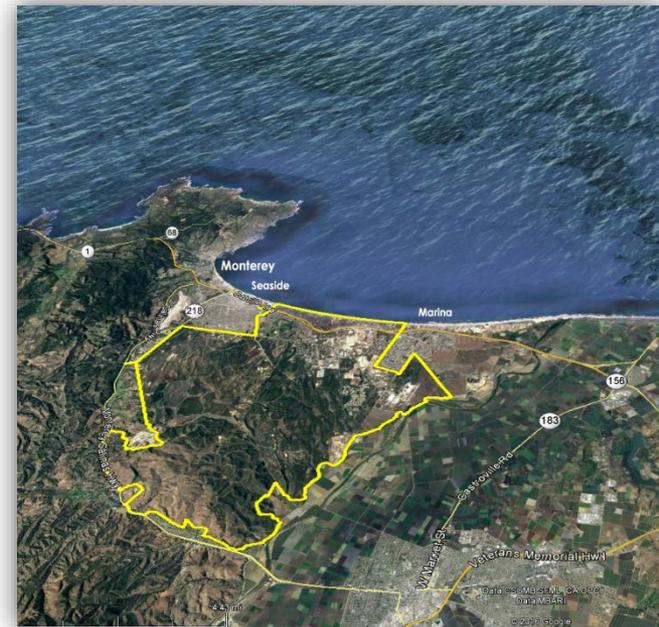


# Transition Task Force

*July 19, 2017*

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

- **Task 1: Obligation/Liability Distribution Methodology**
  - Goals
  - *Fair and Equitable*
  - Methodology
  - *Target Completion: July 1*
- **Task 2: Infrastructure Assignment/Priorities**
  - *Target completion: August 1*
- **Task 3: Financing**
  - *Target completion: September 1*
- **Task 4: Organizational**
  - *Target completion: October 1*



- **Land Use Authorities:**
  - Implement BRP Economic Recovery
  - Implement BRP Mitigations, *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:**
  - Implement recovery/mitigation/building removal prior to sunset
  - Minimize successor liability



# 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>

# Task 1: Recommendations

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

## DISCUSSION

Infrastructure Improvements: Assignment, Coordination, Modification, and Implementation

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

# Transition Summary

Major Obligations	Assignments	2020	2028
<b>Expenses</b>			
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
<b>Sub-Total</b>		<b>\$179.5M</b>	<b>0</b>
ESCA Program	New JPA or County	\$7-10M*	0
<b>Total</b>		<b>\$189.5M</b>	<b>\$0M</b>

<b>Revenues</b>		
CFD	Unassignable (Jurisdictions can enact new fees) May be amended by resident vote	
Land Sales	Land sales revenues to jurisdictions	
Property Tax Formula	Different Property Tax Formula by Jurisdiction	

# Potential Infrastructure Assignment/Coordination

Off-Site Improvements					
	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>		
On-Site Improvements					
	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>		

## 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

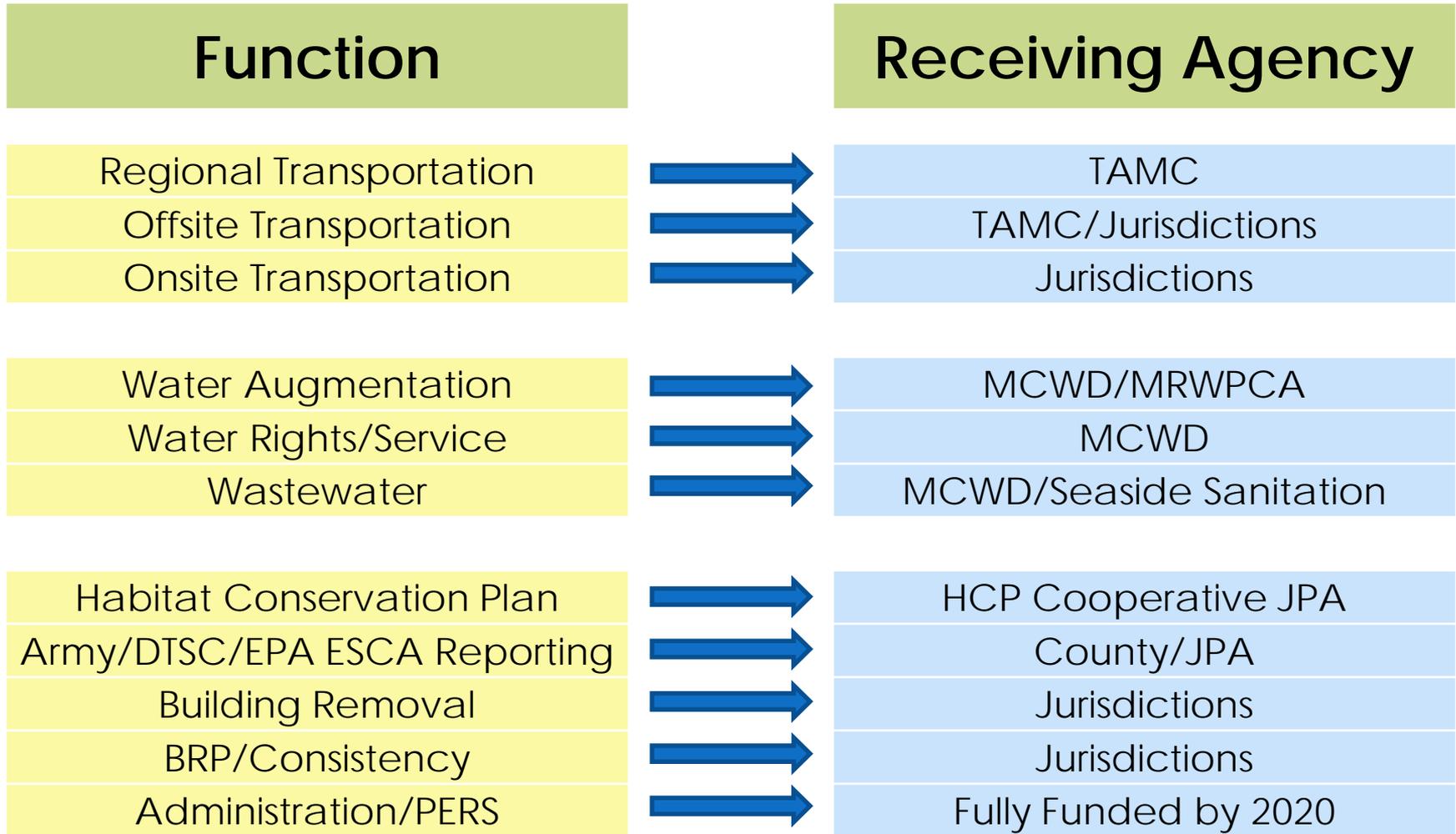
**\$130M**

## Options:

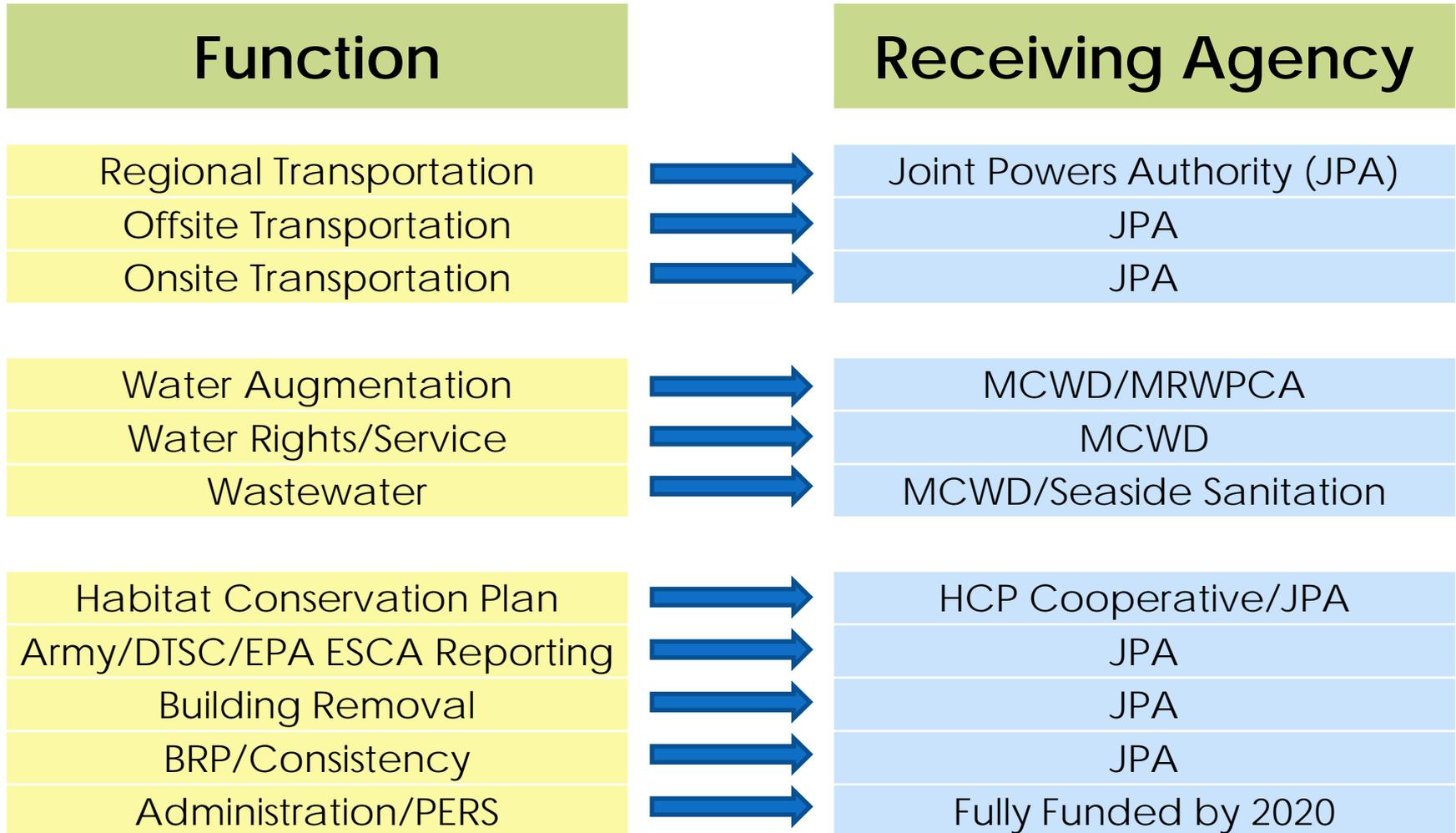
**Single Successor Agency JPA** assumes FORA Program at transition; Transition Plan with Jurisdictions on replacement revenue obligations and/or *legislation to extend FORA CFD and/or other regional powers*. Avoids nexus issues.

**Multiple Agency Transfer:** FORA Program transferred to multiple agencies. Agreements with multiple agencies to address Nexus issues, CIP Assignment and timing of construction, Replacement Revenue Obligations.

# Task 2: Multiple Agency Function Transfers



# Task 2: Single Agency Function Transfers



# Task 2: Recommendations

- Assign outstanding FORA program to Single Entity JPA and seek legislative authorization of FORA's powers to successor single entity.
- Seek legislation to extend FORA (Legislative Committee)

## **DISCUSSION**

# Task 2: Recommendations- Multiple Agency



- Utilize FORA CIP as of a date certain for list of FORA Program;
- Assign lead agencies based upon the draft recommended entities;
- Draft Transition Agreements and/or Reimbursement Agreements with successor entities and/or lead agencies;
- Address nexus issues in Transition Agreements.

## **DISCUSSION**

## Resources to meet post-FORA obligations:

- Land Sales/Lease Revenues
- Development/Impact Fees/Financing Districts
- Sales/Transient-Occupancy Tax
- Property Tax Increases

## Selection of Financing Mechanism

**Revenue collection & distribution** (e.g. Escrow Accounts, JPA, TAMC?, MCWD?, Assignment of Implementation Agreements)

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

**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 base wide mitigation measures and/or costs

- e. If FORA is unable, despite reasonable good faith efforts, to pay Basewide Costs and undertake Basewide Mitigation Measures, then upon a request from FORA, the **Jurisdiction shall initiate a process to consider its own financing mechanisms to raise revenues to contribute, toward Basewide Costs and the cost of undertaking Basewide Mitigation Measures. Nothing in this Section 6(f) requires the Jurisdiction to adopt any specific financing mechanism or contribute any funds to alleviate FORA's funding insufficiency.**

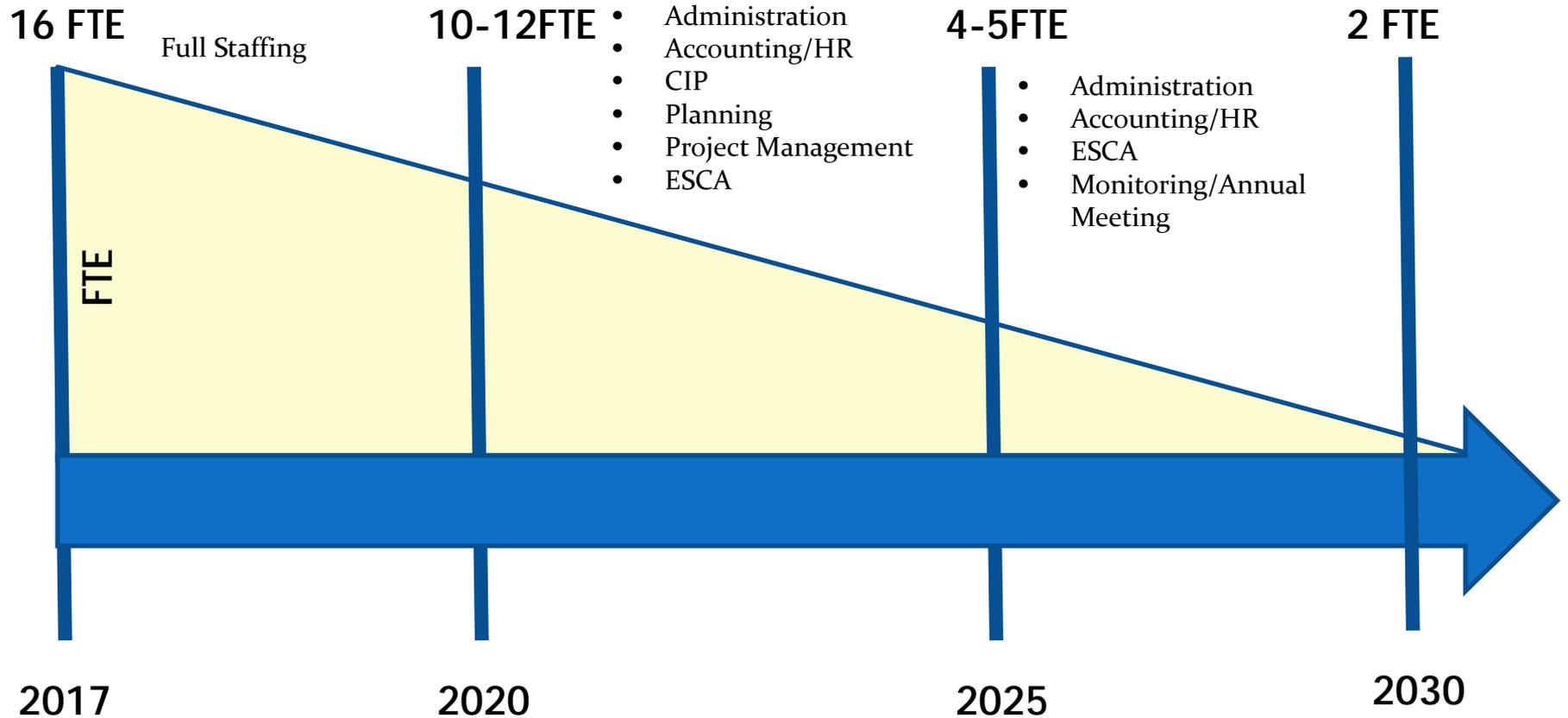
# Task 3: Recommendations

- Allocate a fair and equitable amount to each Jurisdiction to complete the remaining FORA Program
- Direct collections/payments to JPA or equivalent entity

## **DISCUSSION**

- A. Assign responsibilities to local entity/ies (FORA members) and/or regional/state agencies.
- B. Create a FORA successor agency or Joint Powers Authority / Community Services District for a fixed term.
- C. Extend FORA as is, or restructure membership, retaining legislative authorities for a fixed term.

# Task 4: FORA "Lite" or Successor Agency



Create Single Entity JPA to implement the remaining FORA Program

## **DISCUSSION**

Potential Next Meeting Dates  
August 16 or August 30, 2017