Overview

- Administrative Committee Coordination
- CIP Revenues
- CIP Costs
- Recommendations
Input/Discussion/Review:

- **Jan – May, 2019** - Administrative Committee held 9 meetings to coordinate the FORA CIP

- **March 14, 2019** - Confirmed development forecasts

- **April 17, 2019** - Reviewed priority ranking results

- **May 1, 2019** - Reviewed draft CIP document and budget
Community Facilities District (CFD) Special Tax Development Fees:
- 30.2% of collections to Habitat Conservation
- Remainder funds base-wide impact mitigations (Transportation/Transit and Water Augmentation)

Property Tax funds:
- Operations, Prevailing Wage Coordination, Caretaker Costs

Land Sales proceeds fund:
- Building removal (Board policy)

Grants fund:
- Specific projects, i.e. transportation projects
FORA CFD/Development Fee Reductions and Increases

- **2010**  $46,164 per unit
  
  *To encourage development, Board directed analysis to right size the Development Fee*

- **2011**  **-27.0%** ($33,700 per unit)
  
  *Further analysis reduced contingencies*

- **2013**  **-23.6%** ($26,440 per unit)  *Implemented Fee Calculation*

- **2014**  **-17.0%** ($22,560 per unit)  *Implemented Fee Calculation*

- **2015**  **+3.2%** ($23,279 per unit)  *Construction Cost Index (CCI)*

- **2016**  **+1.6%** ($23,655 per unit)  *Construction Cost Index (CCI)*

- **2017**  **+0.8%** ($23,837 per unit)  *Implemented Fee Calculation*

- **2018**  **+3.2%** ($24,621 per unit)  *Construction Cost Index (CCI)*

- **2019**  **+3.0%** ($25,362 per unit)  *Construction Cost Index (CCI)*
FY 19/20 Changes

- CFD collections in FY 18/19 projected to be $8M instead of $10M
- CFD collections in FY 19/20 projected to be $6M instead of $15M
- Staff updated Project Budgets based on Construction Costs Index (CCI) of 3.0%
Capital Improvement Program

- The Capital Improvement Program (CIP) outlines improvements in the following categories:
  - Transportation/Transit
  - Water Augmentation
  - Storm Drainage System
  - Habitat Management
  - Fire-Fighting Enhancement
  - Water & Wastewater Collection
  - Building Removal

- The CIP is updated annually to ensure effectiveness, maintain pace with inflation, and align project timing/funding with planning/mitigation.
CIP CEQA and non-CEQA Costs

**RETIRED**
- Stormwater Drainage Outfalls
- Firefighting Enhancement Mitigation
- Transferred Water and Wastewater
- 10 Roadway projects (Table 1B)
- 5 Building removal projects (Table 1B)

**REMAINING**
- Transportation/Transit ($99.2 M) (CEQA)
- Water Augmentation ($18.7 M) (CEQA)
- Habitat Management ($35.6 M) (CEQA)
- Caretaker Costs ($575 K annual) (Non-CEQA)
- Building Removal ($4.4 M) (Non-CEQA)
Remaining Roadway Improvements

Remaining FORA Lead Improvements

1. Gigling Rd. (pending Transition Plan Transportation Study)
2. NE-SW Connector (pending Transition Plan Transportation Study)
3. GJMB/South Boundary Intersection
4. South Boundary Rd.

All others are Reimbursements
FY 19-20 Roadway Costs

- South Boundary Rd. (\$2.3 M)
- Davis Rd. south of Blanco Rd. (\$750 K)
- Transportation Contingency (\$1 M)
Regional Urban Water Augmentation Program Recycled Pipeline Reimbursements to MCWD ($1.6 M)

HCP Set Aside ($1.9 M)
East Garrison contribution complete ($2.1 M)

Dunes on Monterey Bay
- FORA cash contribution complete ($22 M)
- FORA land sale credit complete ($4.6 M)
- Remaining land sale to be realized ($19.4 M)

Seaside Surplus II
- $5.7 M cash obligation substantially completed

Marina Stockade
- $4.4 M cash obligation remaining
- $137 K complete
# Building Removal Action Plan

**Completed Building Removal:**
- Pilot Project
- East Garrison
- Dunes Building Removal (half of buildings removed)
- 12th Street / Imjin Parkway
- 2nd Avenue
- Seaside Surplus II

**Marina Stockade**

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Fort Ord Reuse Authority
Term Sheet Summary

- **FY 18-19 Funding**
  - South Boundary Rd. ($5 M)
  - GJMB/South Boundary Rd. Intersection ($1,056,168)

- **Authorized Signatories:** FORA Executive Officer prior to FORA dissolution and City of Monterey and/or City of Del Rey Oaks City Managers

- **Remaining funds distribution:** 20% to each of the 5 land use jurisdictions

- **Termination:** 10 years or until work completion
Staff Recommendation:

- Receive report
- Consider FY 19/20 CIP Adoption/Provide Direction
- Authorize the Executive Officer to fund two escrow accounts with holding company National Builders Control to fund construction of projects South Boundary Rd. Upgrade ($5,000,000) and General Jim Moore Blvd./South Boundary Rd. Intersection ($1,056,168) post June 30, 2020 according to term sheet