

Transition Recommendation

Presentation to FORA BOARD

November 4, 2016

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

Transition Review History



- Finance Committee
 - December 8, 2015
 - February 1, 2016
- Executive Committee
 - March 30, 2016
- FORA Board
 - April 8, 2016
- Transition Task Force
 - April 27, 2016
 - May 11, 2016
 - May 25, 2016
 - July 13, 2016
 - August 2, 2016
 - August 29, 2016
 - October 24, 2016
- Administrative Committee
 - October 26, 2016
- Legislative Committee
 - October 31, 2016



Overview



Status Review

- Recommendation
- CEQA Mitigations
- Capital Improvement Plan (CIP)

Scenario Analysis

- Assumptions
- **2020**
- **2030**
- Recommendation



Recommendation



- Recommend legislative extension through 2037
 - Initiate Legislative Amendment Process
 - Continue 2020 Transition Planning

CEQA Mitigations



CEQA Mitigations (\$94-\$125M)

Transportation/Transit

- Current FORA obligation: Est. \$123 M
- Post-2020 obligation: Est. \$64.5 74.5M
- On and Off-site project completion schedule: 2025
- Full completion schedule: 2037

Water Augmentation

- Current FORA obligation: Est. \$24.3 M
- Post-2020 obligation: Est. \$15.6 M (FORA's mitigation only)
- Est. \$8.6 M to be collected by 2020
- Completion schedule: 2018-2037, in phases

Habitat Management Plan/Habitat Conservation Plan (HCP) Current FORA obligation: Est. \$44.8 M

- Post-2020 obligation: Est. \$14 35.7 M for HCP endowments
- Est. \$30.8 M to be collected by 2020
- Completion schedule: 2037

^{***}Base Reuse Plan (BRP) Obligations. Numbers updated from July 2016 CIP

2020 Transition Summary



Major Obligations	Assignments	Risk
Expenses		
Transportation/Transit	Jurisdictions – On-site and Off-site projects; TAMC – Regional Projects and Transit	\$64.5M
Water Augmentation	MCWD	\$15.5M
Habitat Management	Fort Ord Habitat Cooperative (JPA)	\$14M
Sub-Total		\$94M
ESCA Program	New Joint Powers Authority (JPA)	\$5-10M
Total		\$104M

Revenues	
CFD	Unassignable (Jurisdictions can enact new fees)
Land Sales	Land sales revenues to jurisdictions
Property Taxes	Property taxes end

2016/17 CIP



CFD Revenues Projects Funded by CFD Fees Other Revenues Cap Expend Balance

Cumulative Balance

Balance L/S Revenue

Projects Funded by Land Sales (LS) Revenues

Land Sale Revenue Building Removal (Exp) Building Removal Credit (Exp) Building Removal Contingency (Exp)

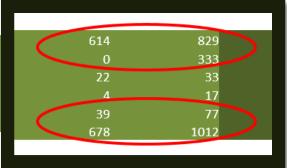
2015-16	2016	-17	201	7-18	200		_		
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	\$	1,000,000		4,269,844		2,319,844			
	\$			6,460,000		6,460,000		6,505,408	
	\$	1,589,000							
\$ 6,825,018	\$	4,716,205	\$	3,771,532	\$	8,753,643	\$	28,385,352	

CFD Revenue Sources

new residential	\$ 6,339,213	\$ 9,248,628	\$ 14,523,421	\$ 19,620,811
existing residential	\$	\$	\$	\$ 2,365,378
office	\$ 19,033	\$ 113,079	\$ 69,517	\$ 103,822
industrial	\$	\$ 9,975	\$ 12,023	\$ 51,444
retail	\$ 381,623	\$ 389,255	\$ 2,524,582	\$ 4,905,321
hotel rooms	\$ -	\$ 210,955	\$ 3,575,684	\$ 5,337,157

market performance

new residential	268	391
existing residential	0	0
office (acres)		36
industrial (acres)	0	3
retail (acres)		6
hotel (rooms)	0	40



Market Adjusted - 2016/17 CIP



by	CFD Revenues
_	Other Revenues
unde Fees	Cap Expend
Projects Funded CFD Fees	Balance
Pro	Cumulative Balance

Projects Funded by Land Sales (LS) Revenues

Land Sale Revenue Building Removal (Exp) Building Removal Credit (Exp) Building Removal Contingency (Exp)

Balance L/S Revenue

2015-16	2016-	17	2017-	-18	2018-
		6,739,869		9,971,892	
		447,472		788,835	
		11,018,364		11,626,650	
\$ -		(3,831,023)		(865,923)	
\$ 1,432,934.00	\$	(2,398,089)	\$	(3,264,012)	\$

	Post	FORA	
08.200 51,053	\$	120,386,332	
00,000	\$	126,785,988	
0.647)			

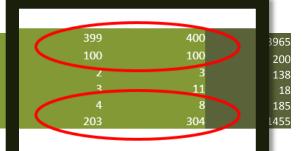
	1,092,542	10,106,837	8,777,993	10,211,227
	1,000,000	4,269,844	2,319,844	
		6,460,000	6,460,000	6,505,408
	1,589,000			
\$ 6,825,018	\$ 5,328,560	\$ 4,705,552	\$ 4,703,701	\$ 8,409,521

CED	Revenue	Sources
CFD	Revenue	Sources

new residential	\$ 6,339,213	\$ 9,248,628	\$ 9,440,224	\$	9,462,000
existing residential	\$	\$	\$ 710,800	\$	710,800
office	\$ 19,033	\$ 113,079	\$ 6,952	\$	10,382
industrial	\$	\$ 9,975	\$ 7,815	\$	33,438
retail	\$ 381,623	\$ 389,255	\$ 252,458	\$	490,532
hotel rooms	\$	\$ 210,955	\$ 1.072.705	Ś	1.601.147

Market adjusted performance projections

new residential (6/a)	268	391
existing residential (6/a)	0	0
office (acres)		36
industrial (acres)	0	3
retail (acres)		6
hotel (rooms) (38/a)	0	40



Scenario Assumptions



- Market Adjusted CIP
- FORA Extension
- Pay-as-you-Go Mitigations
- Property Tax continues
- Land Sales linked to Permit Count



Scenario Summary



Scenario	Assumptions	Outstanding Obligation	FORA Sunset Target
Scenario 0:	 Permit projections adjusted based on market performance. 	\$ 126,785,988	2020
Scenario 1: All Mitigations + All Revenues	 Permit projections adjusted based on market performance. All revenues (Property Tax (PT)/ Land Sales (LS) / Community Facilities District (CFD)) retained by FORA 	\$ 0	2030
Scenario 2: All Mitigations + LS Returned	 Permit projections adjusted based on market performance. LS returned to jurisdictions. 	\$ 4,785,988	2030
Scenario 3: Partial Mitigations + LS Returned	 Permit projections adjusted based on market performance. LS returned to jurisdictions. Regional Transportation/Transit to TAMC 	\$ 53,458,956	2026

Scenario Transition Summary



Scenario	ESCA	Transportation	Water Augmentation	НСР
Scenario 0:	• JPA or County	TAMC/MST RegionalLocal Jurisdictions	• MCWD	• JPA
Scenario 1: All Mitigations + All Revenues	JPA or County7-10 years	On/Off-site CompleteRegional Complete	• Complete	JPA EstablishedEndowment Funded
Scenario 2: All Mitigations + LS Returned	JPA or County7 years	On/Off-site CompleteRegional: \$4.8M to TAMC	• Complete	JPA EstablishedEndowment Funded
Scenario 3: Partial Mitigations + LS Returned	JPA or County11 years	 On/Off-site	• Complete	JPA EstablishedEndowment Funded





Off-Site Improvements			
Proj#	Description		
1	Davis Rd north of Blanco		
2B	Davis Rd south of Blanco		
4D	Widen Reservation-4 lanes to WG		
4F	Widen Reservation, WG to Davis		
TL	Wideli Reservation, We to Davis		
8	Crescent Ave extend to Abrams		

On-Site Improvements			
FO2	Abrams		
FO5	8th Street		
FO6	Intergarrison		
FO7	Gigling		
FO9C	GJM Blvd		
FO11	Salinas Ave		
FO12	Eucalyptus Road		
FO13B	Eastside Parkway		
FO14	South Boundary Road Upgrade		





Regional Improvements			
Proj#	Description		
R3a	Hwy 1-Del Monte-Fremont-MBL		
R10	Hwy 1-Monterey Rd. Interchange		
R11	Hwy 156-Freeway Upgrade		

Transit Capital Improvements			
Proj#	Description		
Т3	Transit Vehicle Purchase/Replace		
T22	Intermodal Centers		

Recommendation



- Recommend legislative extension through 2037
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Questions?





Post-2020 Alternatives



A. Extend FORA with legislative authority for a fixed term. Requires legislation but <u>not</u> Army consent.

Post 2020 FORA
Building Removal Hazardous Waste
Army ESCA Long-term Obligations
Water Allocations
CEQA Mitigations

Land Sales	CFD/Dev Fees	Property Taxes
<u>\$32.6M</u>	<u>\$91M</u>	\$2-3M/year
Dues	Franchise Fees	ESCA Admin
<u>\$261K/year</u>	<u>\$265K/year</u>	<u>\$1M</u>

Revenue Sources

B. Assign responsibilities to a combination of entities such as FORA member agencies, regional, and state agencies. Requires Army and Regulatory Agency consent(s)

New Entity or Assign to Existing

Building Removal Haz. Waste Jurisdictions

Army ESCA LTOs (LAFCO) To Be Assigned

Water Allocations (LAFCO) To Be Assigned

CEQA Mitigations (LAFCO) Fair Share TBA

Land Sales	CFD/Dev Fees	Property Taxes
<u>\$32.6M</u>	\$0M or more	\$? /year
Jurisdictions	Requires New	Percentage
Receive	Fee Structure	Change
Dues	Franchise Fees	ESCA Admin
<u>\$? /year</u>	<u>\$0M</u>	\$0M/year
Jurisdictions	Jurisdictions	Unknown
Receive		Grant
		Dependent

Revenue Sources

O B L I G A T I O N S

Post 2020 Jurisdictional Mitigation/Revenue Per CIP



Jurisdiction	MITIGATIONS	TOTAL Land Sales
Del Rey Oaks	\$13,707,293	\$0
Marina	\$32,810,309	\$11,945,634
County	\$15,419,753	\$3,645,529
Monterey	\$140,303	\$8,936,270
CSU	\$417,816	\$0
UC	\$4,260,112	\$0
Seaside	\$27,344,413	\$56,549,984
Totals	\$94,100,000	\$81,077,418

Recommendation



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