Side-by-Side CIP Transition Plan

FORA Board
October 11, 2019

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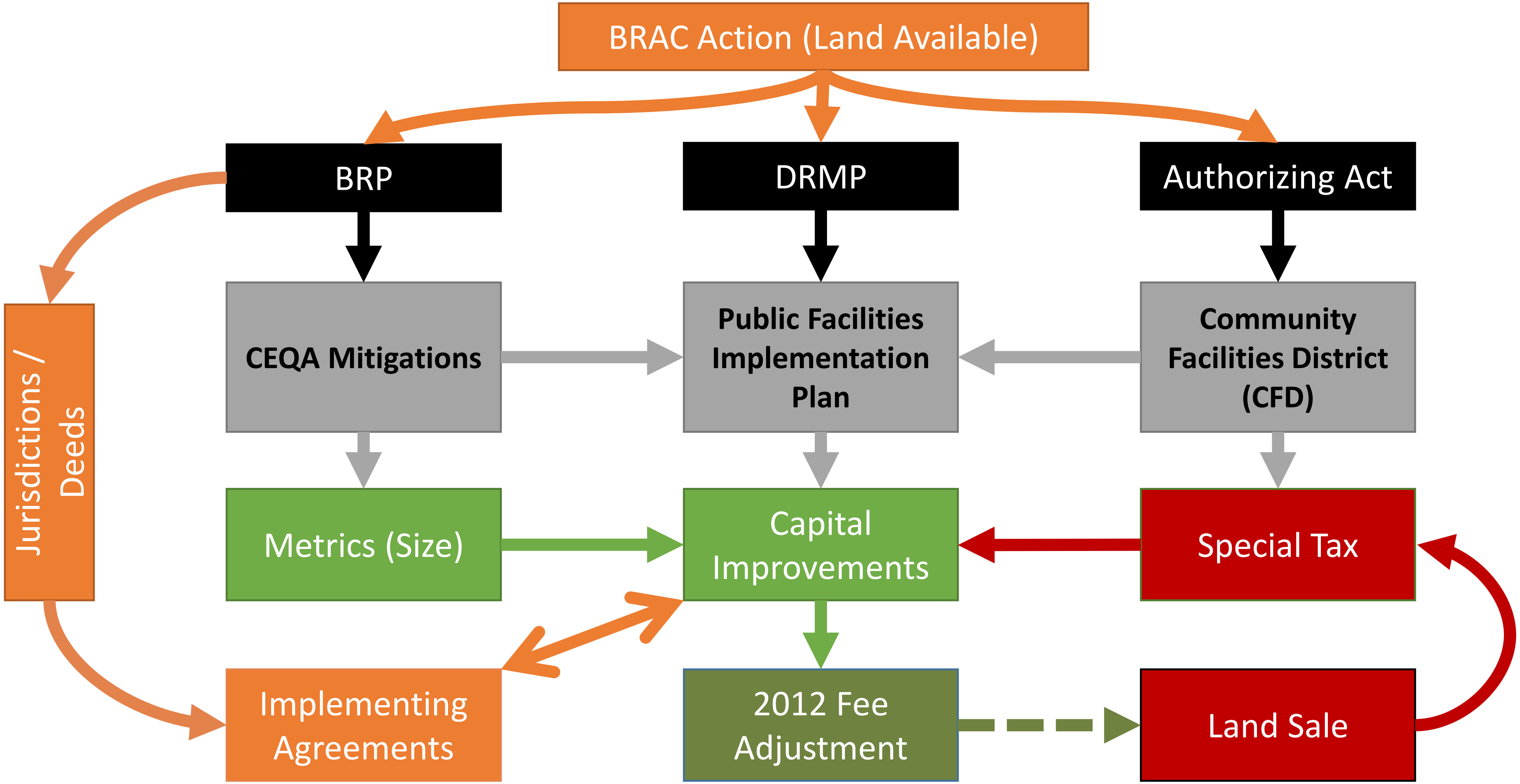
Senior Project Manager

Linkages


BRAC Action (Land Available)
BRP
DRMP
Authorizing Act
CEQA Mitigations
Public Facilities Implementation Plan
Community Facilities District (CFD)
Jurisdictions / Deeds
Metrics (Size)
Capital Improvements
Special Tax
Implementing Agreements
2012 Fee Adjustment
Land Sale

CEQA - CIP - CFD

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- The CEQA mitigations determine what projects are needed
- The CIP identifies the projects annually
- The CIP project cost determines how much Special Tax is needed to break even
- Every 2 years the Special Tax (CFD Fee) is adjusted
- FORA's 50% of land sale revenues subsidize the Special Tax to keep it low

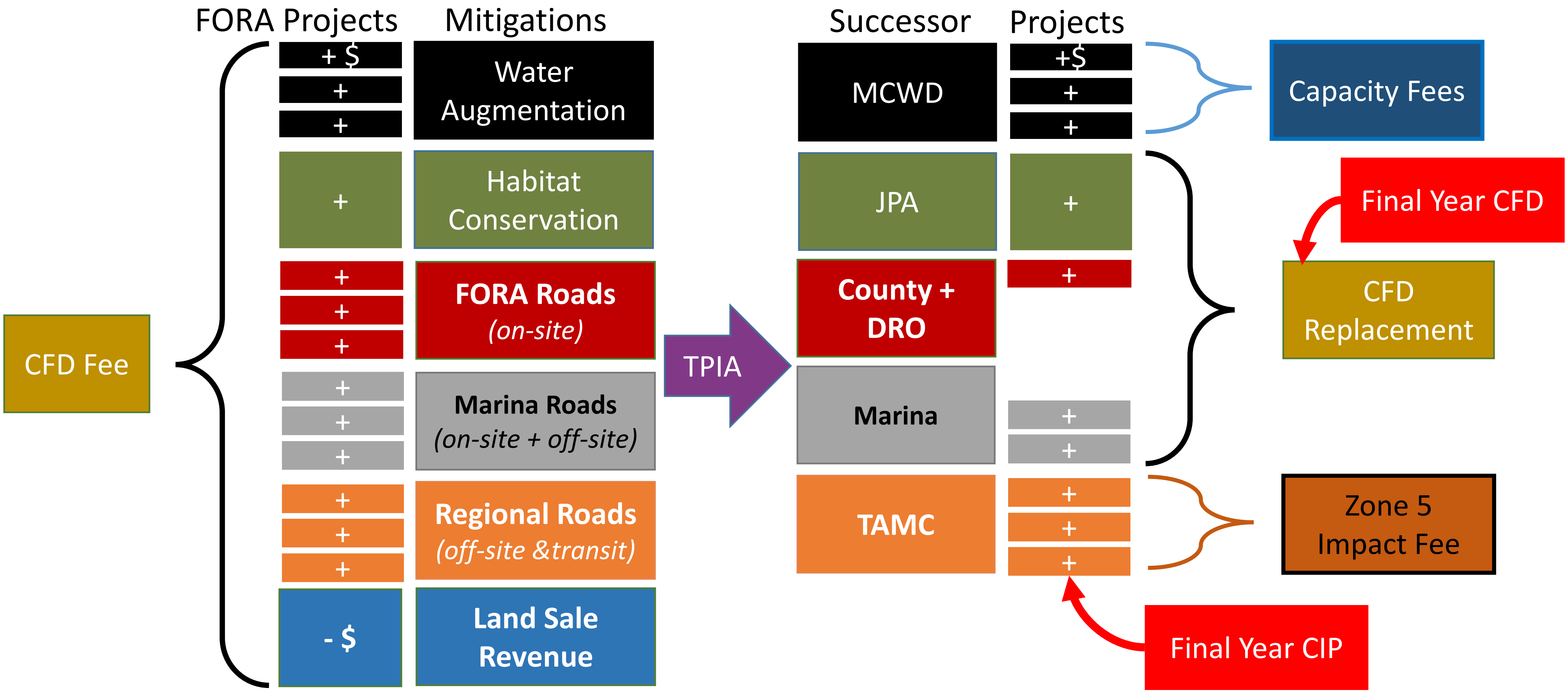
CIP – CFD – Transition Plans

FORA
Fort Ord Reuse Authority

- June 30, 2020 – FORA 50% land sale collection, and CFD end.
- The final year CIP list identifies the remaining projects and funds for BRP completion
- The Transition Plan Implementing Agreements (TPIA):
  - Move CIP project funds from the FORA CIP to the Jurisdictions CIP
  - FORA 50% land-sale no longer subsidizes CIP projects
  - Jurisdictions to allocate 100% of land sale revenues as they see fit
- As CIP projects are removed moved, the FORA CFD amount re-calculates
- Unassigned Basewide obligations must be assigned to a successor in the TPIA
- A funding sources must be identified for remaining Basewide obligations in the TPIA
- Final Year CFD Fee calculation – determines CFD replacement amount

CIP – CFD – Transition Plans

Fort Ord Reuse Authority



CIP – CFD – Transition Plans

- Oct 16th : AC review the CIP List & remaining CIP obligations
- Oct 30th : AC Final Year CIP List and obligations recommendation to the Board
- **Nov 8th** : Board Presentation of Final Year CIP for first vote

FORA Staff to recalculate CFD

- Nov 13th : AC review Biennial Fee Study DRAFT
- Dec 4th : AC recommendation of Final Year CFD Fee amount
- **Dec 13th** : Board Consideration of the Final Year CFD Fee amount

Questions

Fort Ord Reuse Authority