facilitate an orderly and timely remediation of former Fort Ord lands, the Army and FORA entered into an early transfer agreement (referenced as item 36 in Exhibit A attached hereto and incorporated by this reference). Through a series of subsequent agreements between the Army, FORA, the U.S. Environmental Protection Agency, and the California Department of Toxic Substance Control, remediation of munitions and explosives on the former Fort Ord proceeded. These agreements are referenced generally in Exhibit A as environmental services and more specifically at items 27, 36, 38, 41, 45, and 46 in Exhibit A attached hereto and incorporated by this reference. Although substantial progress has been made in the base cleanup, the remediation obligations will not be completed before the currently anticipated dissolution of FORA and all property transfers will not have occurred.~~

~~N. On December 7, 2016, a majority of FORA's Board members voted in support of seeking legislative extension of FORA's sunset date as the best way to carry out the transfer and reuse of the base in a cooperative, coordinated, balanced, and decisive manner, as called for by Government Code section 67652. On November 17, 2017, a majority of FORA's Board members voted that (in the event that legislative extension of FORA's sunset date could not be obtained) the next best way to satisfy and fulfill the Base-wide Mitigation Measures and other obligations and commitments of FORA would be to provide for a single entity successor (such as a joint powers authority exercising regional oversight) complete the Reuse Plan. The Board noted that in order for such a successor entity to be able to continue collection of~~

~~the CFD Special Taxes that are a significant element of the financing necessary to complete the Reuse Plan, legislative changes would be necessary and that in the absence of such legislation, ongoing contributions would need to be made in accordance with the approach embodied in the Implementation Agreements.~~

~~B. Pursuant to the requirements of Government Code section 67675, FORA adopted a Fort Ord Reuse Plan (the "Reuse Plan") on June 13, 1997~~

~~**O.C.** Government Code section 67700(a) requires that FORA dissolve when eighty percent (80%) of the base has been developed or reused in a manner consistent with the Reuse Plan or on June 30, 2020, whichever first occurs. Government Code section 67700(b)(2) mandates as follows:~~

~~The board shall approve and submit a transition plan to the Monterey County Local Agency Formation Commission on or before December 30, 2018, or 18 months before the anticipated inoperability of this title pursuant to subdivision (a), whichever occurs first. The transition plan shall assign assets and liabilities, designate responsible successor agencies, and provide a schedule of remaining obligations. The transition plan shall be approved only by a majority vote of the board. (Emphasis added)~~

~~**P.** Government Code section 67700(b)(4) provides as follows:~~

~~(1) The Monterey County Local Agency Formation Commission shall provide for the orderly dissolution of the authority including ensuring that all contracts, agreements, and pledges to pay or repay money entered into by the authority are honored and properly administered, and that all assets of the authority are appropriately transferred. (Emphasis added)~~

~~(2) The board shall approve and submit a transition plan to the Monterey County Local Agency Formation Commission on or before December 30, 2018, or 18 months before the anticipated inoperability of this title pursuant to subdivision (a), whichever occurs first. The transition plan shall assign assets and liabilities, designate responsible successor agencies, and provide a schedule of remaining obligations. The transition plan shall be approved only by a majority vote of the board.~~

~~BASED ON THE FOREGOING RECITALS AND THE FINDINGS AND DETERMINATIONS MADE HEREIN, the Board hereby approves the following Transition Plan for submission to the Monterey County Local Agency Formation Commission ("LAFCO") on or before December 30, 2018:~~

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Section 1 Preliminary Findings and Determinations:

1.1 Base-wide Costs and Base-wide Mitigation Measures:

The Board hereby finds and determines that the agreements, contracts and other items referred to in Exhibit A attached hereto and incorporated by this reference, together with each and all of the projects identified in the Reuse Plan and contained in the CIP, constitute Base-wide Costs and/or Base-wide Mitigation Measures and are required to be addressed by this Transition Plan as assets, liabilities, or obligations pursuant to Government Code section 67700.

1.2 California Environmental Quality Act:

~~The Board hereby finds and determines that in adopting this Transition Plan as required by Government Code section 67700 FORA is addressing the allocation of FORA's assets, liabilities and obligations in advance of FORA's ultimate dissolution without (a) amending any contemplated or approved land uses within the former Fort Ord, (b) abandoning or altering any Base-wide Mitigation Measures or any other mitigations that were required as a part of the adoption of the Reuse Plan, (c) changing the Reuse Plan itself, (d) eliminating any Base-wide Costs or elements of the CIP, or (d) avoiding the satisfaction and fulfillment of any of FORA's other commitments, pledges, or promises (all of which may be collectively referred to herein as the "FORA Program"). Nothing in this Transition Plan is intended to change any part of the FORA Program that would have any impact on the environment. To the contrary and to the extent not already so contained, this Transition Plan requires each jurisdiction to include all mitigations in its Capital Improvement Program (subject to Constitutional or other limitations imposed by applicable law on such jurisdiction's funding obligations). Following FORA's ultimate dissolution, any changes to the FORA Program or any part thereof will be made by the respective land use jurisdiction(s) and any successor(s) to FORA only after full compliance with all applicable laws, including but not limited to CEQA. Accordingly, the Board hereby finds and determines that this Transition Plan is not a project under CEQA and/or is exempt as a mere change in the organization of governmental agencies which does not change the geographical area in which previously existing powers were exercised.~~

1.3 Revenue Sharing and Financial Contribution:

The Board hereby finds and determines that the Implementation Agreements with the Cities of Marina, Seaside, Monterey, and Del Rey Oaks and the County of Monterey require that each of such entities continue to pay its fair and equitable share of the cost of the FORA Program (in accordance with the formulas expressed therein and subject to Constitutional or other limitations imposed by applicable law on such jurisdiction's funding obligations) until all Base-wide Costs and Base-wide Mitigation Measures have been fully paid and satisfied.

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~~1.4 — Reuse Plan and Master Resolution:~~

~~The Board hereby finds and determines that all the underlying land use jurisdictions have or will have general plans which have been found consistent with the Reuse Plan and therefore there is no need to record the Reuse Plan or its policies. The Board further finds and determines that the policies contained in the Master Resolution should be continued and enforced following FORA's dissolution and, in order to preserve a permanent record of those policies, directs staff to record the Master Resolution in its entirety not less than one (1) month prior to the anticipated dissolution of FORA. In particular, the Board finds that the prevailing wage policy established in 1996 to promote an equitability and fairness to all workers on the former Fort Ord should be sustained in the completion of the former Fort Ord recovery program.~~

~~1.5 — Funding of Habitat Protection:~~

~~The Board hereby finds and determines that a regional, integrated base wide habitat protection is best funded by the CFD Special Taxes or substantially similar base wide replacement funding mechanisms. The Board has identified and set aside approximately 30.2% of collected CFD Special Taxes to be applied toward base wide habitat management and finds that any replacement funding mechanism should be designed to generate similar levels of revenue for such purposes.~~

~~1.6 — Environmental Services Cooperative Agreement:~~

~~The Board hereby finds and determines that the long term stewardship obligations and related monitoring identified by the Army for its munitions removal activities are crucial to the future success of the recovery program. The Board further finds that following the dissolution of FORA the current full time staffing of the Environmental Services Cooperative Agreement ("ESCA") should be continued and sustained through the anticipated termination of the ESCA in 2028 either by the County of Monterey or the City of Seaside as single successor to FORA for the purposes of the ESCA or by assignment of the ESCA to a joint powers authority formed by both of them.~~

~~1.7 — Building Removal:~~

~~The Board hereby finds and determines that former Fort Ord remnant, non historic, and abandoned Army structures, not obligated to be removed under the CIP, are a barrier to the success of the overall recovery and reuse program and a nuisance to quiet enjoyment of the region's assets. The Board further finds that an extension of the FORA Act to sustain resources such as land sales revenue and property tax revenues that can be applied to this significant barrier to recovery is an important transition component. The Board, therefore, recommends consideration by the Legislature of an extension of the FORA Act to meet this blight eradication need.~~

~~1.8 — Transportation and Transit:~~

~~The Board hereby finds and determines that completion of the on-base Fort Ord Transportation Network and Transit projects that have been identified in the CIP are essential to the long term success of the economic recovery of the reuse. The Board further finds that extension of the CFD Special Taxes or the implementation of substantially similar replacement funding mechanisms for the purpose of revenue generation and revenue sharing would be the best long term way to collect and share revenues to fund the transportation network for the on-site, off-site and regional projects because a replacement regional transportation fee may not be imposed on already approved development projects in the absence of written consent by the developers to do so.~~

~~2.1 — 1.9 Water and Wastewater:~~

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The Board hereby finds and determines that it has made water allocations in accordance with its obligation under the EDC MOA to ensure a fair and equitable water supply to all property recipients and imposed those requirements in the Implementation Agreements. The Board further finds that the Implementation Agreements may need to be enforced if any jurisdiction's approved developments exceed the jurisdiction's approved water allocation. In addition, the Board finds that transferring the obligation to finance water augmentation, water, and wastewater infrastructure to Marina Coast Water District ("MCWD") to implement the Reuse Plan is appropriate at FORA's dissolution. To the extent that MCWD is unable to impose and/or collect revenues to replace the revenues generated by the CFD Special Taxes, the Board finds that continuation of the CFD Special Taxes (or implementation of a substantially similar replacement source of revenue) allows for funds to reduce connection and other costs imposed by MCWD.

Section 2 — Assignment of Assets, and Liabilities, and Obligations;

1.1 2.1 — Assets and Disposition Thereof;

FORA's principal assets are comprised of the following:

1.1.1 2.1.1 Section 115 Trust: In April 2018, the Board authorized the establishment of a Section 115 trust and funded the trust with \$5,700,000 (which is currently earning returns at an average annualized rate in excess of 2%). Funds held in the trust may be used only for retirement purposes of paying FORA's CalPERS unfunded pension liability. At or before FORA's dissolution, all funds held in the trust will be applied to the satisfaction or reduction of the unfunded pension liability under the CalPERS contract. To the extent that funds held in the trust are insufficient to fully satisfy the unfunded pension liability under the CalPERS contract, FORA's reserve funds and/or other funds available to FORA shall be applied so as to fully satisfy the unfunded pension liability under the CalPERS contract (and thereby assure that FORA's member jurisdictions and any successor(s) to FORA are not exposed to liability for any unfunded pension liability relating to the CalPERS contract following FORA's dissolution).

1.1.2 2.1.2 Retirement Reserve Funds: Although not irrevocably committed to use for retirement purposes and available to meet FORA's other needs, FORA holds funds identified for retirement reserves in the current approximate aggregate amount of \$1,000,000. Those funds shall be reviewed in 2020, allocations shall be made, and the funds shall be applied or distributed at or before FORA's dissolution in accordance with the approved FORA budget for that year.

2.1.3 Litigation Reserve Funds: \$1,000,000. Those funds shall be reviewed in 2020, to the extent that the reserve funds are necessary to fund the CalPERS unfunded pension liability, the funds shall be allocated to that liability. To the extent that the funds are not necessary for the CalPERS unfunded pension liability, the funds shall be allocated first to funding Habitat Protection, to the extent necessary to meet funding needs, next to the completion of transportation and transit projects under construction as of the date of FORA's dissolution and third to satisfy any reimbursement obligations FORA has to the land use jurisdictions on a pro rata basis.

1.1.3 Litigation Reserve Funds: Although not irrevocably committed to use for litigation or

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indemnification purposes and available to meet FORA's other needs, FORA holds funds identified for indemnification of LAFCO and payment of costs related to other litigation in the current approximate aggregate amount of \$300,000. Those funds are intended to cover the cost of any litigation or indemnification obligation now or still pending immediately before FORA's dissolution. Section 34, herein below directs that FORA staff bring back information on acquisition of insurance policies to cover Transition Plan post-dissolution litigation costs, among other costs, and funds set aside may be used to acquire such policy (ies). In the event that as of immediately prior to FORA's dissolution no such litigation or indemnity obligation is pending, the unexpended balance of such reserves shall be applied to capital improvement program projects in accordance with the Final 2020 Capital Improvement Program and/or distributed in accordance with Transition Plan Implementing Agreements. If as of immediately prior to FORA's dissolution any litigation or indemnity obligation is pending against FORA but the County of Monterey is not an adverse party to FORA thereunder, then the unexpended balance of such reserves shall be distributed to the County of Monterey in trust for the satisfaction of expenses or indemnity obligations relating to such pending litigation and any unexpended balance of such reserves remaining after the conclusion of such litigation and satisfaction of such obligation shall be applied to capital improvement program projects in accordance with the final 2020 Capital Improvement Program priorities. If as of immediately prior to FORA's dissolution any litigation or indemnity obligation is pending against FORA but the County of Monterey is an adverse party to FORA thereunder, then the unexpended balance of such reserves shall be distributed as directed by the Presiding Judge of the Superior Court of the County of Monterey to be held in trust for the satisfaction of expenses or indemnity obligations relating to such pending litigation and any unexpended balance of such reserves remaining after the conclusion of such litigation and satisfaction of such obligation shall be returned to the County to apply to capital improvement program projects in accordance with the final 2020 Capital Improvement Program priorities. If insurance policies are not obtained, immediately prior to dissolution, FORA will deposit with LAFCO the litigation reserve funds in an amount to be determined by the Board, to be held by LAFCO to cover costs related to any litigation pursuant to the LAFCO indemnification or other litigation costs that remain post dissolution. Upon expiration of the statute of limitations, as determined by LAFCO, any funds remaining in the reserve shall be allocated first to funding Habitat Protection, to the extent necessary to meet funding needs, next to the completion of transportation and transit projects under construction as of the date of FORA's dissolution and third to satisfy any reimbursement obligations FORA has to the land use jurisdictions on a pro rata basis. FORA will make all efforts to resolve any pending litigation prior to its dissolution.

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2.1.4

1.1.4 Habitat Funds: It is estimated based on the current rate of collections and earnings that by June 30, 2020 FORA will hold approximately \$21,000,000 in funds dedicated to habitat conservation. All such funds accumulated before FORA's dissolution shall be transferred in the following order of priority. If before FORA's dissolution a Habitat

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~~Conservation Plan Cooperative joint powers authority (the "HCP Cooperative")) has been established, all of the habitat conservation funds held by FORA immediately prior to FORA's dissolution shall be transferred in their entirety to the HCP Cooperative fund established for use in connection with implementation of the base-wide Habitat Conservation Plan for Fort Ord being administered by the HCP Cooperative. If no HCP Cooperative is then in existence, but a joint powers authority has been formed for the management of Habitat Management Areas within the former Fort Ord, then a portion all of the habitat conservation funds held by FORA immediately prior to FORA's dissolution shall be transferred to the joint powers authority fund established for use in connection with implementation of the management of base-wide Habitat Management Areas within the former Plan for Fort Ord and the remainder in a program for incidental take permits for future development. If no HCP Cooperative or other joint powers authority for the regional management of Habitat Management Areas within the former Fort Ord is in existence prior to September 2019, then FORA shall prepare a program to distribute funds as between jurisdictions responsible for long-term management of the habitat management areas (HMA) on the one hand and incidental take permits for future development. Funds provided directly to a jurisdiction or agency shall be restricted to habitat protection.~~

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~~1.1.5 2-1.5 Capital Improvement Funds: All Any CFD Special Taxes not dedicated to Habitat Protection collected and remaining unexpended immediately prior to FORA's dissolution shall first be directed to completing in progress be allocated first to funding Habitat Protection, to the extent necessary to meet funding needs, next to the completion of transportation and transit projects under construction projects (such as South Boundary Road) as identified in FORA's final year CIP. Any CFD Special Taxes collected and remaining unexpended immediately prior to FORA's of the date of FORA's dissolution shall next be directed to completing other projects as identified in FORA's final year CIP. These capital improvement funds shall be transferred to the jurisdiction assigned responsibility for completing construction of the respective project, which shall be the jurisdiction in which the majority of the project is located if that jurisdiction and third to satisfy any reimbursement obligations FORA has an executed Transition Plan Agreement. If there is no Transition Plan Implementing Agreement, those funds shall be redistributed to those to the land use jurisdictions with Transition Plan Implementing Agreements in proportion to the priorities of each project in the final year CIP unless provided otherwise in on a Transition Plan Implementing Agreement. pro rata basis.~~

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~~1.1.6 2-1.6 Other Funds: All funds in FORA's other accounts including land sales revenues, property tax revenues, petty cash, un-deposited checks, and other cash equivalents held by FORA immediately prior to FORA's dissolution shall be applied and distributed according to Section 2-1.5 for funds related to the CFD, land sales revenues and/or property tax revenues. For receipt of funds related to administrative liabilities distributed to all the member jurisdictions in proportion to their voting percentages in FORA as set forth in Section 2-1.9 below 1.1.5 for funds generated by the CFD Special Tax.~~

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~~1.1.7 2-1.7 ESCA Reimbursement: An estimated approximately \$6,800,000 in potential reimbursement is available for work to be conducted under the ESCA. Unless otherwise provided in Transition Plan Implementing Agreements entered into by the County of Monterey and the City of Seaside and approved by FORA, all rights under the ESCA~~

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~~including any balance of ESCA funds shall be assigned to the City of Seaside or the County, which shall be deemed the successor to FORA for the purposes of the ESCA; provided, however, that the assignment shall be subject to approval by the Army. In the event that the assignment is not approved by the Army, then whichever jurisdiction(s) is/are acceptable to the Army shall become the successor(s) to FORA for the purposes of the ESCA and all rights under the ESCA shall be deemed assigned to such jurisdiction(s).~~

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~~1.1.8 2.1.8 Miscellaneous Personal Property: Any of FORA's office furniture and equipment, supplies, and other personal property remaining as of FORA's dissolution shall be transferred to the County of Monterey in trust for prompt sale or disposition in accordance with any applicable rules or requirements for the transfer of surplus property by a California public entity. Any proceeds from such transfer, after payment of reasonable costs incurred by the County related to the sale of the property, shall first be directed to any shortfall in funds available to satisfy liabilities or obligations unrelated to projects described in FORA's final year CIP. After the full satisfaction of all such liabilities, including those related to reimbursement agreements and obligations any all remaining proceeds shall funds will be allocated first to funding Habitat Protection, to the extent necessary to meet funding needs, next be directed toward projects described in FORA's final year CIP for which FORA was serving as the lead. Any proceeds remaining thereafter shall next be directed to other projects described in FORA's final year CIP. If any proceeds remain after to the completion of all projects described in FORA's final year CIP, such proceeds shall be distributed to all the member jurisdictions in proportion to their voting percentages in FORA as set forth in Section 2.1.9 below-transportation and transit projects under construction as of the date of FOR A's dissolution and third to satisfy~~

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~~2.1.9 Proportional Distributions: Where this Transition Plan provides that assets or proceeds shall be distributed to all the member jurisdictions in proportion to their voting percentages in FORA, such distributions shall be made in the following percentages:~~

City of Carmel-by-the-Sea	-7.69%
City of Del Rey Oaks	-7.69%
City of Marina	-15.38%
City of Monterey	-7.69%
City of Pacific Grove	-7.69%
City of Salinas	-7.69%
City of Sand City	-7.69%
City of Seaside	-15.38%
County of Monterey	-23.1%
	100%

~~2.1.10 Condition to Entitlement to Proportional Distributions: Notwithstanding any provisions of this Transition Plan calling for any distribution of assets or proceeds to all the member jurisdictions in proportion to their voting percentages in FORA, no jurisdiction having land use jurisdiction over or holding property within any portion of the former Fort Ord shall be entitled to receive any portion of any proportional distribution of assets or proceeds unless such jurisdiction has entered into a Transition Plan Implementing Agreement approved by FORA.~~

~~2.1.11 Real Property: FORA is obligated to cause certain former Fort Ord property to be transferred to the underlying land use jurisdictions in accordance with the federal "Pryor~~

~~Amendment” and as authorized by Section 67678(a) of the FORA Act. Additionally, FORA is entitled to receive certain easements to enable implementation of the Reuse Plan. See item 97 in Exhibit A attached hereto and incorporated by this reference. As of the anticipated date of dissolution of FORA, not all real property interests will have transferred. Upon FORA’s dissolution and the repeal of the FORA Act, the principal local public agent for acquisition, disposition and sale of real property transferred from the Army will need to be re-established through state legislation and/or federal designation and assignment of contractual rights. In particular, the landfill parcel currently located within the unincorporated portion of the County of Monterey but within the sphere of influence of the City of Marina will not transfer until sometime after 2022. Currently, the County is obligated to take the landfill parcel. See item 10 in Exhibit A attached hereto and incorporated by this reference. FORA staff shall seek all necessary legislation and approvals from the state and federal governments to enable the landfill parcel to be directly transferred to the County of Monterey or its designee. Except as may be provided in a Transition Plan Implementing Agreement approved by FORA, the County shall make such designation not less than twelve (12) months prior to the anticipated date of FORA’s dissolution, in order to allow sufficient time for all necessary legislation and approvals from the state and federal governments to be obtained before FORA’s dissolution. If the County fails to timely specify a designee to receive the landfill parcel, the Army shall transfer the landfill parcel directly to the County of Monterey.~~

~~2.1.12~~

any reimbursement obligations FORA has to the land use jurisdictions on a pro rata basis.

1.1.9 Real Property: As of the anticipated date of dissolution of FORA, if not all real property interests owned by FORA will have transferred to the underlying land use jurisdictions, such real property interests shall be transferred to the appropriate underlying land use jurisdiction. Each of the applicable jurisdictions shall be responsible for acquiring any property still held by the Army, including compliance with any federal laws related to such disposition.

1.1.10 Insurance Policies:- FORA is insured under those policies of insurance referenced in Exhibit A attached hereto and incorporated by this reference. -Except to the extent specifically provided to the contrary in this Transition Plan in Section 4, FORA shall not keep any of such policies of insurance in force beyond the date of FORA's dissolution, but nor shall FORA cancel any policies that may have terms extending beyond the FORA dissolution date.

1.2 2.2 Liabilities and Obligations and Assignment Thereof:

FORA's principal liabilities and obligations include the following:

2.2.1

1.2.1 Unfunded Pension Liability under CalPERS Contract:- Based on the latest available communication from CalPERS, FORA's unfunded terminated agency liability is anticipated to range from \$7,793,230 to \$9,333,172.⁴⁻¹ FORA staff shall take such action as is necessary to cause CalPERS to issue an actuarial analysis of FORA's unfunded terminated agency liability not less than six (6) months prior to the anticipated dissolution of FORA. -By this Transition Plan FORA commits that if there is a shortfall between the amount of the actuarial analysis and the amounts in the Section 115 Trust to retire all the liability FORA shall expend and encumber such additional funds as are necessary to fully discharge this liability, including without limitation by applying monies on hand in the FORA accounts and/or encumbering future property tax revenues pursuant to Health and Safety Code section 33492.71. -The County shall continue to accrue such property tax revenues in FORA's account until all of its recognized debts have been retired. (and thereby assure that FORA's member jurisdictions and any successor(s) to FORA are not exposed to liability for any unfunded pension liability relating to the CalPERS contract following FORA's dissolution). If FORA determines that funds on hand are insufficient and that FORA needs to encumber future property tax revenues pursuant to Health and Safety Code Section 33492.71 to fund the liability, FORA shall at least six (6) months prior to its dissolution prepare and provide to the member jurisdictions a financing plan for the use of the property tax revenues which plan has been approved by the County of Monterey Auditor-Controller in order to provide assurances to the member jurisdictions that the property tax revenues will be available and disbursed for the purpose of funding the CalPERS unfunded pension liability. CalPERS is able to enter into a payment plan not to exceed five (5) years to satisfy such liability.

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⁴⁻¹Note, these amounts do not include approximately \$1.6M in payments not yet posted to the CalPERS numbers and will be refined upon receiving the CalPERS final actuarial analysis.

~~1.2.2 2.2.2 Habitat Funds: See Section 21.1.4, hereinabove.-~~

~~2.2.3 Capital Improvement Funds: See discussion in Section 2.1.5, hereinabove.~~

~~2.2.4~~

1 Note, these amounts do not include approximately \$1.6M in payments not yet posted to the CalPERS numbers and will be refined upon receiving the CalPERS final actuarial analysis.

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~~1.2.3 ESCA Reimbursement: -In order to obtain reimbursement under the ESCA, the work described therein must be performed.- Unless otherwise provided in Transition Plan Implementing Agreements entered into by the County of Monterey and the City of Seaside and approved by FORA, all liabilities and obligations under the ESCA shall be assigned to the County, which shall be deemed the successor to FORA for the purposes of the ESCA; provided, however, that the assignment shall be subject to approval by the Army. -In the event that the assignment is not approved by the Army, then whichever jurisdiction(s) is/are acceptable to the Army shall become the successor(s) to FORA for the purposes of the ESCA and all liabilities and obligations under the ESCA shall be deemed assigned to such jurisdiction(s).~~

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~~2.2.5 Building Removal: In the absence of a consolidated building removal program and/or legislative solution to the issue of blight, any building removal not required under the CIP shall after FORA's dissolution be addressed, if at all, by the jurisdictions in which the offending buildings are located after compliance with all applicable laws. To the extent that jurisdictions wish to jointly address regional blight, revenue sharing may be addressed in Transition Plan Implementing Agreements but no jurisdiction shall be compelled to participate in such revenue sharing without its consent.~~

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~~2.2.6 Transportation and Transit: For all of those Fort Ord Transportation Network and Transit projects in which FORA is not the designated lead agency and that have not been completed by the date of FORA's dissolution, the responsibility to generate and/or collect revenues from the other member agencies and complete construction will rest with the lead agency. For those projects in which FORA is the lead agency and that have not been completed by the date of FORA's dissolution, responsibility to generate and/or collect revenues and to complete construction is assigned by this Transition Plan to the underlying jurisdiction in which the majority of the project is situated, unless otherwise provided in a Transition Plan Implementing Agreement approved by FORA. FORA's 2018-19 CIP projects that \$132,346,818 will remain to be funded for FORA's share of the transportation network for on-site, off-site, regional, and transit improvements after June 30, 2020. This Transition Plan assigns funding responsibility in the following manner based on projected CFD Special Taxes to be collected on the former Fort Ord: \$59,026,681 (44.6% of the cost) to the City of Marina, \$28,983,953 (21.9%) to City of Seaside, \$22,234,265 (16.8%) to City of Del Rey Oaks, \$13,234,682 (10%) to County of Monterey, \$8,602,543 (6.5%) to University of California, and \$264,694 (0.2%) to City of Monterey. Funding responsibilities may be adjusted or offset based upon a jurisdiction's actual construction of a transportation project, participation in a regional traffic impact fee funding program, contribution agreements with other jurisdictions, receipt of inter-governmental grant funding and/or implementation of other funding mechanisms that fully replace the funding responsibility as outlined above. The schedule for implementing these obligations shall be as outlined in the jurisdiction's Capital Improvement Program or as otherwise provided in a Transition Plan Implementing Agreement approved by FORA, or if not so addressed, then as provided in FORA's final year CIP. All future projects will be subject to compliance with all applicable law as it exists at the time of project approval and implementation. Any required project specific CEQA review or compliance shall be the responsibility of the designated lead agency.~~

~~2.2.7 Water/Wastewater: This Transition Plan hereby assigns to MCWD, effective as of the dissolution of FORA, FORA's rights of enforcement under the Implementation Agreements~~

regarding water allocations. In the event that any jurisdiction's approved developments exceed the jurisdiction's approved water allocation, MCWD may decline to issue any further water connection permits until the offending jurisdiction brings its water allocation into compliance or MCWD develops or obtains access to an augmented water supply sufficient to cover any excess. FORA's 2018-19 CIP projects that \$17,098,696 will remain to be funded for base-wide water augmentation improvements after June 30, 2020. This Transition Plan assigns the funding responsibility for such improvements in the following manner based on projected CFD Special Taxes to be collected on former Fort Ord property: \$7,626,014 (44.6% of the cost) to the City of Marina, \$3,744,612 (21.9%) to City of Seaside, \$2,872,579 (16.8%) to City of Del Rey Oaks, \$1,709,869 (10%) to County of Monterey, \$1,111,415 (6.5%) to University of California, and \$34,197 (0.2%) to City of Monterey. The above funding responsibility shall be equitably reallocated in the event that MCWD is unable to serve augmented water in the amounts necessary to implement the any jurisdiction's planned development due to pumping or other limitations. Except as set forth in the preceding sentence or in a Transition Plan Implementing Agreement approved by FORA, jurisdictions may alter their water allocations as identified in the Implementation Agreements only by written agreement with other jurisdictions. Upon its receipt of such an agreement altering the water allocations as between two or more jurisdictions, MCWD shall honor the agreement as though it was the allocation set forth in the Implementation Agreements.

2.2.8

1.2.4 Other Contracts and Agreements: Attached as Exhibit AB to this Transition Plan are references to a compilation of existing contracts and other documents and/or commitments relevant to the FORA program and the dissolution of FORA to which FORA is a party that create liabilities for FORA (contract review is still underway to determine which contracts create liabilities and which contract terminate upon FORA dissolution). Some of these contracts, documents or commitments may be completed, revised, replaced, or superseded prior to the dissolution of FORA and additional contracts, documents or commitments may be entered into before FORA dissolves. FORA staff shall endeavor to keep Exhibit AB current and shall provide quarterly updates to the Board regarding any changes. To the extent that FORA has assets available, prior to dissolution, FORA shall satisfy the monetary obligations created by those contracts listed on Exhibit B which include monetary liabilities. If there are ongoing non-monetary obligations under any of the contracts listed in Exhibit B or if there are monetary obligations that cannot be met prior to FORA's dissolution, FORA will work with the contracting parties to discharge the obligations, terminate the contracts or identify an appropriate assignee and negotiate the terms of an assignment of the obligations. FORA, as of the date of the approval of this Transition Plan, shall refrain from entering into new contractual obligations reflected on Exhibit A are hereby assigned as set forth in Exhibit A unless such obligations can be fully completed within the remaining term of FORA's existence and with funds that FOR A currently has on hand or that FORA can with a reasonable certainty determine will be available prior to FORA's dissolution.

1.2.5 2.2.9 Late Discovered Items: To the extent that any contractual obligation is discovered during the LAFCO review and/or implementation of this Transition Plan or a Transition Plan Implementing Agreement, those contractual obligations shall be assigned as follows: If the obligation is related to the use of real property, it shall be assigned to the underlying land use jurisdiction unless otherwise provided in a Transition Plan

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~~Implementing Agreement approved by FORA. If the obligation is unrelated to the use of real property, it shall be proportionately assigned to the member jurisdictions in conformity with their voting percentages in FORA as set forth in Section 2.1.9 addressed in accordance with the procedures set forth in Section 1.2.4, above.~~

Section 2 Obligations

2.1 Base Reuse Obligations:

~~FORA adopted a Base Reuse Plan that was designed to guide the reuse of Fort Ord in a manner that benefitted the region while addressing the resource constraints associated with redevelopment of the Base. All of the land use jurisdictions have or will have general plans which have been found consistent with the Reuse Plan. All of the property transferred from FORA is subject to a covenant running with the land that requires that the property be developed subject to the, the policies and programs of the Reuse Plan, including the Master Resolution, the applicable general plan and land use ordinances of~~

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the local governmental entity and that the properties comply with CEQA. To the extent that the Reuse Plan constitutes an obligation of FORA, the recorded covenants ensure continued compliance with the Reuse Plan and the Final Environmental Impact Report on the Reuse Plan to the extent applicable to a particular property. Based on the above, the Board finds and determines that the Transition Plan establishes continuity for the Reuse Plan policies and programs.

2.2 Transportation and Transit Infrastructure:

For all of those road construction or transit projects in which FORA is not the designated lead agency and that have not been completed by the date of FORA's dissolution, the authority and discretion to generate revenues or solicit revenues from other member agencies and complete construction will rest with the lead agency. For those projects in which FORA is the lead agency and that have not been completed by the date of FORA's dissolution, authority to generate revenue and solicit revenues from other member agencies and to complete construction is assigned by this Transition Plan to the underlying jurisdiction in which the project is situated, unless otherwise provided in a Transition Plan Implementing Agreement approved and executed by the lead agency for the project. Funding for road construction and transit projects may be addressed through the Transition Plan Implementing Agreements, including offsets for a jurisdictions actual construction, participation in a regional traffic impact fee program, contribution agreements with other jurisdictions, receipt of grant funding or implementation of other funding mechanisms but nothing in this Transition Plan or a Transition Plan Implementing Agreement shall interfere with the discretion of a lead agency to determine when and if to fund or construct any particular road or transit project. All road and transit projects will be subject to compliance with applicable law as it exists at the time of project approval and implementation, including compliance with CEQA. CEQA review shall be the responsibility of the lead agency.

2.3 Water and Wastewater:

The Army assigned a portion of its water allocation to the Marina Coast Water District ("MCWD") in the 2001 Assignment of Easements on the Former Fort Ord and Ord Military Community, County of Monterey, and Quitclaim Deeds for Water and Wastewater systems, which assignment required MCWD as Grantee to meet all requirements of the 1993 Annexation Agreement and to implement the non-Army Responsibility Mitigations in the Army's 1993 and 1997 Environmental Impact Statements for the Fort Ord Closure. FORA made water allocations in accordance with its obligations under the EDC MOA to ensure a fair and equitable water supply to all property recipients. As part of the Transition Plan, the Board recommends that MCWD use the water allocations made by FORA for each land use jurisdiction and that such allocations be documented pursuant to agreements between MCWD and the land use jurisdictions. Such agreements should address proportionate reduction or increase in any allocation in the event of a reduction or increase in the water supply resulting from MCWD complying with its obligations under the 1993 Annexation Agreement and the implementation of the Non-Army Responsibility Mitigationsreferenced above. Such agreements may include a process for recipients to transfer allocations subject to the conditions and requirements set forth in such agreements.

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In addition, the Board finds that recognizing MCWD's authority and discretion to finance planned non-potable water augmentation project, water infrastructure and wastewater infrastructure is appropriate at FORA's dissolution.

2.4 Building Removal. FORA, prior to its dissolution, shall complete those building removal projects for which it has assumed responsibility and for which it has funds available

Section 3 CEQA:

3.1 California Environmental Quality Act:

Adoption of this Transition Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the adoption of the Transition Plan may have a significant effect on the environment. The activities authorized by this Transition Plan do not involve the physical design, development, or construction of residential or nonresidential structures or any modification of land. Accordingly the adoption of the Transition Plan would result in no physical change to the environment. The Board hereby finds and determines that in adopting this Transition Plan as required by Government Code section 67700 FORA is addressing the allocation of FORA's assets, liabilities and obligations in advance of FORA's ultimate dissolution without (a) amending any contemplated or approved land uses within the former Fort Ord, (b) abandoning or altering any CEQA Mitigations required as a part of the adoption of the Reuse Plan, (c) changing the Reuse Plan itself, (all of which may be collectively referred to herein as the "FORA Program"), Nothing in this Transition Plan is intended to change any part of the FORA Program that would have any impact on the environment. Following FORA's ultimate dissolution, any changes to the FORA policies and programs or any part thereof will be made by the respective land use jurisdiction(s) and any successor(s) to FOR A, which entities retain full discretion with respect to approvals for any changes to the FORA policies and programs and which entities will be responsible for compliance with all applicable laws, including but not limited to CEQA. Accordingly, the Board hereby finds and determines that this Transition Plan is not a project under CEQA and/or is exempt as a mere change in the organization of governmental agencies which does not change the geographical area in which previously existing powers were exercised.

Section 4 Insurance:

4.1 3.1 Transition Plan Insurance:

FORA staff is directed to explore the availability and cost of a policy of insurance providing coverage for litigation that may arise against FORA, FORA's member jurisdictions, and/or LAFCO in connection with this Transition Plan, the assignments made pursuant hereto, the dissolution of FORA, or the designation of one or more entities as successor(s) to FORA and to report the results of such investigation to the Board no later than March 2019. The Board reserves the right to obtain such an insurance policy if it provides appropriate coverage and is not cost prohibitive in the judgment of the Board.

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FORA staff is directed to explore the availability and cost of an endorsement, rider, or policy of ~~general liability~~ insurance extending the reporting period and coverage of ~~such existing insurance policies, including general liability, workers compensation and premises liability~~ insurance for the benefit of FORA's member jurisdictions, and any successor(s) to FORA and to report the results of such investigation to the Board no later than March 2019. The Board reserves the right to obtain such an insurance policy if it provides appropriate coverage and is not cost prohibitive in the judgment of the Board.

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Section 4 — Implementation Agreements and Transition Plan Agreements:

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4.1 — Projects in the CIP:

~~Pursuant to the authority granted by the Legislature in Government Code 67700(b)(2), the Board hereby designates all projects identified in the CIP as obligations required to be assigned by this Transition Plan in accordance with the formulas set forth in the Implementation Agreements as they may be modified by 5 Transition Plan Implementing Agreements. The preferred method of evidencing such assignment is by the entry into Transition Plan Implementing Agreements, which can allow the jurisdictions choice and flexibility in exactly how the assigned obligations will be funded and carried out.~~

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4.2 — 5.1 Transition Plan Implementing Agreements:

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~~In order to continue to foster regional cooperation and completion of the FORA program, the Board requests that each member jurisdiction enter into a Transition Plan Implementing Agreement addressing how the respective jurisdiction will generate revenues to meet its obligations as assigned by this Transition Plan, revenue sharing provisions between those that will generate revenues and those implementing CIP projects, and such other matters as may be required to implement this Transition Plan, together with a schedule of when the jurisdiction will complete said actions. Notwithstanding that this Transition Plan requests that each member jurisdiction establish, adopt or participate in one or more replacement funding mechanism(s) and revenue sharing agreements that address all parts of FORA's final year CIP, this Transition Plan does not specify any specific mechanism. Rather, it only recommends that any replacement mechanism be collected on a pay as you go basis and that all FORA CIP projects located within a jurisdiction be included in the jurisdiction's Capital Improvement Program. If any jurisdiction chooses not to perform, include, or address any such project, such jurisdiction shall comply with the requirements of all applicable laws, including but not limited to by making such analysis and taking such action as CEQA may require in connection with such change. recommends that the land use jurisdictions may enter into one or more Transition Plan Implementing Agreement addressing funding for regional impacts and infrastructure related to completion of the redevelopment of the Base which agreements may include revenue sharing and allocation of resources for the benefit of the region. The Board strongly encourages all underlying jurisdictions with future prospective development to form Community Facilities Districts (or adopt substantially similar replacement funding mechanisms) to replace the revenues which would have been raised by the FORA adopted CFD Special Taxes. Additionally, the Board encourages member jurisdictions to include in documents about future projects language which will obligate future development projects to pay a CFD Special Tax (or substantially equivalent replacement fees). The Board also recommends that all land use jurisdictions, prior to FORA's dissolution, adopt the Regional Urban Design Guidelines~~

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as applicable to developments at the Base,

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4.3 Escrow:

In the absence of a FORA approved Transition Plan Implementing Agreement, all revenues required to be contributed by a jurisdiction pursuant to its Implementation Agreement shall be paid into an escrow account established for the purpose of sharing revenues and managed by a panel of not less than five (5) representatives, one from each land holding jurisdiction, and all approved by a majority of the member jurisdictions.

4.4 Power to Assign:

If by the time of FORA's dissolution Transition Plan Implementing Agreements have not been entered into by all of the relevant jurisdictions or have not been approved by FORA, the assignments of assets, liabilities and obligations described in this Transition Plan shall be imposed pursuant to Government Code 67700 and LAFCO shall handle such assignments as though they were conditions of special district dissolution imposed pursuant to Government Code section 56886 and use all of LAFCO's powers to enforce such assignments, including but not limited to by using enforcement powers under Government Code sections 56122 or 67700 as to the member jurisdictions. If a final judgment of a court having jurisdiction over the matter results in a determination that the FORA Act, including but not limited to Government Code 67700(b)(2), does not provide FORA with the requisite authority to make the assignments set forth in this Transition Plan, then LAFCO "shall provide for the orderly dissolution of the authority including ensuring that all contracts, agreements, and pledges to pay or repay money entered into by the authority are honored and properly administered, and that all assets of the authority are appropriately transferred" as required by Government Code 67700(b)(1) through the exercise of LAFCO's powers under the FORA Act, the Cortese Knox Herzberg Local Government Reorganization Act of 2000, and LAFCO's other relevant powers. If LAFCO refuses to agree impose such assignments as conditions to the dissolution of FORA and the transfer of its assets in accordance with this Transition Plan, then FORA shall seek such judicial clarification and/or legislative amendments as may be necessary to (a) clarify or establish FORA's and/or LAFCO's ability and/or duty to impose such assignments in connection with the dissolution of FORA or (b) extend the date of FORA's sunset so as to allow fulfillment of the mitigations, satisfaction of the obligations, and the completion of the elements of FORA Program which have not effectively been assigned to or accepted by the objecting jurisdictions.

4.5

Section 6. LAFCO Review:

If LAFCO finds that this Transition Plan does not provide adequate guidance to LAFCO regarding assignment of FORA's assets and liabilities, designation of responsible successor agencies, or identification of remaining obligations in keeping with the requirements of Government Code section 67700, the Board requests that LAFCO return the Transition Plan with LAFCO's identified deficiencies at the earliest possible time (to enable possible further consideration and action by the Board).

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4.6 Reserved Right of Modification:

This Transition Plan includes the opportunity for continued regional cooperation by all affected jurisdictions to enter into a Transition Plan Implementing Agreement, subject to FORA approval, to

~~implement this Transition Plan. This Transition Plan may be modified by the Board upon the receipt of an executed Transition Plan Implementing Agreement approved by FORA, if the Board finds a revision to this Transition Plan necessary and appropriate. The Board also reserves the right to make modifications based upon receipt of regional agreements which address matters such as future financing mechanisms to support completion of the FORA Program, additional factual information or refinements provided by FORA staff during quarterly updates, regional revenue sharing arrangements, or plans for coordinated completion of CIP elements or projects, in each instance approved by FORA. Such modifications of this Transition Plan shall be transmitted forthwith to LAFCO for its processing.~~

~~▲ NOW THEREFOR, THE BOARD HEREBY RESOLVES AS FOLLOWS:~~

- ~~1. As outlined above, this Resolution and its provisions constitute the Transition Plan required by Government Code section 67700(b); and shall be updated by December 30, 2019 following completion of a facilitated process to address outstanding issues, and~~
- ~~2. The Board hereby makes all assignments in accordance with Government Code section 67700(b) by approving this Transition Plan and intends that those assignments be implemented preferably through Transition Plan Agreements but in the absence of executed Transition Plan Agreements approved by FORA then as assignments and conditions of dissolution, as though they were imposed pursuant to Government Code sections 56886 and 67700(b); and and~~
- ~~3. The Board hereby directs the Executive Officer to submit this Transition Plan to LAFCO and execute all LAFCO required documents and pay all LAFCO required processing fees; and~~
- ~~4. The Board further directs the Executive Officer, or his designee, to hire a facilitator consultant to assist the jurisdictions in creating and negotiating Transition Plan Agreements or other inter-agency regional agreements to implement the requirements of this Transition Plan. The facilitator consultant may also assist FORA in agreements for the disposition of its obligations to named entities or implementing the terms and conditions of this Transition Plan. The Executive Officer is directed to report progress on or before January 1, 2019 and to complete all negotiations and documents not later than March 2019. The Executive Officer shall compile a list of such additional actions necessary to implement this Transition Plan.~~

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Upon motion by Board member _____, seconded by Board member _____ the foregoing Resolution was passed on this _____ day of ~~October~~ December, 2018, by the following vote: AYES:

AYES: _____

NOES: _____

ABSTENTIONS: _____

ABSENT: _____

Mayor Ralph Rubio, Chair

ATTEST:

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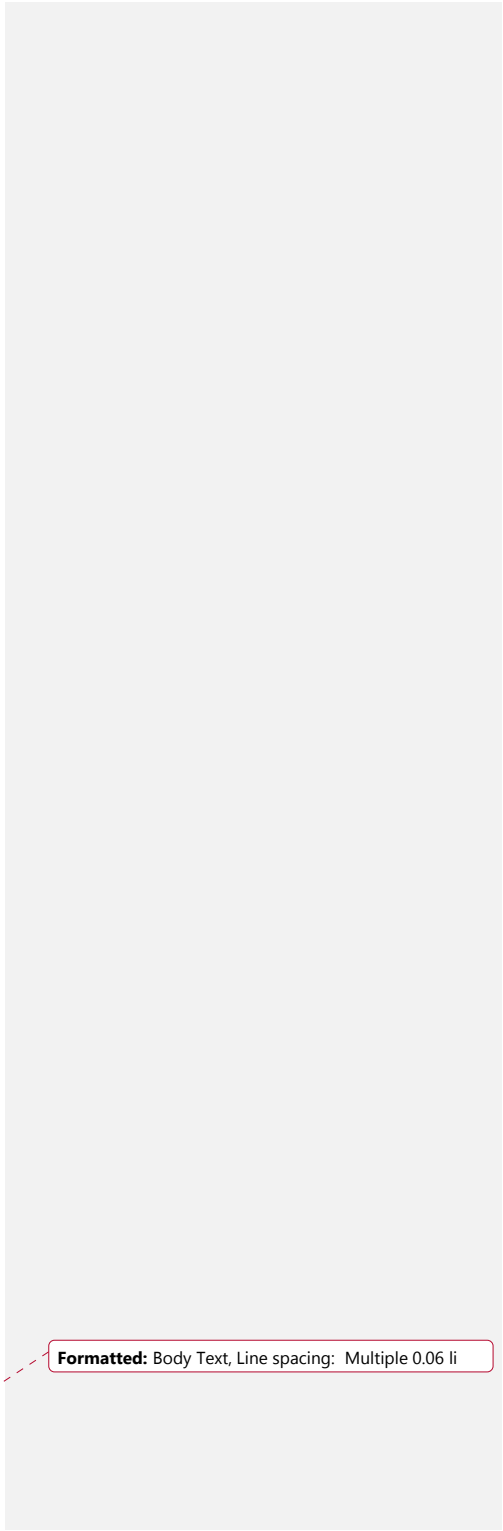
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GLOSSARY

~~“Army” means the United States Army.~~

~~“Base-wide Costs” means the estimated costs identified in the Base Reuse Plan for the following: FORA Reuse Operations, Net Jurisdictional Fiscal Shortfalls, Caretaker Costs, and Demolition. The Basewide Costs are more particularly described in the Fort Ord Comprehensive Business Plan and the Findings attached to the Base Reuse Plan and included in the current FOR A Capital Improvement Program.~~

~~“Base-wide Mitigation Measures” means the mitigation measures identified in the Base Reuse Plan. Basewide Mitigation Measures include: basewide transportation costs; habitat management capital and operating costs; water line and storm drainage costs; FORA public capital costs; and fire protection costs. The Basewide Mitigation Measures are more particularly described in the Fort Ord Comprehensive Business Plan, described in Section 1 (f), the Development and Resource Management Plan, and the Findings attached to the Base Reuse Plan.~~

~~“Base Reuse Plan” means the Fort Ord Base Reuse Plan and its accompanying environmental impact report adopted and certified by the FORA Board in June 1997 to guide the reuse of the former Fort Ord, all as amended from time to time.~~

~~“Board” means the governing board of the Fort Ord Reuse Authority, as specified in Government Code section 67660.~~

~~“CalPERS” means the California Public Employees’ Retirement System.~~

~~“CEQA” means the California Environmental Quality Act, as amended to date (Public Resources Code section 21000 and following).~~

~~“CERCLA” means the Comprehensive Environmental Response, Compensation and Liability Act of 1980, commonly known as Superfund, as amended to date (42 U.S. Code Chapter 103 and following).~~

~~“CFD” means a Community Facilities District within the former Fort Ord formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended to date (Government Code section 53321 and following).~~

~~“CFD Special Taxes” means the special taxes collected through the Community Facilities District on properties to be developed within the former Fort Ord.~~

~~“CIP” means a Capital Improvement Program adopted by the Fort Ord Reuse Authority.~~

~~“EDC MOA” means the Memorandum of Agreement for the No-Cost Economic Development Conveyance of former Fort Ord Lands, which was recorded on June 23, 2000 at Series No. 2000040124 in the Official Records of the Monterey County Recorder.~~

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~~“EDC Property” means the real property transferred pursuant to the Memorandum of Agreement for the No-Cost Economic Development Conveyance of former Fort Ord Lands, which was recorded on June 23, 2000 at Series No. 2000040124 in the Official Records of the Monterey County Recorder.~~

~~“ESCA” means the Environmental Services Cooperative Agreement entered into between the United States Army and the Fort Ord Reuse Authority, as amended to date.~~

~~“FORA” means the Fort Ord Reuse Authority.~~

~~“FORA Act” means, collectively, SB 899 and AB 1600 adopted in 1994 and amended in 2012, as codified at (i) Government Code Title 7.85, Chapters 1 through 7, commencing with Section 67650, and (ii) selected provisions of the California Redevelopment Law, including Health and Safety Code Sections 33492 et seq. and 33492.70 et seq.~~

~~“LAFCO” means the Monterey County Local Agency Formation Commission.~~

~~“FORA” means the Fort Ord Reuse Authority.~~

~~“FORA Act” means the Fort Ord Reuse Authority Act, as amended to date (Government Code section 67650 and following).~~

~~“FORA Program” has the meaning given in Section 3.1.2.~~

~~“FORG” means the Fort Ord Reuse Group organized by local governments and potential property recipients to initiate recovery planning regarding the impending downsizing/closure of the former Fort Ord.~~

~~“Fort Ord,” including references to the territory or area of Fort Ord or the former Fort Ord, means the geographical area described in the document entitled “Description of the Fort Ord Military Reservation, Including Portion of the Monterey City Lands, Tract No. 1, the Saucito, Laguna Seca, El Chamisal, El Toro and Noche Buena Ranchos, the James Bardin Partition of 1880 and Townships 14, South, Ranges 1 and 2 East and Townships 15, South, Ranges 2 and 3 East, M.D.B. and M. Monterey County, California,” prepared by Bestor Engineers, Inc., and delivered to the Sacramento District Corps of Engineers on April 11, 1994 or the military base formerly located on such land, as the context requires.~~

~~“HCP Cooperative” means a joint powers authority contemplated to be established to administer a habitat conservation program at the former Fort Ord.~~

~~“Implementation Agreements” means agreements entered into beginning in 2001 between the Fort Ord Reuse Authority on the one hand and the County of Monterey and each city receiving or anticipated to receive a portion of the EDC Property on the other hand, as such agreements may have been amended to date.~~

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"HCP" means Habitat Conservation Plan.

"LAFCO" means the Monterey County Local Agency Formation Commission.

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~~“Master Resolution” means the collection of administrative rules and regulations adopted by FORA under the Authority Act, as amended. For your convenience link 5 on Exhibit B is the most recent Master Resolution.~~

~~“MCWD” means the Marina Cost Water District.~~

~~“PFIP” means the Public Facilities Implementation Plan adopted by the Fort Ord Reuse Authority in 2004.~~

~~“Reuse Plan” means the plan for the future use of the former Fort Ord adopted pursuant to Government Code section 67675, as amended to date.~~

~~“Strategy Report” means the June 1992 report prepared by the Fort Ord Community Task Force in order to develop recommendations for moving forward with a recovery effort relating to the closure of the former Fort Ord.~~

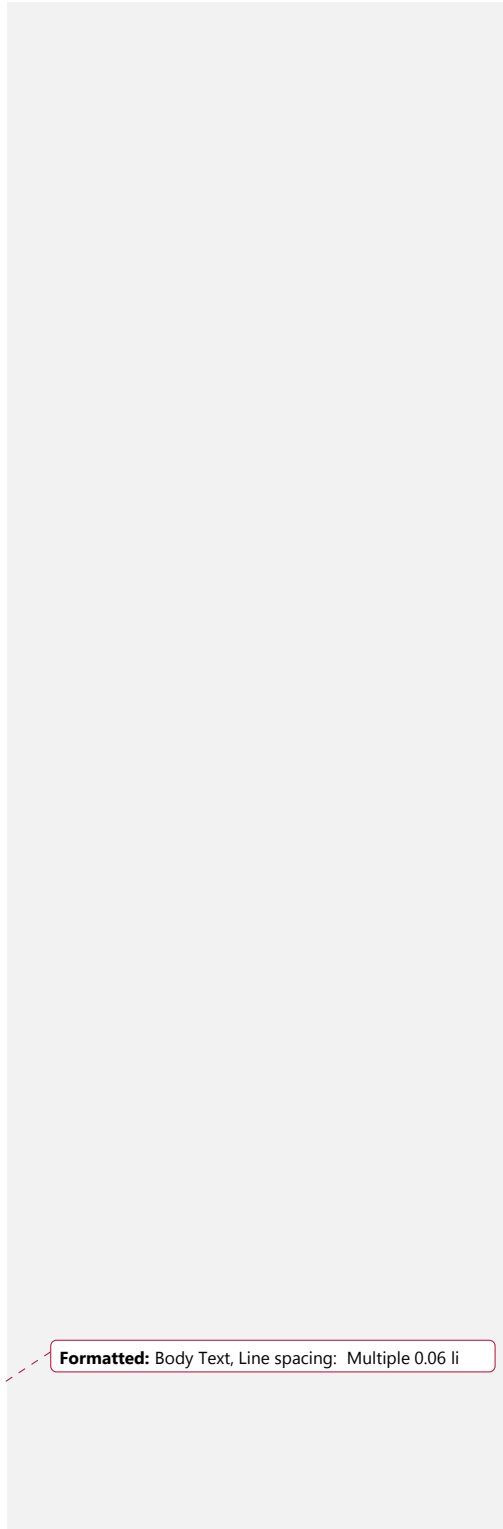
~~“Task Force” means the Fort Ord Community Task Force formed in order to develop recommendations for moving forward with a recovery effort relating to the closure of the former Fort Ord.~~

~~“Transition Plan Implementing Agreements” means the agreements contemplated to be entered into with the land use jurisdictions to implement the provisions of the Transition Plan.~~

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EXHIBIT A
FOR A LIST OF CONTRACTS



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EXHIBIT B
FORA CONTRACTUAL LIABILITIES

1. FORA-UCSC Agreement Concerning Funding of Habitat Management Related Expenses on the Fort Ord Natural Reserve (Item 67) as amended by FORA UCSC FONR Extension of Funding (Item 68) – (Obligates FORA To pay \$75,000 per year to UCSC. Agreement to be assigned to party subject to the approval of UCSC if HCP not complete before FORA expiration.)

2. FORA-County-EG Partners LLC Funding Obligations – provides EG with a land sale credit for certain obligations. If credit is still operative agreement can be assigned to County with County receiving land sales proceeds and giving EG credit.

3. FORA-MCP Reimbursement Agreement (item 73)

4. Marina Redevelopment Agency, Marina Community Partners and FORA MOA on University Villages Building Removal (item 74)

5. FORA-City of Marina Reimbursement Agreement for Abrams, Crescent, 8th Street and Salinas Road (item 86)– reimbursement of costs up to amount shown in CIP as it may be amended from time to time and only from CFD funds to the extent collected.

6. FORA-County of Monterey reimbursement agreement for Davis Road Improvements (Item 87) FORA to reimburse County of Monterey for Davis Road in the amount of \$9,242,411 but only from CFD fees collected. FORA to set aside .3669 cents of every Transit/Transportation dollar until full amount collected.

7. FORA Reimbursement Agreement Concerning Hwy 68 Operational Improvements (Item 88) – requires FOR A to reimburse TAMC for planning and design costs of \$312,205 for Highway 68. FORA's obligation contingent upon CFD fees being available.

8. FORA MCWD Pipeline Reimbursement Agreement – (Item) FORA to reimburse MCWD up to \$6,000,000 toward the AWT Phase 1 and product Water Conveyance Facilities of the RUWAP Recycled Project. FORA has sole discretion as to source of funds. Payment schedule is

\$1,000,000 in 16-17
\$1,600,000 in 17-18
\$1,200,000 to \$1,900,000 in 18-19 depending upon real estate market and receipt of land sales and CFD funds
\$1,000,000 in 19-20

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