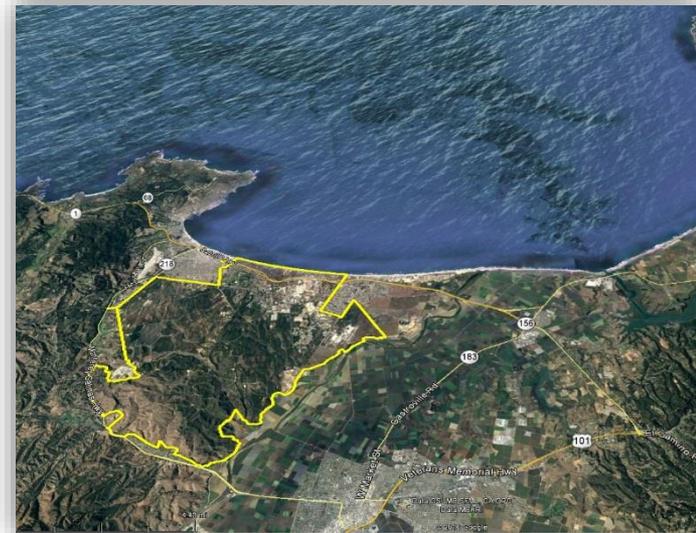


# Transition Task Force

*May 24, 2017*

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

- **Task 1:**  
**Obligation/Liability**  
**Distribution**  
**Methodology**
  - Goals
  - *Fair and Equitable*
  - Methodology
- **Task 2: Infrastructure**  
**Assignment/Priorities**



# Goals

- Land Use Authorities to Implement the BRP Economic Recovery
- Land Use Authorities to Implement BRP mitigations
- Land Use Authorities to collaborate to Maximize/Leverage Regional Resources
- Land Use Authorities committed to a Fair and Equitable Distribution and Contribution
- FORA to Implement recovery/mitigation/building removal prior to sunset
- FORA to Minimize successor liability



- **Land Use Authorities:**
  - Implement BRP Economic Recovery
  - Implement BRP Mitigations
  - Collaborate to Maximize/Leverage Regional Resources
  - Committed to a Fair and Equitable Distribution and Contribution
- **FORA:**
  - Implement recovery/mitigation/building removal prior to sunset
  - Minimize successor liability



## OPTIONS

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



- **CSUMB** Contributions to Date: \$2,396,000 (Deficit Period Funding Agreement 1996-2007)
- **MPC** up to \$500,000 (2002)
- **UC** committed to paying FORA CFD for private development

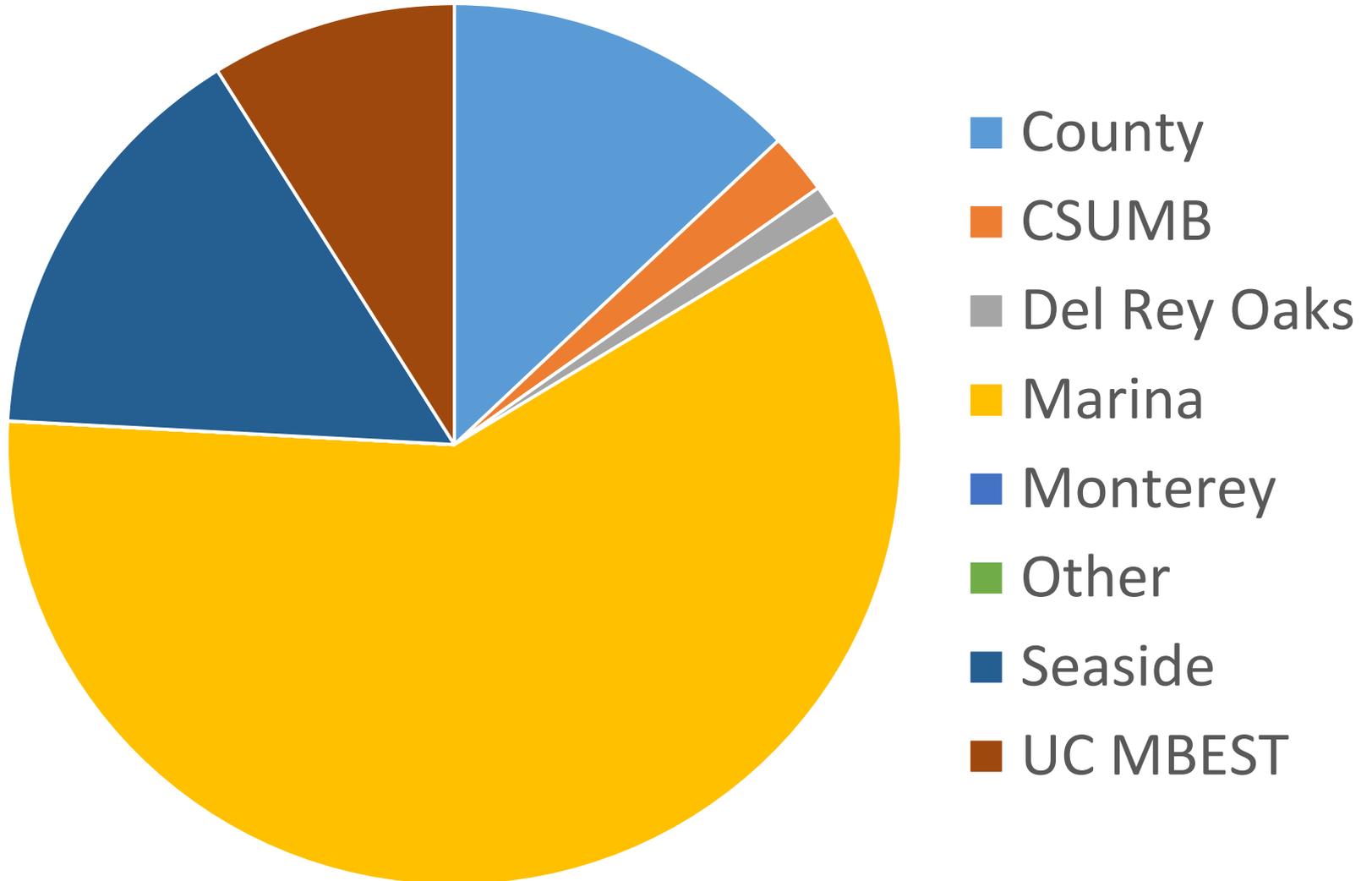


- FORA Act Section 67692
- Implementation Agreements



The board **shall consider** a program of local **revenue sharing** among the member agencies **to ensure** an **equitable apportionment of revenues** generated from the reuse of Fort Ord among those member agencies responsible for the provision of services to Fort Ord and member agencies that assist in the funding of services to Fort Ord.

# Generated Revenues



# Revenues

	CFD Fees	Land Sales	Tax Share	Other	Raised Revenues
County	\$ 9,433,672	\$ 748,135	\$ 3,301,486		\$ 13,483,292
CSUMB	\$ 2,326,795				\$ 2,326,795
Del Rey Oaks		\$ 1,200,061			\$ 1,200,061
Marina	\$ 12,591,180	\$ 47,273,744	\$ 2,484,038		\$ 62,348,963
Monterey					\$ -
Other	\$ 755				\$ 755
Seaside	\$ 10,181,822		\$ 5,775,450		\$ 15,957,272
UC MBEST				\$ 9,300,000	\$ 9,300,000
	\$ 24,351,647	\$ 49,221,941	\$ 11,560,974		\$ 104,617,138

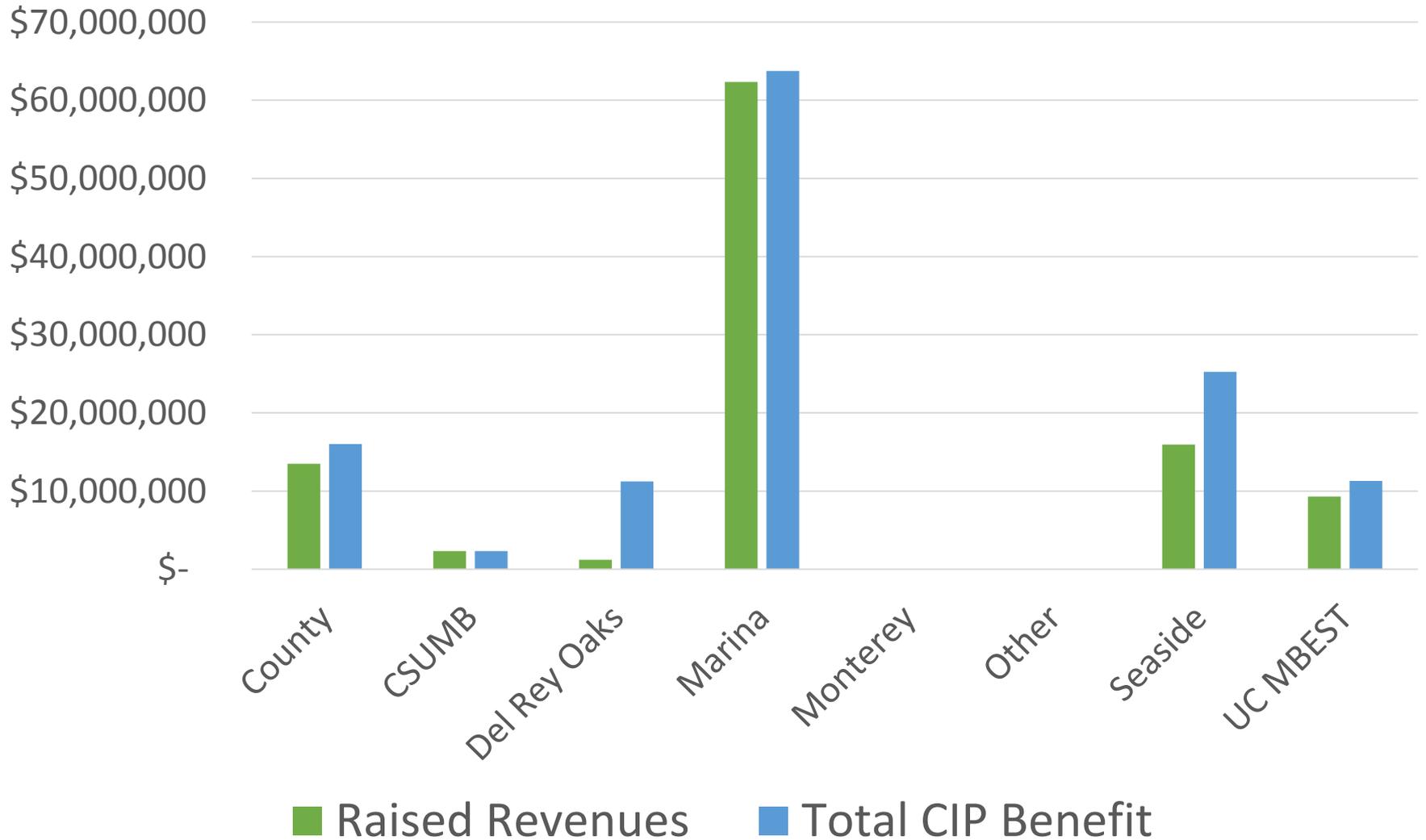
**Fair and equitable share** *means* a financial contribution to FORA to be applied toward a jurisdiction's share of basewide mitigation measures and basewide costs.

- A. Land sale or lease proceeds (50%)
- B. FORA tax share health-safety code 33492.70
- C. FORA fees and assessments
- D. Less jurisdiction performance of basewide mitigation measures and/or costs

# CIP Benefits

	Future Buildout	Mitigations	Building Removal	Other Benefits	Total CIP Benefit
County	16%	\$ 13,843,424	\$ 2,177,000		\$ 16,020,424
CSUMB		\$ -		\$ 2,326,795	\$ 2,326,795
Del Rey Oaks	13%	\$ 11,247,782			\$ 11,247,782
Marina	37%	\$ 32,012,917	\$ 29,417,869	\$ 2,325,000	\$ 63,755,786
Monterey	0%	\$ -			\$ -
Other					\$ -
Seaside	29%	\$ 25,091,205	\$ 166,371		\$ 25,257,576
UC MBEST	5%	\$ 4,326,070		\$ 6,975,000	\$ 11,301,070
<b>Totals</b>	<b>100%</b>	<b>\$ 86,521,397</b>	<b>\$ 31,761,240</b>	<b>\$ 11,626,795</b>	<b>\$ 118,608,362</b>

# Revenues to Benefits



# Fair and Equitable Entitled v. Proposed

Jurisdiction	Use	Built	Entitled	Proposed	Water
<b>Marina</b>					1325
	Residential-new	301	2039	200	
	Residential-rehab	683	911		
	Office	245000	511000		
	Industrial	262300	262300		
	Retail	418000	504000		
	Hotel	108	502		
<b>Seaside</b>					1012.5
	Residential-new	3	125	1395	
	Residential-rehab	902	902		
	Office			169900	
	Industrial			150000	
	Retail		10000	140000	
	Hotel		68	450	

# Fair and Equitable Entitled v. Proposed

Jurisdiction	Use	Built	Entitled	Proposed	Water
<b>County</b>					710
	Residential-new	528	1470		
	Retail		34000		
<b>Del Rey Oaks</b>					242.5
	Office		400000		
	Hotel			550	
<b>Monterey</b>					65
	Office			721524	
<b>UC MBEST</b>					230
	Office				
	Industrial				
	Retail				

# Biennial Fee Study

Transportation/Transit	\$130,072,734
Water Augmentation	\$23,902,296
HCP Endowment	\$53,691,267
HCP Endowment Contingency	\$19,567,546
Contingency	\$19,510,910
Other Costs (CFD Administration)	\$11,398,709
<b>Total CIP Costs</b>	<b>\$258,143,463</b>

# Methodology Comparison

	New Residential	Future Buildout	Water Allocation	Acreage	Voting
Carmel					8%
County	18%	16%	21%	52%	23%
CSUMB		0%	0%	0%	0%
Del Rey Oaks	13%	13%	7%	5%	8%
Marina	36%	37%	39%	24%	15%
Monterey		0%	2%	2%	8%
Pacific Grove					8%
Salinas					8%
Sand City					8%
Seaside	28%	29%	30%	18%	15%
UC MBEST	5%	5%	0	0%	0%
<b>Totals</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

- **Form Consensus and Adopt Goals**
- **Use Future Buildout Percentage for Real Property based Obligation/Liabilities**
- **Use Voting Percentage for Non-Real Property Administrative Obligation/Liabilities**

## Assignment, Coordination, Modification of Implementation of Infrastructure Improvements

- *Target consensus date: **August 1, 2017***

## Transportation Obligation : 2017 Re-Allocation Study

### Nexus

Fort Ord Area's  
Obligation to  
Regional  
Transportation  
System (RTS)

**\$203 M**

### FORA Fee

Implementation  
Agreement  
Distribution

Local Improvements  
Prioritized

**\$130M**

### CFD

Utilizes IA  
distribution to  
set Fee

Spread Across FORA  
development =

**33% Increase**

# Potential Infrastructure Assignment/Coordination

<b>Off-Site Improvements</b>					
	Proj#	Description	Obligation	ASSIGNMENT	ESTIMATED 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	
<b>Subtotal Off-Site</b>			<b>\$ 29,168,721</b>		
<b>On-Site Improvements</b>					
	Proj#	Description	Obligation		
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
<b>Subtotal On-Site</b>			<b>\$ 50,864,386</b>		

- Coordination/Implementation
- Project Review
- Project Costs against Available Revenues
- Adjustment to CIP Projects
- Annual CIP Review

- Project mitigates 1997 Base Reuse Plan (BRP)
- Project environmental/design complete
- Project can be completed prior to transition
- FORA funding used to leverage grant dollars
- Project coordinated with other projects
- Project furthers inter-jurisdictional equity
- Supports jurisdictions 'flagship' project
- Project link to jurisdictional development

# Remaining Transportation/Transit Obligations

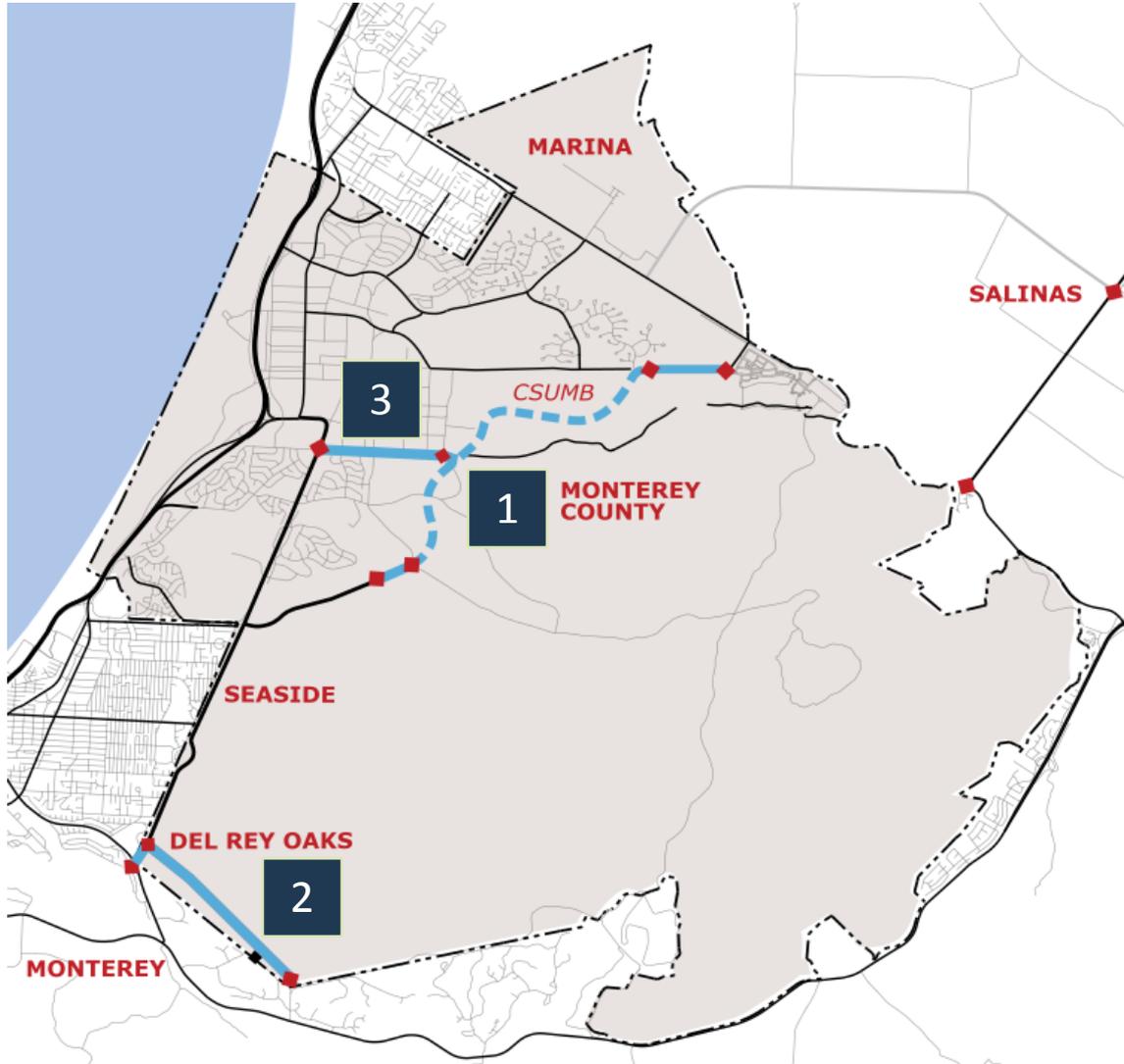


<b>Priority</b>	<b>Proj#</b>	<b>Description</b>	<b>Type</b>	<b>Lead</b>	<b>Obligation</b>
<b>1</b>	<b>FO13B</b>	<b>Eastside Parkway</b>	On-Site	FORA	<b>\$ 18,814,824</b>
<b>2</b>	<b>FO14</b>	<b>South Boundary Road Upgrade</b>	On-Site	FORA	<b>\$ 3,528,665</b>
<b>3</b>	<b>2B</b>	<b>Davis Rd south of Blanco</b>	Off-Site	MoCo	<b>\$ 12,656,088</b>
<b>4</b>	<b>T3</b>	<b>Transit Vehicle Purchase/Replace</b>	Transit	MST	<b>\$ 9,189,359</b>
<b>5</b>	<b>FO12</b>	<b>Eucalyptus Road</b>	On-Site	FORA	<b>\$ 501,849</b>
<b>6</b>	<b>8</b>	<b>Crescent Ave extend to Abrams</b>	Off-Site	Marina	<b>\$ 415,177</b>
<b>7</b>	<b>FO7</b>	<b>Gigling</b>	On-Site	FORA	<b>\$ 8,463,189</b>
<b>8</b>	<b>FO6</b>	<b>Intergarrison</b>	On-Site	FORA	<b>\$ 4,952,721</b>
<b>9</b>	<b>10</b>	<b>Del Monte Blvd Extension</b>	Off-Site	Marina	<b>\$ 947,000</b>
<b>10</b>	<b>R3a</b>	<b>Hwy 1-Del Monte-Fremont-MBL</b>	Regional	TAMC	<b>\$ 14,099,438</b>
<b>11</b>	<b>FO5</b>	<b>8th Street</b>	On-Site	Marina	<b>\$ 5,638,043</b>

# Remaining Transportation/Transit Obligations



<b>Priority</b>	<b>Proj#</b>	<b>Description</b>	<b>Type</b>	<b>Lead</b>	<b><i>Obligation</i></b>
<b>12</b>	<b>R11</b>	<b>Hwy 156-Freeway Upgrade</b>	Regional	TAMC	<b>\$ 17,662,896</b>
<b>13</b>	<b>T22</b>	<b>Intermodal Centers</b>	Transit	MST	<b>\$ 7,386,330</b>
<b>14</b>	<b>FO9C</b>	<b>GJM Blvd</b>	On-Site	FORA	<b>\$ 1,022,527</b>
<b>15</b>	<b>4E</b>	<b>Widen Reservation, WG to Davis</b>	Off-Site	MoCo	<b>\$ 5,174,545</b>
<b>16</b>	<b>4D</b>	<b>Widen Reservation-4 lanes to WG</b>	Off-Site	MoCo	<b>\$ 9,264,815</b>
<b>17</b>	<b>1</b>	<b>Davis Rd north of Blanco</b>	Off-Site	MoCo	<b>\$ 748,577</b>
<b>18</b>	<b>R10</b>	<b>Hwy 1-Monterey Rd. Interchange</b>	Regional	TAMC	<b>\$ 3,746,225</b>
<b>19</b>	<b>FO11</b>	<b>Salinas Ave</b>	On-Site	Marina	<b>\$ 4,688,373</b>
<b>20</b>	<b>FO2</b>	<b>Abrams</b>	On-Site	Marina	<b>\$ 1,172,093</b>
		<b>Transportation and Transit</b>	<b>GRAND TOTAL</b>		<b>\$ 130,072,735</b>

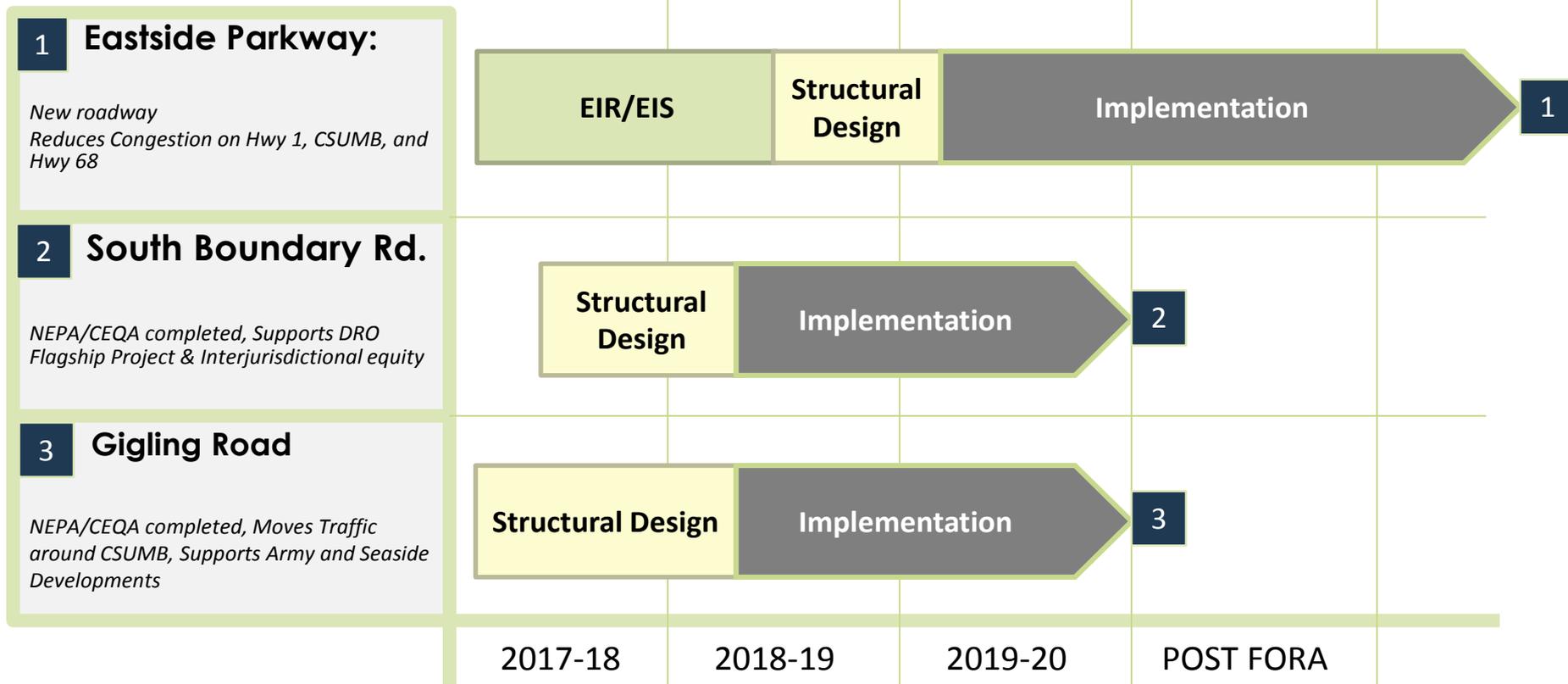


## Remaining FORA Lead Improvements

1. Eastside Parkway
2. South Boundary Rd.
3. Gigling Rd.

**All others are Reimbursements**

# Transportation Action Plan



# Lead Agency Summary

	ONSITE/OFF-SITE ROADS	NEW RESIDENTIAL ONLY	TRANSPORTATION OBLIGATION
County	\$52,758,517	24%	\$19,207,946
CSUMB			
Del Rey Oaks	4,817,696	11%	8,803,642
Marina	13,428,103	36%	28,811,918
Monterey		0%	
Seaside	9,028,791	25%	20,008,277
UC MBEST		4%	3,201,324
<b>Totals</b>	<b>\$ 80,033,107</b>		<b>\$80,033,107</b>

- Consensus on Project List
- Consensus on Lead Agency assignments
- Considerations:
  - ***Jurisdictional boundaries***
    - ***South Boundary Road – DRO***
  - ***Existing FORA Reimbursement Agreements***
    - ***County of Monterey – Davis Road***
    - ***City of Marina – Salinas Ave., Abrams Dr., 8<sup>th</sup> St., & Crescent Ave.***
  - ***Lead Agency status for Project***

- **Form Consensus and Adopt Goals**
- **Use Future Buildout Percentage for Real Property based Obligation/Liabilities**
- **Use Voting Percentage for Non-Real Property Administrative Obligation/Liabilities**

- Next Meeting
  - PRIORITIZATION AND MANAGEMENT
    - Timing of Improvements
    - Continued Discussion with TAMC
    - OTHER PROCESS (JPA/ASSIGNMENT)