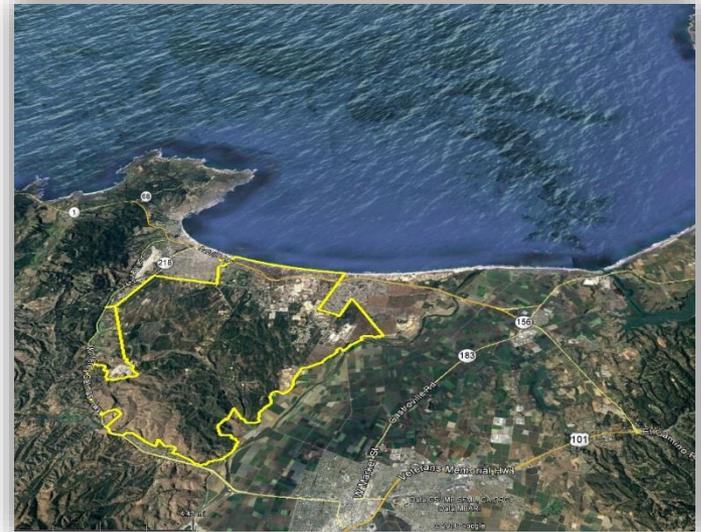


Transition Task Force

May 9, 2017

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

- **Task 1: Obligation/Liability Distribution Methodology**



Common Goals/Assumptions

- Implement the BRP Economic Recovery
- Implement BRP mitigations
- Maximize/Leverage Regional Resources
- Implement recovery/mitigation prior to sunset
- Minimize successor liability
- Fair and Equitable Distribution



- Real Property
 - CEQA Mitigations
 - Water, Transportation/Transit, Habitat
 - ESCA
 - Stewardship, Reporting, Oversight
 - Building Removal
- Administrative
 - Retirement
 - Staff Transition
 - Unanticipated (Eg. Claims)



OPTIONS

- Contractual
- Voting Rights
- Residential Development
- Projected Development
- Water Allocation
- Acreage



- **CSUMB/UC MBEST/MPC**
 - *Ex Officio status*
 - *Mitigation Contributions based upon contract provisions and CEQA*



Obligation Distribution- NEW RESIDENTIAL

	2016 New Residential 6160 Units		2017 New Residential 6160 Units	
		Percentage		Percentage
County	1470	24%	1470	18%
CSUMB				
Del Rey Oaks	691	11%	691	13%
Marina	2487	40%	2239	36%
Monterey				
Seaside	1272	21%	1520	28%
UC MBEST	240	4%	240	5%

Sample Post-2020 Jurisdictional Obligation Distribution- 2016 CIP

Jurisdiction	%	Scenario 1	Scenario 2
County	16%	\$15,419,753	\$20,775,862
CSUMB	0%	\$417,816	\$562,946
Del Rey Oaks	15%	\$13,707,293	\$18,468,573
Marina	35%	\$32,810,309	\$44,207,093
Monterey	0%	\$140,303	\$189,038
Seaside	29%	\$27,344,413	\$36,842,597
UC MBEST	5%	\$4,260,112	\$5,739,878
Totals	100%	\$94,100,000	\$126,785,988

Obligation Distribution- 2017 CIP

	New Residential 6160 Units	Existing Residential Units	Office Acres	Industrial Acres	Retail Acres	Hotel Rooms	Percentage Revenue Generated
County	942				3		16%
CSUMB							0%
Del Rey Oaks	691		26			550	13%
Marina	1938	228	17		8	394	37%
Monterey			47	12			0%
Seaside	1517		10	9	14	848	29%
UC MBEST	240		45	6	28		5%

Obligation Distribution 2017 DEVELOPMENT FORECAST

	2016	2017
County	16%	16%
CSUMB	0%	0%
Del Rey Oaks	15%	13%
Marina	35%	37%
Monterey	0%	0%
Seaside	29%	29%
UC MBEST	5%	5%
Totals	100%	100%

Obligation Distribution WATER ALLOCATION

	ACRE FEET	PERCENTAGE	ADJUSTED
COUNTY	710	15%	21%
CSUMB	1035	22%	0
DEL REY OAKS	242.5	5%	7%
MARINA	1325	29%	39%
MONTEREY	65	1%	2%
SEASIDE	1012.5	22%	30%
UC MBEST	230	5%	0
	4620	100%	100%

Obligation Distribution- ACREAGE

	TOTAL DEVELOPABLE ACREAGE	PERCENTAGE	ADJUSTED
COUNTY	3602	41%	52%
CSUMB	1388	16%	0%
DEL REY OAKS	342	4%	5%
MARINA	1711	19%	24%
MONTEREY	110	1%	2%
SEASIDE	1223	14%	18%
UC MBEST	481	5%	0%
	8857	100%	100%

COMPARISON

Obligation Distribution COMPARISON

	NEW RESIDENTIAL	FUTURE BUILDOUT	WATER ALLOCATION	ACREAGE
County	18%	16%	21%	52%
CSUMB		0%	0%	0%
Del Rey Oaks	13%	13%	7%	5%
Marina	36%	37%	39%	24%
Monterey		0%	2%	2%
Seaside	28%	29%	30%	18%
UC MBEST	5%	5%	0	0%
Totals	100%	100%	100%	100%

- **Obligation Distribution Methodology**, July 1
- **Infrastructure Coordination**, August 1
- **Resource/Financing Options**, September 1
- **Implementation Structure**, October 1
- **Board Recommendation**, December 8

Assignment, Coordination, Modification of Implementation of Infrastructure Improvements

- Follow 2020 CIP prioritization?
 - Modification Process?
 - Forum for Process: Contractual/Agency
-
- *Target consensus date: **August 1, 2017***

POTENTIAL INFRASTRUCTURE ASSIGNMENT/COORDINATION

Lead Agency	Regional Improvements			Possible Assignment
	Proj#	Description	Obligation	
TAMC/Caltrans	R3a	Hwy 1-Del Monte-Fremont-MBL	\$ 22,903,427	TAMC
TAMC/Caltrans	R10	Hwy 1-Monterey Rd. Interchange	3,741,714	TAMC
TAMC/Caltrans	R11	Hwy 156-Freeway Upgrade	10,629,001	TAMC
	Subtotal Regional		\$ 37,274,143	
	Transit Capital Improvements			
	Proj#	Description	Obligation	
MST	T3	Transit Vehicle Purchase/Replace	\$ 9,098,135	MST
MST	T22	Intermodal Centers	7,086,678	MST
	Subtotal Transit		\$ 16,184,813	

FORA Share or Nexus?

POTENTIAL INFRASTRUCTURE ASSIGNMENT/COORDINATION

Off-Site Improvements					
	Proj#	Description	Obligation	ASSIGNMENT	ESTIMATED COMPLETION
Monterey County	1	Davis Rd north of Blanco	\$ 759,775	CO	2025-2026
Monterey County	2B	Davis Rd south of Blanco	12,447,987	CO	2022-2023
Monterey County	4D	Widen Reservation-4 lanes to WG	5,097,495	CO	2025-2026
Monterey County	4E	Widen Reservation, WG to Davis	3,321,589	CO	2024-2025
City of Marina	8	Crescent Ave extend to Abrams	1,359,239	MARINA	2017-2018
Subtotal Off-Site			\$ 22,986,085		
On-Site Improvements					
	Proj#	Description	Obligation		
City of Marina	FO2	Abrams	\$ 1,138,362	MARINA	2019-2020
City of Marina	FO5	8th Street	5,392,321	MARINA	2021-2022
FORA	FO6	Intergarrison	4,380,385	CO	2021-2022
FORA	FO7	Gigling	8,097,846	SEASIDE	2020-2021
FORA	FO9C	GJM Blvd	1,059,489	DEL REY OAKS	2019-2020
City of Marina	FO11	Salinas Ave	4,553,449	MARINA	2021-2022
FORA	FO12	Eucalyptus Road	520,890	SEASIDE	2018-2019
FORA	FO13B	Eastside Parkway	18,198,908	CO	2024-2025
FORA	FO14	South Boundary Road Upgrade	3,302,612	DEL REY OAKS	2019-2020
Subtotal On-Site			\$ 46,644,262		

	ONSITE/OFF-SITE ROADS	NEW RESIDENTIAL ONLY	TRANSPORTATION OBLIGATION
County	\$ 44,206,139	24%	\$16,616,333
CSUMB			
Del Rey Oaks	4,362,101	11%	7,810,807
Marina	12,443,371	36%	25,308,823
Monterey		0%	
Seaside	8,618,736	25%	17,181,514
UC MBEST		4%	2,712,871
Totals	\$69,630, 347		\$69,630,647

- Consensus on Common Goals/Assumptions
- Consensus on Obligation/Liability Distribution
Methodology
- Next Meeting

Common Goals/Assumptions

- Implement the BRP Economic Recovery
- Implement BRP mitigations
- Maximize/Leverage Regional Resources
- Implement recovery/mitigation prior to sunset
- Minimize successor liability
- Fair and Equitable Distribution



Obligation Distribution COMPARISON

	NEW RESIDENTIAL	FUTURE BUILDOUT	WATER ALLOCATION	ACREAGE
County	18%	16%	21%	52%
CSUMB		0%	0%	0%
Del Rey Oaks	13%	13%	7%	5%
Marina	36%	37%	39%	24%
Monterey		0%	2%	2%
Seaside	28%	29%	30%	18%
UC MBEST	5%	5%	0	0%
Totals	100%	100%	100%	100%

	VOTES	PERCENTAGE
County	3	23%
Carmel	1	8%
CSUMB	0	0%
Del Rey Oaks	1	8%
Marina	2	15%
Monterey	1	8%
Pacific Grove	1	8%
Salinas	1	8%
Sand City	1	8%
Seaside	2	15%
UC MBEST	0	0%