Side-by-Side CIP Transition Plan

FORA Board
October 11, 2019

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Linkages

BRAC Action (Land Available)

- BRP
  - CEQA Mitigations
  - Jurisdictions / Deeds

- DRMP
  - Public Facilities Implementation Plan
  - Metrics (Size)

- Authorizing Act
  - Community Facilities District (CFD)
  - Special Tax

- Implementing Agreements
  - Capital Improvements
  - 2012 Fee Adjustment

- Land Sale

Implementing Agreements
• 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

• 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

CFD Fee

FORA Projects
- FORA Roads (on-site)
- Marina Roads (on-site + off-site)
- Regional Roads (off-site & transit)
- Land Sale Revenue
- Water Augmentation
- Habitat Conservation

Mitigations

Successor
- MCWD
- JPA
- County + DRO
- Marina
- TAMC

Projects
-+$

Capacity Fees
- Final Year CFD
- CFD Replacement
- Zone 5 Impact Fee
- Final Year CIP
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