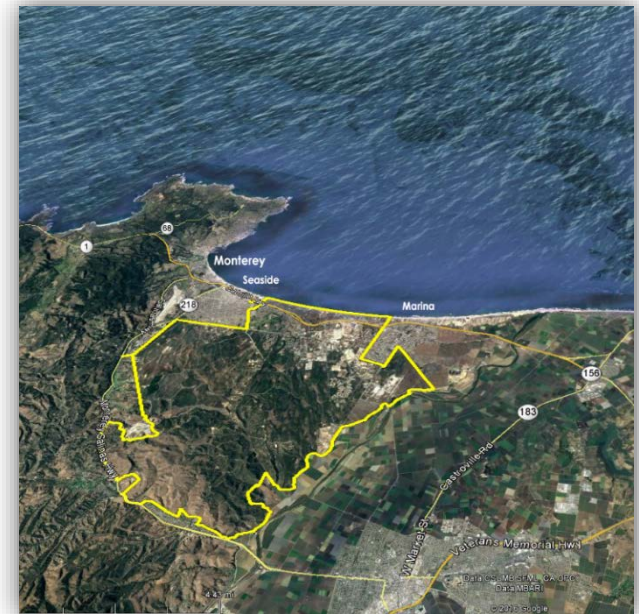


Transition Ad Hoc Committee

March 5, 2018

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

- Prior Transition Plan Recommendations
- Transition Ad Hoc Committee
 - Charge
 - Members
- Goals of Transition Plan
- Financial Impacts
- Workplan
- Next TAC Meeting



- **2016 Dual Tracks**
 - Initiate Legislative Amendment Process to Extend FORA to a date not later than 2037
 - Continue 2020 Transition Planning
- **2017 Single Entity Successor To Complete FORA Program**
 - Legislative assistance to extend some regional powers (Financing District/Regional Powers: Cross Jurisdictional; Policy/BRP compliance with Consistency; Prevailing Wages; Affordable Housing; Other Policies)

SIDE BY SIDE COMPARISON

- 1) Extend/Modify FORA Act
- 2) Multiple successor agency assignments



TARGET COMPLETION DATE: June 1, 2018

Transition Ad Hoc Committee

Andre Lewis, Chair CSU Monterey Bay	Councilmember Alan Haffa City of Monterey
Councilmember Gail Morton City of Marina	Mayor Jerry Edelen City of Del Rey Oaks
Mayor Ralph Rubio City of Seaside	Supervisor Mary Adams County of Monterey
Councilmember Cynthia Garfield City of Pacific Grove	

- ❑ Financial Consultant to Refine Revenue Comparison
- ❑ Refine and Update Entitled v. Proposed Project Information
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Land Use Jurisdictions & Successor Entity will:

- Implement BRP Economic Recovery
- Implement BRP Mitigations
- Implement BRP Policies, *including but not limited to, affordable housing and/or jobs/housing balances*
- Collaborate to Maximize/Leverage Regional Resources
- Commit to Fair and Equitable Distribution and Contribution

FORA will:

- Implement recovery/mitigation/building removal prior to sunset
- Minimize successor liability

Transition Summary (Expenses)

Major Obligations	Assignments	2020	2028
Expenses			
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
Sub-Total		\$179.5M	0
ESCA Program	New JPA or County	\$7-10M*	0
Total		\$189.5M	\$0M
Administrative	New JPA/All Land use/Voting Members?	6.6-8.8M*	0*

Entitled Projects

Jurisdiction	Entitled Project/Development Agreement	Year
Marina	The Dunes	2005
	Seahaven	2004
	Cypress Knolls	2007
Monterey	NA	NA
Del Rey Oaks	RV Resort	2016
Seaside	Seaside Resort	2005
County	East Garrison	2006

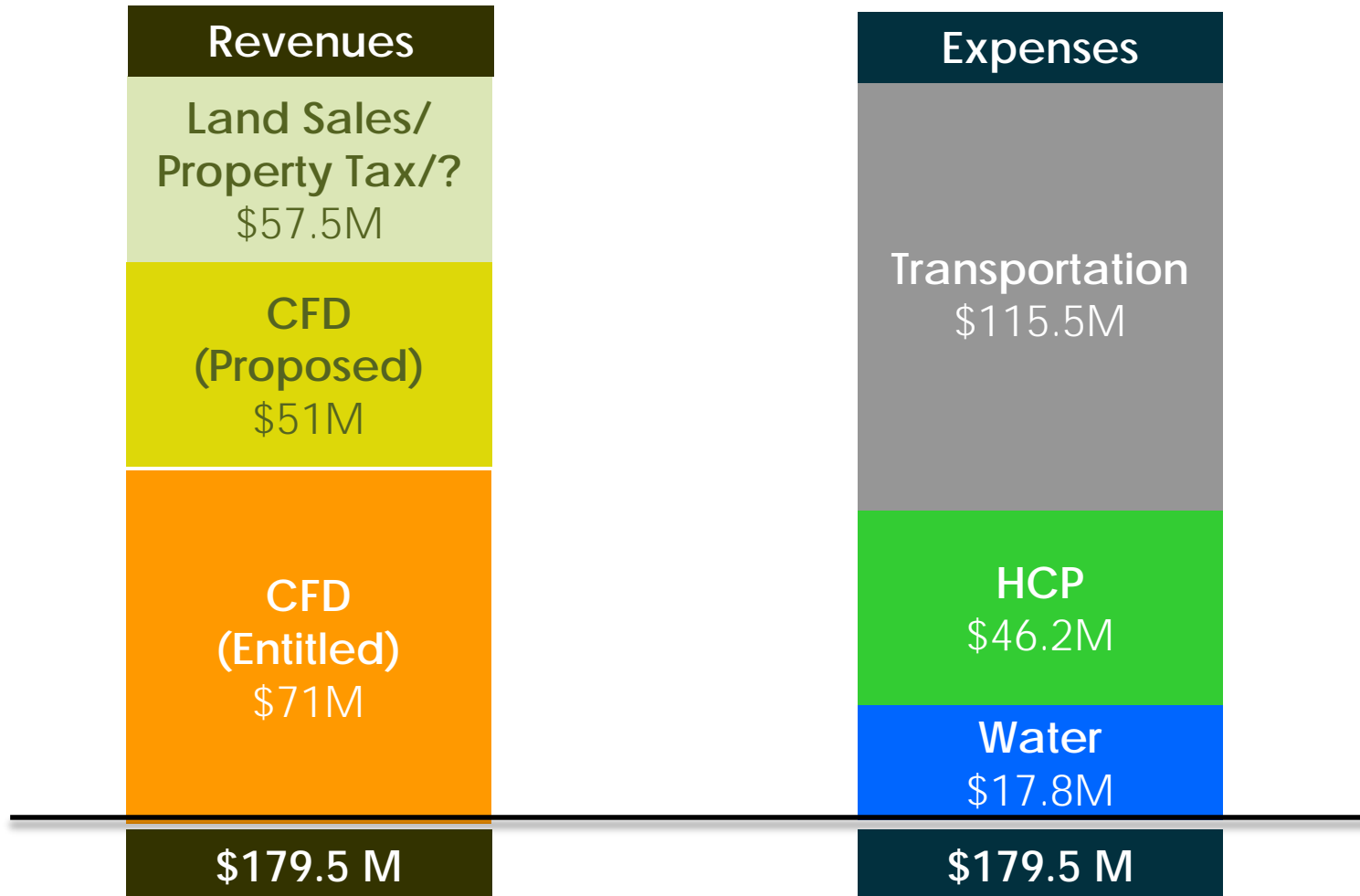
Fair and Equitable Entitled v. Proposed

Jurisdiction	Use	Built	Entitled	Proposed	Water
Marina					1,325 AFY
	Residential-new (Units)	301	2,039	200	
	Residential-rehab (Units)	683	911		
	Office (Sq. Ft.)	245,000	511,000		
	Industrial (Sq. Ft.)	262,300	262,300		
	Retail (Sq. Ft.)	418,000	504,000		
	Hotel (Rooms)	108	502		
Seaside					1,012.5 AFY
	Residential-new	3	125	1,395	
	Residential-rehab	902	902		
	Office			169,900	
	Industrial			150,000	
	Retail		10,000	140,000	
	Hotel		68	450	

Fair and Equitable Entitled v. Proposed

Jurisdiction	Use	Built	Entitled	Proposed	Water
County					710 AFY
	Residential-new (Units)	528	1,470		
	Retail (Sq. Ft.)		34,000		
Del Rey Oaks					242.5 AFY
	Office (Sq. Ft.)		400,000		
	Hotel (Rooms)			550	
Monterey					65 AFY
	Office (Sq. Ft.)			721,524	

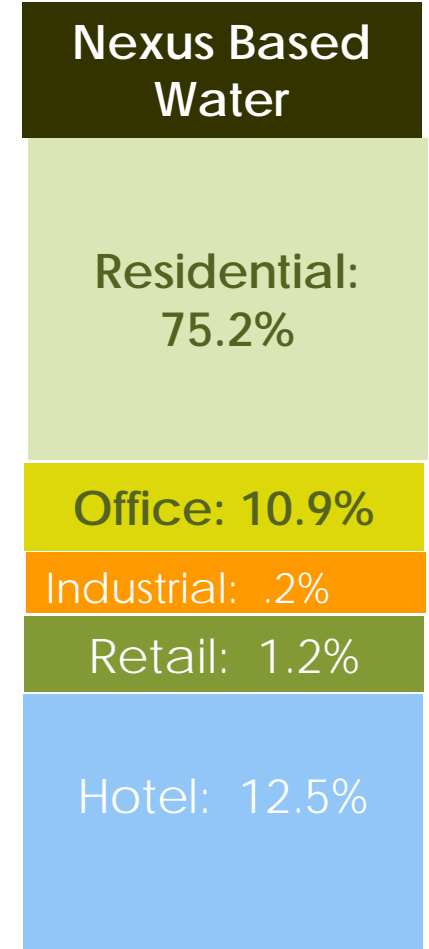
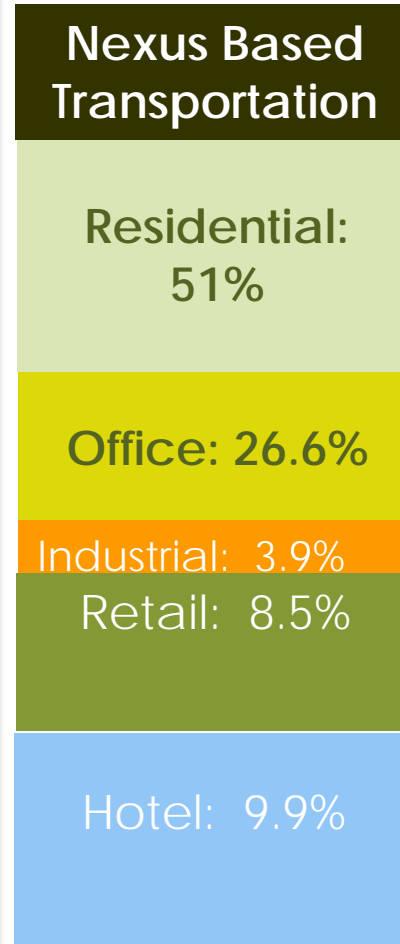
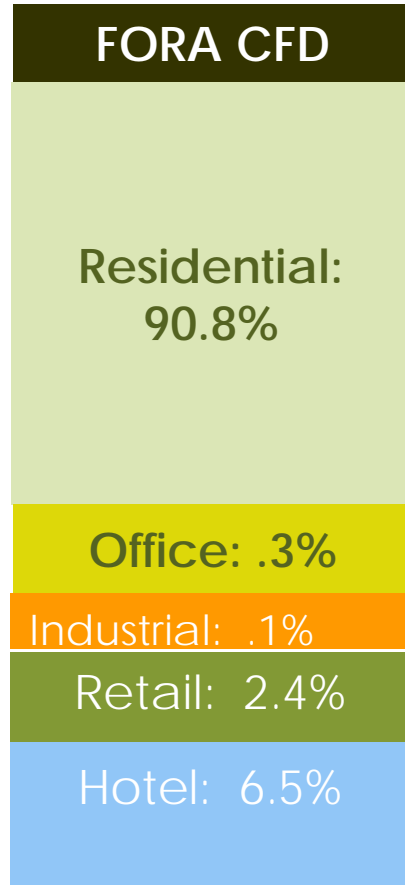
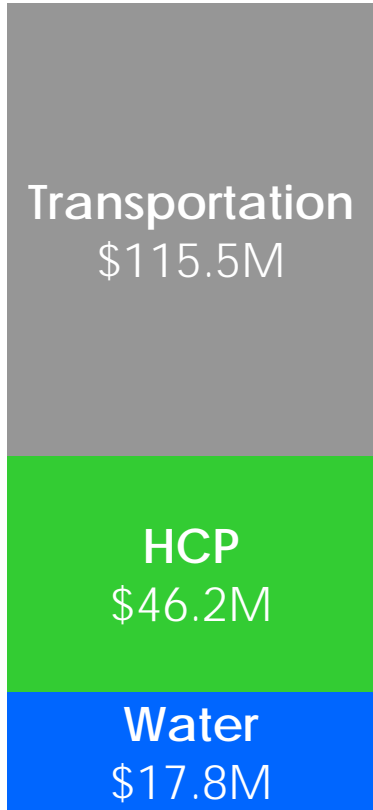
Funding Obligations



POST 2020 CFD FEES

Jurisdiction	CFD Fees
Marina	\$ 41,216,191
County	\$ 14,015,133
Seaside	\$ 38,762,093
Del Rey Oaks	\$ 19,394,617
City of Monterey	\$ 136,853
UC	\$ 4,156,068
Total	\$ 117,680,955

FORA CFD v. NEXUS



Complete BRP Transportation Network

1. FORA Road Construction
2. Financing/Reimbursement for Regional/Off-Site/On-site

Habitat Preservation and Funding

1. FORA wide HCP/2081 Permits (Negotiations)
2. Draft Habitat Cooperative JPA/Implementing Agreement

Water and Funding

1. Water Augmentation/RUWAP

Summary Chart: Transportation

Contract	Year	Asset/Liability Pledge/Obligation	DATE COMPLETION	Multi-Agency	Multi-Agency Notes
FORA-City of Marina reimbursement agreement for Abrams, Crescent, 8th Street, and Salinas Roads	2007	Liability/Obligation:		City of Marina: Obligation Other	[1]
FORA-County of Monterey reimbursement agreement for Davis Road Improvements	2005	Liability/Obligation:		County	[3]
FORA-TAMC Reimbursement Agreement Concerning Hwy 68 Operational Improvements	2014	Liability/Obligation:		Complete	
FORA-Monterey Bay Charter School Traffic MOU	2015	Asset			
MST - TAMC-Marina-FORA MOU	2007				
Whitson Engineers (Master Services)	2017	Asset			
Capital Improvement Program Transportation Assignments	TBD	Liability/Obligation		As Assigned.	
Notes:					

[1] Contract deals with Four Streets: 8th Street: 4,871,433; Crescent: 1,018,004 (Already completed pd. Approx. \$400,000 remainder reallocated to other projects); Abrams Drive: 852,578; Salinas Road: \$3,410,313

[2] Contract is City of Marina assigning a portion of the above reimbursement Agreement to Dunes for building a portion of 8th Street.

Potential Infrastructure Assignment/Coordination

Off-Site Improvements					
	Proj#	Description	Obligation	Assignment	Est Completion
Monterey County	1	Davis Rd north of Blanco	\$ 720,208	CO	2025-2026
Monterey County	2B	Davis Rd south of Blanco	12,733,317	CO	2022-2023
Monterey County	4D	Widen Reservation-4 lanes to WG	9,390,281	CO	2025-2026
Monterey County	4E	Widen Reservation, WG to Davis	4,978,440	CO	2024-2025
City of Marina	8	Crescent Ave extend to Abrams	399,475	MARINA	2017-2018
City of Marina	10	Del Monte Blvd Extension	947,000	MARINA	
Subtotal Off-Site			\$ 29,168,721		
On-Site Improvements					
	Proj#	Description	Obligation	Assignment	Est Completion
City of Marina	FO2	Abrams	\$ 1,127,673	MARINA	2019-2020
City of Marina	FO5	8th Street	6,443,262	MARINA	2021-2022
FORA	FO6	Intergarrison	6,324,492	CO	2021-2022
FORA	FO7	Gigling	8,495,961	SEASIDE	2020-2021
FORA	FO9C	GJM Blvd	1,083,775	DEL REY OAKS	2019-2020
City of Marina	FO11	Salinas Ave	4,510,693	MARINA	2021-2022
FORA	FO12	Eucalyptus Road	532,830	SEASIDE	2018-2019
FORA	FO13B	Eastside Parkway	18,611,779	CO	2024-2025
FORA	FO14	South Boundary Road Upgrade	3,733,921	DEL REY OAKS	2019-2020
Subtotal On-Site			\$ 50,864,386		

Summary Chart: Habitat

Contract	Year	Asset/Liability Pledge/Obligation	Multi-Agency	Multi-Agency Notes
County-FORA-Developer Endangered Species MOA	2005	Obligation/Liability	County/Habitat Cooperative?	
Del Rey Oaks-FORA-Developer Endangered Species MOA	2005	Obligation/Liability	County/Habitat Cooperative?	
FORA-UCSC Agreement Concerning Funding of Habitat Management Related Expenses on the Fort Ord Natural Reserve	2005	Obligation/Liability /Asset	County/Habitat Cooperative?	This Agreement may be replaced by the basewide HCP when adopted.
Habitat Management Plan(HMP)	1997	Obligation/Liability	All property recipients USFWS Enforces HMP/Possible Army Reversion	The Habitat Conservation Plan together with the Habitat Cooperative JPA will implement the HMP
Parker Flats - East Garrison biological assessment	2005			
Proposed East Garrison-Parker Flats Land Use Modification MOU	2005			
USFWS EG-PF BiologicalAssessment Concurrence Letter	2002			

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FUTURE POSSIBLE DATES

March 2018:

April 2018:

May 2018:

June 2018:

Questions?

