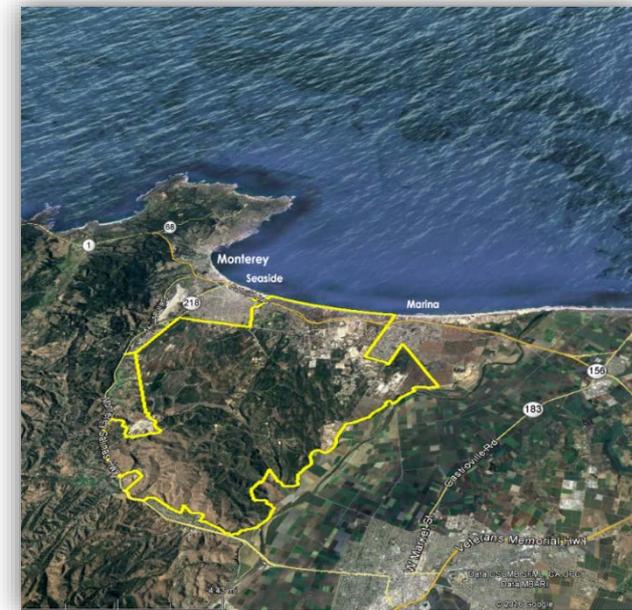


Transition Ad-Hoc Committee

March 27, 2018

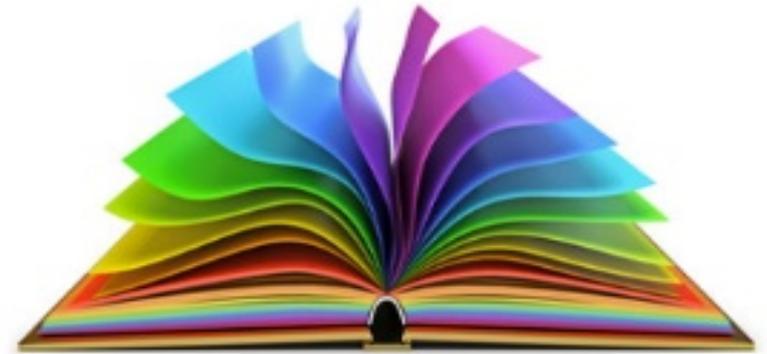
*Steve Endsley, Assistant Executive Officer
Sheri Damon, Prevailing Wage/Risk Coordinator*

- Review Work Plan
- Transition Plan Outline
- Transition Expense Summary
- Entitled v. Proposed Projections
- Transportation Comparison
- Habitat Management Areas
- Side By Side



- ❑ Financial Consultant to Refine Revenue Comparison
- ❑ Refine and Update Entitled v. Proposed Project Information
- ❑ Show Comparison of Extension of CFD v. Nexus Breakdown with Jurisdiction Impacts
- ❑ Address prevailing wage and Base Reuse Plan compliance
- ❑ Discussion of Authority Act and possible Amendments
- ❑ Human Resources (Retention/Counseling/Transition?)
- ❑ Presentation of the Completed DRAFT Transition Plan with Executive Summary

1. EXECUTIVE SUMMARY
2. CHAPTERS
 - A. Administrative
 - B. Water/Wastewater
 - C. Transportation
 - D. Habitat
 - E. Financial Assets
 - F. Environmental Services/Clean Up
 - G. Miscellaneous Contracts
 - H. Human Resources
3. CONCLUSION



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 2018-19

Jurisdiction	Use	Built	Entitled	Proposed	Water
Marina					1325
	Residential-new (Units)	391	2,039		
	Residential-rehab (Units)	707	911		
	Office (Sq. Ft.)	217,000	736,000		
	Industrial (Sq. Ft.)	262,300	700,000		
	Retail (Sq. Ft.)	418,000	498,000		
	Hotel (Rooms)	108	502		
Seaside					1012.5
	Residential-new (Units)	3	125	883	
	Residential-rehab (Units)	902	902		
	Office (Sq. Ft.)			44,900	
	Industrial (Sq. Ft.)			84,900	
	Retail (Sq. Ft.)		10,000	270,000	
	Hotel (Rooms)		398	650	

Fair and Equitable Entitled v. Proposed 2018-19

Jurisdiction	Use	Built	Entitled	Proposed	Water
County					710
	Residential-new (Units)	528	1,470		
	Office (Sq. Ft.)		68,000		
	Retail (Sq. Ft.)		34,000		
Del Rey Oaks					242.5
	Residential-new (Units)			691	
	Office (Sq. Ft.)		400,000		
	Hotel (Rooms)			550	
Monterey					65
	Office (Sq. Ft.)			721,524	
UC MBEST					230
	Residential-new (Units)			240	
	Office (Sq. Ft.)			680,000	
	Industrial (Sq. Ft.)			138,000	
	Retail (Sq. Ft.)			310,000	

Table 1
Fort Ord Reuse Authority Transition Alternatives
Estimated CFD Tax Revenues - All Jurisdictions

All Jurisdictions

Land Use	CFD Tax Rate (as of July 1, 2018)	Total Entitled Projects FORA Sunset 2028		Total Unentitled Projects FORA Sunset 2028	
		Entitled	CFD Revenue	Unentitled	CFD Revenue
Residential Revenues	<i>Per Unit</i>	<i>Units</i>		<i>Units</i>	
New Residential	\$24,621	3,284	\$80,856,143	1,814	\$44,662,924
Employer Based Housing	\$1,231	0	\$0	0	\$0
Existing/Replacement Residential [1]	\$7,163	0	\$0	0	\$0
Total Residential		3,284	\$80,856,143	1,814	\$44,662,924
Nonresidential Revenues	<i>Per Acre</i>	<i>Acres</i>		<i>Acres</i>	
Office	\$3,230	64.7	\$209,097	95.2	\$307,507
Industrial	\$3,230	25.8	\$83,416	23.9	\$77,165
Retail	\$66,552	11.4	\$757,798	53.3	\$3,544,541
	<i>Per Room</i>	<i>Rooms</i>		<i>Rooms</i>	
Hotel	\$5,490	792	\$4,347,972	1,200	\$6,587,836
Total Nonresidential			\$5,398,283		\$10,517,049
Total Residential and Nonresidential [2]			\$86,254,427		\$55,179,973

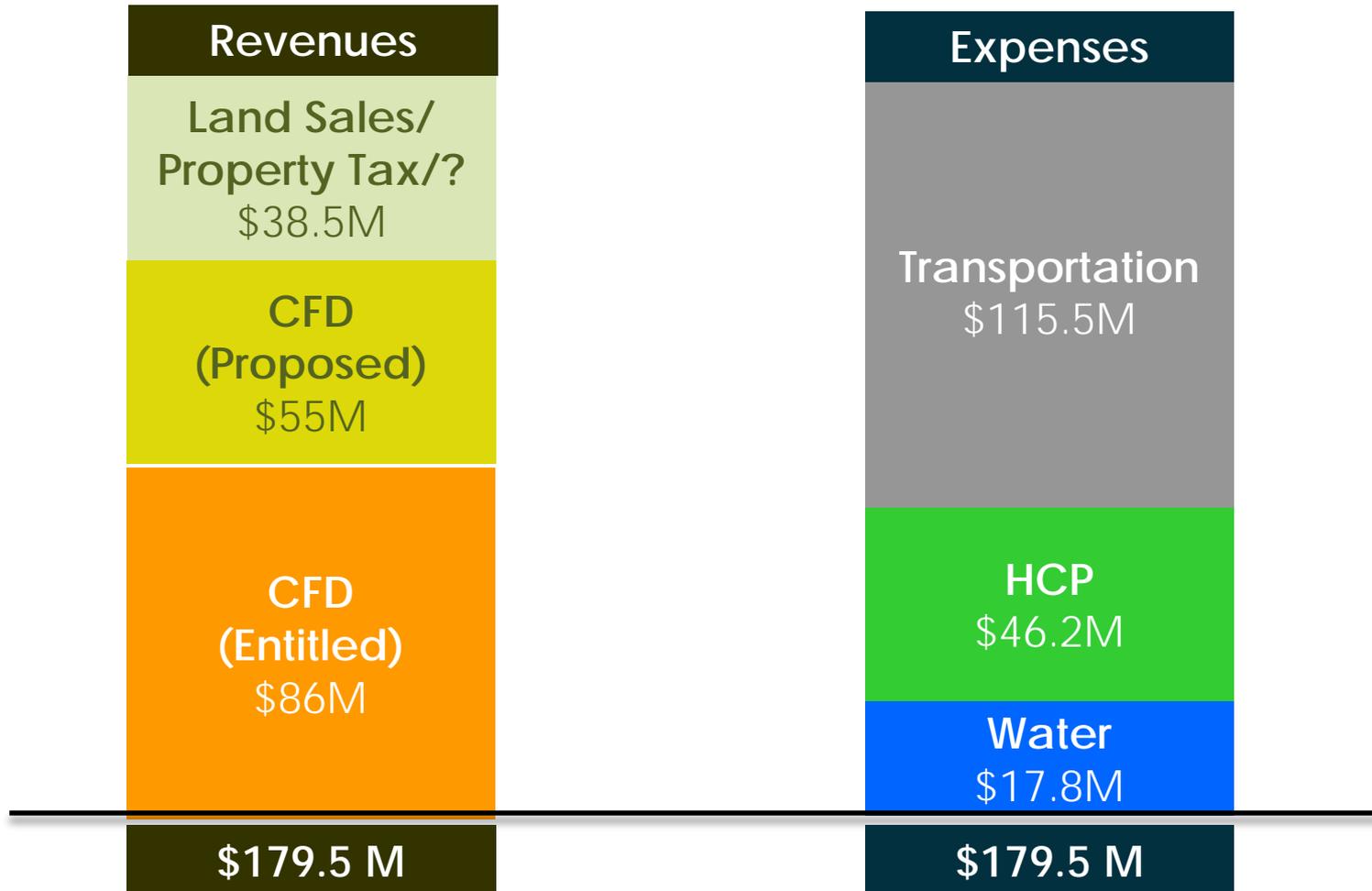
Source: FORA; EPS.

- 1 Includes 228 Seahaven (formerly Marina Heights) units, which do not count towards the 6,160 unit threshold. These units are charged the new residential rate, not the existing residential rate of \$7,163.
- 2 Assumes no discount for affordable housing above the minimum requirement.

CFD FEES THROUGH 2028

Jurisdiction	CFD Fees – Entitled		CFD Fees-Proposed	
Marina	Residential	\$58,106,120	Residential	0
	Job Generator	\$2,845,275	Job Generator	0
County	Residential	\$19,746,232	Residential	0
	Job Generator	\$222,189	Job Generator	0
Seaside	Residential	\$3,003,791	Residential	21,740,553
	Job Generator	\$2,246,078	Job Generator	5,247,586
Del Rey Oaks	Residential	\$0	Residential	17,013,275
	Job Generator	\$84,740	Job Generator	3,019,425
City of Monterey	Residential	\$0	Residential	0
	Job Generator	\$0	Job Generator	192,946
UC	Residential	\$0	Residential	5,909,097
	Job Generator	\$0	Job Generator	2,057,092
Total		\$86,254,427		\$55,179,973

Funding Obligations



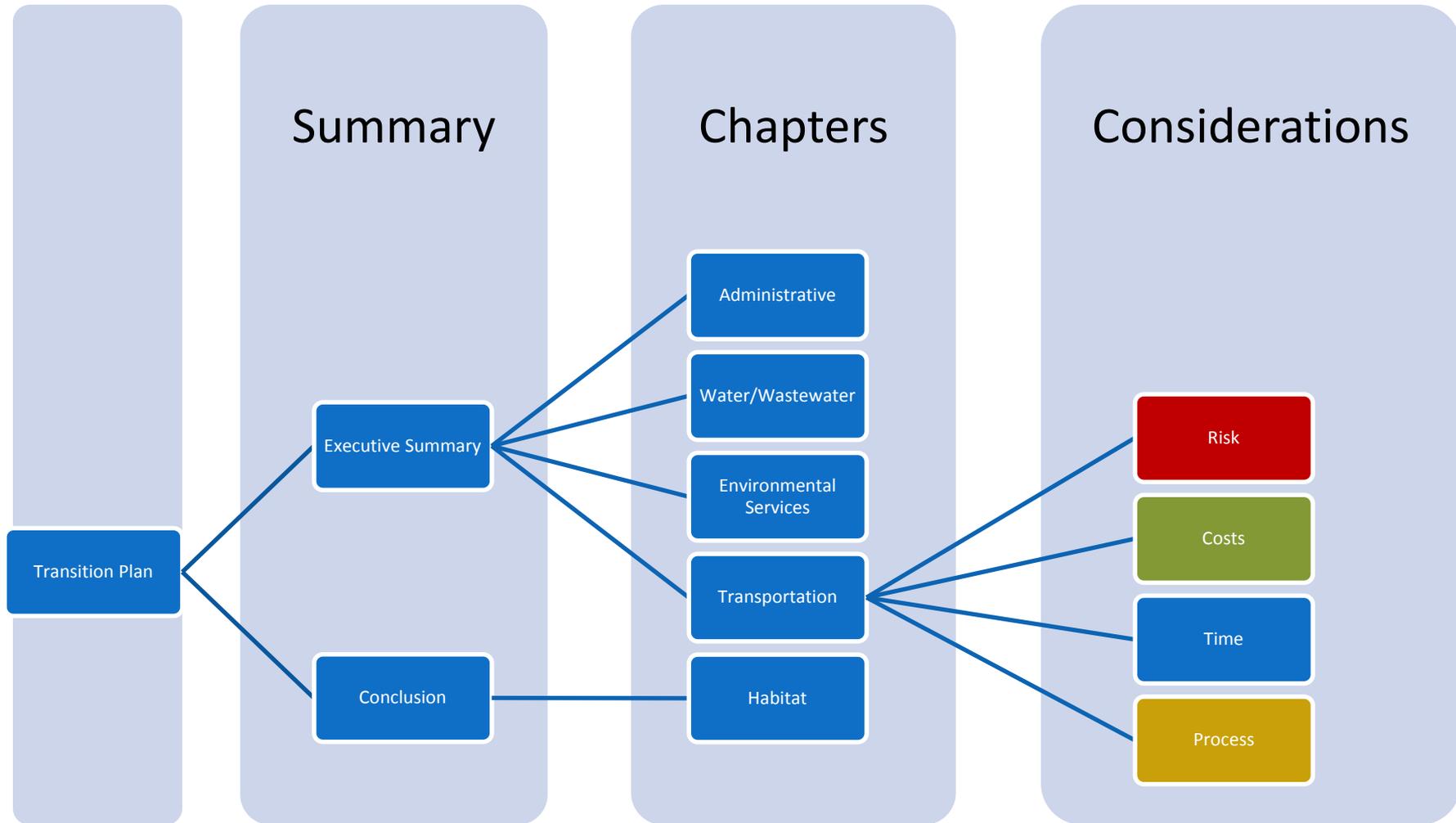
FORA CFD v. NEXUS



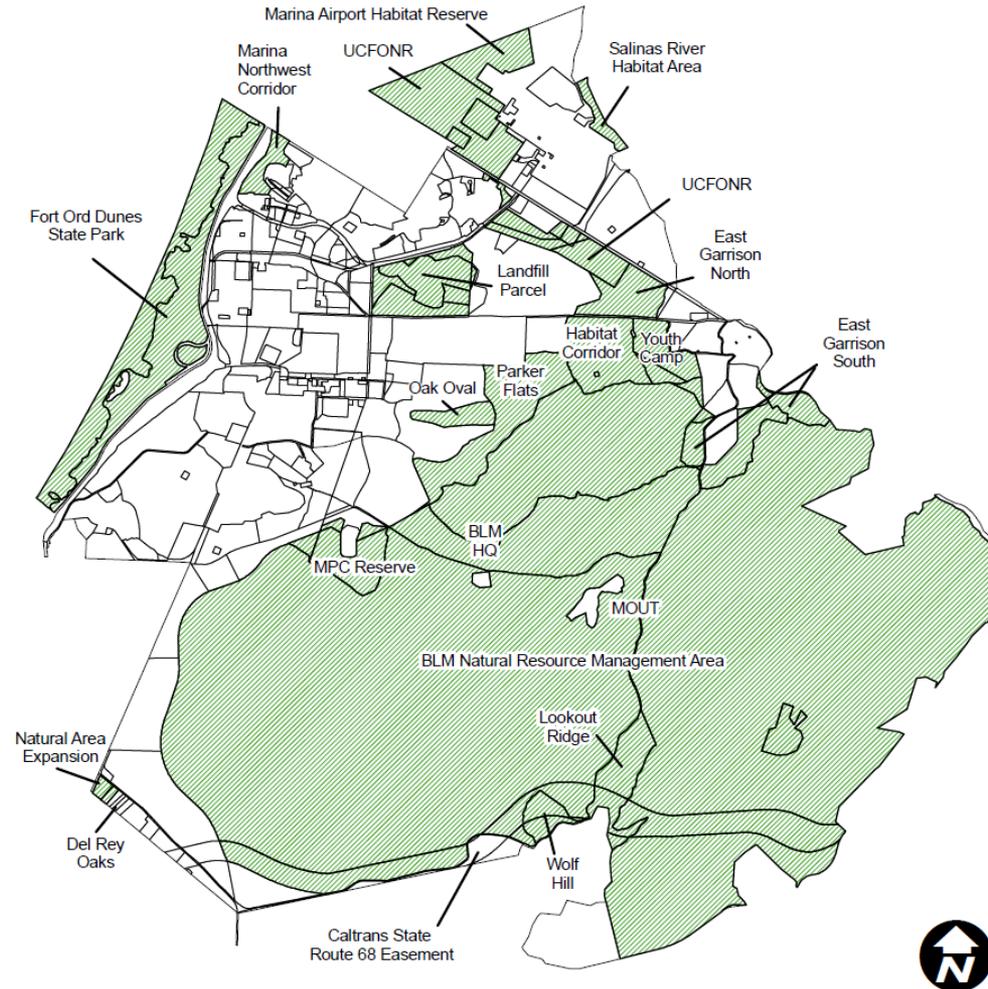
Potential Infrastructure Assignment/Coordination

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		

	ONSITE/OFF-SITE ROADS	TOTAL ENTITLED ONLY	DIFFERENCE
County	\$52,758,517	\$19,968,422	\$32,790,095
CSUMB			
Del Rey Oaks	\$ 4,817,696	\$84,740	\$4,732,956
Marina	\$13,428,103	\$60,951,395	\$47,523,292
Monterey			
Seaside	\$9,028,791	\$5,249,869	\$3,778,922
UC MBEST			
Totals	\$80,033,107	\$86,254,427	



Habitat Management Areas (HMAs)

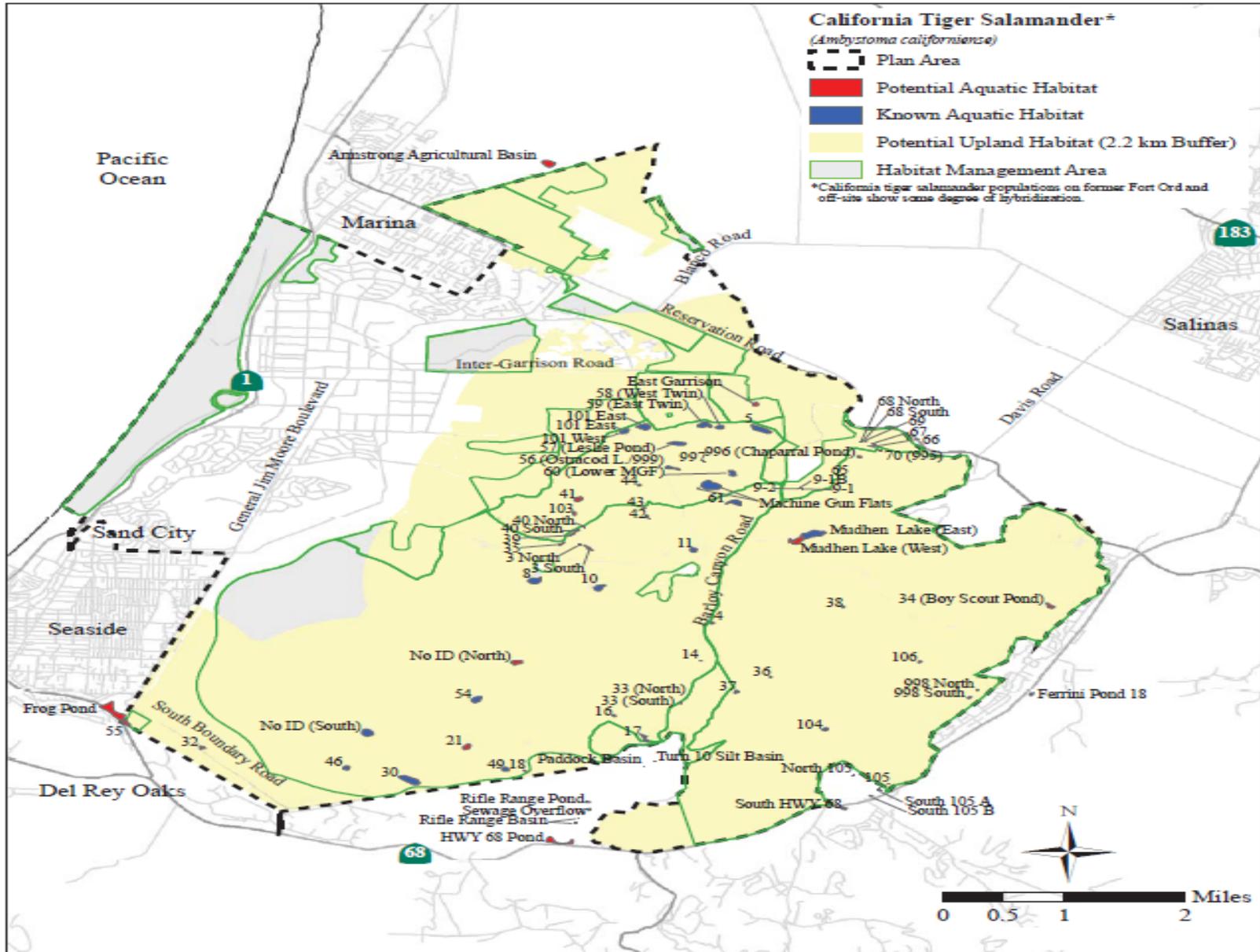


HMA Manager	Acres ¹
County of Monterey	1,477
State Parks	979
University of California	606
Marina	236
Monterey Peninsula College ²	206
Monterey Peninsula Regional Park District	19
Bureau of Land Management	14,645
TOTAL	18,450

¹Estimated total acres of HMAs, including allowable development

²FORA is contractually obligated to perform MPC's habitat management

California Tiger Salamander



- Risks
 - Property ownership, legal liability, jurisdiction financial resources
- Time
 - If HCP, permitting is streamlined
 - If no HCP, permitting is protracted, project by project
- Process
 - HCP requires a multi-agency JPA
 - Project by project approach requires funding, land, and time
- Costs
 - \$46 million for HCP
 - Additional cost potentially for project by project

Side by Side Comparison

	DEVOLVE	EXTEND FORA
Financing	<ul style="list-style-type: none">• New Financing Mechanisms must be created (CFD/Nexus/Development Fees)• Legal Limitations for Some (Nexus) E.g. TAMC• Shifts Land use Emphasis• Inequitable distribution between jurisdictions• Entitled Development may not be subject to new fees in absence of agreements (Loss to Region)	<ul style="list-style-type: none">• Financing Exists• Tax allows flexibility• Entitled Development pays fees

Side by Side Comparison

	DEVOLVE	EXTEND FORA
Implementation of Mitigations	<ul style="list-style-type: none"> • Decentralized • Inconsistent Interpretations of Requirements (When/What/How) • Priority Amendment(s) (Who/How/Fair?) • Non-Integrated/Non-Coordinated Conservation 	<ul style="list-style-type: none"> • Centralized Decisions • Regional Priorities
Priorities (Finishing Plan)	<ul style="list-style-type: none"> • Non-Fort Ord Parties Setting Priorities • No unified mechanism to completing/Revise Fort Ord mitigations (Some winners/Some Losers) 	<ul style="list-style-type: none"> • Fort Ord Parties Setting Priorities • Prioritization Process in Place

FUTURE POSSIBLE DATES

April 2018: Confirm April 18, 2018 at 2:30?

May 2018:

June 2018:

Questions?

