AMENDED
A G E N D A
CITY OF SEASIDE
CITY COUNCIL

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, March 28, 2019
7:00 PM

---

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor
David R. Pacheco	Mayor Pro Tem
Jason Campbell	Council Member
Jon Wizard	Council Member
Alissa Kispersky	Council Member

3. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. BUSINESS ITEMS

A. APPROVE LETTER TO SENATOR MONNING REGARDING FORA LEGISLATION

RECOMMENDATION: Approve letter to Senator Monning regarding FORA legislation.

B. DISCUSS AND PROVIDE DIRECTION REGARDING PROPOSED HEAP GRANT FUNDING APPLICATION AND APPROVE A LETTER OF SUPPORT FOR SHELTER PROPOSAL

RECOMMENDATION: Discuss and provide direction regarding HEAP grant application.

5. ADJOURNMENT

Next Regularly Scheduled Meeting:
April 4, 2018
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

CITY OF SEASIDE
STAFF REPORT

Item No.: 4.A.

TO: City Council

BY: Craig Malin, City Manager

DATE: March 28, 2019

SUBJECT: **APPROVE LETTER TO SENATOR MONNING REGARDING FORA LEGISLATION**

PURPOSE & RECOMMENDATION

Approve letter to Senator Monning regarding FORA legislation.

BACKGROUND

The Fort Ord Reuse Authority (FORA) is currently scheduled to terminate as a State-empowered authority on June 30, 2020. On March 21, the FORA Board voted 7 – 6 to recommend legislation to extend certain FORA powers and duties, operating under a Board composed of five land-use jurisdictions. City of Seaside, City of Marina and two of the three Monterey County representatives voted against the recommended legislation (attached).

The City of Marina has prepared a legislative proposal (attached) to curtail any extension of FORA powers and duties to collecting the existing Community Facilities District (CFD) fees, and directing 30% of the fee revenue to habitat management, 14% to regional transportation and transit, and not more than 10% for administrative expenses. Marina has communicated this legislative request to Senator Monning via letter (attached).

While Seaside and Marina would both benefit from FORA's complete dissolution, it is important to stake out a position on any extension of FORA's duties and powers, however conceived. Accordingly, a letter in general support of Marina's proposed legislation has been drafted for Mayor Oglesby's signature. The letter outlines two differences to Marina's proposal. The first is including a representative from CSUMB on the future Board. The second is a provision to include already identified repairs to roads previously constructed by FORA in the permitted uses of future CFD fees. This provision is important to Seaside as General Jim Moore Boulevard requires substantial repairs and could benefit from intersection redesign (i.e. roundabouts) at a number of locations.

FISCAL ANALYSIS

See December 7, 2018 Willdan Report as attached.

ATTACHMENTS

1. Draft Letter From Mayor Oglesby to Senator Monning
2. FORA Legislation Request, Approved March 21
3. March 21 City of Marina Letter
4. City of Marina legislative request To Senator Monning
5. December 7, 2018 Willdan FORA Report

Reviewed for Submission to the
City Council by:

Craig Malin, City Manager

DRAFT

The Honorable Senator Bill Monning
State Capitol, Room 4040
Sacramento, CA 95814

Dear Senator Monning:

The City of Seaside joins the City of Marina and others in supporting the sunset of the Fort Ord Reuse Authority (FORA) on June 30, 2020 as currently mandated. The City of Seaside is well and able to achieve progress as a fully empowered City, and our preference would be to represent our citizens and engage with our regional partners unencumbered by FORA.

However, if FORA is not to sunset, it should be significantly limited in its focus and purpose. If you are to amend SB 189 or SB 533, the City of Seaside joins the City of Marina in requesting you consider the following outlined amendments to the Fort Ord Reuse Authority Act as an alternative approach to that approved by the FORA Board.

While the stated intention of FORA's draft legislation was continuation of the Community Facilities District Fee (CFD) beyond June 30, 2020, the scope and impacts of the suggested amendments are far more expansive, unending in any practical sense, and significantly detrimental to the interests of many, including the City of Seaside.

While ambiguous in many respects, FORA's proposal expands the powers of the organization; extends FORA' s authority to collect and spend tax increment indefinitely, and continues current restraints on any jurisdiction's ability to implement its own funding structures necessary for removal of blight and completing infrastructure responsibilities. The proposal also continues to divert property tax from the County of Monterey and other cities to fund the costs of operating its organization after June 30, 2020. The City of Seaside would be significantly hampered in our ability to achieve progress under the proposed FORA legislation approved by the FORA Board.

The City of Marina has proposed legislation which seeks to achieve restoration of local autonomy while preventing the loss of development fees from entitled and unentitled projects. The City of Seaside supports the City of Marina’s proposed legislation with the exceptions of adding a CSUMB representative to the Board, and permitting CFD funds to pay for repairs to roads previously constructed by FORA that have already identified as necessary but not funded in the FORA CIP.

The City of Seaside otherwise agrees with the City of Marina's proposed legislation as an alternative to the legislation approved by a 7 – 6 vote of the FORA Board. Extension of the Fort Ord Reuse Authority Act past June 30, 2020 for the limited purposes of collecting a fair share of costs for habitat conservation and regional transportation and transit from each development is a reasonable undertaking. Elimination of the distinction between "entitled projects as of June 30, 2020" and later projects ensures every developer on Fort Ord is paying his/her fair share and paying the same as each other.

In summary, the City of Seaside supports proposed amendments to the Government Code to achieve: [note: underlined language is different than the City of Marina's proposed language]

1. Limiting the powers of the Authority to the collection, allocation and disbursement of the FORA CFD Revenues

2. The board is one member from each of the legislative bodies for Del Rey Oaks, Monterey, Seaside, Marina and County of Monterey, <u>with a representative appointed by CSUMB</u>

3. Development fees (CFD revenues) are the sole source of revenue/funds

4. Collected CFD Revenues are allocated and disbursed by a set formula to fund previously agreed upon regional obligations
   a) 30% to a joint power's authority established by member agencies for habitat obligations required for the redevelopment of the Fort Ord properties, but not to exceed $28,000,000; in addition to the $21,000,000 collected before 6/30/2020
   b) 14% to the Transportation Agency of Monterey County for regional roads, <u>including already identified repairs to roads previously constructed by FORA</u>, inclusive of transit, related to the redevelopment of the Fort Ord properties; fulfilling the FORA obligations to TAMC and MST

5. The balance of each collected fee shall be delivered to the member agency wherein the fee originated and shall be expended by the member agency for infrastructure obligations for which that member agency is responsible under any Transition Plan Implementing Agreement(s)

6. A city or the county may create any land-based financing district or levy any assessment or tax on real property within its own jurisdiction without the consent of the board, as necessary to pay for infrastructure and blight removal

7. Each city and the county will determine both when and how to build both on-site and off- site roads within its land boundaries, addressing both CEQA and impacts of development.

8. Payment of reasonable administrative costs to operate the authority is authorized under the FORA CFD

9. Effective July 1, 2020, the authority shall cease sharing tax increment revenues

10. First generation construction within Fort Ord shall be subject to prevailing wage provisions of the Labor Code

11. One-hundred percent of land sale revenues are restored to the member agencies

On behalf of the Seaside City Council, I thank you, in advance, for your leadership on this matter.

Sincerely,

Mayor Oglesby

via hard copy and email
Cc: Assemblymember Mark Stone, FORA Board

FORT ORD REUSE AUTHORITY

SPECIAL MEETING
FORT ORD REUSE AUTHORITY (FORA) BOARD OF DIRECTORS

Thursday, March 21, 2019 at 9:00 a.m. | 910 2nd Avenue, Marina, CA 93933 (Carpenters Union Hall)

AGENDA

ALL ARE ENCOURAGED TO SUBMIT QUESTIONS/CONCERNS BY 5:00 P.M. MARCH 20, 2019.

1. CALL TO ORDER

Participating via Teleconference, John Phillips, Rancho Cielo Youth Campus, Rancho Cielo Administration Building, 710 Old Stage Rd, Salinas, CA 93908

2. PLEDGE OF ALLEGIANCE *(If able, please stand)*

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. ROLL CALL

FORA is governed by 13 voting members: (a) 1 member appointed by the City of Carmel; (b) 1 member appointed by the City of Del Rey Oaks; (c) 2 members appointed by the City of Marina; (d) 1 member appointed by Sand City; (e) 1 member appointed by the City of Monterey; (f) 1 member appointed by the City of Pacific Grove; (g) 1 member appointed by the City of Salinas; (h) 2 members appointed by the City of Seaside; and (i) 3 members appointed by Monterey County. The Board also includes 12 ex-officio non-voting members.

5. BUSINESS ITEMS **INFORMATION/ACTION**

BUSINESS ITEMS are for Board discussion, debate, direction to staff, and/or action. Comments from the public are ***not to exceed 3 minutes*** *or as otherwise determined by the Chair.*

a. 2019 Legislative Agenda and Transition Draft Legislative Language – 2d Vote
Recommendation:
1) Review and approve draft legislative language forwarded by the Legislative Committee for Board consideration and approval;
2) Review/Consider approving 2019 Legislative Agenda item A;
3) Authorize the Executive Officer to submit 2019 Legislative Agenda and Transition legislative language to Monterey Bay State Legislative offices to engage the 2019 legislative cycle/process;
4) Direct Staff to provide monthly updates on the status of the legislation.

6. PUBLIC COMMENT PERIOD **INFORMATION**

Members of the public wishing to address the Board on matters within its jurisdiction, but ***not on this agenda****, may do so for up to 3 minutes or as otherwise determined by the Chair and will not receive Board action. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

7. ITEMS FROM MEMBERS **INFORMATION**

Receive communication from Board members as it pertains to future agenda items.

8. ADJOURNMENT

NEXT REGULAR MEETING: April 12, 2019 AT 2:00 P.M.

67700.

(a) Notwithstanding any other provision of law, the requirements of this section shall govern the Authority's operation and dissolution of the Authority beginning July 1, 2020.

(b) Additional definitions.
In addition to the definitions set forth in Section 67655, the following definitions apply to this Section:

(1) "Authority CFD" means the Fort Ord Reuse Authority Basewide Community Facilities District.
(2) "Board" means the Board of Directors of the Authority.
(3) "CFD revenues" means the revenues collected from the Authority CFD.
(4) "Contingency account" means the account established pursuant to Section 67700 (h) (5), below.
(5) "Entitled development" means development of land that has received a discretionary land use entitlement from an underlying land use jurisdiction, including but not limited to a subdivision map approval or use permit prior to June 30, 2020.
(6) "Property tax revenues" means the revenues from the property tax collected pursuant to Health and Safety Code section 33492.71.
(7) "Reuse Plan" means the Fort Ord Base Reuse Plan adopted by the Board on June 13, 1997 as may be revised until June 30, 2020.
(8) "Transition Plan" means the plan for the dissolution of the Authority adopted by the Board December 19, 2018, as may be amended prior to June 30, 2020, as required by Section 67700 (c).
(9) "Underlying land use jurisdictions" means, singularly or in the plural, the cities of Monterey, Del Rey Oaks, Seaside, Marina, the County of Monterey, and the California State University System.

(c) The Board shall approve and submit a transition plan to the Monterey County Local Agency Formation Commission on or before December 30, 2018, or 18 months before the anticipated inoperability of this title. The transition plan shall assign assets and liabilities, designate responsible successor agencies, and provide a schedule of remaining obligations. The transition plan shall be approved only by a majority vote of the board.

(d) The Transition Plan, and its adoption, are not projects for purposes of the California Environmental Quality Act and shall be exempt therefrom. Changes in organization from and after June 30, 2020, to implement the Transition Plan shall also not be a project for purposes of the California Environmental Quality Act and shall be exempt therefrom.

(e) On July 1, 2020, the Authority shall continue in existence for the limited purposes of (1) continuing the Authority CFD, and collecting and disbursing CFD revenues; (2) collecting and disbursing property tax revenues; and (3) managing and overseeing the implementation of the Transition Plan.

(f) Commencing on July 1, 2020 the Board shall be composed of one member each appointed by the following:

(1) the City of Del Rey Oaks.
(2) the City of Marina.
(3) the City of Monterey.
(4) the City of Seaside.
(5) the County of Monterey.
(6) the Chancellor of the California State University (CSU).

(g) The vote of a majority of the total membership of the Board shall be required to pass or act upon any matter properly before the Board, and each member of the Board shall have one vote.

(h) Effective July 1, 2020, the Board shall have authority only to:

(1) Implement the Transition Plan;
(2) Collect the revenues set forth in Section 67700 (e), above;
(3) Disburse the revenues collected as set forth in Section 67700 (e) above for purposes of habitat conservation, transportation, transit, and water supply augmentation. Disbursement of funds shall be guided by the Authority's adopted Capital Improvement Program as of June 30, 2020, as may be modified to reflect agreements between underlying land use jurisdictions implementing the Transition Plan, or other applicable agreements and actions of the governing bodies of the underlying land use jurisdictions;
(4) Notwithstanding the provisions of Mello Roos, Make appropriate reductions to the Authority CFD boundaries as replacement funding mechanisms are created by underlying land use jurisdictions as set forth in (k) (2) and CFD taxes are paid, below, such revisions to be reflected in the filing of an amended map;
(5) Establish a contingency account funded annually from any available revenues in order to address unforeseen events arising from (A) Transition Plan implementation, including, but not limited to, administrative overhead; and (B) contingent liabilities and unfunded mandates or mitigation measures, including, but not limited to, litigation costs associated with the dissolution of the Authority or contributions to the California Public Employees' Retirement System;
(6) Ensure all pledges, contracts, or obligated payments are funded and appropriately carried out;
(7) Continue as the local reuse authority for purposes of the Federal government and property transfers, including receipt of federal grant funding;
(8) Hire or retain such employees or consultants as may be necessary or appropriate to carry out the functions set forth in this Section; and
(9) Such other actions as may be required to wind down the affairs of and dissolve the Authority.

(i) Effective July 1, 2020:

(1) The Board may utilize any of the powers granted in Chapters 4 and 5 of this Title but only as may be necessary or appropriate to implement its duties authorized in this section. The Board is specifically authorized to participate in litigation related to the Transition Plan, and may contract with any underlying land use jurisdiction to assist in the completion of the tasks and requirements outlined in this section.

(2) The Board shall prepare an annual budget that shall include the contingency account. If, at the end of the fiscal year, any property tax revenues remain unspent they shall be transferred to the Monterey County Auditor – Controller for distribution pursuant to the appropriate formula.

(j) Regional Planning.

(1) The Reuse Plan adopted pursuant to Section 67675 shall continue to be applicable to all lands within the former Fort Ord, provided that any underlying land use jurisdiction shall have the authority to determine that the Reuse Plan is no longer applicable to its lands so long as the jurisdiction remains obligated to fund regional needs in the former Fort Ord through collection of CFD revenues or other substitute funding mechanism as set forth in (k) below.

(2) Notwithstanding the foregoing, the Reuse Plan requirement for twenty percent (20%) affordable housing and for the payment of prevailing wages on first generation construction projects shall continue and be applicable to all underlying land use jurisdictions.

(k) Regional funding.

(1) The Board shall continue to fund regional needs for the former Fort Ord, in consultation with the regional entities to address any shortfalls in revenue generation for the following regional needs: habitat conservation, transportation, transit, and water supply augmentation, with revenues available to it pursuant to Section 67700 (e).

(2) Any underlying land use jurisdiction may adopt a substitute funding mechanism in lieu of the Authority CFD, in which case the Board shall adjust the boundaries of the Authority CFD accordingly, provided that the underlying land use jurisdiction commits in its substitute funding mechanism or otherwise in a written agreement, to the reasonable satisfaction of the Authority, to continue funding regional needs in the former Fort Ord on a pro rata basis. The pro rata basis shall be determined by the provisions of the Transition Plan and implementing agreements and by the regional entities to address any shortfalls in revenue generation for the following regional needs: habitat conservation, transportation, transit, and water supply augmentation. The Board may not withhold its satisfaction/approval if all of the regional entities and the Transition Plan and implementing elements are met.

(l) Dissolution.

(1) This Title shall become inoperative and the Authority dissolved by operation of law upon the occurrence of all the following:

(A) All CFD revenues have been collected from entitled development or substitute funding mechanisms have been implemented pursuant to Section 67700 (i), above for all underlying land use jurisdictions;

(B) Any and all revenue sharing and other agreements implementing the Transition Plan are in effect;

(C) The Environmental Services Cooperative Agreement between the Authority and the United States of America, Department of the Army has been completed or assigned; and

(D) The transfer of property from the federal government to the underlying jurisdictions has been completed.

(2) Upon the dissolution of the Authority, all remaining CFD revenues shall be transferred to the County of Monterey which shall cause the revenues to be disbursed to the underlying land use jurisdictions on a pro rata basis based upon the source of the revenues or other reasonable method.

(3) Should any debt of the Authority survive its dissolution, property tax revenues shall continue to be paid to the County of Monterey, pursuant to Health and Safety Code section 33492.71 (c) (1) (D), in such amounts as is necessary to retire the debt. Upon the later to occur of the dissolution of the Authority or the retirement of debt as provided for herein, Article 4 of Division 24, Part 1, Chapter 4.5 of the Health and Safety Code shall become inoperable, and any remaining property tax revenues shall be transferred to the Monterey County Auditor – Controller for distribution pursuant to the appropriate formula.

(3) Should the County of Monterey succeed to any financial obligation of the Authority as a result of the disbursement of remaining revenues or the retirement of debt, it shall have no liability whatsoever from its general fund to any person or entity regarding such obligation, and any such liability shall be payable solely out of the remaining revenues set forth in (2), above, prior to their disbursement. The County shall be compensated for any services rendered regarding the disbursement of remaining revenues out of such revenues before disbursement.

(m) (1) The Monterey County Local Agency Formation Commission shall provide for the orderly dissolution of the authority including ensuring that all contracts, agreements, and pledges to pay or repay money entered into by the authority are honored and properly administered, and that all assets of the authority are appropriately transferred, as more fully set forth herein.

(2) The Board shall provide annual reports to the Monterey County Local Agency Formation Commission regarding the implementation of the Transition Plan and the provisions of this Section. Upon satisfaction of the requirements of Section 67700 (l) (1), above, the Board shall provide a finding and final report to the Commission confirming the satisfaction of all Transition Plan elements and the

requirements of this Section. The Commission shall review the list and determine whether or not all necessary and appropriate implementation has been addressed. Should the Commission conclude that not all necessary and appropriate implementation has been addressed, it shall notify the Board within ten (10) days following the next available Commission meeting consistent with Chapter 9, Part 1, Division 2 of Title 5 of the Government Code (commencing with Section 54950) (the "Brown Act"). The Authority shall take all necessary and appropriate action to address the Commission's comments and make provision to reimburse the Commission for its staff time required to comply with this Section; make further provision for a litigation reserve to fund litigation against the Commission that may continue or exist beyond the dissolution of the Authority; and, defend, indemnify and hold harmless the Commission, its officers and employees in any litigation arising out of the exercise of the Commission's duties hereunder unless such litigation arises out of the gross negligence or willful misconduct of the Commission, its officers or employee. Any litigation or indemnification obligation arising out of this section shall be considered a debt of the Authority.

CITY OF MARINA
211 Hillcrest Avenue
Marina, CA 93933
831-884-1278; FAX 831-384-9148
www.cityofmarina.org

March 21, 2019

Senator William W. Monning
Via email to 'Senator.Monning@senate.ca.gov'

Dear Senator Monning:

Despite opposition to any extension of the Fort Ord Reuse Authority Act beyond June 30, 2020, by the cities of Seaside and Marina, the League of Women Voters, LandWatch of Monterey County and others, you have introduced SB 189 and SB 533 in anticipation of some legislative action which the City of Marina wishes to address.

The City of Marina joins the City of Seaside and others in supporting the sunset of the Fort Ord Reuse Authority on June 30, 2020 as legislatively mandated currently. However, if the organization is not to sunset, it should be limited in its purpose. If you are to amend SB 189 or SB 533, the City of Marina requests you consider the enclosed proposed amendments to the Fort Ord Reuse Authority Act as an alternative approach to that offered by FORA.

In response to your solicited request, FORA staff did draft legislative language for your consideration. Its proposed amendment to Government Code § 67700 was presented and considered by the FORA Board for the first time at a special meeting on March 15, with a second vote on March 21. Support was <u>not</u> unanimous. Board Directors from Marina and Seaside opposed approval, as did Directors Parker and Adams.

While the stated intention of FORA's draft legislation was continuation of the Community Facilities District Fee (CFD) beyond June 30, 2020, the scope and impacts of the suggested amendments are far more expansive, unending, and detrimental to the interests of many.

While ambiguous in many aspects, FORA's proposal (a) expands the powers of the organization; (b) extends FORA's authority to collect and spend tax increment indefinitely; (c) continues current restraints on any jurisdiction's ability to implement its own funding structures, necessary for removal of blight and completing infrastructure responsibilities; and (d) provides for a new governing board which includes the California State University System, an entity not subject to the regional plan. FORA will continue to divert property tax from the County of Monterey and other cities to fund the costs of operating its organization after June 30, 2020.

Marina's proposed legislation seeks to achieve restoration of local autonomy while preventing the loss of development fees from entitled and unentitled projects. The extension of the Fort Ord Reuse Authority Act post June 30, 2020 would be for the *limited purpose* of collecting a fair share of the impact costs, inclusive of those related to habitat conservation from each development. Elimination of the distinction between "entitled projects as of June 30, 2020" and later projects ensures every developer on Fort Ord is paying his/her fair share and paying the same as each other.

In summary, Marina's proposed amendments to the Government Code achieve:

- Limiting the powers of the Authority to the collection, allocation and disbursement of the FORA CFD Revenues

- The board is one member from each of the legislative bodies for Del Rey Oaks, Monterey, Seaside, Marina and County of Monterey

- Development fees (CFD revenues) are the sole source of revenue/funds

- Collected CFD Revenues are allocated and disbursed by a set formula to fund previously agreed upon regional obligations
    a) 30% to a joint power's authority established by member agencies for habitat obligations required for the redevelopment of the Fort Ord properties, but not to exceed $28,000,000; in addition to the $21,000,000 collected before 6/30/2020
    b) 14% to the Transportation Agency of Monterey County for regional roads, inclusive of transit, related to the redevelopment of the Fort Ord properties; fulfilling the FORA obligations to TAMC and MST

- The balance of each collected fee shall be delivered to the member agency wherein the fee originated and shall be expended by the member agency for infrastructure obligations for which that member agency is responsible under any Transition Plan Implementing Agreement(s)

- A city or the county may create any land-based financing district or levy any assessment or tax on real property within its own jurisdiction without the consent of the board, as necessary to pay for infrastructure and blight removal

- Each city and the county will determine both when and how to build both on-site and off-site roads within its land boundaries, addressing both CEQA and impacts of development.

- Payment of reasonable administrative costs to operate the authority is authorized under the FORA CFD

- Effective July 1, 2020, the authority shall cease sharing tax increment revenues

- First generation construction within Fort Ord shall be subject to prevailing wage provisions of the Labor Code

- One-hundred percent of land sale revenues are restored to the member agencies

Marina understands that this submission of suggested legislative content is solely advisory. It is also understood that any bill you carry is subject to scrutiny, amendments, and even defeat by actions of committees, or the full legislative body.

Marina requests that you and your Legislative Director, Bethany Westfall, provide us an opportunity to discuss our proposal prior to any amendments to your place holder bills.

Thank you for your courteous attention.

Very truly yours,

GAIL MORTON	Frank O'Connell
Mayor Pro Tem	Councilmember
City of Marina	City of Marina

GM/jr
Enc.
cc: Bethany Westfall

§ 67650. Short title

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
This title shall be known and may be cited as the "Fort Ord Reuse Authority Act."

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67650.5

§ 67650.5 Short title

This title shall be known and may be cited as the "Fort Ord Reuse Authority Act."

§ 67651. Goals

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The Legislature hereby declares the following goals to be the policy of the State of California:
(a) To facilitate the transfer and reuse of the real and other property comprising the military reservation known as Fort Ord with all practical speed.
(b) To minimize the disruption caused by the base's closure on the civilian economy and the people of the Monterey Bay area.
(c) To provide for the reuse and development of the base area in ways that enhance the economy and quality of life of the Monterey Bay community.
(d) To maintain and protect the unique environmental resources of the area.

67652. Legislative findings and declarations

INOPERATIVE DATE 7/1/2020 AND REPEAL January 1, 2021
The Legislature finds and declares as follows:
(a) The policy set forth in Section 67651 is most likely to be achieved if an effective governmental structure exists to plan for, finance, and carry out the transfer and reuse of the base in a cooperative, coordinated, balanced, and decisive manner.
(b) The County of Monterey and the Cities of Monterey, Salinas, Carmel, and Pacific Grove have requested the Legislature to establish a governmental structure for Fort Ord.

§ 67655. Definitions

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

Unless the context otherwise requires, the definitions contained in this chapter govern the construction of this title.
(a) "Authority" means the Fort Ord Reuse Authority.
(b) "Base-wide facility" means a public capital facility which, in the judgment of the board, is important to the overall reuse of Fort Ord, and has significance beyond any single city or the unincorporated area of the county.
(c) "Board" means the governing board of the authority, as specified in Section 67660.

(d) "Fort Ord Reuse Plan" means the plan for the future use of Fort Ord adopted pursuant to Section 67675.
(e) "Legislative body" means the city council of a city or the board of supervisors of a county, or the legislative body or governing board of any other public agency.
(f) "Local facility" means a public capital facility which, in the judgment of the board, is important primarily within a single city or the unincorporated area of the county.
(g) "Member agency" means the County of Monterey and the City of Carmel, the City of Del Rey Oaks, the City of Marina, the City of Sand City, the City of Monterey, the City of Pacific Grove, the City of Salinas, or the City of Seaside.
(h) "Fort Ord," including references to the territory or area of Fort Ord, means the geographical area described in the document entitled "Description of the Fort Ord Military Reservation Including Portion of the Monterey City Lands Tract No. 1, the Saucito, Laguna Seca, El Chamisal, El Toro and Noche Buena Ranchos, the James Bardin Partition of 1880 and Townships 14 South, Ranges 1 and 2 East and Townships 15 South, Ranges 2 and 3 East, M.D.B. and M. Monterey County, California," prepared by Bestor Engineers, Inc., and delivered to the Sacramento District Corps of Engineers on April 11, 1994.
(i) "Public capital facilities" means all public capital facilities described in the Fort Ord Reuse Plan, including, but not limited to, roads, freeways, ramps, air transportation facilities and freight hauling and handling facilities, sewage and water conveyance and treatment facilities, school, library, and other educational facilities, and recreational facilities, that could most efficiently and conveniently be planned, negotiated, financed, or constructed by the authority to further the integrated future use of Fort Ord.
(j) "Redevelopment authority," for purposes of the transfer of property at military bases pursuant to Title XXIX of the National Defense Authorization Act for the 1994 fiscal year, means the Fort Ord Reuse Authority, except that, with respect to property within the territory of Fort Ord that is transferred or to be transferred to the California State University or to the University of California, "redevelopment authority" solely for purposes of the transfer of property at military bases pursuant to Title XXIX of the National Defense Authorization Act for the 1994 fiscal year means the California State University or the University of California, and does not mean the Fort Ord Reuse Authority.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67655.5

§ 67655.5 Definitions

Unless the context otherwise requires, the definitions contained in this chapter govern the construction of this title.
(a) "Authority" means the Fort Ord Reuse Authority.
(b) "Board" means the governing board of the authority, as specified in Section 67600.5.
(c) "Legislative body" means the city council of a city or the board of supervisors of a county, or the legislative body or governing board of any other public agency.

(d) “Member agency” means the County of Monterey, the City of Del Rey Oaks, the City of Marina, the City of Monterey, or the City of Seaside.
(e) “Fort Ord,” including references to the territory or area of Fort Ord, means the geographical area described in the document entitled “Description of the Fort Ord Military Reservation Including Portion of the Monterey City Lands Tract No. 1, the Saucito, Laguna Seca, El Chamisal, El Toro and Noche Buena Ranchos, the James Bardin Partition of 1880 and Townships 14 South, Ranges 1 and 2 East and Townships 15 South, Ranges 2 and 3 East, M.D.B. and M. Monterey County, California,” prepared by Bestor Engineers, Inc., and delivered to the Sacramento District Corps of Engineers on April 11, 1994.
(f) “First Generation Construction” means construction performed during the development and completion of each parcel of real property contemplated in a disposition or development agreement at the time of transfer from each member agency to a developer(s) or other transferee(s) and until issuance of a certificate of occupancy by the initial owners or tenants of each parcel.

§ 67656. Establishment of authority

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The local agencies specified in Section 67660 may establish the Fort Ord Reuse Authority in accordance with the provisions of this title upon the adoption of resolutions favoring the establishment of the authority by the governing bodies of those local agencies that would appoint a majority of the voting membership of the board as constituted by that section.

§ 67657. Powers and duties; jurisdiction

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a) The authority is a public corporation of the State of California that is independent of the agencies from which its board is appointed. Notwithstanding any other provision of law, the powers and duties of the authority are those granted or imposed by this title.
(b) The jurisdiction of the authority shall be the territory of Fort Ord. The jurisdiction of the authority is subject to the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 Division 3 (commencing with Section 56000) of Title 5).
(c) The Legislature finds and declares that the planning, financing, and management of the reuse of Fort Ord is a matter of statewide importance, and that the powers and duties granted to the authority by this title shall prevail over those of any local entity, including any city or county, whether formed under the general laws of the State of California or pursuant to a charter, and any joint powers authority.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67657.5

§ 67657. 5 Powers and duties; jurisdiction

(a) The authority is a public corporation of the State of California that is independent of the agencies from which its board is appointed. Notwithstanding any other provision of law, the powers and duties of the authority are those granted or imposed by this title.
(b) The jurisdiction of the authority shall be the territory of Fort Ord. The jurisdiction of the authority is subject to the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 Division 3 (commencing with Section 56000) of Title 5).

§ 67658. Purpose

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The authority's purpose is to plan for, finance, and manage the transition of the property known as Fort Ord from military to civilian use.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67658.5

§ 67658.5 Purpose

Effective July 1, 2020, the authority's purpose is limited to the collection, allocation and disbursement of the Fort Ord Reuse Authority Community Facilities District (FORA CFD) post June 30, 2020 for those development project(s) obligated to pay such fees to the authority.

§ 67659. Initiative and referendum

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
In accordance with Section 317 of the Elections Code, the authority is a district for purposes of initiative and referendum under Chapter 4 (commencing with Section 9300) of Division 9 of that code and the voters of the authority are the voters of Monterey County.

§ 67660. Governing board

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
(a) The authority shall be governed by a board of 13 members composed of the following:
(1) One member appointed by the City of Carmel.
(2) One member appointed by the City of Del Rey Oaks.
(3) Two members appointed by the City of Marina.
(4) One member appointed by Sand City.
(5) One member appointed by the City of Monterey.
(6) One member appointed by the City of Pacific Grove.
(7) One member appointed by the City of Salinas.
(8) Two members appointed by the City of Seaside.

(9) Three members appointed by Monterey County.
(b) Notwithstanding subdivision (a), any local agency that does not adopt a resolution favoring establishment of the Fort Ord Reuse Authority pursuant to Section 67656 shall not be required to appoint a voting member to the board. The failure of a local agency to appoint a voting member to the board pursuant to this subdivision shall not alter or reduce the powers and duties of the authority or the board in any manner.
(c) Each member agency may appoint one alternate for each of its positions on the board, and each alternate shall have all the rights and authority of a board member when serving in that board member's place.
(d) Each board member and each alternate shall be a member of the legislative body making the appointment, except that alternates appointed by the Monterey County Board of Supervisors shall be members of the board of supervisors or county staff. Board members and alternates shall serve at the pleasure of the member agency making the appointment.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67660.5

§ 67660.5 Governing board and Compensation

(a) Commencing July 1, 2020, the authority shall be governed by a board of 5 members composed of the following:
(1) One member appointed by the City of Del Rey Oaks.
(2) One member appointed by the City of Marina.
(3) One member appointed by the City of Monterey.
(4) One member appointed by the City of Seaside.
(5) One member appointed by Monterey County.
(b) Each member agency may appoint one alternate for each of its positions on the board, and each alternate shall have all the rights and authority of a board member when serving in that board member's place.
(c) Each board member and each alternate shall be a member of the legislative body making the appointment. Board members and alternates shall serve at the pleasure of the member agency making the appointment.
(d) The members of the board shall serve without compensation.

§ 67661. Ex officio nonvoting members

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The following may serve as ex officio nonvoting members of the board:
(a) A representative appointed by the Monterey Peninsula Community College District.
(b) A representative appointed by the Monterey Peninsula Unified School District.
(c) A representative designated by the Member of Congress that has the majority portion of Ford Ord in his or her Congressional District.

(d) A representative designated by the Senator that has the majority portion of Ford Ord in his or her Senate District.
(e) A representative designated by the Assembly Member that has the majority portion of Ford Ord in his or her Assembly District.
(f) A representative designated by the United States Army.
(g) A representative designated by the Chancellor of the California State University.
(h) A representative designated by the President of the University of California.
(i) A representative designated by the Monterey County Water Resources Agency.
(j) A representative designated by the Transportation Agency of Monterey County.

§ 67662. Appointment or removal of nonvoting members

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The board may appoint or remove additional ex officio nonvoting members at its pleasure.

§ 67663. Meetings

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The board shall provide by resolution the dates on which and the time and place at which regular meetings of the board shall be held. A copy of each resolution establishing the date, time, and place of a regular meeting shall be filed with the secretary of the board and the clerk or secretary of the legislative body of each of the members. The board shall comply with the provisions of the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5).

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67663.5

§ 67663.5 Meetings

The board shall provide by resolution the dates on which and the time and place at which regular meetings of the board shall be held. A copy of each resolution establishing the date, time, and place of a regular meeting shall be filed with the secretary of the board and the clerk or secretary of the legislative body of each of the members. The board shall comply with the provisions of the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5).

§ 67664. Conduct of meetings and activities; rules

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The board may adopt rules and regulations for the conduct of its meetings and activities.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67664.5

§ 67664.5 Conduct of meetings and activities; rules

The board may adopt rules and regulations for the conduct of its meetings and activities.

§ 67665. Participation of board member who is also member of another public agency, a county supervisor, or a city council person

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

Notwithstanding the provisions of Article 4.7 (commencing with Section 1125) of Chapter 1 of Division 4 of Title 1, any member or ex officio member of the board who is also a member of another public agency, a county supervisor, or a city council person, and who has in that designated capacity voted or acted upon a particular matter, may vote or otherwise act upon or participate in the discussion of that matter as a member of the board.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67665.5

§ 67665.5 Conduct of meetings and activities; rules

Notwithstanding the provisions of Article 4.7 (commencing with Section 1125) of Chapter 1 of Division 4 of Title 1, any member of the board who is also a county supervisor, or a city council person, and who has in that designated capacity voted or acted upon a particular matter, may vote or otherwise act upon or participate in the discussion of that matter as a member of the board.

§ 67666. Minutes

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The secretary of the board shall maintain minutes of the meetings of the board and, as soon as possible after each meeting, shall cause a copy of the minutes to be forwarded to each member of the board.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67666.5

§ 67666.5 Minutes

The secretary of the board shall maintain minutes of the meetings of the board and, as soon as possible after each meeting, shall cause a copy of the minutes to be forwarded to each member of the board.

§ 67667. Quorum

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

A majority of the voting members appointed to the board pursuant to Section 67660 shall constitute a quorum and may act for the authority.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67667.5

§ 67667.5 Quorum

A majority of the voting members appointed to the board pursuant to Section 67660.5 shall constitute a quorum and may act for the authority.

§ 67668. Resolution, ordinance, and other actions of the board; approval or adoption

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

A resolution, ordinance, or other action of the board shall not be approved or adopted sooner than 72 hours after its introduction, unless approved by unanimous vote of all members present at the time of consideration. Except as otherwise provided in this chapter, any action taken by the board shall require the affirmative vote of a majority of the appointed members of the board.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67668.5

§ 67668.5 Resolution, ordinance, and other actions of the board; approval or adoption

Except as otherwise provided in this chapter, any action taken by the board shall require the affirmative vote of a majority of the appointed members of the board.

§ 67669. Compensation

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The members of the board shall serve without compensation.

§ 67670. Chair and vice chair; election; term

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The board shall elect from its own members a chair and a vice chair at the first board meeting held each year. Each shall serve a term of one year and may be reelected.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67670.5

§ 67670.5 Chair and vice chair; election; term

The board shall elect from its own members a chair and a vice chair at the first board meeting held each year. Each shall serve a term of one year and may be reelected for one consecutive term only.

§ 67671. Executive officer; qualifications; appointment; compensation; staff

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The board shall determine the qualifications of, and shall appoint and fix the salary of, the executive officer of the agency, and shall employ or contract with other staff or consultants as may be necessary to execute the powers and functions provided for under this title, including, but not limited to, attorneys, financing consultants, planners, accountants, engineers, architects, contractors, appraisers, and other consultants and advisors.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67671.5

§ 67671.5 Contract services and compensation

The board may contract with consultants as may be necessary for administration of the functions provided for under this title. Costs incurred for administrative services shall be payable from the CFD revenues collected and shall not exceed ten percent (10%) of the CFD revenues collected in any year.

§ 67672. Administrative committee; members; duties

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The chief administrative officer or city manager of each member agency, or his or her designee, may serve on an administrative committee to the board to provide advice, analysis, and recommendations to the board as the board may request from time to time.

§ 67673. Additional advisory committees; appointment

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The board may, at its pleasure, appoint an additional advisory committee or committees to provide the board with options, critique, analysis, and other information as it finds useful, and may provide mechanisms through which a committee may report to the board.

§ 67675. Plan for future use and development of territory; contents

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a) The board shall prepare, adopt, review, revise from time to time, and maintain a plan for the future use and development of the territory occupied by Fort Ord as of January 1, 1993. The adopted plan shall be the official local plan for the reuse of the base for all public purposes, including all discussions with the Army and other federal agencies, and for purposes of planning, design, and funding by all state agencies.

(b) Notwithstanding any other provision of this section, the board may adopt the "Final Base Reuse Plan" prepared by the Fort Ord Reuse Group as the Fort Ord Reuse Plan for purposes of this title. The plan adopted pursuant to this subdivision may serve as the Fort Ord Reuse Plan until July 1, 1996. The board may prepare elements described in subdivision (c) that are generally consistent with the adopted plan. After July 1, 1996, only a plan containing the required elements and fully satisfying the requirements of this title shall serve as the Fort Ord Reuse Plan.
(c) The Fort Ord Reuse Plan shall include all of the following elements:
(1) A land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space, and other natural resources within the area of the base. The land use plan shall designate areas of the base for residential, commercial, industrial, and other uses, and may specify maximum development intensities and other standards and criteria. The land use plan shall provide for public safety.
(2) A transportation plan for the integrated development of a system of roadways, transit facilities, air transportation facilities, and appurtenant terminals and other facilities for the movement of people and goods to, from, and within the area of the base.
(3) A conservation plan for the preservation, development, use, and management of natural resources within the area of the base, including, but not limited to, soils, shoreline, scenic corridors along transportation routes, open spaces, wetlands, recreational facilities, historical facilities, and habitat of, or for, exceptional flora and fauna.
(4) A recreation plan for the development, use, and management of the recreational resources within the area of the base.
(5) A five-year capital improvement program that complies with the requirements of Section 65403. The program shall include an allocation of the available water supply, sewage treatment capacity, solid waste disposal capability, and other limited public service capabilities among the potential developments within the area of the base. The program shall also identify both of the following:
(A) Base-wide facilities identified pursuant to Section 67679.
(B) Local facilities that are in the county or a city with territory occupied by Fort Ord and that primarily serve residents of the county or that city.
(d) In addition to the plan elements required pursuant to subdivision (c), the plan may also include any element or subject specified in Section 65302.
(e) The Fort Ord Reuse Plan may provide for development to occur in phases, with criteria concerning public facility development and other factors that must be satisfied within each time phase.
(f) In preparing, adopting, reviewing, and revising the reuse plan, the board shall be consistent with approved coastal plans, air quality plans, water quality plans, spheres of influence, and other county-wide or regional plans required by federal or state law, other than local general plans, including any amendments subsequent to the enactment of this title, and shall consider all of the following:
(1) Monterey Bay regional plans.
(2) County and city plans and proposed projects covering the territory occupied by Fort Ord or otherwise likely to be affected by the future uses of the base.

(3) Other public and nongovernmental entity plans and proposed projects affecting the planning and development of the territory occupied by Fort Ord.

§ 67675.1. Adoption of plan by member agencies

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

Notwithstanding the provisions of Title 7 (commencing with Section 65000), after the board has adopted a reuse plan, a member agency with jurisdiction within the territory of Fort Ord may adopt and rely on the Fort Ord Reuse Plan, including any amendments thereto, for purposes of its territory within Fort Ord as its local general plan for purposes of Title 7 until January 1, 1996.

§ 67675.2. Counties or cities with territory occupied by Fort Ord; submission of general plan; contents

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

After the board has adopted a reuse plan, each county or city with territory occupied by Fort Ord shall submit its general plan or amended general plan to the board, which satisfies both of the following:

(a) The plan is submitted pursuant to a resolution adopted by the county or city, after a noticed public hearing, that certified that the portion of the general plan or amended general plan applicable to the territory of Fort Ord is intended to be carried out in a manner fully in conformity with this title.

(b) It contains, in accordance with guidelines established by the board, materials sufficient for a thorough and complete review.

§ 67675.3. Certification or refusal of general plan

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a) The board shall, within 90 days after the submittal, after a noticed public hearing, either certify or refuse to certify, in whole or in part, the portion of the general plan or amended general plan applicable to the territory of Fort Ord.

(b) Where a general plan or amended general plan is refused certification, in whole or in part, the board shall provide a written explanation and may suggest modifications, which, if adopted and transmitted to the board by the county or a city, will allow the amended general plan to be deemed certified upon confirmation of the executive officer of the board. The county or a city may elect to meet the board's refusal of certification in a manner other than as suggested by the board and may then resubmit its revised general plan to the board. If the county or a city requests that the board not recommend or suggest modifications which if made will result in certification, the board shall refuse certification with the required findings.

(c) The board shall approve and certify the portions of a general plan or amended general plan applicable to the territory of Fort Ord, or any amendments thereto, if the board finds that the portions of the general plan or amended general plan applicable to the territory of Fort Ord meets the requirements of this title, and is consistent with the Fort Ord Reuse Plan.

§ 67675.4. Date for submission of zoning ordinances, zoning district maps, and other implementing actions; waiver of deadlines

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a) Within 30 days after the certification of a general plan or amended general plan, or any portion thereof, the board shall, after consultation with the county or a city, establish a date for that county or city to submit the zoning ordinances, zoning district maps, and, where necessary, other implementing actions applicable to the territory of Fort Ord.
(b) If the county or a city fails to meet the schedule established pursuant to subdivision (a), the board may waive the deadlines for board action on submitted zoning ordinances, zoning district maps, and, where necessary, other implementing actions, as set forth in Section 67675.5.

§ 67675.5. Submission of zoning ordinances, zoning district maps, and other implementing actions; board review; grounds for rejection; notice; modifications

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a) The county and cities shall submit to the board the zoning ordinances, zoning district maps, and, where necessary, other implementing actions applicable to the territory of Fort Ord that are required pursuant to this title.
(b) The board may only reject zoning ordinances, zoning district maps, or other implementing actions on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified general plan applicable to the territory of Fort Ord. If the board rejects the zoning ordinances, zoning district maps, or other implementing actions applicable to the territory of Fort Ord, it shall give written notice of the rejection specifying the provisions of the general plan with which the rejected zoning ordinances do not conform or which it finds will not be adequately carried out, together with its reasons for the action taken.
(c) The board may suggest modifications in the rejected zoning ordinances, zoning district maps, or other implementing actions, which, if adopted by the county or cities and transmitted to the board, shall be deemed approved upon confirmation by the executive officer of the board.
(d) The county or cities may elect to meet the board's rejection in a manner other than as suggested by the board and may then resubmit its revised zoning ordinances, zoning district maps, and other implementing actions to the board.

§ 67675.6. Development review authority

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a) Except for appeals to the board, as provided in Section 67675.8, after the portion of a general plan applicable to Fort Ord has been certified and all implementing actions within the area affected have become effective, the development review authority shall be exercised by

the respective county or city over any development proposed within the area to which the general plan applies.
(b) Subdivision (a) shall not apply to any development proposed or undertaken on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the coastal zone.

§ 67675.7. Amendments to certified plan; effective date

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
After the board has certified a general plan or an amended general plan, any amendments to that certified plan that are applicable to the territory of Fort Ord shall take effect only upon certification in the same manner as for the initially certified plan, as provided in this title.

§ 67675.8. Revision of reuse plan affecting territory line within jurisdiction of one member agency; adoption; conditions; restrictions on development projects; fees

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
(a) After the board has adopted a reuse plan pursuant to this title, any revision or other change to that plan which only affects territory lying within the jurisdiction of one member agency may only be adopted by the board if one of the following conditions is satisfied:
(1) The revision or other change was initiated by resolution adopted by the legislative body of the affected member agency and approved by at least a majority affirmative vote of the board.
(2) The revision or other change was initiated by the board or any entity other than the affected member agency and approved by at least a two-thirds affirmative vote of the board.
(b)(1) Notwithstanding any provision of law allowing any city or county to approve development projects, no local agency shall permit, approve, or otherwise allow any development or other change of use within the area of the base that is not consistent with the plan as adopted or revised pursuant to this title. Except as required by state or federal law, other than state law authorizing cities and counties to approve development projects, the board shall be the final judge of this consistency with the requirements of this title. The board may adopt regulations to ensure compliance with the provisions of this title. No local agency shall permit, approve, or otherwise allow any development or other change of use within the area of the base that is outside the jurisdiction of that local agency.
(2) Subject to the consistency determinations required pursuant to this title, each member agency with jurisdiction lying within the area of Fort Ord may plan for, zone, and issue or deny building permits and other development approvals within that area. Actions of the member agency pursuant to this paragraph may be reviewed by the board on its own initiative, or may be appealed to the board. Under no circumstances shall development approvals of the following categories be held to be inconsistent with the Fort Ord Reuse Plan:
(i) The construction of one single family house or one multiple family house not exceeding four units on a vacant lot within an area appropriately designated in the plan.
(ii) Improvements to existing single family residences or to existing multiple family residences not exceeding four units, including remodels or room additions.
(iii) Remodels of the interior of any existing building or structure.

(iv) Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, any building or structure.
(v) Installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and development approved pursuant to this chapter.
(vi) Replacement of any building or structure destroyed by a natural disaster.
(c) The board may require any public or private entity seeking to initiate a revision or other change to a plan adopted pursuant to this section to pay a charge or charges sufficient to cover the reasonable costs of reviewing, evaluating, preparing, adopting, and publishing the proposed revision or change.

§ 67675.9. Closure and reuse of Ford Ord; environmental impact report; notice of preparation; comment period

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

If an environmental impact statement on the closure and reuse of Fort Ord has been prepared and filed pursuant to the National Environmental Policy Act of 1969 (42 U.S.C. Sec. 4321 et seq.), the board may proceed in the following manner:
(a) A notice of the preparation of an environmental impact report on the Fort Ord Reuse Plan shall be prepared pursuant to either Section 21080.4 or Section 21080.6 of the Public Resources Code, and shall include a description of the reuse plan and a copy of the environmental impact statement. The notice shall indicate that the board intends to utilize the environmental impact statement as a draft environmental impact report and requests comments on whether, and to what extent, the environmental impact statement provides adequate information to serve as a draft environmental impact report, and what specific additional information, if any, is necessary to comply with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code). The notice shall also indicate the address to which written comments may be sent and the deadline for submitting comments.
(b) Upon the close of the comment period on the notice of preparation, the board may proceed with preparation of the environmental impact report on the reuse plan. The board shall, to the greatest extent feasible, avoid duplication and utilize information in the environmental impact statement consistent with this division. The draft environmental impact report shall consist of all or part of the environmental impact statement and any additional information that is necessary to prepare a draft environmental impact report in compliance with the California Environmental Quality Act.
(c) In all other respects, the environmental impact report for the reuse plan shall be completed in compliance with the California Environmental Quality Act.

§ 67677. Agreements with federal government

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The board may negotiate and enter into appropriate agreements with the United States or any of its agencies or departments for the purpose of determining the disposition, reuse, or conservation of the property or facilities within the area of Fort Ord.

§ 67678. Property transferred pursuant to Pryor Amendment; board as public agent; disposition of property; time; proceeds; retention of property; land use

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a) The board shall be the principal local public agent for the acquisition, lease disposition, and sale of real property transferred pursuant to the "Pryor Amendment", except as otherwise provided in this section. The board may take title to property transferred pursuant to the "Pryor Amendment" within the area of the base that is either turned over to the board by the federal government at no cost or that is purchased. The board may sell, lease, or otherwise dispose of this property at full market value or at less than full market value in order to facilitate the rapid and successful transition of the base to civilian use. In any transaction involving the transfer of federal property, the board shall fully satisfy all conditions, requirements, and understandings with the federal government with respect to the use and disposal of that property. In the sale, lease, or disposition of real property, the board shall follow the procedures and make those determinations that are required of redevelopment agencies pursuant to Article 11 (commencing with Section 33430) of Chapter 4 of Part 1 of Division 24 of the Health and Safety Code.

(b)(1) The board shall transfer all real and personal property received pursuant to this section and intended for municipal or county use, except for property subject to paragraph (4), within a reasonable period of time after receiving title to the property to the city or county with jurisdiction over the property, and all transfers pursuant to this paragraph shall be at no cost to the city or county except for the reasonable costs incurred by the board as a result of the transfer, management, servicing, maintenance, and enhancement of the property, and except for any payments required to be made to the federal government as a result of the transfer.

(2) The board shall transfer or lease all real and personal property received pursuant to this section and which is intended for private use, except for uses specified in paragraph (3), within a reasonable period of time after receiving title to the property. Any proceeds received by the board each year as a result of the sale or lease of the property, net of all costs incurred by the board as a result of the sale, management, servicing, maintenance, and enhancement of the property, and net of all payments made to the federal government due to the property, shall be divided as follows: 50 percent of the net proceeds received each year shall be paid to the city or county with jurisdiction over the property, and 50 percent of the proceeds shall be retained by the board to help finance its responsibilities for the reuse of Fort Ord, unless otherwise agreed upon by the city or county with jurisdiction over the property and the board.

(3) The board shall transfer or lease all real or personal property received pursuant to this section and which is intended for public utility use within a reasonable period of time,

consistent with the orderly and economical provision of utility services to the area of Fort Ord, under terms and conditions the board may determine.

(4) Notwithstanding any other paragraph of this subdivision, the board may retain real or personal property received pursuant to this section as long as both of the following occur:

(i) The board determines that retention of the property is necessary or convenient to carrying out the authority's responsibilities pursuant to law.

(ii) The board determines that its retention of the property will not cause significant financial hardship to the city or county with jurisdiction over the property.

(c) The board may mediate and resolve conflicts between local agencies concerning the uses of federal land to be transferred for public benefit purposes or other uses.

(d) The provisions of this title shall not preclude negotiations between the federal government and any local telecommunication, water, gas, electric, or cable provider for the transfer to any utility or provider of federally owned distribution systems and related facilities serving Fort Ord.

(e) This title shall not be construed to limit the rights of the California State University or the University of California to acquire, hold, and use real property at Fort Ord, including locating or developing educationally related or research oriented facilities on this property.

(f) Except for property transferred to the California State University, or to the University of California, and that is used for educational or research purposes, and except for property transferred to the California Department of Parks and Recreation, all property transferred from the federal government to any user or purchaser, whether public or private, shall be used only in a manner consistent with the plan adopted or revised pursuant to Section 67675.

§ 67679. Basewide public capital facilities; identification; financing and construction; identification of significant local public capital facilities; construction or improvement; exceptions; assessments; financing districts; development fees

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

(a)(1) The board shall identify those basewide public capital facilities described in the Fort Ord Reuse Plan, including, but not limited to, roads, freeway ramps, air transportation facilities, and freight hauling and handling facilities; sewage and water conveyance and treatment facilities; school, library, and other educational facilities; and recreational facilities, that serve residents or will serve future residents of the base territory and could most efficiently or conveniently be planned, negotiated, financed, constructed, or repaired, remodeled, or replacedby the board to further the integrated future use of the base. The board shall undertake to plan for and arrange the provision of those facilities, including arranging for their financing and construction or repair, remodeling, or replacement. The board may plan, design, construct, repair, remodel, or replace and finance these public capital facilities, or delegate any of those powers to one or

more member agencies. Notwithstanding any other provision of law, no permit or permission of any kind from any city or county shall be required for any project undertaken by the board pursuant to this section.
(2) The board shall identify significant local public capital facilities, as distinguished from the basewide public capital facilities identified in the paragraph (1) which are described in the Fort Ord Reuse Plan. Local public capital facilities shall be the responsibility of the city or county with land use jurisdiction or the redevelopment agency if the facilities are located within an established project area and the board of the redevelopment agency determines that it will assume responsibility.
(3) The board may construct or otherwise act to improve a local public capital facility only with the consent of the city or county with land use authority over the area where the facility is or will be located. A city or county or a local redevelopment agency may construct or otherwise act to improve a basewide public capital facility only with the consent of the board.
(b) If all or any portion of the Fritzsche Army Air Field is transferred to the City of Marina, the board shall not consider those portions of the air field that continue to be used as an airport to be basewide capital facilities, except with the consent of the legislative body of the city. If all or any portion of the two Army golf courses within the territory of Seaside are transferred to the City of Seaside, the board shall not consider those portions of the golf courses that continue in use as golf courses to be basewide capital facilities, except with the consent of the legislative body of the city.
(c) The board may seek state and federal grants and loans or other assistance to help fund public facilities.
(d) The board may, in any year, levy assessments, reassessments, or special taxes and issue bonds to finance these basewide public facilities in accordance with, and pursuant to, any of the following:
(1) The Improvement Act of 1911 (Division 7 (commencing with Section 5000) of the Streets and Highways Code).
(2) The Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500) of the Streets and Highways Code).
(3) The Municipal Improvement Act of 1913 (Division 12 (commencing with Section 10000) of the Streets and Highways Code).
(4) The Benefit Assessment Act of 1982 (Chapter 6.4 (commencing with Section 54703)).
(5) The Landscape and Lighting Act of 1972 (Part 2 (commencing with Section 22500) of Division 15 of the Streets and Highways Code).
(6) The Integrated Financing District Act (Chapter 1.5 (commencing with Section 53175) of Division 2 of Title 5).
(7) The Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5).
(8) The Infrastructure Financing District Act (Chapter 2.8 (commencing with Section 53395) of Division 2 of Title 5).
(9) The Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1).
(10) The Revenue Bond Act of 1941 (Chapter 6 (commencing with Section 54300) of Division 2 of Title 5).

(11) Fire suppression assessments levied pursuant to Article 3.6 (commencing with Section 50078) of Chapter 1 of Part 1 of Division 1 of Title 5.
(12) The Habitat Maintenance Funding Act (Chapter 11 (commencing with Section 2900) of Division 3 of the Fish and Game Code).
Notwithstanding any other provision of law, the board may create any of these financing districts within the area of Fort Ord to finance basewide public facilities without the consent of any city or county. In addition, until January 1, 2000, the board may, but is not obligated to create, within the area of Fort Ord, any of these financing districts which authorize financing for public services and may levy authorized assessments or special taxes in order to pass through funding for these services to the local agencies. Notwithstanding any other provision of law, no city or county with jurisdiction over any area of the base, whether now or in the future, shall create any land-based financing district or levy any assessment or tax secured by a lien on real property within the area of the base without the consent of the board, except that the city or county may create these financing districts for the purposes and subject to any financing limitations that may be specified in the capital improvement program prepared pursuant to Section 67675.
(e) The board may levy development fees on development projects within the area of the base. Any development fees shall comply with the requirements of Chapter 5 (commencing with Section 66000) of Division 1 of Title 5. No local agency shall issue any building permit for any development within the area of Fort Ord until the board has certified that all development fees that it has levied with respect to the development project have been paid or otherwise satisfied.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67679.5

§ 67679.5 Development fees

(a) The board shall continue to collect special taxes established by the authority under The Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5), referred to as Fort Ord Reuse Authority Community Facilities District ("CFD Revenues").
(b) CFD Revenues collected each year shall be allocated as follows:
(1) Thirty percent (30%) to a joint powers authority established by member agencies for habitat obligations required for the redevelopment of the Fort Ord properties, but not to exceed $28,000,000;
(2) Fourteen percent (14%) to the Transportation Agency of Monterey County for regional roads, inclusive of transit, related to the redevelopment of the Fort Ord properties;
(3) No more than ten percent (10%) for the reasonable administrative costs of the authority.

(4) The balance of CFD Revenues shall be distributed to the member agency wherein the fee originated and shall be expended by the member agency for infrastructure obligations for which that member agency is responsible under any Transition Plan Implementing Agreement(s).
(c) No less frequently than quarterly, the authority shall disburse collected CFD Revenues.
(d) Notwithstanding any other provision of law, a city or county with jurisdiction over any area of the base, whether now or in the future, may create any land-based financing district or levy any assessment or tax secured by a lien on real property within its own jurisdiction without the consent of the board.

§ 67680. Mitigation of impact on rare and endangered species; contracts and agreements; provisions

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The board may enter into contracts and agreements as necessary to mitigate the impacts of the reuse of Fort Ord on rare and endangered species of flora and fauna. These contracts and agreements may include provisions for the long-term preservation and management of habitat areas, including acquisition or acceptance by the board of title to real property, restriction on the development of portions of the area of Fort Ord, and arrangements for the long-term management and biological monitoring of the flora and fauna of the base, including its financing.

§ 67680.5. Additional contracts and agreements to mitigate impact of reuse

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The board may enter into contracts and agreements as necessary to mitigate impacts of the reuse of Fort Ord in addition to those specified in Section 67680.

§ 67681. Toxic and explosive substances; cleanup study; recommendations

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
The board may study, evaluate, and recommend cleanup of toxic and explosive substances within the area of the base to the federal government, including the Department of Defense, and the State of California, if it determines that doing so is in the best interests of the communities in the Monterey Bay area.

§ 67683. Federal funding

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The board shall aggressively pursue all possible federal funding for the transfer, cleanup, and reuse of Fort Ord, including funding to pay for the costs of public capital facilities and funding to attract and encourage the development of private businesses and public universities and other public facilities within the area of the base. The board may also pursue and accept federal and state funding to pay part of the expenses of operating the Fort Ord Reuse Authority.

§ 67684. Actions by board necessary to insure rapid and successful conversion of area

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The board may take other action that is necessary or convenient to ensure the rapid and successful conversion of the area of Fort Ord to civilian use in a way that provides maximum benefits to the communities of the Monterey Bay area and the State of California.

§ 67685. Capital facilities fees; application to public educational agencies

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The applicability of any capital facilities fees imposed under this title to public educational agencies shall be subject to the provisions of Chapter 13.7 (commencing with Section 54999) of Part 1 of Division 2 of Title 5.

§ 67686. Repealed by Stats.2012, c. 743 (A.B.1614), § 2

§ 67690. Contributions from agencies represented on board; requirements

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

In addition to any funds received from federal and state agencies for the expenses of operating the Fort Ord Reuse Authority, the board may receive contributions from agencies represented on the board. Each agency represented by a board member shall contribute to the authority, on or before August 1 of each fiscal year, the sum of fourteen thousand dollars ($14,000) for each board member that the agency appoints. Each public agency which is represented on the board by an ex officio member shall contribute to the authority, on or before August 1 of each fiscal year, the sum of seven thousand dollars ($7,000). For purposes of this section, the term “public agency” does not include any elected official of the federal or state government.

§ 67691. Contracts for transfer of revenues to finance costs of paying for services or capital facilities

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The board and the member agencies may provide by contract for the transfer to the board or between member agencies of revenues available from sales tax, property tax, or other sources in order to help finance the cost of paying for services or capital facilities to serve or enhance the development of Fort Ord. The contract or contracts may provide for the transfer of funds to member agencies with responsibility for providing services of facilities within the area of Fort Ord for a specified number of years, and for the repayment of those funds in later years with interest, or for repayment in the form of an equity interest in property, sales, or other tax revenues that may be payable as a result of development occurring within the area of Fort Ord. Any such contract shall be effective only upon approval by the board and the member agencies involved.

§ 67692. Revenue sharing

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

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.

§67695. State pledge to abstain from alteration or change in structure, organization, programs or powers vested in board; exception

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021

The State of California does hereby pledge to and agree with the holders of any bonds issued, and with any public or private entity with which the board has entered into a contract or an agreement, pursuant to the provisions of this title, that the state will not alter or change the structure, organization, programs, or powers hereby vested in the board until those bonds are fully met or discharged and until the board has fully met or discharged its obligations pursuant to those agreements or contracts. However, nothing in this act shall preclude an alteration or change if, and when, adequate provision shall have been made by law for the protection from impairment of the contracts represented by those bonds or contracts or agreements, and the right to so alter or change is hereby reserved. The board is authorized to include this pledge and undertaking of the state in its bonds and contracts or agreements.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67695.5

§67695.5 State pledge to abstain from alteration or change in structure

The State of California does hereby pledge to and agree with the holders of any bonds issued, and with any public or private entity with which the board has entered into a contract or an agreement, pursuant to the provisions of this title, that the state will not alter or change the structure, organization, programs, or powers hereby vested in the board until those bonds are fully met or discharged and until the board has fully met or discharged its obligations pursuant to those agreements or contracts.

§ 67700. Inoperative date and repeal of title; dissolution of authority; transition plan

INOPERATIVE DATE 7/1/2020 AND REPEAL JANUARY 1, 2021
(a) This title shall become inoperative when the board determines that 80 percent of the territory of Fort Ord that is designated for development or reuse in the plan prepared pursuant to this title has been developed or reused in a manner consistent with the plan adopted or revised pursuant to Section 67675, or June 30, 2020, whichever occurs first, and on January 1, 2021, this title is repealed.
(b)(1) The Monterey County Local Agency Formation Commission shall provide for the orderly dissolution of the authority including ensuring that all contracts, agreements, and pledges to pay or repay money entered into by the authority are honored and properly administered, and that all assets of the authority are appropriately transferred.
(2) The board shall approve and submit a transition plan to the Monterey County Local Agency Formation Commission on or before December 30, 2018, or 18 months before the anticipated inoperability of this title pursuant to subdivision (a), whichever occurs first. The transition plan shall assign assets and liabilities, designate responsible successor agencies, and provide a schedule of remaining obligations. The transition plan shall be approved only by a majority vote of the board.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67700.5

§ 67700.5 Inoperative date and repeal of title; dissolution of authority;

This title shall become inoperative when the board determines, by majority vote, that the purpose of this act, as stated in Section 67658.5 above, has been met, or by unanimous vote of the board members, whichever is the first to occur.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67710.5 is ADDED

§ 67710.5 Cessation of tax increment to authority

Effective July 1, 2020, the authority shall no longer be eligible for any payment of tax increment pursuant to Health & Safety Code § 33492.71.

OPERATIVE DATE 7/1/2020 GOVERNMENT CODE Section 67720.5 is ADDED

§ 67720.5 Applicability of Prevailing Wage

First generation construction within "Fort Ord," as defined in § 67655.5 (e) herein shall be subject to Labor Code § 1720 et seq.

Fiscal Impact Analysis of the Potential Dissolution of Fort Ord Reuse Authority (FORA) in 2020

December 7, 2018

WILLDAN
Financial Services

Oakland Office:
1939 Harrison Street, Suite 430
Oakland, CA 94612

This page intentionally left blank

Executive Summary

Willdan has been engaged by the Cities of Marina and Seaside to evaluate the fiscal impacts/implications of the dissolution of the Fort Ord Reuse Authority (FORA). Under current law FORA must dissolve by June 30, 2020, with many financial and practical implications. FORA has been at the center of development of the former Fort Ord since its creation. Ultimately Willdan has been tasked with creating a fiscal model of the impact of the dissolution of FORA, and the following report covers the issues that need to be considered in evaluating the implications of fiscal options.

FORA has been engaged in a planning process to evaluate the options and implications of dissolution over the past year or so and reached several conclusions about options and feasibility. In broad terms, Willdan agrees with much of FORA's analysis, but has shifted the frame of reference to the Cities of Seaside and Marina. FORA has identified two basic scenarios for going forward:

1. Single Successor Agency (dissolution of FORA with concomitant creation of an entity to take over some or all of FORA's responsibilities, with others reverting to the Cities and the County)
2. Dissolution

Willdan agrees with this basic summary of options, but it is important to note that option 1 covers a wide range of possibilities in how revenues and responsibilities are allocated. The analysis below covers each of these and Willdan's take on their financial implications, as well as any other issues identified. Additionally, it is important to note that this analysis is based on a plan prepared by FORA and other stakeholders with a regional perspective. **In the event of the dissolution of FORA, each jurisdiction will have the ability to modify development and infrastructure plans to meet its needs and resources. The range of such options is outside the scope of this analysis.**

The three main revenue sources for FORA are 50% of land sales, property taxes, and the FORA CFD fee. Land sale revenues are fairly straightforward and can easily be assigned to a successor agency or the jurisdictions in the event of dissolution of FORA. Property taxes and the FORA fee, however, are more complicated. FORA currently receives property taxes essentially as a redevelopment agency, and upon dissolution these revenues would be redistributed to the Cities, the County, and other entities. Finally, the FORA CFD Fee presents the greatest challenge. It represents a significant portion of total revenues, as will be clear in the analysis below. Although it is collected like a development impact fee, in fact it was established as a special tax under a Community Facilities District. Under current law and its own provisions, it expires with the dissolution of FORA. In the report below Willdan discusses some of the alternatives to replace the revenue, including the modification of the law governing FORA, the creation of replacement CFDs in each jurisdiction, and the establishment of an impact fee to fund the required infrastructure.

Table 1 presents Willdan's current estimates of the fiscal impact to Seaside and Marina of the dissolution of FORA under a full and partial (i.e., only entitled projects are completed) buildout. Seaside's projected deficits in the partial buildout scenario are driven mainly by maintaining full FORA "buildout obligations", without economic improvements from future projects in Seaside which are not yet entitled. Seaside can only avoid such deficits through a combination of shielding itself from being responsible for obligations beyond those which are required for Seaside development and/or through achieving buildout, or near buildout, within its borders.

Table 1 – Net Impact to Cites of FORA's Dissolution after 2020

	Marina	Seaside	Other Cities	Total
Full Buildout Scenario [1]				
Obligations	$72,004,740	$56,436,147	$66,166,518	$194,607,405
Assets & Revenues [2]	$86,562,190	$88,137,509	$68,208,046	$242,907,746
(Gap)/Surplus from FORA Activities	$14,557,450	$31,701,362	$2,041,529	$48,300,341
Land Sales (Non-FORA obligations share) [3]	$16,189,845	$52,175,597	$12,574,714	$80,940,156
Net Impact to City	$30,747,295	$83,876,959	$14,616,242	$129,240,497
FORA Obligations (Gap)/Surplus [4]				$13,538,652
Partial Buildout Scenario [5]				
Obligations	$72,004,740	$56,436,147	$66,166,518	$194,607,405
Assets & Revenues [2]	$83,384,097	$14,443,096	$33,207,760	$131,034,953
(Gap)/Surplus from FORA Activities	$11,379,357	($41,993,052)	($32,958,757)	($63,572,452)
Land Sales (Non-FORA obligations share) [3]	$14,147,250	$7,182,932	$10,987,834	$32,318,016
Net Impact to City	$25,526,607	($34,810,120)	($21,970,924)	($31,254,436)
FORA Obligations (Gap)/Surplus [4]				($61,413,157)

Notes:
[1] Includes revenues from entilted and planned projects. See Table 5.
[2] Includes 50% of land sales, property tax, and CFD Fee revenues.
[3] This represents the 50% of land sales revenues not allocated to FORA Obligations.
[4] Includes initial fund balance in 2020. A gap indicates insufficient funding to cover all the outstanding FORA Obligations.
[5] Excludes revenues from planned (i.e., non-entitled projects). See Table 6.

It is important to note that the above analysis includes a few crucial assumptions:

1. FORA Fee continues or is replaced by something with substantially the same revenue (such as an impact fee, as discussed later in this report). To the extent that the FORA Fee is not available the net revenues will be reduced, and if completely unavailable the amount would be reduced by nearly $146 million.
2. Estimate of property tax allocable to Seaside and Marina, which has not yet been determined but is assumed to be similar to the *ad valorem* share the cities currently receive elsewhere.

I. SCENARIO 1 - FORA AS IS

This chapter presents an overview of FORA's main long-term obligations, assets and revenues. The goal is to identify all the obligations that continue to exist past the possible dissolution of FORA in 2020, as well as the available assets and revenues available to fund such obligations.

FORA has three broad categories of obligations that survive the FORA scheduled sunset.

A. Capital Improvement Program (CIP) /Base Reuse Plan (BRP) California Environmental Quality Act (CEQA) mitigations, which include
    a. Transportation (on-site, off-site, and public transit)
    b. Water augmentation
    c. Habitat Conservation Plan Endowment
B. Board-determined base-wide obligations, which include
    a. Building Removal
C. Organizational/Contractual obligations.

These are obligations that FORA, or any entity, whether the County, individual jurisdictions, or a Joint Powers Authority (JPA), that takes over FORA's functions after 2020 will be required to complete. These obligations are described in detail in Chapter IV.

Under the current FORA structure, these obligations are funded through three primary sources of revenues:

D. Land Sales. FORA receives 50% of all land sold within Fort Ord. Jurisdictions where land is located receive the other 50%.
E. Property Tax (i.e. Tax increment collected on each property developed within Fort Ord.)
F. FORA CFD Fee. FORA charges a fee to new development established as a special tax under a Mello Roos Special Tax District.

These funding sources were established through legislation. A detailed overview of each of these sources is presented in Chapter V.

FORA's obligations, assets, and revenues are tracked in the Capital Improvement Program. The most recent CIP available is for fiscal year 2018-19. According to the CIP 2018-19, if FORA were to continue "as is" through 2028, FORA's estimated assets and revenues would be sufficient to cover all of FORA's obligations going forward.

Table 2 presents a summary of how FORA would fund its obligations through 2028. **The main conclusion from the CIP, is that under the current FORA structure and assuming full buildout, there are sufficient revenues and assets to complete the required improvements at Fort Ord.**

This conclusion, however, is highly dependent on a set of assumptions. In particular, it is based on a 10-year development timeline which is susceptible to real estate cycles. If development does not occur as planned or land sale prices or assessed values fall short of projections, there could be a large deficit or the timeline for completing the capital improvements may be drawn out. Nonetheless, these are the best forecast available.[1]

Table 2 does not include all of FORA's revenues and expenditures. It focuses exclusively on two Special Revenue Funds (SRFs): 1) the CFD Special Tax/Development Fee Fund, and 2) the Land Sales Fund. These SRFs are used to fund project related obligations that extend past 2020. (i.e., CIP/BRP CEQA mitigation obligations and Board-determined obligations). These funds are tracked separately in the Capital Improvement Program.

Table 2 excludes revenues and expenditures tracked in the ARMY/ESCA fund, a third Special Revenue Fund.[2] while ESCA-related obligations extend past 2020, FORA has received sufficient funding from the federal government to complete the ESCA activities.[3] Since these obligations are fully funded they are not included in Table 2.

Table 2 also excludes activities funded through FORA's General Fund. The General Fund collects revenues from Membership Dues,[4] MCWD Franchise Fees, Property Rental/Lease Revenues, Reimbursement agreements, and receives $1.3 million transfer from Property Tax Revenues. The General Fund provides funding for FORA's on-going general operations, primarily salaries and benefits, but also supplies and services, and contractual services.[5] If FORA is dissolved, most of the revenues and expenditures tracked in the General Fund would disappear, therefore they are excluded from Table 2.

Although the focus of this study is the Post-2020 period, FORA obligations for the 2018-2020 period are included in

Table 2 because FORA operates on a "pay-as-you-go" format, which means that projects are only started when revenues are available to cover the costs. That means that projects are dependent on land sales, building permits, and construction of real estate projects within Fort Ord. As a result, as noted above,

---

[1] The CIP uses the most current reuse forecasts provided by the FORA land use jurisdictions, Administrative Committee feedback, and Board policies. According to the CIP "annual jurisdictional forecast updates remain the best method for CIP programming since timing of project implementation is the purview of the individual on-base FORA members…In previous updates, the Finance Committee has expressed their concern for a higher degree of accuracy and predictability in FORA's revenue forecasts…FORA works with its member jurisdictions to hone and improve CIP development forecasts and resulting revenue projections."

[2] See chapters IV and V for details about ESCA obligations and funding.

[3] While funding is in place, if FORA is dissolved, ESCA obligations must be assigned to a new entity. The Army has contended with respect to ESCA that it would only deal with one entity. Source: Governing Documents Synopsis. http://www.fora.org/TTF/Additional/ContractAbstract-ALL-080216.pdf

[4] According to Chapter 5 of the FORA Act, "Each agency represented by a board member shall contribute to the authority…the sum of fourteen thousand dollars ($14,000) for each board member that the agency appoints. Each public agency which is represented on the board by an ex officio member shall contribute to the authority… the sum of seven thousand dollars ($7,000)."

[5] In March of 2018, The FORA Board of directors approved the use of $5.7 million from the General Fund balance to be transferred to a 115 Trust program to pre-fund Pension obligations. The board also set aside an additional $1 million from the General Fund for future contributions. See Chapter IV for a discussion of Post-FORA Employee Retirement/Health Provisions.

estimates of costs and revenues across time is dependent on development projections. Deviations from the projections would shift some of the 2018-2020 costs and revenues to the Post-2020 period.

Table 2 – FORA's Long-Term Obligations, Assets, and Revenues – Full Buildout

Obligations [1]	Through 2020	Post 2020	Total
Transportation [2, 3]	$22,735,788	$132,346,820	$155,082,608
Water Augmentation [2, 4]	$6,598,983	$17,098,686	$23,697,669
HCP Endowment [2, 5]	$7,892,226	$45,161,899	$53,054,125
Building Removal [6]	$9,520,871	$0	$9,520,871
Total	**$46,747,868**	**$194,607,405**	**$241,355,273**
Administrative Costs [7]	**$3,487,337**	**$15,261,642**	**$18,748,979**
Assets/Revenues			
Land Sales [8]	$11,496,003	$80,940,158	$92,436,161
Property Tax [9]	$4,111,919	$66,994,175	$71,106,094
CFD [10]	$25,893,569	$119,789,874	$145,683,443
Investment Interest [11]	$72,368	$396,677	$469,045
Total	**$41,573,860**	**$268,120,883**	**$309,694,743**
Net Assets/Revenues [12]	**($8,661,345)**	**$58,251,836**	**$49,590,491**
Beginning fund balance [13]			$22,199,997
Ending Fund Balance			**$71,790,488**

Notes:

[1] Obligations are estimated from Table 3 of the 2018-2019 CIP.

[2] CIP/BRP CEQA mitigations obligation.

[3] Includes Transportation Continency.

[4] Includes RUWAP Pipeline and RUWAP Other.

[5] Includes contingency. Excludes initial fund balance of $13.83 million.

[6] Board-determined obligation.

[7] Organizational/Expenditures for transportation projects (contract change orders, general consulting, additional base wide expenditures, street landscaping, site conditions, project changes, additional habitat mitigations) . General Costs provides for staff, overhead, and direct consulting costs. it also includes FORA Board approved Prevailing Wage and

[8] Excludes Building Removal credits for Marina Community Partners. Estimated from Table 5 of the 2018-19 CIP.

[9] Estimated from Table 8 of the 2018-19 CIP.

[10] Estimated from Table 4 of the 2018-19 CIP.

[11] Estimated from Table 3 of the 2018-19 CIP.

[12] Assets/Revenues minus Obligations and Administrative Costs.

[13] Balance in CFD Special Tax/Property Tax Fund and Land Sales Fund. Estimated from Table 3 of the 2018-2019 CIP.

The estimates above assume that all the entitled and planned real estate projects in Fort Ord are executed and the revenue generated through land sales, property tax, and FORA fee revenues are available to fund outstanding obligations.

Table 3 presents FORA's Long-Term Obligations, Assets and Revenues assuming only the currently entitled projects come to fruition. This change in assumption does not affect FORA Obligations, Administrative Costs, or Beginning Fund Balance. The major difference is a decline in Land Sale, Property Tax and CFD revenues. Willdan has estimated the split between entitled and planned projects for land sales revenues, and has submitted them to FORA for review.

As shown in Table 3, if only the entitled projects come to fruition, the projected revenues will fall short of the projected obligations by a significant margin.

Table 3 – FORA's Long-Term Obligations, Assets, and Revenues – Partial Buildout

Obligations [1]	Through 2020	Post 2020	Total
Transportation	$22,735,788	$132,346,820	$155,082,608
Water Augmentation	$6,598,983	$17,098,686	$23,697,669
HCP Endowment	$7,892,226	$45,161,899	$53,054,125
Building Removal	$9,520,871	$0	$9,520,871
Total	**$46,747,868**	**$194,607,405**	**$241,355,273**
Administrative Costs	**$3,487,337**	**$15,261,642**	**$18,748,979**
Assets/Revenues [2]			
Land Sales [3]	$11,496,004	$32,318,016	$43,814,019
Property Tax [4]	$3,087,851	$42,741,111	$45,828,962
CFD [5]	$20,674,631	$70,599,806	$91,274,437
Investment Interest [6]	$72,368	$396,677	$469,045
Total	**$35,330,854**	**$146,055,609**	**$181,386,463**
Net Assets/Revenues [7]	**($14,904,351)**	**($63,813,438)**	**($78,717,789)**
Beginning fund balance [8]			$22,199,997
Ending Fund Balance			**($56,517,792)**

Notes:

[1] Obligations and Administrative Costs are the same as in the full buildout scenario as they are not impacted by development levels. Data are from the 2018-19 CIP. See footnotes in Table 1 for sources.

[2] Board-Land Sales, Property Tax, and CFD exclude unentitled projects.

[3] Excludes Building Removal credits for Marina Community Partners. Estimated from Table 5 of the 2018-19 CIP.

[4] Estimated from Table 8 of the 2018-19 CIP.

[5] Estimated from Table 4 of the 2018-19 CIP.

[6] Estimated from Table 3 of the 2018-19 CIP.

[7] Assets/Revenues minus Obligations and Administrative Costs.

[8] Balance in CFD Special Tax/Property Tax Fund and Land Sales Fund. estimated from Table 3 of the 2018-2019 CIP.

II. SCENARIO 2 – SINGLE SUCCESSOR AGENCY

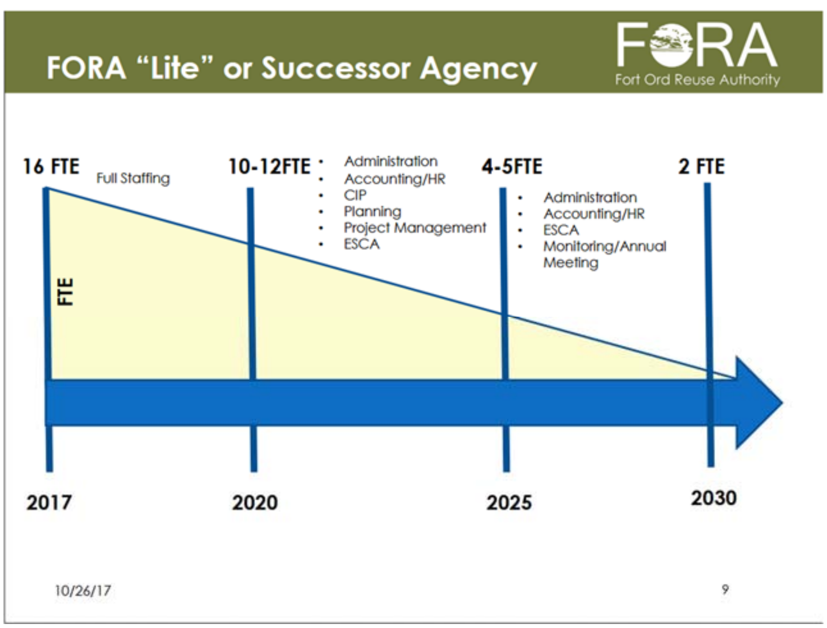
As discussed in Chapter VIII, A Transition Task Force (TTF) was created in April 2016 and appointed by the FORA Board of Directors as an ad hoc committee to explore post 2020 alternatives and the associated transition issues. At the end of the process the TTF recommended 1) the creation of a single successor agency, 2) seeking extension of FORA's CFD powers for the successor agency, and 3) post-FORA obligations/liabilities to be paid using the existing Implementation Agreement formula for completing CIP and Voting Percentage for administrative liabilities.

The final form and composition of the single successor agency are still being studied by the Transition Task Force under supervision of the Board of Directors. Nonetheless, this chapter presents a brief overview of how a single successor agency may impact the remaining FORA obligations and revenue sources after 2020.

Potential impact on obligations

The formation of the single successor agency is unlikely to impact FORA's main remaining obligations after 2020 (i.e., Transportation, Water Augmentation, and HCP Endowment obligations), which may amount to approximate $194 million. See Table 3. As discussed in Chapter IV, these obligations are related to the BRP and mandated by CEQA. Therefore, these obligations are independent of the organizational structure overseeing the development of Fort Ord.

One of the main impacts of establishing single successor agency to replace FORA would be the scaling down of FORA staff. For example, under a "FORA Light" version of a successor agency, FORA staff could be reduced as follows:



Source: Transition Taskforce Presentation to the Board, 10/26/12017.

Changes in FORA staff would reduce administrative costs, most of which are paid through the General Fund and financed through a combination of member fees, MCWD franchise fees, and a $1.3 million annual transfer of property tax revenues from the CFD Special Tax/Property Tax fund. While the reduction in administrative costs may be significant, the administrative costs shown in

Table 2 and Table 3, may not be impacted because those costs are related to project oversight.[6]

Potential JPA impact on assets and revenues

As noted above the TTF recommended seeking an extension of FORA's CFD powers for the successor agency, and for post-FORA obligations/liabilities to be paid using the existing Implementation Agreement formula for completing CIP projects. Therefore, if these recommendations are executed, the existing funding will remain in place to fulfill those existing obligations. The successor agency would continue to receive 50% of land sales and the Property Taxes per the existing implementation agreements, and CFD collections would continue through the completion of FORA obligations.

Therefore, under a single successor agency the obligations, assets and revenue would be relatively unchanged. The successor agency's CIP would very similar to the one for FORA.

[6] Organizational/Expenditures for transportation projects (contract change orders, general consulting, additional base wide expenditures, street landscaping, site conditions, project changes, additional habitat mitigations). General Costs provides for staff, overhead, and direct consulting costs. it also includes FORA Board approved Prevailing Wage and
Caretaker Costs.

III. SCENARIO 3 – REVERSION TO CITIES

If FORA is dissolved in 2020 and a single successor agency is not established, FORA obligations, assets and revenues would need to be assigned to a new entity or entities. Table 4, presents potential assignments.

Table 4 – Potential Assignment of FORA Major Obligations after Dissolution

Major Obligations (Expenses)	Assignment
Expenses	
Transportation	On-site projects: Jurisdictions Off-site projects; Jurisdictions Regional and Transit: TAMC
Water Augmentation	MCWD/MRWPCA
Habitat Management	Fort Ord Habitat Cooperative
Revenues	
Land Sales	Returned to jurisdiction
Property Tax	Returned to jurisdiction and redistributed
CFD	Unassignable; Individual jurisdictions may be able to implement their own CFD

Source: Transition Taskforce Presentation to the Board, 10/26/2017.

Table 4 does not include assignment of expenses related to building removal, post-FORA employee retirement/health provisions (i.e., FORA's long-term retirement funding obligations with), nor ESCA-related obligations. As described in Chapters IV and V, FORA expects building removal to be completed by 2020, the Board has approved funding of long-term retirement obligations from existing funds in the General Fund, and FORA has how secured funding from the US Army for ESCA-obligations. Therefore, these obligations are expected to be fully funded by 2020.

However, regardless of which entity is assigned responsibility for completion, due to the "Fair and Equitable Distribution and Contribution"[7] requirement, all members agencies must share the costs of completing these projects.

FORA's Transition Task Force evaluated the following obligation distribution alternatives:

[7] FORA Act Section 67692 requires the board to "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."

Obligation Distribution COMPARISON

FORA Fort Ord Reuse Authority

	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%**

DRAFT

5/9/17 14

Transition Taskforce Presentation to the Board, 5/9/2017.

On the expense side, the Transition Task force has recommended using future buildout percentage. On the revenue side, it would be up to every jurisdiction to find the revenues necessary to fund those obligations.

Table 5 presents an analysis of how jurisdictions may be able to fund any remaining FORA obligations using the similar tools as under the existing implementation agreements (i.e., a combination of land sales revenues, property taxes and CFD fees). There are, however, several caveats and assumptions for this analysis:

1) Expenses (i.e., obligations related to transportation, water augmentation, and habitat conservation plan endowment): the shares are allocated based on future buildout as estimated by the TTF and FORA staff. Willdan has been unable to verify these numbers.
2) Land Sales: Although jurisdictions would receive 100% of land sales revenues, the model continues to assume that jurisdictions continue to allocate only 50% of revenues to FORA obligations.
3) Property Tax: Assumes that each jurisdiction receives between 15% and 17% of the 1% property tax, except for the County which receives 25%. It assumes that UC development does not pay property taxes. These shares represent the averages received by jurisdictions for all the parcels within each jurisdiction.[8] An important caveat about property taxes is that the estimates below do not include property tax revenues from projects on the tax roll before 2018. According to the 2018-19 CIP there is approximately $1,055,785,914 in assessed value for properties already built within Fort Ord. Assuming that jurisdictions receive 15% of the 1% property tax associated with these properties, then these properties would generate an additional $1.6 million per year (not

[8] Additional information is needed to estimate property tax shares for the cities of Marina and Del Rey Oaks.

inclusive of the 2% annual property tax increase allowed by Proposition 13%). Most of these revenues would accrue to the City of Marina and Monterey County. These revenues can be included in future iterations of this analysis.

4) CFD Taxes: The model assumes that cities will be able to establish CFDs. As described in Chapter VI, there are several legal issues that may impact this assumption. For example, entitled projects may not be subject to new fees. Also, the per unit/acre fee used in this analysis are the same as the current CFD. The actual tax, however may be different for the various jurisdictions.
5) Administrative costs: The analysis does not take into account administrative costs into account. Due to duplication of efforts, the aggregate administrative costs may be higher than they are currently under FORA or what they may be under a single successor agency.

Table 5 – FORA's Long-Term Obligations, Assets, and Revenues After 2020 – Reversion to Cities - Full Buildout

	Calculations/ Footnotes	Marina	Seaside	Other	Total
Remaining FORA Obligations Post 2020	A	$72,004,740	$56,436,147	$66,166,518	$194,607,405
Obligation Allocation Assumption	B	37%	29%	34%	100%
Assets & Revenues					
Land Sales (allocation to FORA obligations)	C	$16,189,845	$52,175,597	$12,574,714	$80,940,156
Property Tax	D	$16,910,225	$9,713,295	$15,554,197	$42,177,717
CFD	E	$53,462,120	$26,248,618	$40,079,136	$119,789,874
Total Revenues	F = C+D+E	$86,562,190	$88,137,509	$68,208,046	$242,907,746
Net Impact to City					
(Gap)/Surplus from FORA Activities	G = F - A	$14,557,450	$31,701,362	$2,041,529	$48,300,341
Land Sales (Non-FORA obligations share)	H	$16,189,845	$52,175,597	$12,574,714	$80,940,156
Net Impact to City	I = G+H	$30,747,295	$83,876,959	$14,616,242	$129,240,497
Net Impact to remaining FORA Obligations					
Jurisdiction contribution toward FORA Obligations	J = MIN(A,F)	$72,004,740	$56,436,147	$66,166,518	$194,607,405
Initial Balance Fund Balance	K				$13,538,652
Total Available toward FORA's obligations	L = J + K				$208,146,057
(Gap)/Surplus	M = L-A				$13,538,652

Notes:

A Includes transportation, water augmentation, and habitat conservation plan. See Table 1.

B Based on future development, estimated by FORA Transition Task Force (May 9, 2017 presentation).

C Source: 2018-19 CIP Table 5. Assumes that each jurisdiction allocates 50% of land sales toward remaining FORA obligations.

D Assumes that each jurisdiction receives between 15 and 17 percent of the 1 percent property tax, except for the County which receives 25%. It assumes that UC development does not pay property taxes. Based on Development Projectsion in CIP. See Supporting Tables for sources.

E Assumes fees similar to current CFD. Source: 2018-19 CIP Table 4.

F Total revenues excluding the share of land sales that each jurisdiction allocates to uses other than FORA remaining obligations.

G Assets and revenues less remaining FORA obligations.

H Portion of land sales that each jurisdiction allocates to uses other than FORA remaining obligations.

I Net Impact to each jurisdiction

J Assumes that each jursidiction contributes all of the revenues (excluding the share of land sales allocated to other purposes) up to the amount necessary to fund its share of remaining FORA obligations.

K Projected fund balance in the CFD Special Tax/Property Tax Fund and Land Sales Fund at the end of 2020.

L Contributions by all jurisdictions plus initial fund balance.

M A gap represents insufficient contributions by jurisdicitons to fund the remaining FORA obligations.

Based on this analysis, if FORA obligations and funding sources reverted to individual jurisdictions:

1) The City of Marina would have a moderate positive impact. See row G.
2) The City of Seaside would have a significant positive impact (i.e., net revenues). See row G.
3) Other jurisdictions, such as the City of Monterey, Monterey County and Del Rey Oaks would have a slight positive surplus (row G).
4) If each jurisdiction contributes all the revenues (excluding the share of land sales allocated to other purposes) up to the amount necessary to fund its share of remaining FORA obligations (see row J), and keeps the rest for its own use, there would be sufficient monies to fund the remaining FORA obligations. See row M.
5) This analysis does not take into account the more than $64 million in affordable housing set aside that could be funded through the current redevelopment tax structure under FORA between 2020 and 2018. When property tax revenues are returned to jurisdictions and redistributed, the affordable housing set aside disappears.
6) This analysis includes CFD revenues (row E), which may prove difficult for jurisdictions to collect or replace if FORA dissolves. If CFD fees were not available, the city of Marina and other jurisdictions would face significant gap in funding, and there would not be sufficient monies to fund FORA obligations. Seaside would continue to have sufficient revenue.

The analysis presented in Table 5 assumes that all of the entitled and planned real estate projects are completed. As discussed above, this analysis is based on a 10-year development timeline which is susceptible to real estate cycles. If development does not occur as planned or land sale prices or assessed values fall short of projections, there could be a deficit or the timeline for completing the capital improvements may be drawn out.

Table 6 presents a more conservative scenario that assumes that only the entitled projects are completed. While it is recognized that completion of entitled projects is not guaranteed, the fact that these projects have already gone through an extensive approval process (and typically considerable private investment to achieve this), increases the chance that they will be completed.

Table 6 – FORA's Long-Term Obligations, Assets, and Revenues after 2020 – Reversion to Cities - Partial Buildout

	Calculations/ Footnotes	Marina	Seaside	Other	Total
Remaining FORA Obligations Post 2020	A	$72,004,740	$56,436,147	$66,166,518	$194,607,405
Obligation Allocation Assumption	B	37%	29%	34%	100%
Assets & Revenues					
Land Sales (allocation to FORA obligations)	C	$14,147,250	$7,182,932	$10,987,834	$32,318,016
Property Tax	D	$15,870,064	$2,013,613	$10,233,456	$28,117,132
CFD	E	$53,366,784	$5,246,551	$11,986,471	$70,599,806
Total Revenues	F = C+D+E	$83,384,097	$14,443,096	$33,207,760	$131,034,953
Net Impact to City					
(Gap)/Surplus from FORA Activities	G = F - A	$11,379,357	($41,993,052)	($32,958,757)	($63,572,452)
Land Sales (Non-FORA obligations share)	H	$14,147,250	$7,182,932	$10,987,834	$32,318,016
Net Impact to City	I = G+H	$25,526,607	($34,810,120)	($21,970,924)	($31,254,436)
Net Impact to remaining FORA Obligations					
Jurisdiction contribution toward FORA Obligations	J = MIN(A,F)	$72,004,740	$14,443,096	$33,207,760	$119,655,596
Initial Balance Fund Balance	K				$13,538,652
Total Available toward FORA's obligations	L = J + K				$133,194,248
(Gap)/Surplus	M = L-A				($61,413,157)

Notes:

A Includes transportation, water augmentation, and habitat conservation plan. See Table 1.

B Based on future development, estimated by FORA Transition Task Force (May 9, 2017 presentation).

C Source: 2018-19 CIP Table 5. Assumes that each jurisdiction allocates 50% of land sales toward remaining FORA obligations.

D Assumes that each jurisdiction receives between 15 and 17 percent of the 1 percent property tax, except for the County which receives 25%. It assumes that UC development does not pay property taxes. Based on Development Projectsion in CIP. See Supporting Tables for sources.

E Assumes fees similar to current CFD. Source: 2018-19 CIP Table 4.

F Total revenues excluding the share of land sales that each jurisdiction allocates to uses other than FORA remaining obligations.

G Assets and revenues less remaining FORA obligations.

H Portion of land sales that each jurisdiction allocates to uses other than FORA remaining obligations.

I Net Impact to each jurisdiction

J Assumes that each jursidiction contributes all of the revenues (excluding the share of land sales allocated to other purposes) up to the amount necessary to fund its share of remaining FORA obligations.

K Projected fund balance in the CFD Special Tax/Property Tax Fund and Land Sales Fund at the end of 2020.

L Contributions by all jurisdictions plus initial fund balance.

M A gap represents insufficient contributions by jurisdicitons to fund the remaining FORA obligations.

The caveats and assumptions of Table 5 also apply to Table 6. Additionally:

1) Land Sales: Land sales revenues have been reduced to account for planned vs. entitled projects. This analysis shows that, if FORA obligations and funding sources reverted to individual jurisdictions, but only the entitled projects move forward:
2) The City of Marina would have sufficient revenue to fund its obligations. (see Row G). This is largely because more of the projects in Marina are entitled compared to the other jurisdictions.
3) The City of Seaside would have a significant negative impact (i.e., net revenues), even after including the additional 50% of land sale revenue available. See row I.

4) Other jurisdictions, such as the City of Monterey, Monterey County and Del Rey Oaks would also face a significant deficit and this deficit could not be funded by increasing the share of land sales revenue dedicated to fund FORA activities. A city by city analysis is outside the scope of this analysis sand has not been conducted.
5) If each jurisdiction contributes all the revenues (excluding the share of land sales allocated to other purposes) up to the amount necessary to fund its share of remaining FORA obligations (see row J), and keeps the rest for its own use, there would not be sufficient monies to fund the remaining FORA obligations. See row M.
6) Seaside's projected deficits in the partial buildout scenario are driven mainly by maintaining full FORA "buildout obligations", without economic improvements from future projects in Seaside which are not yet entitled. Seaside can only avoid such deficits through a combination of shielding itself from being responsible for obligations beyond those which are required for Seaside development and/or through achieving buildout, or near buildout, within its borders

As in the analysis presented in Table 5, this analysis includes CFD revenues (row E), which may prove difficult for jurisdictions to put into effect. If CFD fees were not available, the City of Marina would face a gap in revenue and the negative revenue Seaside and the "Other" jurisdictions would be even larger, as would the gap in funding for remaining FORA Obligations. It is important to note, however, that this analysis contains a number of assumptions about allocation and that revenues could be reallocated among jurisdictions to mitigate some deficits.

Also, as noted in Chapter I, this analysis excludes activities funded through FORA's General Fund. The General Fund collects revenues from Membership Dues,[9] MCWD Franchise Fees, Property Rental/Lease Revenues, Reimbursement agreements, and also receives $1.3 million transfer from Property Tax Revenues. The General Fund provides funding for FORA's on-going general operations, primarily salaries and benefits, but also supplies and services, and contractual services.[10] If FORA is dissolved, most of the revenues and expenditures tracked in the General Fund would disappear, therefore they are excluded from

Table 2. This means that the $14,000 per member appointed by each city to the Board of Directors of FORA is not included above. The Cities of Marina and Seaside have two voting members each.

[9] According to Chapter 5 of the FORA Act, "Each agency represented by a board member shall contribute to the authority…the sum of fourteen thousand dollars ($14,000) for each board member that the agency appoints. Each public agency which is represented on the board by an ex officio member shall contribute to the authority… the sum of seven thousand dollars ($7,000)."

[10] In March of 2018, The FORA Board of directors approved the use of $5.7 million from the General Fund balance to be transferred to a 115 Trust program to pre-fund Pension obligations. The board also set aside an additional $1 million from the General Fund for future contributions. See Chapter IV for a discussion of Post-FORA Employee Retirement/Health Provisions.

IV. OVERVIEW OF FORA OBLIGATIONS[11]

FORA has three broad categories of obligations:

A. Capital Improvement Program (CIP) /Base Reuse Plan (BRP) California Environmental Quality Act (CEQA) mitigations,
B. Board-determined base-wide obligations, and
C. Organizational closure obligations.

The following outline describes these obligations, the outstanding amounts, and relative completion timeframes.

1. CIP/BRP CEQA mitigations

i. Transportation/Transit

What is it?

FORA must fund specific amounts for Transit as well as Regional, Off-site, and On-site roadways. This is a CEQA requirement included in the BRP EIR. These projects are described in detail in the 2018-19 CIP.

How much is it?

Table 7 – Transportation Obligations per 2018-19 CIP

Type of Project	Through 2020	Post 2020	Total
Regional	$0	$36,676,790	$36,676,790
Off-site	$4,250,000	$28,251,947	$32,501,947
On-site	$11,091,988	$40,001,549	$51,093,537
Transit	$1,500,000	$14,588,130	$16,088,130
Contingency	$5,893,800	$12,828,404	$18,722,204
Total	**$22,735,788**	**$132,346,820**	**$155,082,608**

Source: CIP 2018-19, Tables 2 and 3.

How is it funded?

Funded through CFD Special Tax/Property Tax revenues. These funds are at risk if FORA is dissolved. See Chapter V.

What happens if FORA is dissolved?

[11] Unless otherwise noted, information presented here is from the April 8, 2016 Board Meeting Packet. http://www.fora.org/TTF/Reports/040816BrdPacket_Report.pdf. Whenever possible, data has been updated to incorporate the most recent available information.

Obligations remain because they are a CEQA requirement linked to development of the base. Responsibility for completing the projects would need to be assigned to a new entity or entities. If a new JPA is not formed after FORA dissolution, a potential assignment of responsibilities may be as follows:[12]

- On-site and Off-site projects: Individual Jurisdictions
- Regional Projects and Transit: TAMC or other multi-jurisdictional entity

However, regardless of which entity is assigned responsibility for completion, due to the "Fair and Equitable Distribution and Contribution"[13] requirement, all members agencies must share the costs of completing these projects.

ii. *Water Augmentation*

What is it?

FORA must fund a Fort Ord water augmentation project to provide 2,400 acre-feet per year (AFY). FORA has contracted Marina Coast Water District (MCWD) to do this project. MCWD's Regional Urban Water Augmentation Project has identified a 1,427 AFY recycled water project. MCWD and FORA have not yet specifically identified a project that would produce the remaining 973 AFY of augmented water. This is a CEQA requirement included in the BRP EIR, approved by the FORA Board June 13, 1997.

How much is it?

Table 8 – Water Augmentation Obligations per 2018-19 CIP

Type of Project	Through 2020	Post 2020	Total
RUWAP Pipeline	$6,441,983	$2,300,000	$8,741,983
RUWAP Other	$157,000	$14,798,686	$14,955,686
	$6,598,983	**$17,098,686**	**$23,697,669**

Source: CIP 2018-19, Table 3.

How is it funded?

Funded through CFD Special Tax/Property Tax revenues. These funds are at risk if FORA is dissolved. See Chapter V.

What happens if FORA is dissolved?

Obligations remain because they are a CEQA requirement. Responsibility for completing the projects would need to be assigned to a new entity or entities. If FORA is dissolved, and a new

[12] Transition Ad-Hoc Committee, March 27, 2018.
http://www.fora.org/TTF/Presentations/TAC_Presentation_032718.pdf

[13] FORA Act Section 67692 requires the board to "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."

JPA is not formed, responsibility for these projects may be assigned to the Marina Coast Water District (MCWD) and *Monterey Regional Water Pollution Control Agency (MRWPCA)*.[14]

However, regardless of which entity is assigned responsibility for completion, due to the "Fair and Equitable Distribution and Contribution"[15] requirement, all members agencies must share the costs of completing these projects.

A potential funding option, if FORA is dissolved and CFD funds are not available, is for MCWD to add an assessment to its fee program to cover that CEQA requirement.

iii. Habitat Management Plan/Habitat Conservation Plan (HCP)

What is it?

The Army's 1997 Habitat Management Plan does not provide Fort Ord jurisdictions with "take" coverage necessary to implement required habitat conservation management on habitat reserves and development/reuse.[16] The jurisdictions and FORA must implement an HCP to receive take coverage from Federal and State wildlife agencies. This is a CEQA requirement included in the BRP Environmental Impact Report (EIR).

How much is it?

Table 9 – HCP Endowment Obligations per 2018-19 CIP

Type of Project	Through 2020	Post 2020	Total
JPA Set Aside (30.2% CFD)	$7,892,226	$26,278,167	$34,170,393
HCP Contingency	$0	$18,883,732	$18,883,732
	$7,892,226	**$45,161,899**	**$53,054,125**

Notes: Does not include $13.8 off-sets

Source: CIP 2018-19, Table 3.

According to the 2018-19 CIP, "As part of the FY 2010-11 FORA CIP Review process conducted by EPS, TAMC, and FORA, at the FORA Board's April 8, 2011 direction, included $18.8M in current dollars as a CIP contingency for additional habitat management costs should the assumed payout rate for the endowment be 1.5% less than the current 4.5% assumption. It is hoped that this contingency will not be necessary, but USFWS and CDFW are the final arbiters as to what

[14] Transition Ad-Hoc Committee, March 27, 2018.
http://www.fora.org/TTF/Presentations/TAC_Presentation_032718.pdf

[15] FORA Act Section 67692 requires the board to "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."

[16] https://www.fws.gov/midwest/endangered/permits/hcp/hcp_wofactsheet.html

the final endowment amount will be, with input from FORA and its contractors/consultants. The final endowment amount is expected to be agreed upon in the upcoming fiscal year."[17]

The 2018-19 CIP also includes, $199,916 to be incurred through 2020 for "HCP – UC regents. This represents FORA a funding commitment with the University of California to manage and administer the Fort Ord Natural Reserve (FONR). According to a summary of the agreement FORA will provide "approximately $84,000 annually, indexed to inflation, to the campus for management and operational costs at FONR. After the FORA terminates, the [Fort Ord Regional Habitat Cooperative Membership] will take on this responsibility until the habitat endowments, including the FONR endowment, are fully funded."[18] The Fund is held and managed by the UC.

How is it funded?
Funded through CFD Special Tax/Property Tax revenues. These funds are at risk if FORA is dissolved. See Chapter V.

What happens if FORA is dissolved?
Obligations remain because they are a CEQA requirement. If FORA is dissolved, and a new JPA is not formed, responsibility could be assigned to the Fort Ord the Fort Ord Regional Habitat Cooperative.[19]

However, regardless of which entity is assigned responsibility for completion, due to the "Fair and Equitable Distribution and Contribution"[20] requirement, all members agencies must share the costs of completing these projects.

2. Board-determined base-wide obligations

i. FORA/US Army Environmental Services Cooperative Agreement (ESCA)

What is it?
In 2007, the FORA Board authorized execution of several ESCA agreements. The Administrative Order on Consent (AOC) agreement with United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC) and Regional Water Quality Control Board (RWQCB) was the overarching agreement.

When will it be completed?

---

[17] Attachment A to Item 8b FORA Board Meeting, 6/8/18.
[18] http://regents.universityofcalifornia.edu/minutes/2014/fin5.pdf. Pages 7-8. See also www.fora.org/Reports/HMP/HCP%20JPA%2012-04-13.doc *Page 10.*
[19] Transition Ad-Hoc Committee, March 27, 2018.
http://www.fora.org/TTF/Presentations/TAC_Presentation_032718.pdf
[20] FORA Act Section 67692 requires the board to "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."

AOC completion schedule: AOC termination is tied to performance standards (completion of Munitions and Explosives of Concern [MEC] related remedial activities), not a fixed date. According to the AOC, EPA, DTSC and RWQCB must approve a successor to FORA's AOC obligations.

ESCA completion schedule: Munitions/ explosives remediation regulatory acceptance is anticipated in 2019. Army 5-year review in 2018-19 and FORA Longer Term ESCA Obligations would continue to 2037.

How much is it?
According to a presentation to the FORA Board on 10/26/17, there is a $7-10 million gap in funding. However, FORA requested an amendment to the agreement with the Army to obtain additional funding. During the meeting of December 12, 2017, the Board of Director's approved entering into an agreement for $6.8 million in additional funding to cover the costs associated with these obligations.[21] Therefore, it appears that this obligation is fully funded.

How is it funded?
Grants from the Federal Government deposited in to a Special Revenue Fund dedicated to ESCA obligations. This funding remains in place if FORA is dissolved. However, it needs to be re-assigned to a new entity.

What happens if FORA is dissolved?
Obligations remain due to contract with U.S. Army. Contract could be assigned to another entity, but Army and Regulatory Agencies may require a single successor entity to ESCA contract.[22] If a new JPA is not formed to replace FORA, responsibility for the ESCA contract (obligations and funding) could be assigned to the County.[23]

ii. Base-wide building removal

What is it?
In 2001, the FORA Board approved inclusion of building removal costs as a FORA CIP obligation. FORA's remaining building removal obligations include Seaside Surplus II and the Marina Stockade areas. FORA is implementing plans that will evaluate overall Surplus II building removal costs. Based on current information, Surplus II building removal costs may exceed the underlying land value even after FORA's CIP obligation is met. FORA has met its financial obligations within the City of Marina Dunes on Monterey Bay project area. However, the Board has tasked staff with identifying means to expedite building removal in this project area.

- FORA is designated by US EPA as a Hazardous Waste Generator for World War II contaminated building debris. The City of Marina would have to take on this obligation at the potential cost of several hundred thousand dollars.

[21] Board of Directors Meeting, December 8, 2017. http://www.fora.org/Board/2017/Packet/120817BrdPacket.pdf
[22] Governing Documents Synopsis. http://www.fora.org/TTF/Additional/ContractAbstract-ALL-080216.pdf
[23] Transition Ad-Hoc Committee, March 27, 2018. http://www.fora.org/TTF/Presentations/TAC_Presentation_032718.pdf

When will it be completed?
FORA's building removal financial obligations can be met by 2020. If the FORA Board modifies FORA's building removal obligation or role in Surplus 11 and/or Dunes on Monterey Bay project areas, such actions may extend the obligation completion schedule.

How much is it?

Table 10 – Building Removal Obligations per 2018-19 CIP

Type of Project	Through 2020	Post 2020	Total
Seaside Plus II	$5,299,471		$5,299,471
Marina Stockade	$4,360,284		$4,360,284
	$9,520,871	**$0**	**$9,520,871**

Notes: Does not include $19.4 million in land sale credits related to Marina Community Partners.
The total sum is off by $128,884 per the CIP.
Source: CIP 2018-19, Table 1B and 3.

The total above does not include $19.4 in land sale credits related to Marina Community Partners (MCP). This is reflected in the Land Sales Revenues described in detail in Chapter V. A description of this land credit is presented in the 2018-19 CIP.

Also, the CIP 2018-19 includes a Set Aside for Building removal for $6,648,056 to be incurred in through 2019. That amount is not included above.

How is it funded?
Land sales.

What happens if FORA is dissolved?
As discussed above it is expected that these obligations will be completed by 2020. If they were not, the obligations would remain and need to be transferred to a new entity; probably the cities in which the projects are located.

However, regardless of which entity is assigned responsibility for completion, due to the "Fair and Equitable Distribution and Contribution"[24] requirement, all members agencies must share the costs of completing these projects.

3. Organizational responsibilities and contractual obligations

FORA has been in operation since 1994 and has acquired many contractual and legislative responsibilities. Before FORA dissolves in 2020, a number of these obligations must be assigned to another entity or otherwise addressed.

[24] FORA Act Section 67692 requires the board to "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."

i. *FORA-Marina Coast Water District (MCWD) Water/Waste Water Facilities Agreement*

What is it?

The Facilities Agreement provides for MCWD to annex the Ord Community Service area before FORA's dissolution. MCWD has not yet completed annexation of the Ord Community Service area.

What happens if FORA is dissolved?

If MCWD annexation is not completed by June 30, 2020, FORA must assign its Facilities Agreement role and responsibilities to another entity.

Note: This is an administrative obligation but no significant financial obligations, beyond administrative costs, appear to be associated with this obligation.

ii. *Fort Ord Water Allocations*

What is it?

The June 23, 2000 Memorandum of Agreement (MOA) between the US Army and FORA for Sale of Portions of the Former Fort Ord (Economic Development Conveyance Agreement) [EDC]) assigned most US Army groundwater rights to FORA.

What happens if FORA is dissolved?

FORA subsequently allocated groundwater to former Fort Ord jurisdictions and property owners. FORA must assign its EDC role and responsibilities to another entity before its dissolution. Army prefers a single successor and does not want to deal with multiple entities.[25]

Note: This is an administrative obligation but no significant financial obligations, beyond administrative costs, appear to be associated with this obligation.

iii. *Pollution Legal Liability (PLL) Insurance*

What is it?

FORA and participating jurisdictions purchased base-wide PLL insurance coverage in 2014 that terminates in 2024.

What happens if FORA is dissolved?

FORA has not yet assigned its first named insured status to an entity after June 30, 2020 but is working with the County of Monterey as a potential first-insured.[26]

Note: no significant financial obligations, beyond administrative costs, appear to be associated with this obligation.

iv. *FORA's Powers and BRP Compliance*

What is it?

---

[25] Governing Documents Synopsis. http://www.fora.org/TTF/Additional/ContractAbstract-ALL-080216.pdf

[26] County is identified as successor to FORA. FORA/County of Monterey/City of Monterey/City of Seaside, Marina, Successor Agency to RDA of Monterey County, MPC, TAMC, MST all named insured. Governing Documents Synopsis. http://www.fora.org/TTF/Additional/ContractAbstract-ALL-080216.pdf

FORA's oversight, consistency, enforcement and financing powers described in the FORA Act are repealed on July 1, 2020. This includes FORA's financing role through the CFD Special Tax, Property Taxes, and land sales/lease proceeds. FORA's BRP compliance role of performing Consistency Determinations and, potentially, provisions that establish that "[the BRP] shall be the official local plan for the reuse of the base for all public purposes, including all discussions with the Army and other federal agencies, and for purposes of planning, design, and funding by all state agencies" would end as well unless modified by state legislation.

There are non-project related costs included in the 2018-19 CIP, most of which are attributed to FORA operating functions. Therefore, Willdan is tracking them under "FORA's Powers and BRP Compliance.

The following costs are covered by the CFD Special Tax/Development Fee Fund (i.e., CFD and Property taxes)

1) Property Tax- Jurisdiction Share (All Jurisdictions)
2) HCP – UC Regents: This most likely due to the endowment related to the UC Fort Ord Natural Reserve (FONR). These costs are described in more detail above in the HCP obligation section.
3) General CIP/FORA Costs, which according to the footnotes of the CIP, includes expenditures for transportation projects (contract change orders, general consulting, additional base wide expenditures, street landscaping, site conditions, project changes, additional habitat mitigations). General Costs provides for staff, overhead, and direct consulting costs. In 2015/2016, the FORA Board approved Prevailing Wage and Caretaker Costs to be funding with Property taxes.
4) *Caretaker Costs (Including Emergency Fund)*: These costs are "Costs associated with potential delays in redevelopment and represent interim capital costs associated with property maintenance prior to transfer for development." *Examples* of caretaker costs include the following: tree trimming, mowing, pavement patching, centerline/stenciling, barricades, traffic signs, catch basin/storm drain maintenance, vacant buildings, vegetation control/spraying, paving/slurry seal, and administration (10% of total costs). Annual Care taker costs are estimated at $500,000 per year, except for FY 16/17 which has an additional set aside of $75,000 for urgent and unforeseen caretaker costs. This is described in more detail in the 2018-19 CIP. Caretaker costs are funded with Property Taxes. However, the Biennial CIP review takes these costs out of land sales.

The following costs are covered by the Land Sales Fund

1) General CIP/FORA Costs (A/E, PM, CM, Staff Costs, etc.…)
2) The 2018-19 CIP also includes a $6,648,056 Set Aside for Building Removal. Costs related to these expenditures are expected to be incurred in 2018-2019 and appear to be funded out of the existing fund balance. Therefore, they are not included in the table below.

Table 11 – Project Related Administrative Obligations per 2018-19 CIP

	Through 2020	Post 2020	Total
Expenses paid by CFD/Property Taxes Fund			
Property Tax - Jurisdiction Share*	$0	$4,117,492	$4,117,492
HCP - UC Regents*	$199,916	$105,145	$305,061
General CIP/FOR A Costs*	$2,071,548	$6,539,005	$8,610,553
Caretaker Costs*	$1,075,000	$4,500,000	$5,575,000
General CIP / FOR A Costs (A/E, PM, CM, Staff Costs, etc.)**	$140,873	$0	$140,873
	$3,487,337	**$15,261,642**	**$18,748,979**

* Funded through the CFD Special Tax/Development Fee Fund, which includes property taxes
** Funded through the Land Sales Fund
Source: CIP 2018-19, Table 3.

v. *Miscellaneous Contract Obligations*

What is it?

FORA has entered into several contracts with state, federal, and local agencies since 1994. These contracts must be reviewed and, if FORA's obligations continue past 2020, FORA must assign its obligations to another entity. For example, FORA entered into an agreement with Monterey Peninsula College, Bureau of Land Management (BLM), and County of Monterey in 2002. FORA agreed to assume MPC's habitat management responsibilities for its habitat reserve parcels after MPC makes a specific mitigation payment to FORA. FORA would need to assign these responsibilities to another entity before 2020.

vi. *Post-FORA Employee Retirement/Health Provisions (2040-2060)*

What is it?

FORA participates in the CalPERS retirement program. Public Agencies participating in CalPERS programs are typically on-going entities, such as a City government or Special District such as a water district. Due to FORA's limited term, FORA's long-term retirement funding obligations with CalPERS will extend past 2020.

How much is it and how is it funded?

At the 3/9/18 meeting, the Board of Directors approved the establishment of a Section 115 Trust Program to pre-fund future pension obligations. Trust funding will restrict the use of funds that are transferred to the fund. The Board approved $5.7 million to be transferred to the 115 Trust program to pre-fund Pension obligations, and an additional $1 million is set aside for future contributions. Funding for the $5.7 million (in addition to $586,160 needed to start the program) is included in the 2018-19 mid-year budget. The remaining $1 million set aside is carried as “committed/assigned”. All funding for this program comes from the General Fund balance.[27]

[27] Board of Directors Meeting, March 9, 2018. http://www.fora.org/Board/2018/Agenda/030918BrdAgenda.pdf

V. OVERVIEW OF FORA ASSETS AND REVENUES[28]

FORA's assets and revenues will be affected by its 2020 dissolution. These changes will affect the financial resources available for Fort Ord Base Reuse. The following section describes each asset or revenue source and a brief discussion of how dissolution may affect each of them.

The estimates presented below are based on the 2018-2019 CIP. While the focus of our study is the post 2020 period, Willdan included the period leading up to it because the costs and revenues will shift across time as new estimates are produced.

The major revenue categories, such as Land Sales, Property Taxes, and CFD revenues and

1. Land sale and lease proceeds

What is it?

Under State law, FORA currently shares land sale and lease proceeds 50/50 with the underlying jurisdictions.

What happens if FORA is dissolved?

Post 2020, barring legislative action otherwise, jurisdictions would receive 100 percent of sale or lease proceeds paid to them by end-users of the property.

How much is it?

Table 12 – Estimated Land Sales Revenues per 2018-19 CIP

Total Sales by Jurisdiction	Through 2020	Post 2020	Total
Marina	-$15,708	$32,379,690	$32,363,982
Seaside	$22,634,310	$104,351,194	$126,985,504
Other	$19,798,813	$25,149,427	$44,948,240
Total	$42,417,415	$161,880,311	$204,297,726
FORA 50% share	$11,496,003	$80,940,158	$92,436,161

Notes: Marina and FORA revenues are shown net of a $19,425,408 building removal credit associated with MCP II and III. FORA share assumes extention past 2020.

Source: 2018-19 CIP, Table 5. Except for Building Removal Credits, which are from Table 4.

What is it for?

[28] Unless otherwise noted, information presented here is from the April 8, 2016 Board Meeting Packet. http://www.fora.org/TTF/Reports/040816BrdPacket_Report.pdf. Whenever possible, data has been updated to incorporate the most recent available information.

Land Sale proceeds are deposited into the Land Sales Fund. They are designated to cover building removal costs as a first priority and other CIP costs as second priority per FORA Board policy.[29]

2. Property Taxes

What is it?

By a special formula included in the State Health and Safety Code, FORA currently receives a portion of property taxes generated from former Fort Ord

What happens if FORA is dissolved?

Assuming no legislative action otherwise, this revenue source would be reallocated to the State of California, Educational institutions, special districts, and County of Monterey based on a new formula.

If Property Tax funds were used to pay debt, they would not be affected if FORA is dissolved.According to California Code, Health and Safety Code 33492.71 (c)(1)(D):

> "Upon dissolution of the authority, the amount allocated pursuant to this section shall continue to be paid to the accounts of the authority insofar as needed to pay principal and interest or other amounts on debt that was incurred by the authority. Funds that would be allocated pursuant to this section that exceed the amounts necessary to pay debt service on authority debt shall be divided as follows: 54 percent shall be allocated to the city or county redevelopment agency that establishes the project area; 38 percent shall be allocated to the county; and 8 percent shall be allocated to other affected taxing entities."[30]

How much is it?

[29] 2017-18 CIP, Page3

[30] http://codes.findlaw.com/ca/health-and-safety-code/hsc-sect-33492-71.html. FORA operates on a pay-as-you go system. Since there is no debt, it is unclear what the post-FORA split will be. It is possible that it could be split based on the 54-38-8% split described in the Health and Safety Code.

Table 13 – Estimated Property Tax Revenues per 2018-19 CIP

	Through 2020	Post 2020	Total
Property Tax assessment 1%	$31,896,934	$373,976,916	$405,873,850
Less housing set aside (20%)	-$6,379,387	-$74,795,383	-$81,174,770
Property Tax net of housing set aside	$25,517,547	$299,181,533	$324,699,080
Tier 1 (13.5%)	-$3,445,998	-$40,402,742	-$43,848,739
Tier 2 (11.3)	-$2,894,637	-$33,938,292	-$36,832,929
Tier 3	$0	$0	$0
Annual net property tax	$19,176,912	$224,840,499	$244,017,411
FORA Property Tax (35%)	$6,711,919	$78,694,175	$85,406,094
Forecast Estimate - 90% of Property Tax	$6,040,727	$70,824,757	$76,865,484
Operating Costs	-$2,600,000	-$11,700,000	-$14,300,000
Property Tax Transfer to CIP	**$4,111,919**	**$66,994,175**	**$71,106,094**
FORA net share of 1% Prop. Tax*	18.9%	18.9%	18.9%

*Includes FORA operating costs
Source: CIP 2018-19, Table 8.

What is it for?
Of the 35% property tax collected by FORA, $1.3million per year are assigned the General Fund and used to cover to FORA Salaries, Benefits, Supplies & Services, and contractual Services.[31] This is shown as "Operating Costs" in Table 13. The remainder of the property tax collected is assigned to the CFD Special Tax/Development Fee Fund and used to cover CIP related costs.

3. CFD Special Tax

What is it?
FORA's Development Fee is a Mello Roos Special Tax District (Government Code section 53311 and following). It does not require a nexus (This is important because a new entity establishing a CFD may require a nexus.)

What happens if FORA is dissolved?
The Special Tax lien establishing the FORA CFD does not provide for special tax collection after FORA's dissolution and appears to dissolve under its own terms. This revenue source would end on June 30,2020 unless the State legislature and/or LAFCO expressly act to continue it (and have the power to do so), or a jurisdiction acts to create a new one to replace it. A more detailed overview of the CFD is presented in Chapter VI.

[31] Board meeting 5/12/17.

How much is it?

Table 14 – Estimated CFD Revenues per 2018-19 CIP

	Through 2020	Post 2020	Total
Marina	$13,767,133	$53,462,120	$67,229,253
Seaside	$6,092,897	$26,248,618	$32,341,515
Other	$6,033,539	$40,079,136	$46,112,676
Total	**$25,893,569**	**$119,789,874**	**$145,683,443**

Source: Estimated by Willdan based on CIP 2018-19, Table 4.

The revenue projections above include numerous sites, such as Seaheaven and Seaside Resort, which were entitled before 2008. This is important because as highlighted during the *10/26/17 Board Presentation,* projects that entered a development agreement before 2008, the year the CFD went into effect, cannot be subject to a new fee. A legal review may be necessary to establish whether projects entitled before 2008 can be subject to the CFD fee.

What is it for?
The CFD funds are deposited into the CFD Special Tax/Development Fee Fund and used to finance CEQA mitigations described in the BRP Final Environmental Impact Report (FEIR). These include Transportation/Transit projects, Habitat Management obligations, and Water Augmentation. CFD legislation allows payment for specified public services and public facilities (building removal costs are not allowed unless in conjunction with an identifiable public facility which will remain in existence for longer than 5 years.[32]

4. Membership dues

What is it?
The FORA Act provides for membership dues to help fund FORA operations.

What happens if FORA is dissolved?
This revenue source would end on June 30, 2020.

How much is it?
For fiscal year 2016-17 (revised budget), Membership dues amounted to $331,000 in FY 2016-17 (revised budget).[33] And $307,000 in FY 2017-18[34] For FY 2018-19 the projected amount is $310,928.

What is it for?
Membership fees are assigned the General Fund and used to cover to FORA Salaries, Benefits, Supplies & Services, and contractual Services.

[32] Board Workshop10/26/17, slide 23.
[33] FORA 2016-17 Revised Budget. http://fora.org/Board/2017/Packet/031017BrdPacket.pdf
[34] FY 2017-18 Annual budget.
http://fora.org/Board/2017/Presentations/05/051217_Item8b_Annual_Budget_FY17-18.pdf

5. MCWD Franchise Fee

What is it?

FORA receives an MCWD Franchise Fee of $15,000 annually in accordance with the Facilities Agreement.

What happens if FORA is dissolved?

If FORA assigns its Facilities Agreement roles and responsibilities to another entity, this revenue source would continue past 2020. If MCWD annexes the Ord Community service area before June 30, 2020, this revenue source would end before June 30, 2020.

What is it for?

MCWD Franchise Fees are assigned FORA's General Fund and used to cover to FORA Salaries, Benefits, Supplies & Services, and contractual Services.

6. MCWD Revenues

What is it?

FORA receives a percentage of MCWD's Ord Community revenues annually in accordance with the Facilities Agreement.

What happens if FORA is dissolved?

If FORA assigns its Facilities Agreement roles and responsibilities to another entity, this revenue source would continue past 2020. If MCWD annexes the Ord Community service area before June 30, 2020, this revenue source would end before June 30, 2020.

How much is it?

MCWD revenues fund FORA operations, not capital improvements. FORA's budget for FY 2016-17 has a line item labeled "MCWD Franchises Fees – MCWD" for $2,000 each year in FY 2015-16 and FY 2016-19. According to the budget "this amount represents MCWD's projected FY 16-17 payments to FORA from water and sewer operations on Fort Ord and associated fees."[35] In the Revised FY 16-17 Annual budget this amount was increased to $615,000.

What is it for?

MCWD Revenues are assigned to FORA's General Fund and used to cover to FORA Salaries, Benefits, Supplies & Services, and contractual Services.

7. ESCA grant funds

What is it?

FORA receives funding from the U.S. Army to finance activities related to the Army Environmental Services Cooperative Agreement.

What happens if FORA is dissolved?

The Army ESCA Special Revenue Fund will likely have sums remaining in ESCA funding in 2020. If FORA assigns its ESCA responsibilities to another entity or entities, this funding would continue past 2020.

[35] Ibid.

How much is it?
See discussion above on the ESCA obligations.

What is it for?
ESCA grant funds are deposited into a Special Revenue fund (ARMY ESCA Fund) and used specifically to pay for ESCA obligations. See discussion above on the ESCA obligations.

VI. CFD Replacement/Extension Options

As shown in the analysis above, the CFD revenues (also known as the "FORA Fee" are a significant source of infrastructure funding. Assuming full buildout and the use of a portion of the City's 50% of land sale revenues, the City of Seaside is still able to fund development. The other jurisdictions under full buildout, and all of the jurisdictions under partial buildout, cannot fully fund their obligations without the FORA fee or some alternate revenue source.

The special tax lien establishing the FORA Fee does not provide for special tax collection after FORA's dissolution.[36] Although transfer of CFDs is allowed between County and Cities with written agreement (such as in an annexation or incorporation), there does not appear to be any authority in the law that would grant such authority in the case of dissolution of FORA..[37] Therefore, this revenue source would end on June 30, 2020, unless the State legislature acts, LAFCO finds a way to continue it, or a jurisdiction acts to create a new one (new CFD).

According to presentation to the Board of Directors by Sheri Damon on 11/17/17, the following are the CFD Extension Options:[38]

1) Extend and Amend FORA Act to address community concerns, thus extending the current CFD by changing FORA's termination date (note that this does not mean Extending FORA itself, only the act). For example, the following could be amended:
    a. FORA Lite (only member jurisdictions)
    b. FORA Shell (retaining financing powers and limited participation: reduced staffing)
    c. Eliminate unanimous first vote rule?
    d. Consistency Oversight Adjustment?

2) Vote and Amend Mello Roos to address the following:
    a. Add End Date of CFD. The end date ambiguity is found in the formation documents (NOTICE of Special Tax and Ordinance 02-10 and 05-01, it would most likely require a vote to fix the ambiguity and extend date to 2051.
    b. Sections 53368 and 53368.1- Transfer Process. If End Date is extended and FORA is dissolved, the Mello Roos statue must be amended to provide a transfer process from FORA to successor(s), such as a city, the county, or a JPA.
    c. Section 53313.5 – to permit allowed uses of funds to cover building removal and other uses. This amendment is not necessary to extend life of the CFD, but it would a useful amendment to make financing more flexible.

A third option, would be for jurisdictions to form independent CFDs. However, there are some of challenges, which may preclude the feasibility of this option, including:

- May require approval of multiple land owners or voters within district.
- Will require revenue sharing and/or cooperative agreements to execute BRP obligations, such as Habitat Conservation Plan.

---

[36] Per Section 53321(d) of the FORA Act, Special Taxes shall not be levied after Fiscal Year 2013-2014 or the Termination of FORA, whichever is later, but in no circumstances shall the Special Tax be levied later than calendar year 2051.

[37] Ibid.

[38] These options are also discussed at the Board Workshop 10/26/17, slide 24.

- Entitled projects may not be subject to new fees.
- Individual jurisdictions may end up with different fees, based on the CIP items allocated in that jurisdiction (although CFD law allows for some improvements outside the CFD itself)

Willdan has identified a fourth option, which would be for the individual jurisdictions to establish a development impact fee to fund the required infrastructure that would have been funded by the FORA Fee.

- Nexus requirement: For impact fees the jurisdictions will have to establish a nexus between the CIP and development. For example, the Transportation Agency of Monterey County is required to follow the Mitigation Fee Act (Government Code section 66000 and following) which requires a Nexus to development. The FORA CFD is a special tax which does not require a nexus in the same was as impact fees do.
- Entitled projects may not be subject to new impact fees (although by law projects pay the impact fees in effect at the time the project applies for building permits).
- Individual jurisdictions may end up with different fees, based on the CIP items allocated in that jurisdiction.

Table 15 – CFD Summary

SUMMARY	Creates comprehensive financing mechanism to implement Base-Wide Costs (BWC) and Base-Wide Mitigation Measures (BWMM). The financing district is beyond legal challenge on the establishment.
DATE OF EXECUTION/ADOPTION	Recorded 5/22/2002
TERMINATION	Termination of FORA or 2051 whichever first occurs
PARTIES	FORA
ASSETS	• Creates financing mechanism to implement Base-wide Costs (BWC) and Base-wide Mitigation Measures (BWMM). • Statute of Limitations passed on challenging CFD. • District Boundaries already exist. • Mello Roos District (Gov §53321 et seq).
LIABILITIES	Assessment approved through termination of FORA but not later than 2051.
ASSIGNABILITY	Unlikely. The CFD says it terminates on FORA dissolution but tax extends to 2051. The Gov't Code §53368 states that CFD may be transferred by County to City. Multiple issues and would require special counsel for FORA and Cities/County to concur on interpretation and solutions.
PRE-REQUISITES TO ASSIGNABILITY	• Needs agreements between FORA Board and each individual jurisdiction. • Needs revenue sharing and BWC/BWMM expenditure agreements among jurisdictions. • District map amendments; new Notices.
OUTSTANDING ISSUES	• LAFCO does not have jurisdiction over CFD law. • Extensive legal analysis and costs associated therewith. • May require jurisdiction to set up own district to collect. • May require approval of multiple land owners or voters within district. • Will require revenue sharing and/or cooperative agreements. • Unknown Litigation risk.
POST FORA FUNDING	No

Source: Governing Document Synopsis.

VII. FORA BACKGROUND[39]

1993 – 1994: Establishment

In December of 1993, Senator Henry Mello proposed Senate Bill (SB) 899 to create a Fort Ord Reuse Authority (FORA). SB 899 was approved unanimously by the State Assembly Ways and Means Committee in April 1994 and was signed into law by Governor Pete Wilson on May 10, 1994. SB 899, as amended, has been codified as Title 7.85 of the Government Code, sections 76750, et. seq., known as the "Fort Ord Reuse Authority Act." Formally established as a corporation of the State of California on May 20, 1994, FORA's purpose is to prepare, adopt, finance and implement a plan for the land formerly occupied by Fort Ord. FORA's initial sunset was planned for June 30, 2014.

1997: Fort Ord Reuse Plan (Base Reuse Plan or BRP) & Habitat Management Plan (HMP)

The BRP is a regional planning document utilized by federal and state government to implement military base reuse. The deeds, government clean-up, base-wide costs and mitigation measures all stem from this document. The BRP 1) defines recovery program and constraints (includes environmental impact report), 2) addresses agency build out conflicts, 3) Identifies mitigations to implement program, and 4) identifies base-wide costs (BWC) and mitigation measures (BWMM) (BWC and BWMM require both funding and construction). The BRP was litigated and subject to settlement agreement with the *Sierra Club*.

The HMP is the US Army's base wide mitigation measure required by NEPA and Endangered Species Act (ESA) to mitigate the closure and subsequent development of Fort Ord. It has been followed since 1997. There is still a requirement that FORA take the Landfill parcel and maintain 75% of it as habitat. The Landfill parcel is not scheduled to transfer until 2023 after the expiration of the current Authority Act.

Requires preparation of a Habitat Conservation Plan (HCP) Requires protection, maintenance of habitat areas Est.

2000: Memorandum of Agreement – Economic Development Conveyance (EDC)

The EDC is the overarching document which guides land transfers from the Army to the local redevelopment authority (LRA). It contains representations and warranties, many of which are also contained in the transfer deeds. The EDC 1) establishes FORA as the LRA, 2) Establishes cleanup requirements based on BRP, 3) establishes No Cost EDC requirements, 4) Establishes water/wastewater allocations, establishes transfer of land process, and 5) requires FORA to take property from the U.S. Army.

2005: Community Facilities District

Creates comprehensive financing mechanism to implement BWC and BWMM. The financing district is beyond legal challenge on the establishment.

[39] Fort Ord Reuse Authority Finance Committee Memorandum, January 27, 2016.

2012: FORA Extension

In 2012, Assembly Bill (AB) 1614 requested a ten-year extension of FORA. AB 1614 also required FORA's Board of Directors to approve and submit a transition plan to the Monterey County Local Agency Formation Commission (LAFCO) eighteen months before the inoperability date. The transition plan assigns assets and liabilities, designates responsible successor agencies, and provides a schedule of remaining obligations. Through the LAFCO process, the obligations and responsibilities of FORA would be allocated among FORA's constituent membership and/or successor agency. Also, the bill required a progress report to be delivered to the State Legislature. Although FORA was granted six additional years rather than ten, the other requirements were adopted. Chapter 7 - Dissolution of the FORA Act, effective January 1, 2013, states that FORA "shall become inoperative when the board determines that 80 percent of the territory of Fort Ord that is designated for development or reuse in the plan . . . has been developed or reused in a manner consistent with the plan adopted or revised pursuant to Section 67675, or June 30, 2020, whichever occurs first."

VIII. SUMMARY OF TRANSITION PROCESS

2016 – 2017: Transition Planning Process

2016 Process
A Transition Task Force (TTF) was created in April 2016 and appointed by the then FORA Board of Directors chair as an ad hoc committee to explore post 2020 alternatives and the associated transition issues. The TTF) which explored several options for the Post FORA period, including:

- Creating a FORA successor agency for a fixed term.
- Creating Joint Powers Authority (JPA) or Community Services District (CSD) for a fixed term.
- Assigning responsibilities to an existing entity or entities, such as FORA member agencies and regional and state agencies.
- Creating an "a la carte" program aligned by function.

These options are explored in a presentation to the Board of Directors from April 2016.[40]

From this process the following recommendation emerged: Pursue dual tracks: 1) Pursue Legislative extension of FORA through 2037 and 2) continue 2020 Transition Planning.[41]

2017 Process

The TTF is re-formed as a limited term ad hoc committee to work with staff to provide a "transition plan" recommendation to the Board. The transition plan will include:

1) a methodology for allocating obligations/liabilities (including - but not limited to - CEQA mitigations) and resources/assets among FORA member jurisdictions;
2) a methodology and alternatives for infrastructure improvement timing and prioritization;
3) a structure to implement obligations; and
4) feasible financing options to meet jurisdictional post-FORA obligations.

At the end of the process the task force recommended 1) the creation of a single successor agency, 2) seeking extension of FORA's CFD, and 3) post-FORA obligations/liabilities be paid using Implementation Agreement formula for completing CIP and Voting Percentage for administrative liabilities.

[40] http://www.fora.org/TTF/Reports/040816TransitionPlanOptions.pdf
[41] http://www.fora.org/TTF/Reports/110416TTFBoard-Presentation.pdf

IX. Supporting Tables/CIP Tables

The analysis presented in this report is based on the 2018-19 Capital Improvement Program (CIP) as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

CIP Table 2 - 2018-2019 Transportation Network and Transit Elements by Priority [1]

Project #	Project Name	Type	Lead	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Post-FORA	Pre-2020	Post 2020	Total
FO13B	NE-SW Connector (formerly ESP)	On-Site	FORA	560,000	315,000			1,795,000	7,383,818	9,154,407					875,000	18,333,225	19,208,225
FO14	South Boundary Road (SBR) Upgrade	On-Site	FORA	5,345,820	2,125,000										7,470,820	0	7,470,820
2B	Davis Rd south of Blanco	Off-Site	MoCo	750,000	2,000,000	3,000,000	4,000,000	3,099,185							2,750,000	10,099,185	12,849,185
FO7	Gigling	On-Site	FORA	800,000	330,000	4,000,000	3,609,609								1,130,000	7,609,609	8,739,609
FO9C	GJM Boulevard / SBR Intersection*	On-Site	FORA	1,056,168											1,056,168	0	1,056,168
10	Del Monte Blvd Extension	Off-Site	Marina	500,000	1,000,000	1,000,000	1,369,998	95,142							1,500,000	2,465,140	3,965,140
FO5	8th Street	On-Site	Marina			375,000	500,000	750,000	4,198,534						0	5,823,534	5,823,534
T3	Transit Vehicle Purchase/Replace	Transit	MST	500,000	1,000,000	1,000,000	1,000,000	1,458,789	1,000,000	1,000,000	1,500,000				1,500,000	6,958,789	8,458,789
R3a	Hwy 1-Del Monte-Fremont-MBL	Regional	TAMC						5,000,000	5,000,000	4,563,309				0	14,563,309	14,563,309
T22	Intermodal Centers	Transit	MST				3,000,000		3,000,000		1,629,341				0	7,629,341	7,629,341
FO6	Intergarrison	On-Site	FORA	200,000	250,000			3,050,000	1,615,666						450,000	4,665,666	5,115,666
FO12	Eucalyptus Road	On-Site	FORA	110,000				408,360							110,000	408,360	518,360
R11	Hwy 156-Freeway Upgrade	Regional	TAMC					5,000,000	5,000,000	5,000,000	3,244,005				0	18,244,005	18,244,005
4D	Widen Reservation-4 lanes to WG	Off-Site	MoCo									1,000,000	4,000,000	4,569,628	0	9,569,628	9,569,628
4E	Widen Reservation, WG to Davis	Off-Site	MoCo											5,344,788	0	5,344,788	5,344,788
FO11	Salinas Ave	On-Site	Marina				750,000	1,200,500							0	1,950,500	1,950,500
FO2	Abrams	On-Site	Marina			1,210,655									0	1,210,655	1,210,655
1	Davis Rd north of Blanco	Off-Site	MoCo											773,206	0	773,206	773,206
R10	Hwy 1-Monterey Rd. Interchange	Regional	TAMC											3,869,476	0	3,869,476	3,869,476
				9,821,988	**7,020,000**	**10,585,655**	**14,229,607**	**16,856,976**	**27,198,018**	**20,154,407**	**10,936,655**	**1,000,000**	**4,000,000**	**14,557,098**	**16,841,988**	**119,518,416**	**136,360,404**
	Contingency [2]			3,928,200	1,965,600	1,587,848	2,134,441	2,528,546	4,079,703	2,191,658	306,208	-	-	-	5,893,800	12,828,404	18,722,204

Summary by Type [3]

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Post-FORA	Pre-2020	Post 2020	Total
Regional	0	0	0	0	5,000,000	10,000,000	10,000,000	7,807,314	0	0	3,869,476	0	36,676,790	36,676,790
Off-site	1,250,000	3,000,000	4,000,000	5,369,998	3,194,327	0	0	0	1,000,000	4,000,000	10,687,622	4,250,000	28,251,947	32,501,947
On-site	8,071,988	3,020,000	5,585,655	4,859,609	7,203,860	13,198,018	9,154,407	0	0	0	0	11,091,988	40,001,549	51,093,537
Transit	500,000	1,000,000	1,000,000	4,000,000	1,458,789	4,000,000	1,000,000	3,129,341	0	0	0	1,500,000	14,588,130	16,088,130
Contingency	3,928,200	1,965,600	1,587,848	2,134,441	2,528,546	4,079,703	2,191,658	306,208	0	0	0	5,893,800	12,828,404	18,722,204
Total	**13,750,188**	**8,985,600**	**12,173,503**	**16,364,048**	**19,385,522**	**31,277,721**	**22,346,065**	**11,242,863**	**1,000,000**	**4,000,000**	**14,557,098**	**22,735,788**	**132,346,820**	**155,082,608**

[1] 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

[2] From Table 3 of CIP.

[3] Estimated by Willdan.

2018-19 CIP TABLE 3: SUMMARY OF CAPITAL IMPROVEMENT PROGRAM 2018/2019 - POST FORA [1]

DEDICATED REVENUES	Estimated Year-End Balance	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2018-2020	2020-2029	Total
Development Fees		10,734,756	15,158,813	21,147,724	23,127,110	18,663,425	14,000,215	13,457,487	11,100,511	9,011,286	7,287,816	1,994,301	25,893,569	119,789,875	145,683,444
OTHER REVENUES															
Property Taxes - CIP Allocation		1,674,613	2,437,306	3,754,961	5,072,518	6,145,834	7,177,715	7,840,781	8,499,668	9,082,205	9,601,237	9,819,262	4,111,920	66,994,181	71,106,101
Miscellaneous (investment interest)		41,490	30,879	39,230	50,867	63,622	73,997	81,874	87,088	-	-	-	72,368	396,677	469,045
TOTAL REVENUES		**12,450,859**	**17,626,998**	**24,941,915**	**28,250,495**	**24,872,881**	**21,251,927**	**21,380,142**	**19,687,267**	**18,093,491**	**16,889,053**	**11,813,563**	**30,077,857**	**187,180,733**	**217,258,590**
PROJECTS EXPENDITURES															
Transportation/Transit - See CIP Table 2		9,821,988	7,020,000	10,585,655	14,229,607	16,856,976	27,198,018	20,154,407	10,936,655	1,000,000	4,000,000	14,557,098	16,841,988	119,518,416	136,360,404
Transportation Contingency		3,928,200	1,965,600	1,587,848	2,134,441	2,528,546	4,079,703	2,191,658	306,208	-	-	-	5,893,800	12,828,404	18,722,204
Water Augmentation - RUWAP Pipeline		5,600,000	841,983		2,300,000								6,441,983	2,300,000	8,741,983
Water Augmentation - RUWAP Other		157,000							7,200,000	7,598,686			157,000	14,798,686	14,955,686
TOTAL CFD PROJECTS		**19,507,188**	**9,827,583**	**12,173,503**	**18,664,048**	**19,385,522**	**31,277,721**	**22,346,065**	**18,442,863**	**8,598,686**	**4,000,000**	**14,557,098**	**29,334,771**	**149,445,506**	**178,780,277**
OTHER EXPENDITURES															
Property Tax - Jurisdiction Share (all jurisdictions)					175,496	307,252	414,583	517,771	584,078	649,967	708,221	760,124	0	4,117,492	4,117,492
HCP - UC Regents		98,268	101,648	105145	-	-	-	-	-	-	-	-	199,916	105,145	305,061
General CIP/FORA Costs - Footnote 1		1,018,260	1,053,288	1,220,866	1,262,864	1,306,306	1,351,243	1,397,726		-	-	-	2,071,548	6,539,005	8,610,553
Caretaker Costs (Including Caretaker Emergency Fund)		575,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500000	500000	500000	1,075,000	4,500,000	5,575,000
TOTAL OTHER		**1,691,528**	**1,654,936**	**1,826,011**	**1,938,360**	**2,113,558**	**2,265,826**	**2,415,497**	**1,084,078**	**1,149,967**	**1,208,221**	**1,260,124**	**3,346,464**	**15,261,642**	**18,608,106**
TOTAL EXPENDITURES		**21,198,716**	**11,482,519**	**13,999,514**	**20,602,408**	**21,499,080**	**33,543,547**	**24,761,562**	**19,526,941**	**9,748,653**	**5,208,221**	**15,817,222**	**32,681,235**	**164,707,148**	**197,388,383**
STARTING BALANCES AND SET ASIDES															
Net Annual Revenue		(8,747,857)	6,144,479	10,942,401	7,648,087	3,373,801	(12,291,620)	(3,381,420)	160,326	8,344,838	11,680,832	(4,003,659)	(2,603,378)	22,473,585	19,870,207
Set Aside - HCP - See CIP Table 1B	(13,829,853)	(3,283,386)	(4,608,840)	(6,425,843)	(7,035,254)	(5,699,976)	(4,302,062)	(2,815,032)						Net HCP Set Aside	(48,000,246)
Set Aside - HCP Contingency - See Table 1B								(4,146,035)	(3,439,442)	(2,721,408)	(2,200,920)	(6,375,927)		Net HCP Contingency	(18,883,732)
Beginning Balance	24,844,821	11,014,968	0	1,535,639	6,052,197	6,665,030	4,338,855	0	1	1	5,623,431	15,103,343		Starting cash balance	24,844,821
UNRESERVED FUND BALANCE	11,014,968	(1,016,275)	1,535,639	6,052,197	6,665,030	4,338,855	(12,254,827)	(10,342,487)	(3,279,115)	5,623,431	15,103,343	4,723,757	(2,603,378)	Net Revenue	(22,168,950)
TRANSFER - from LESAL to DEVFE		1,016,275					12,254,827	10,342,488	3,279,116					Net Transfers	26,892,706
DEVFE ENDING BALANCE		**0**	**1,535,639**	**6,052,197**	**6,665,030**	**4,338,855**	**0**	**1**	**1**	**5,623,431**	**15,103,343**	**4,723,757**			**4,723,756**
DEDICATED REVENUES															
Land Sales			30,921,411	10,242,932	8,125,134	16,914,577	664,849	-	-	16,197,360	16,197,360	12,597,946	30,921,411	80,940,158	111,861,569
Land Sales - Building Removal Credits			(19,425,408)										(19,425,408)	0	(19,425,408)
TOTAL REVENUES		**0**	**11,496,003**	**10,242,932**	**8,125,134**	**16,914,577**	**664,849**	**0**	**0**	**16,197,360**	**16,197,360**	**12,597,946**	**11,496,003**	**80,940,158**	**92,436,161**
PROJECT EXPENDITURES															
Building Removal Obligation - See Table 1B		9,520,871											9,520,871	0	9,520,871
OTHER EXPENDITURES															
General CIP/FOR A Costs (A/E, PM, CM Staff Costs, Etc.)		140,873											140,873	0	140,873
TOTAL EXPENDITURES		**9,661,744**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9,661,744**	**0**	**9,661,744**
Net Annual Revenue		(9,661,744)	11,496,003	10,242,932	8,125,134	16,914,577	664,849	0	0	16,197,360	16,197,360	12,597,946		**Revenue**	**82,774,417**
Beginning Balance	11,185,029	4,536,973	507,010	12,003,013	22,245,945	30,371,079	47,285,656	35,695,678	25,353,190	22,074,074	38,271,434	54,468,794		Starting Cash Bala	11,185,029
Set Aside - Bldg. Removal	(6,648,056)	6,648,056												Net BR - Set Aside	0
UNRESERVED FUND BALANCE	4,536,973	**1,523,285**	**12,003,013**	**22,245,945**	**30,371,079**	**47,285,656**	**47,950,505**	**35,695,678**	**25,353,190**	**38,271,434**	**54,468,794**	**67,066,740**	**82,475,128**		**93,959,446**
Transfer - from LESAL TO DEFVE		(1,016,275)	0	0	0	0	(12,254,827)	(10,342,488)	(3,279,116)	0	0	0		**Net Transfers**	(26,892,706)
LESAL ENDING BALANCE		507,010	12,003,013	22,245,945	30,371,079	47,285,656	35,695,678	25,353,190	22,074,074	38,271,434	54,468,794	67,066,740			**67,066,740**
TOTAL ENDING BALANCE ALL PROJECTS		**507,010**	**13,538,652**	**28,298,142**	**37,036,109**	**51,624,511**	**35,695,678**	**25,353,191**	**22,074,075**	**43,894,865**	**69,572,137**	**71,790,497**			**71,790,496**

[1] 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

2018-19 CIP TABLE 4: COMMUNITY FACILITIES DISTRICT REVENUE

Land Use: Location & Description	Jurisdiction	Status	FAR	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Total	Forecast through 2020	Forecast Post-2020	Total	Forecast Post-2020 Entitled
New Residential (Units)																			
Seahaven (Entitled)	Marina	Entitled	6		2,782,173	2,954,520	2,954,520	2,954,520	2,954,520	2,954,520	2,191,269				19,746,042	2,782,173	16,963,869	19,746,042	16,963,869
Dunes Phase 1 (Entitled)	Marina	Entitled	6	1,772,712	2,831,415										4,604,127	4,604,127		4,604,127	
Dunes Phase 3 (Entitled)	Marina	Entitled	6			2,215,890	1,107,945	1,107,945	1,107,945						5,539,725		5,539,725	5,539,725	5,539,725
Dunes Phase 3 (Entitled)	Marina	Entitled	6				1,107,945	1,107,945	1,107,945	2,215,890	2,215,890	2,215,890	738,630		10,710,135		10,710,135	10,710,135	10,710,135
Cypress Knolls (Entitled)	Marina	Entitled	6			2,462,100	2,462,100	2,462,100	2,462,100	2,462,100	2,462,100	1,378,776	1,378,776		17,530,152		17,530,152	17,530,152	17,530,152
TAMC (Planned)	Marina	Planned	6																
Seaside Resort (Entitled)	Seaside	Entitled	6	98,484	295,452	886,356	886,356	837,114							3,003,762	393,936	2,609,826	3,003,762	2,609,826
Surplus II (Planned)	Seaside	Planned	6			246,210	2,462,100	2,462,100	689,388						5,859,798		5,859,798	5,859,798	
26 Acre Parcel (Planned_	Seaside	Planned	6		246,210	2,462,100	984,840								3,693,150	246,210	3,446,940	3,693,150	
Main Gate (Planned)	Seaside	Planned	6		246,210	2,462,100	861,735								3,570,045	246,210	3,323,835	3,570,045	
Nurses Barracks (Planned)	Seaside	Planned	6		984,840										984,840	984,840		984,840	
Seaside East (Planned)	Seaside	Planned	6						246,210	1,231,050	1,231,050	2,462,100	2,462,100		7,632,510		7,632,510	7,632,510	
East Garrison I (Entitled)	Other	Entitled	6	2,954,520	2,954,520	2,954,520	2,954,520	2,954,520	2,979,141						17,751,741	5,909,040	11,842,701	17,751,741	11,842,701
Del Rey Oaks (Planned)	Other	Planned	6			492,420	1,477,260	1,477,260	1,477,260	1,477,260	2,954,520	2,954,520	2,708,310	1,994,301	17,013,111		17,013,111	17,013,111	
UC (Planned)	Other	Planned	6			2,708,310	2,708,310	492,420							5,909,040		5,909,040	5,909,040	
Other Residential (Planned)	Other	Planned	6																
CSUMB Planned	Other	Planned	6																
Existing/Replacement Residential	Marina	Entitled		5,909,040	344,694										6,253,734	6,253,734		6,253,734	
CFD Special Tax per Unit	**$24,621**			**10,734,756**	**10,685,514**	**19,844,526**	**19,967,631**	**15,855,924**	**13,024,509**	**10,340,820**	**11,054,829**	**9,011,286**	**7,287,816**	**1,994,301**	**129,801,912**	**21,420,270**	**108,381,642**	**129,801,912**	**65,196,408**
		-																	
Office(Square Feet)																			
Del Rey Oaks RV Park (entitled	Other	Entitled	0.35																
Del Rey Oaks RV Park (Planned)	Other	Planned	0.35		$42,372	$42,372									84,744	42,372	42,372	84,744	
Monterey (Planned)	Other	Planned	0.35			25,540	25,540	25,540	38,121	38,121					152,861		152,861	152,861	
East Garrison I (Entitled)	Other	Entitled	0.35		5,085	5,085	4,237								14,406	5,085	9,322	14,406	9,322
Dunes Phase 1 (Entitled	Marina	Entitled	0.35		4,873	4,873	4,873								14,618	4,873	9,746	14,618	9,746
Dunes Phase 2 (Entitled	Marina	Entitled	0.35																
Dunes Phase 3 (Entitled	Marina	Planned	0.35			15,889	15,889	15,889	15,889	15,889	15,889				95,336		95,336	95,336	
Interim Inc. (Entitled)	Marina	Entitled	0.35																
Marina (Planned)	Marina	Planned	0.35																
TAMC (Planned)	Marina	Planned	0.35																
Campus Town / Surplus II (Planned)	Seaside	Planned	0.35		4,873	20,762	20,762	15,889	15,889	15,889	15,889				109,953	4,873	105,080	109,953	
Campus Town / 26 Acre (Planned)	Seaside	Planned	0.35				1,059	1,059							2,119		2,119	2,119	
Main Gate (Planned)	Seaside	Planned	0.35				1,059	1,059							2,118		2,118	2,118	
Seaside East (Planned)	Seaside	Planned	0.35																
UC (Planned)	Other	Planned	0.35				2,119	2,119	2,119						6,357		6,357	6,357	
CFD Special Per Acre	**$3,230**				**57,202**	**114,521**	**75,539**	**61,556**	**72,018**	**69,899**	**31,778**				**482,513**	**57,202**	**425,310**	**482,513**	**19,067**
						Cells highlighted in red do not match the development program. The numbers reported here have not been corrected. They are presented as they appear in the CIP.													
Industrial (Square Feet)																			
Monterey (Planned)	Other	Planned	0.4					$13,364	$13,364	$13,364					40,092		40,092	40,092	
Marina CY (Entitled)	Marina	Entitled	0.4																
Dunes Phase 1 (Entitled	Marina	Entitled	0.4																
Dunes Phase 2 (Entitled	Marina	Entitled	0.4																
Dunes Phase 3 (Entitled	Marina	Entitled	0.4			$13,903	$13,903	$13,903	$13,903	$13,903	$13,903				83,419		83,419	83,419	83,419
TAMC (Planned)	Marina	Planned	0.4																
Marina Airport (Entitled)	Marina	Entitled	0.4																
Campus Town / Surplus II (Planned)	Seaside	Planned	0.4			$7,415									7,415		7,415	7,415	
Campus Town / 26 Acre (Planned)	Seaside	Planned	0.4			$5,561									5,561		5,561	5,561	
Seaside East (Planned)	Seaside	Planned	0.4				$1,854	$1,854	$1,854						5,561		5,561	5,561	
UC (Planned)	Other	Planned	0.4		$3,708	$3,708	$3,708	$3,708	$3,708						18,538	3,708	14,830	18,538	
CFD Special Tax per acre	**$3,230**				**3,708**	**30,587**	**19,465**	**32,829**	**32,829**	**27,267**	**13,903**				**160,587**	**3,708**	**156,880**	**160,587**	**83,419**

2018-19 CIP TABLE 4: COMMUNITY FACILITIES DISTRICT REVENUE (Continued)

Land Use: Location & Description	Jurisdiction	Status	FAR	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Total	Forecast through 2020	Forecast Post-2020	Total	Forecast Post-2020 Entitled
Retail (Square Feet)																			
Del Rey Oaks (Planned)	Other	Planned	0.25																
East Garrison I (Entitled)	Other	Entitled	0.25		$73,336	$73,336	$61,113								207,784	73,336	134,448	207,784	134,448
Dunes Phase 1 (Entitled	Marina	Entitled	0.25		$122,226	$122,226	$122,226	$122,226							488,904	122,226	366,678	488,904	366,678
Dunes Phase 2 (Entitled	Marina	Entitled	0.25																
Dunes Phase 3 (Entitled	Marina	Entitled	0.25																
TAMC (Planned)	Marina	Planned	0.25																
Seaside Resort (Entitled)	Seaside	Entitled	0.25					$61,113							61,113		61,113	61,113	61,113
Campus Town / Surplus II (Planned)	Seaside	Planned	0.25		$61,113	$244,452									305,565	61,113	244,452	305,565	
Campus Town / 26 Acre (Planned)	Seaside	Planned	0.25		$61,113	$183,339									244,452	61,113	183,339	244,452	
Main Gate	Seaside	Entitled	0.25		$152,782	$152,782	$152,782	$152,782	$305,565						916,694	152,782	763,912	916,694	763,912
Seaside East (Planned)	Seaside	Planned	0.25				$61,113	$61,113	$61,113						183,339		183,339	183,339	
UC (Planned)	Other	Planned	0.25			$381,956	$504,182	$504,182	$504,182						1,894,501		1,894,501	1,894,501	
CFD Special Tax per Acre	**$66,552**				**470,570**	**1,158,090**	**901,416**	**901,416**	**870,860**						**4,302,352**	**470,570**	**3,831,782**	**4,302,352**	1,326,151
Hotel (rooms)																			
Del Rey Oaks RV Park (Planned)	Other	Planned	32							$3,019,500					3,019,500		3,019,500	3,019,500	
Dunes Phase 1 (Entitled	Marina	Entitled	32																
Dunes Phase 2 (Entitled	Marina	Entitled	32				$2,163,060								2,163,060		2,163,060	2,163,060	2,163,060
Dunes Phase 3 (Entitled	Seaside	Entitled	32																
Seaside Resort (Entitled)	Seaside	Entitled	32					$1,811,700							1,811,700		1,811,700	1,811,700	1,811,700
Seaside Resort TS(Entitled)	Seaside	Entitled	32		$373,320										373,320	373,320		373,320	
Campus Town / Surplus II (Planned)	Seaside	Planned	32																
Campus Town / 26 Acre (Planned)	Seaside	Planned	32		$1,647,000										1,647,000	1,647,000		1,647,000	
Main Gate	Seaside	Planned	32		$1,921,500										1,921,500	1,921,500		1,921,500	
Seaside East (Planned)	Seaside	Planned	32																
UC (Planned)	Other	Planned	32																
CFD Special Tax per Hotel Room	**$5,490**				**3,941,820**		**2,163,060**	**1,811,700**		**3,019,500**					**10,936,080**	**3,941,820**	**6,994,260**	**10,936,080**	3,974,760
Total CFD				**10,734,756**	**15,158,813**	**21,147,724**	**23,127,110**	**18,663,424**	**14,000,215**	**13,457,486**	**11,100,511**	**9,011,286**	**7,287,816**	**1,994,301**	**145,683,443**	**25,893,569**	**119,789,874**	**145,683,443**	70,599,806
CFD by City																			
Marina				$7,681,752	$6,085,381	$7,789,401	$9,952,461	$7,784,529	$7,662,303	$7,662,303	$6,899,052	$3,594,666	$2,117,406		$67,229,253	13,767,133	53,462,120	67,229,253	$53,366,784
Seaside				$98,484	$5,994,413	$6,671,077	$5,433,660	$5,405,783	$1,320,018	$1,246,939	$1,246,939	$2,462,100	$2,462,100		$32,341,515	6,092,897	26,248,618	32,341,515	$5,246,551
Other				$2,954,520	$3,079,019	$6,687,245	$7,740,988	$5,473,113	$5,017,894	$4,548,245	$2,954,520	$2,954,520	$2,708,310	$1,994,301	$46,112,676	6,033,539	40,079,136	46,112,676	$11,986,471
Total				**$10,734,756**	**$15,158,813**	**$21,147,724**	**$23,127,110**	**$18,663,424**	**$14,000,215**	**$13,457,486**	**$11,100,511**	**$9,011,286**	**$7,287,816**	**$1,994,301**	**$145,683,443**	**25,893,569**	**119,789,874**	**145,683,443**	**$70,599,806**
CFD Entitled vs Unentitled																			
Entitled				$10,734,756	$9,939,875	$11,845,590	$13,995,580	$13,585,868	$10,931,119	$7,646,413	$6,883,162	$3,594,666	$2,117,406		$91,274,437	20,674,631	70,599,806	91,274,437	
Planned					$5,218,938	$9,302,134	$9,131,530	$5,077,556	$3,069,096	$5,811,073	$4,217,348	$5,416,620	$5,170,410	$1,994,301	$54,409,006	5,218,938	49,190,068	54,409,006	
Total				**$10,734,756**	**$15,158,813**	**$21,147,724**	**$23,127,110**	**$18,663,424**	**$14,000,215**	**$13,457,486**	**$11,100,511**	**$9,011,286**	**$7,287,816**	**$1,994,301**	**$145,683,443**	**25,893,569**	**119,789,874**	**145,683,443**	

Source: 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

2018-19 CIP TABLE 5: LAND SALES REVENUE

	Entitled? [1]	Forecasted Sale	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Total land sales 2018-2020	2020-2029	Total	Entitled Land Sales 2018-2020	2020-2029	Total
Monterey County			**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**						
E8a.1.2 21.22 Ord Market per acre	Y	3,628,620																	
multiple 152.93 East Garrison 2 per acre	N	26,151,030																	
multiple 374.07 Parker Flat Development per acre	N	63,965,970																	
multiple 12.00 Travel Camp - Developable per acre	N	2,052,000																	
E11b.8 67.69 Ammo Supply Point per acre	N	11,574,990																	
Monterey City				**8,918,813**		**15,855,667**								**8,918,813**	**15,855,667**	**24,774,480**			
E29b.2 31.19 Business Park/Recreation per acre	Y	5,333,490		1,920,056		3,413,434											1,920,056	3,413,434	5,333,490
E29b.3 27.71 Business Park parcel per acre	Y	4,738,410		1,705,828		3,032,582											1,705,828	3,032,582	4,738,410
E29e 9.45 Open Space/Recreation																	0	0	0
E29b.1 33.52 Monterey -Ryan Ranch per acre	Y	5,731,920		2,063,491		3,668,429											2,063,491	3,668,429	5,731,920
L4.2 7.03 Open Space/Recreation																	0	0	0
L4.1 18.10 Business Park/ Public Facility per acre	Y	3,095,100		1,114,236		1,980,864											1,114,236	1,980,864	3,095,100
E29.1 22.48 Business Park parcel per acre	Y	3,844,080		1,383,869		2,460,211											1,383,869	2,460,211	3,844,080
E29.2 11.88 Business Park parcel per acre	Y	2,031,480		731,333		1,300,147											731,333	1,300,147	2,031,480
Marina				**19,409,700**			**32,379,690**							**19,409,700**	**32,379,690**	**51,789,390**			
multiple Dunes Phase II Contract	Y	6,750,000		6,750,000													6,750,000	0	6,750,000
multiple Dunes Phase II Option Contract	Y																0	0	0
multiple Dunes Phase III Contract	Y	12,659,700		12,659,700													12,659,700	0	12,659,700
E4.1.2.2 9.63 Cypress Knolls Marina Est.	Y	1,444,500					1,444,500										0	1,444,500	1,444,500
E4.1.1 153.50 Cypress Knolls Marina Est.	Y	22,950,000					22,950,000										0	22,950,000	22,950,000
E4.1.2.2 26.24 Cypress Knolls Marina Est.	Y	3,900,000					3,900,000										0	3,900,000	3,900,000
E2c.4.2.1 13.39 Stockade Marina Est.	N	2,289,690					2,289,690										0	0	0
L35.2 1.71 Stockade + per acre	N	292,410					292,410										0	0	0
L2.2.1 2.11 Stockade + per acre	N	360,810					360,810										0	0	0
L2.2.2 4.54 Stockade corner @ imjin per acre	N	776,340					776,340										0	0	0
E2c.4.2.2 2.14 Stockade + per acre	N	365,940					365,940										0	0	0
Seaside				**22,634,310**	**14,365,864**						**32,394,719**	**32,394,719**	**25,195,892**	**22,634,310**	**104,351,194**	**126,985,504**			
multiple 86.01 Surplus II Contract	Y	18,000,000		9,129,597	8,870,403												9,129,597	8,870,403	18,000,000
multiple 89.27 Main Gate per acre	Y	15,265,170		9,769,709	5,495,461												9,769,709	5,495,461	15,265,170
multiple 563.24 Seaside East per acre	N	89,985,330									32,394,719	32,394,719	25,195,892				0	0	0
F2.3.2 26.00 26 Acre Parcel Seaside Est	Y	3,735,004		3,735,004													3,735,004	0	3,735,004
E18.1.3 40.00 Barracks Parcel fixed	N	6,640,000															0	0	0
Del Rey Oaks				**10,880,000**	**6,120,000**	**394,600**	**1,449,463**	**1,329,697**						**10,880,000**	**9,293,760**	**20,173,760**			
E29a 271.60 270 Acres (Parcels A-D) Contract	Y	17,000,000		10,880,000	6,120,000												10,880,000	6,120,000	17,000,000
E36 6.41 Development Parcel E36 per acre	N	1,096,110				394,600	701,510										0	0	0
E31a 4.89 Development w/ Reserve per acre	N	836,190					301,028	535,162									0	0	0
E31b 3.34 Development w/ Reserve per acre	N	571,140					205,610	365,530									0	0	0
E31c 3.92 Development w/ Reserve per acre	N	670,320					241,315	429,005											
CSUMB																			
UC MBEST																			
Lump Sum Sale Forecast - Sub-total		337,735,744		61,842,823	20,485,864	16,250,267	33,829,153	1,329,697			32,394,719	32,394,719	25,195,892	**61,842,823**	**161,880,311**	**223,723,134**	**61,842,823**	**64,636,031**	**126,478,854**
FORA Share (50% of Lump Sum Sales)		**168,867,872**		**30,921,411**	**10,242,932**	**8,125,134**	**16,914,577**	**664,849**			**16,197,360**	**16,197,360**	**12,597,946**	**30,921,411**	**80,940,158**	**111,861,569**	**30,921,412**	**32,318,016**	**63,239,427**
Building Removal Credits			0	(19,425,408)	0	0	0	0	0	0	0	0	0	**(19,425,408)**	**0**	**(19,425,408)**	**(19,425,408)**	**0**	**(19,425,408)**
Sumary by jurisdiction (100% of Sales)																			
Marina [2]			0	(15,708)	0	0	32,379,690	0	0	0	0	0	0	(15,708)	32,379,690	32,363,982	(15,708)	28,294,500	28,278,792
Seaside			0	22,634,310	14,365,864	0	0	0	0	0	32,394,719	32,394,719	25,195,892	22,634,310	104,351,194	126,985,504	22,634,310	14,365,864	37,000,174
Other			0	19,798,813	6,120,000	16,250,267	1,449,463	1,329,697	0	0	0	0	0	19,798,813	25,149,427	44,948,240	19,798,813	21,975,667	41,774,480
Total			**0**	**42,417,415**	**20,485,864**	**16,250,267**	**33,829,153**	**1,329,697**	**0**	**0**	**32,394,719**	**32,394,719**	**25,195,892**	**42,417,415**	**161,880,311**	**204,297,726**	**42,417,415**	**64,636,031**	**107,053,446**

Source: 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18. All numbers from Table 5, except for Building Removal Credits, which are from Table 4.

[1] Willdan Assumption.

[2] Marina summary is shown net of building removal credits.

2018-19 CIP TABLES 6 AND 7: DEVELOPMENT PROGRAM - RESIDENTIAL AND COMMERCIAL

Land Use: Location & Description	Jurisdiction	Built to date	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Total	Built	Forecast through 2020	Forecast Post-2020	Total
New Residential (Units)																			
Seahaven (Entitled)	Marina				113	120	120	120	120	120	89				802		233	569	802
Dunes Phase 1 (Entitled)	Marina	390		72	115										187	390	187		577
Dunes Phase 3 (Entitled)	Marina					90	45	45	45						225		90	135	225
Dunes Phase 3 (Entitled)	Marina						45	45	45	90	90	90	30		435			435	435
Cypress Knolls (Entitled)	Marina					100	100	100	100	100	100	56	56		712		100	612	712
TAMC (Planned)	Marina																		
Seaside Resort (Entitled)	Seaside	3		4	12	36	36	34							122	3	52	70	125
Surplus II (Planned)	Seaside					10	100	100	28						238		10	228	238
26 Acre Parcel (Planned_	Seaside				10	100	40								150		110	40	150
Main Gate (Planned)	Seaside				10	100	35								145		110	35	145
Nurses Barracks (Planned)	Seaside				40										40		40		40
Seaside East (Planned)	Seaside								10	50	50	100	100		310			310	310
East Garrison I (Entitled)	Other	749		120	120	120	120	120	121						721	749	240	481	1,470
Del Rey Oaks (Planned)	Other					20	60	60	60	60	120	120	110	81	691			691	691
UC (Planned)	Other					110	110	20							240			240	240
Other Residential (Planned)	Other																		
CSUMB Planned	Other																		
Total New Residential		**1,142**		**196**	**420**	**806**	**811**	**644**	**529**	**420**	**449**	**366**	**296**	**81**	**5,018**	**1,142**	**1,172**	**3,846**	**6,160**
Existing/Replacement Residential (Units)																			
Preston Park (Entitled)	Marina	352														352			352
Seahaven (Entitled)	Marina	121		120	7										127	121	127		248
Abrams B (Entitled)	Marina	192														192			192
MOCO Housing Authority (Ent	Marina	56														56			56
Shelter Outreach Plus (Entitle	Marina	39														39			39
VTC (Entitled)	Marina	13														13			13
Interim Inc (Entitled)	Marina	11														11			11
Sunbay (Entitled) -	Seaside	297														297			297
Bayview (Entitled) -	Seaside	225														225			225
Seaside Highlands (Entitled)	Seaside	380														380			380
Total Existing/Replacement Residential		**1,686**		**120**	**7**										**127**	**1,686**	**127**		**1,813**
Office(Square Feet)																			
Del Rey Oaks RV Park (entitle	Other				200,000	200,000									400,000		200,000	200,000	400,000
Del Rey Oaks RV Park (Planne	Other																		
Monterey (Planned)	Other					120,552	120,552	120,552	179,934	179,934					721,524			721,524	721,524
East Garrison I (Entitled)	Other				24,000	24,000	20,000								68,000		24,000	44,000	68,000
Dunes Phase 1 (Entitled	Marina	203,000			23,000	23,000	23,000								69,000	203,000	23,000	46,000	272,000
Dunes Phase 2 (Entitled	Marina																		
Dunes Phase 3 (Entitled	Marina					75,000	75,000	75,000	75,000	75,000	75,000				450,000			450,000	450,000
Interim Inc. (Entitled)	Marina	14,000														14,000			14,000
Marina (Planned)	Marina																		
TAMC (Planned)	Marina																		
Campus Town / Surplus II (Pla	Seaside						5,000	5,000							10,000			10,000	10,000
Campus Town / 26 Acre (Plan	Seaside						5,000	5,000							10,000			10,000	10,000
Seaside East (Planned)	Seaside	14,900					10,000	10,000	10,000						30,000	14,900		30,000	44,900
UC (Planned)	Other				60,000	80,000	180,000	180,000	180,000						680,000		60,000	620,000	680,000
Total Office		**231,900**			**307,000**	**522,552**	**438,552**	**395,552**	**444,934**	**254,934**	**75,000**				**2,438,524**	**231,900**	**307,000**	**2,131,524**	**2,670,424**

2018-19 CIP TABLES 6 AND 7: DEVELOPMENT PROGRAM - RESIDENTIAL AND COMMERCIAL (CONTINUED)

Land Use: Location & Description	Jurisdiction	Built to date	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Total	Built	Forecast through 2020	Forecast Post-2020	Total
Industrial (Square Feet)																			
Monterey (Planned)	Other							72,092	72,092	72,092					216,276			216,276	216,276
Marina CY (Entitled)	Marina	12,300														12,300			12,300
Dunes Phase 1 (Entitled	Marina																		
Dunes Phase 2 (Entitled	Marina																		
Dunes Phase 3 (Entitled	Marina					75,000	75,000	75,000	75,000	75,000	75,000				450,000			450,000	450,000
TAMC (Planned)	Marina																		
Marina Airport (Entitled)	Marina	250,000														250,000			250,000
Campus Town / Surplus II (Pla	Seaside					40,000									40,000			40,000	40,000
Campus Town / 26 Acre (Plan	Seaside					30,000									30,000			30,000	30,000
Seaside East (Planned)	Seaside	14,900					10,000	10,000	10,000						30,000	14,900		30,000	44,900
UC (Planned)	Other	38,000			20,000	20,000	20,000	20,000	20,000						100,000	38,000	20,000	80,000	138,000
Total Industrial		**315,200**			**20,000**	**165,000**	**105,000**	**105,000**	**177,092**	**147,092**	**75,000**				**866,276**	**315,200**	**20,000**	**846,276**	**1,181,476**
Retail (Square Feet)																			
Del Rey Oaks (Planned)	Other																		
East Garrison I (Entitled)	Other				12,000	12,000	10,000								34,000		12,000	22,000	34,000
Dunes Phase 1 (Entitled	Marina	418,000			20,000	20,000	20,000	20,000							80,000	418,000	20,000	60,000	498,000
Dunes Phase 2 (Entitled	Marina																		
Dunes Phase 3 (Entitled	Marina																		
TAMC (Planned)	Marina																		
Seaside Resort (Entitled)	Seaside							10,000							10,000			10,000	10,000
Campus Town / Surplus II (Pla	Seaside				10,000	40,000									50,000		10,000	40,000	50,000
Campus Town / 26 Acre (Plan	Seaside				10,000	30,000									40,000		10,000	30,000	40,000
Main Gate	Seaside				25,000	25,000	25,000	25,000	50,000						150,000		25,000	125,000	150,000
Seaside East (Planned)	Seaside						10,000	10,000	10,000						30,000			30,000	30,000
UC (Planned)	Other					62,500	82,500	82,500	82,500						310,000			310,000	310,000
Total Retail		**418,000**			**77,000**	**189,500**	**147,500**	**147,500**	**142,500**						**704,000**	**418,000**	**77,000**	**627,000**	**1,122,000**
Hotel (rooms)																			
Del Rey Oaks RV Park (Planne	Other									550					550			550	550
Dunes Phase 1 (Entitled	Marina	108														108			108
Dunes Phase 2 (Entitled	Marina						394								394			394	394
Dunes Phase 3 (Entitled	Seaside																		
Seaside Resort (Entitled)	Seaside							330							330			330	330
Seaside Resort TS(Entitled)	Seaside				68										68		68		68
Campus Town / Surplus II (Pla	Seaside																		
Campus Town / 26 Acre (Plan	Seaside				300										300		300		300
Main Gate	Seaside				350										350		350		350
Seaside East (Planned)	Seaside																		
UC (Planned)	Other																		
Total Hotel		**108**			**718**		**394**	**330**		**550**					**1,992**	**108**	**718**	**1,274**	**2,100**

Source: CIP 2018-19 Tables 6 and 7.

2018-19 CIP TABLE 8: PROPERTY TAX ESTIMATE

Full Buildout [1]

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-29	Forecast through 2020	Forecast Post-2020	Total
Estimated Assessed Value	366,429,210	380,074,302	621,821,927	610,987,086	476,949,271	446,986,471	250,816,650	242,906,755	198,004,170	160,134,520				
2% Max Property Value Escalation - Proposition 13	373,757,794	395,429,303	659,882,404	661,352,071	526,590,534	503,379,366	288,109,491	284,603,978	236,633,312	195,203,086				
Discount Cash Flow - Bond Buyers Index	357,834,173	362,453,219	579,083,532	555,646,957	423,575,494	387,654,423	212,421,492	200,896,982	159,918,933	126,299,676				
Net Cash Inflow (CUM) including previous years	1,413,620,087	1,776,073,306	2,355,156,839	2,910,803,796	3,334,379,290	3,722,033,713	3,934,455,205	4,135,352,187	4,295,271,120	4,421,570,796	4,421,570,796			
Net Present Value	1,413,620,087	1,776,073,306	2,402,259,976	3,028,400,269	3,538,469,977	4,028,848,991	4,343,956,462	4,657,078,224	4,933,916,375	5,180,574,901	5,284,186,399			
Property Tax assessment 1%	14,136,201	17,760,733	24,022,600	30,284,003	35,384,700	40,288,490	43,439,565	46,570,782	49,339,164	51,805,749	52,841,864	31,896,934	373,976,916	405,873,850
Less housing set aside (20%)	-2,827,240	-3,552,147	-4,804,520	-6,056,801	-7,076,940	-8,057,698	-8,687,913	-9,314,156	-9,867,833	-10,361,150	-10,568,373	-6,379,387	-74,795,383	-81,174,770
Property Tax net of housing set aside	11,308,961	14,208,586	19,218,080	24,227,202	28,307,760	32,230,792	34,751,652	37,256,626	39,471,331	41,444,599	42,273,491	25,517,547	299,181,533	324,699,080
Tier 1 (13.5%)	-1,527,210	-1,918,788	-2,595,291	-3,271,744	-3,822,800	-4,352,583	-4,693,010	-5,031,293	-5,330,376	-5,596,854	-5,708,791	-3,445,998	-40,402,742	-43,848,739
Tier 2 (11.3)	-1,282,856	-1,611,781	-2,180,044	-2,748,264	-3,211,151	-3,656,168	-3,942,127	-4,226,284	-4,477,514	-4,701,356	-4,795,383	-2,894,637	-33,938,292	-36,832,929
Tier 3												0	0	0
Annual net property tax	8,498,895	10,678,018	14,442,745	18,207,194	21,273,809	24,222,041	26,116,514	27,999,049	29,663,441	31,146,389	31,769,317	19,176,912	224,840,499	244,017,411
FORA Property Tax (35%)	2,974,613	3,737,306	5,054,961	6,372,518	7,445,833	8,477,714	9,140,780	9,799,667	10,382,204	10,901,236	11,119,261	6,711,919	78,694,175	85,406,094
Forecast Estimate - 90% of Property Tax	2,677,152	3,363,576	4,549,465	5,735,266	6,701,250	7,629,943	8,226,702	8,819,700	9,343,984	9,811,112	10,007,335	6,040,727	70,824,757	76,865,484
Operating Costs	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-2,600,000	-11,700,000	-14,300,000
Property Tax Transfer to CIP	**1,674,613**	**2,437,306**	**3,754,961**	**5,072,518**	**6,145,833**	**7,177,714**	**7,840,780**	**8,499,667**	**9,082,204**	**9,601,236**	**9,819,261**	**4,111,919**	**66,994,175**	**71,106,094**

Partial Build Out Scenario (Entitled Projects Only) [2]

Assumptions

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-29
Prop 13 escalation	2.00%	4.04%	6.12%	8.24%	10.41%	12.62%	14.87%	17.17%	19.51%	21.90%	
Bond Buyers Index	0.957	0.917	0.878	0.840	0.804	0.770	0.737	0.706	0.676	0.647	
NPV factor			1.02	1.0404	1.061208	1.08243216	1.104080803	1.126162419	1.148685668	1.171659381	1.195092568
Initial AV	1,055,785,914										
Tier 1	13.5044%										
Tier 2	11.3437%										
Tier 3											

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-29	Forecast through 2020	Forecast Post-2020	Total
Estimated Assessed Value [3]	170,954,420	270,088,455	319,316,970	338,366,490	317,159,080	244,587,595	174,559,700	157,788,855	78,985,270	46,525,570				
2% Max Property Value Escalation - Proposition 13	174,373,508	281,000,028	338,861,723	366,258,771	350,169,252	275,445,358	200,514,226	184,874,792	94,394,709	56,714,410				
Discount Cash Flow - Bond Buyers Index	166,944,479	257,566,558	297,370,020	307,718,960	281,666,882	212,121,550	147,838,000	130,499,890	63,792,798	36,695,176				
Net Cash Inflow (CUM) including previous years	1,222,730,393	1,480,296,951	1,777,666,972	2,085,385,931	2,367,052,814	2,579,174,363	2,727,012,363	2,857,512,253	2,921,305,052	2,958,000,228	2,958,000,228			
Net Present Value	1,222,730,393	1,480,296,951	1,813,220,311	2,169,635,523	2,511,935,382	2,791,781,277	3,010,842,000	3,218,022,913	3,355,661,244	3,465,768,715	3,535,084,090			
Property Tax assessment 1%	12,227,304	14,802,970	18,132,203	21,696,355	25,119,354	27,917,813	30,108,420	32,180,229	33,556,612	34,657,687	35,350,841	27,030,273	258,719,515	285,749,788
Less housing set aside (20%)	-2,445,461	-2,960,594	-3,626,441	-4,339,271	-5,023,871	-5,583,563	-6,021,684	-6,436,046	-6,711,322	-6,931,537	-7,070,168	-5,406,055	-51,743,903	-57,149,958
Property Tax net of housing set aside	9,781,843	11,842,376	14,505,762	17,357,084	20,095,483	22,334,250	24,086,736	25,744,183	26,845,290	27,726,150	28,280,673	21,624,219	206,975,612	228,599,830
Tier 1 (13.5%)	-1,320,982	-1,599,245	-1,958,920	-2,343,974	-2,713,779	-3,016,112	-3,252,775	-3,476,604	-3,625,302	-3,744,257	-3,819,142	-2,920,226	-27,950,863	-30,871,089
Tier 2 (11.3)	-1,109,624	-1,343,365	-1,645,492	-1,968,938	-2,279,574	-2,533,533	-2,732,330	-2,920,346	-3,045,252	-3,145,175	-3,208,078	-2,452,989	-23,478,718	-25,931,707
Tier 3												0	0	0
Annual net property tax	7,351,237	8,899,766	10,901,351	13,044,172	15,102,130	16,784,605	18,101,631	19,347,234	20,174,736	20,836,718	21,253,453	16,251,003	155,546,030	171,797,034
FORA Property Tax (35%)	2,572,933	3,114,918	3,815,473	4,565,460	5,285,746	5,874,612	6,335,571	6,771,532	7,061,158	7,292,851	7,438,708	5,687,851	54,441,111	60,128,962
Forecast Estimate - 90% of Property Tax	2,315,640	2,803,426	3,433,926	4,108,914	4,757,171	5,287,151	5,702,014	6,094,379	6,355,042	6,563,566	6,694,838	5,119,066	48,997,000	54,116,066
Operating Costs	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-1,300,000	-2,600,000	-11,700,000	-14,300,000
Property Tax Transfer to CIP	**1,272,933**	**1,814,918**	**2,515,473**	**3,265,460**	**3,985,746**	**4,574,612**	**5,035,571**	**5,471,532**	**5,761,158**	**5,992,851**	**6,138,708**	**3,087,851**	**42,741,111**	**45,828,962**

Notes:

[1] Source: Table 8 of the 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

[2] Estimated by Willdan using similar methology as 2018-19 CIP.

[3] Includes only projects. See Assessed Value Estimates.

The following tables ("Estimated Assessed Value" and "Estimated Assessed Value and Property Tax Revenue by City") present the detailed calculations of property tax revenues presented in Table 5 and Table 6 of this report. The numbers are primarily derived from the Development Projections in Tables 6 and 7 of the Capital Improvements Program.

ESTIMATED ASSESSED VALUE [1]

Land Use: Location & Description	Jurisdiction	AV per unit or Sq. Ft. Assumption [2]	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Forecast through 2020	Forecast Post-2020	Total
New Residential (Units)																
Seahaven (Entitled)	Marina	540,995		61,132,435	64,919,400	64,919,400	64,919,400	64,919,400	64,919,400	48,148,555				126,051,835	307,826,155	433,877,990
Dunes Phase 1 (Entitled)	Marina	540,995	38,951,640	62,214,425										101,166,065		101,166,065
Dunes Phase 3 (Entitled)	Marina	540,995			48,689,550	24,344,775	24,344,775	24,344,775						48,689,550	73,034,325	121,723,875
Dunes Phase 3 (Entitled)	Marina	540,995				24,344,775	24,344,775	24,344,775	48,689,550	48,689,550	48,689,550	16,229,850			235,332,825	235,332,825
Cypress Knolls (Entitled)	Marina	540,995			54,099,500	54,099,500	54,099,500	54,099,500	54,099,500	54,099,500	30,295,720	30,295,720		54,099,500	331,088,940	385,188,440
TAMC (Planned)	Marina	540,995														
Seaside Resort (Entitled)	Seaside	540,995	2,163,980	6,491,940	19,475,820	19,475,820	18,393,830							28,131,740	37,869,650	66,001,390
Surplus II (Planned)	Seaside	540,995			5,409,950	54,099,500	54,099,500	15,147,860						5,409,950	123,346,860	128,756,810
26 Acre Parcel (Planned)	Seaside	540,995		5,409,950	54,099,500	21,639,800								59,509,450	21,639,800	81,149,250
Main Gate (Planned)	Seaside	540,995		5,409,950	54,099,500	18,934,825								59,509,450	18,934,825	78,444,275
Nurses Barracks (Planned)	Seaside	540,995		21,639,800										21,639,800		21,639,800
Seaside East (Planned)	Seaside	540,995						5,409,950	27,049,750	27,049,750	54,099,500	54,099,500			167,708,450	167,708,450
East Garrison I (Entitled)	MCO	540,995	64,919,400	64,919,400	64,919,400	64,919,400	64,919,400	65,460,395						129,838,800	260,218,595	390,057,395
Del Rey Oaks (Planned)	DRO	540,995			10,819,900	32,459,700	32,459,700	32,459,700	32,459,700	64,919,400	64,919,400	59,509,450	43,820,595		373,827,545	373,827,545
UC (Planned)	UC	540,995			59,509,450	59,509,450	10,819,900								129,838,800	129,838,800
Other Residential (Planned)	Other	540,995														
CSUMB Planned	Other	540,995														
Total New Residential			**106,035,020**	**227,217,900**	**436,041,970**	**438,746,945**	**348,400,780**	**286,186,355**	**227,217,900**	**242,906,755**	**198,004,170**	**160,134,520**	**43,820,595**	**634,046,140**	**2,080,666,770**	**2,714,712,910**
Existing/Replacement Residential (Units)																
Preston Park (Entitled)	Marina	540,995														
Seahaven (Entitled)	Marina	540,995	64,919,400	3,786,965										68,706,365		68,706,365
Abrams B (Entitled)	Marina	540,995														
MOCO Housing Authority (Ent	Marina	540,995														
Shelter Outreach Plus (Entitle	Marina	540,995														
VTC (Entitled)	Marina	540,995														
Interim Inc (Entitled)	Marina	540,995														
Sunbay (Entitled) -	Seaside	540,995														
Bayview (Entitled) -	Seaside	540,995														
Seaside Highlands (Entitled)	Seaside	540,995														
Total Existing/Replacement Residential		**5409950**	**64,919,400**	**3,786,965**										**68,706,365**		**68,706,365**
Office(Square Feet)																
Del Rey Oaks RV Park (entitle	DRO	223.3		44,660,000	44,660,000									44,660,000	44,660,000	89,320,000
Del Rey Oaks RV Park (Planne	DRO	223.3														
Monterey (Planned)	MRY	223.3			26,919,262	26,919,262	26,919,262	40,179,262	40,179,262						161,116,309	161,116,309
East Garrison I (Entitled)	MCO	223.3		5,359,200	5,359,200	4,466,000								5,359,200	9,825,200	15,184,400
Dunes Phase 1 (Entitled	Marina	223.3		5,135,900	5,135,900	5,135,900								5,135,900	10,271,800	15,407,700
Dunes Phase 2 (Entitled	Marina	223.3														
Dunes Phase 3 (Entitled	Marina	223.3			16,747,500	16,747,500	16,747,500	16,747,500	16,747,500	16,747,500					100,485,000	100,485,000
Interim Inc. (Entitled)	Marina	223.3														
Marina (Planned)	Marina	223.3														
TAMC (Planned)	Marina	223.3														
Campus Town / Surplus II (Pla	Seaside	223.3				1,116,500	1,116,500								2,233,000	2,233,000
Campus Town / 26 Acre (Plann	Seaside	223.3				1,116,500	1,116,500								2,233,000	2,233,000
Seaside East (Planned)	Seaside	223.3				2,233,000	2,233,000	2,233,000							6,699,000	6,699,000
UC (Planned)	UC	223.3		13,398,000	17,864,000	40,194,000	40,194,000	40,194,000						13,398,000	138,446,000	151,844,000
Total Office				**68,553,100**	**116,685,862**	**97,928,662**	**88,326,762**	**99,353,762**	**56,926,762**	**16,747,500**				**68,553,100**	**475,969,309**	**544,522,409**

ESTIMATED ASSESSED VALUE (Continued) [1]

Land Use: Location & Description	Jurisdiction	AV per unit or Sq. Ft. Assumption [2]	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	Forecast through 2020	Forecast Post-2020	Total
Industrial (Square Feet)																
Monterey (Planned)	MRY	91.35					6,585,604	6,585,604	6,585,604						19,756,813	19,756,813
Marina CY (Entitled)	Marina	91.35														
Dunes Phase 1 (Entitled	Marina	91.35														
Dunes Phase 2 (Entitled	Marina	91.35														
Dunes Phase 3 (Entitled	Marina	91.35			6,851,250	6,851,250	6,851,250	6,851,250	6,851,250	6,851,250					41,107,500	41,107,500
TAMC (Planned)	Marina	91.35														
Marina Airport (Entitled)	Marina	91.35														
Campus Town / Surplus II (Pla	Seaside	91.35			3,654,000										3,654,000	3,654,000
Campus Town / 26 Acre (Plan	Seaside	91.35			2,740,500										2,740,500	2,740,500
Seaside East (Planned)	Seaside	91.35				913,500	913,500	913,500							2,740,500	2,740,500
UC (Planned)	UC	91.35		1,827,000	1,827,000	1,827,000	1,827,000	1,827,000						1,827,000	7,308,000	9,135,000
Total Industrial				**1,827,000**	**15,072,750**	**9,591,750**	**16,177,354**	**16,177,354**	**13,436,854**	**6,851,250**				**1,827,000**	**77,307,313**	**79,134,313**
Retail (Square Feet)																
Del Rey Oaks (Planned)	DRO	91.35														
East Garrison I (Entitled)	MCO	91.35		1,096,200	1,096,200	913,500								1,096,200	2,009,700	3,105,900
Dunes Phase 1 (Entitled	Marina	91.35		1,827,000	1,827,000	1,827,000	1,827,000							1,827,000	5,481,000	7,308,000
Dunes Phase 2 (Entitled	Marina	91.35														
Dunes Phase 3 (Entitled	Marina	91.35														
TAMC (Planned)	Marina	91.35														
Seaside Resort (Entitled)	Seaside	91.35					913,500								913,500	913,500
Campus Town / Surplus II (Pla	Seaside	91.35		913,500	3,654,000									913,500	3,654,000	4,567,500
Campus Town / 26 Acre (Plan	Seaside	91.35		913,500	2,740,500									913,500	2,740,500	3,654,000
Main Gate	Seaside	91.35		2,283,750	2,283,750	2,283,750	2,283,750	4,567,500						2,283,750	11,418,750	13,702,500
Seaside East (Planned)	Seaside	91.35				913,500	913,500	913,500							2,740,500	2,740,500
UC (Planned)	UC	91.35			5,709,375	7,536,375	7,536,375	7,536,375							28,318,500	28,318,500
Total Retail				**7,033,950**	**17,310,825**	**13,474,125**	**13,474,125**	**13,017,375**						**7,033,950**	**57,276,450**	**64,310,400**
Hotel (rooms)																
Del Rey Oaks RV Park (Planne	DRO	164,430							90,436,500						90,436,500	90,436,500
Dunes Phase 1 (Entitled	Marina	164,430														
Dunes Phase 2 (Entitled	Marina	164,430				64,785,420									64,785,420	64,785,420
Dunes Phase 3 (Entitled	Seaside	164,430														
Seaside Resort (Entitled)	Seaside	164,430					54,261,900								54,261,900	54,261,900
Seaside Resort TS(Entitled)	Seaside	164,430		11,181,240										11,181,240		11,181,240
Campus Town / Surplus II (Pla	Seaside	164,430														
Campus Town / 26 Acre (Plan	Seaside	164,430		49,329,000										49,329,000		49,329,000
Main Gate	Seaside	164,430		57,550,500										57,550,500		57,550,500
Seaside East (Planned)	Seaside	164,430														
UC (Planned)	UC	164,430														
Total Hotel				**118,060,740**		**64,785,420**	**54,261,900**		**90,436,500**					**118,060,740**	**209,483,820**	**327,544,560**
Total Assessed Value																
Entitled			170,954,420	270,088,455	319,316,970	338,366,490	317,159,080	244,587,595	174,559,700	157,788,855	78,985,270	46,525,570		441,042,875	1,677,289,530	2,118,332,405
Planned				156,391,200	265,794,437	286,160,412	203,481,841	170,147,251	213,458,316	108,716,650	119,018,900	113,608,950	43,820,595	156,391,200	1,524,207,352	1,680,598,552
Total AV			**170,954,420**	**426,479,655**	**585,111,407**	**624,526,902**	**520,640,921**	**414,734,846**	**388,018,016**	**266,505,505**	**198,004,170**	**160,134,520**	**43,820,595**	**597,434,075**	**3,201,496,882**	**3,798,930,957**

Notes:

[1] Estimated by Willdan based on development forecast presented in Tables 6 and 7 of the 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

[2] Table 8 of the of the 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

ESTIMATED ASSESSED VALUE AND PROPERTY TAX REVENUE BY CITY

Estimated Annual Assessed Value

Entitled	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**	**2028-29**	**Forecast through 2020**	**Forecast Post-2020**	**Total**
Marina	103,871,040	134,096,725	181,522,600	246,308,020	176,386,700	174,559,700	174,559,700	157,788,855	78,985,270	46,525,570	0	237,967,765	1,236,636,415	1,474,604,180
Seaside	2,163,980	19,956,930	21,759,570	21,759,570	75,852,980	4,567,500	0	0	0	0	0	22,120,910	123,939,620	146,060,530
County	64,919,400	71,374,800	71,374,800	70,298,900	64,919,400	65,460,395	0	0	0	0	0	136,294,200	272,053,495	408,347,695
Del Rey Oaks	0	44,660,000	44,660,000	0	0	0	0	0	0	0	0	44,660,000	44,660,000	89,320,000
Monterey	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**170,954,420**	**270,088,455**	**319,316,970**	**338,366,490**	**317,159,080**	**244,587,595**	**174,559,700**	**157,788,855**	**78,985,270**	**46,525,570**	**0**	**441,042,875**	**1,677,289,530**	**2,118,332,405**
Planned														
Marina	0	0	16,747,500	16,747,500	16,747,500	16,747,500	16,747,500	16,747,500	0	0	0	0	100,485,000	100,485,000
Seaside	0	141,166,200	126,397,950	100,967,125	60,392,500	24,617,810	27,049,750	27,049,750	54,099,500	54,099,500	0	141,166,200	474,673,885	615,840,085
County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Del Rey Oaks	0	0	10,819,900	32,459,700	32,459,700	32,459,700	122,896,200	64,919,400	64,919,400	59,509,450	43,820,595	0	464,264,045	464,264,045
Monterey	0	0	26,919,262	26,919,262	33,504,866	46,764,866	46,764,866	0	0	0	0	0	180,873,122	180,873,122
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UC	0	15,225,000	84,909,825	109,066,825	60,377,275	49,557,375	0	0	0	0	0	15,225,000	303,911,300	319,136,300
Subtotal	**0**	**156,391,200**	**265,794,437**	**286,160,412**	**203,481,841**	**170,147,251**	**213,458,316**	**108,716,650**	**119,018,900**	**113,608,950**	**43,820,595**	156,391,200	1,524,207,352	1,680,598,552
Total (Entitled and Planned)														
Marina	103,871,040	134,096,725	198,270,100	263,055,520	193,134,200	191,307,200	191,307,200	174,536,355	78,985,270	46,525,570	0	237,967,765	1,337,121,415	1,575,089,180
Seaside	2,163,980	161,123,130	148,157,520	122,726,695	136,245,480	29,185,310	27,049,750	27,049,750	54,099,500	54,099,500	0	163,287,110	598,613,505	761,900,615
County	64,919,400	71,374,800	71,374,800	70,298,900	64,919,400	65,460,395	0	0	0	0	0	136,294,200	272,053,495	408,347,695
Del Rey Oaks	0	44,660,000	55,479,900	32,459,700	32,459,700	32,459,700	122,896,200	64,919,400	64,919,400	59,509,450	43,820,595	44,660,000	508,924,045	553,584,045
Monterey	0	0	26,919,262	26,919,262	33,504,866	46,764,866	46,764,866	0	0	0	0	0	180,873,122	180,873,122
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UC	0	15,225,000	84,909,825	109,066,825	60,377,275	49,557,375	0	0	0	0	0	15,225,000	303,911,300	319,136,300
Total	**170,954,420**	**426,479,655**	**585,111,407**	**624,526,902**	**520,640,921**	**414,734,846**	**388,018,016**	**266,505,505**	**198,004,170**	**160,134,520**	**43,820,595**	**597,434,075**	**3,201,496,882**	**3,798,930,957**

Cummulative Assessed Value inclusive of Proposition 13 Annual Increase

Proposition 13 annual increase	2%										
Entitled											
Marina	103,871,040	240,045,186	426,368,690	681,204,083	871,214,865	1,063,198,862	1,259,022,540	1,441,991,845	1,549,816,952	1,627,338,861	1,659,885,638
Seaside	2,163,980	22,164,190	44,367,043	67,013,954	144,207,213	151,658,858	154,692,035	157,785,875	160,941,593	164,160,425	167,443,633
County	64,919,400	137,592,588	211,719,240	286,252,525	356,896,975	429,495,310	438,085,216	446,846,920	455,783,858	464,899,536	474,197,526
Del Rey Oaks	0	44,660,000	90,213,200	92,017,464	93,857,813	95,734,970	97,649,669	99,602,662	101,594,716	103,626,610	105,699,142
Monterey	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
UC	0	0	0	0	0	0	0	0	0	0	0
Subtotal	**170,954,420**	**444,461,963**	**772,668,173**	**1,126,488,026**	**1,466,176,867**	**1,740,087,999**	**1,949,449,459**	**2,146,227,303**	**2,268,137,119**	**2,360,025,432**	**2,407,225,940**
Planned											
Marina	0	0	16,747,500	33,829,950	51,254,049	69,026,630	87,154,663	105,645,256	107,758,161	109,913,324	112,111,591
Seaside	0	141,166,200	270,387,474	376,762,348	444,690,095	478,201,707	514,815,492	552,161,551	617,304,282	683,749,868	697,424,865
County	0	0	0	0	0	0	0	0	0	0	0
Del Rey Oaks	0	0	10,819,900	43,495,998	76,825,618	110,821,830	235,934,467	305,572,556	376,603,407	443,644,926	496,338,419
Monterey	0	0	26,919,262	54,376,908	88,969,312	137,513,565	187,028,703	190,769,277	194,584,662	198,476,356	202,445,883
Other	0	0	0	0	0	0	0	0	0	0	0
UC	0	15,225,000	100,439,325	211,514,937	276,122,510	331,202,335	337,826,382	344,582,910	351,474,568	358,504,059	365,674,141
Subtotal	**0**	**156,391,200**	**425,313,461**	**719,980,141**	**937,861,585**	**1,126,766,068**	**1,362,759,706**	**1,498,731,550**	**1,647,725,081**	**1,794,288,533**	**1,873,994,898**

ESTIMATED ASSESSED VALUE AND PROPERTY TAX REVENUE BY CITY (Continued)

Total (Entitled and Planned)															
Marina		103,871,040	240,045,186	443,116,190	715,034,033	922,468,914	1,132,225,492	1,346,177,202	1,547,637,101	1,657,575,113	1,737,252,185	1,771,997,229			
Seaside		2,163,980	163,330,390	314,754,517	443,776,303	588,897,309	629,860,565	669,507,526	709,947,427	778,245,875	847,910,293	864,868,499			
County		64,919,400	137,592,588	211,719,240	286,252,525	356,896,975	429,495,310	438,085,216	446,846,920	455,783,858	464,899,536	474,197,526			
Del Rey Oaks		0	44,660,000	101,033,100	135,513,462	170,683,431	206,556,800	333,584,136	405,175,219	478,198,123	547,271,535	602,037,561			
Monterey		0	0	26,919,262	54,376,908	88,969,312	137,513,565	187,028,703	190,769,277	194,584,662	198,476,356	202,445,883			
Other		0	0	0	0	0	0	0	0	0	0	0			
UC		0	15,225,000	100,439,325	211,514,937	276,122,510	331,202,335	337,826,382	344,582,910	351,474,568	358,504,059	365,674,141			
Total		**170,954,420**	**600,853,163**	**1,197,981,633**	**1,846,468,168**	**2,404,038,452**	**2,866,854,067**	**3,312,209,165**	**3,644,958,853**	**3,915,862,200**	**4,154,313,964**	**4,281,220,839**			
Estimated Share of 1% Property Tax															
Entitled	**Share of 1% Property Tax**														
Marina	15.0%	155,807	360,068	639,553	1,021,806	1,306,822	1,594,798	1,888,534	2,162,988	2,324,725	2,441,008	2,489,828	515,874	15,870,064	16,385,938
Seaside	16.6%	3,594	36,815	73,695	111,312	239,532	251,909	256,947	262,086	267,328	272,675	278,128	40,410	2,013,613	2,054,023
County	25.0%	162,353	344,098	529,477	715,874	892,545	1,074,102	1,095,584	1,117,496	1,139,846	1,162,643	1,185,895	506,451	8,913,461	9,419,913
Del Rey Oaks	15.0%	0	66,990	135,320	138,026	140,787	143,602	146,475	149,404	152,392	155,440	158,549	66,990	1,319,994	1,386,984
Monterey	16.9%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	15.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UC	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal		**321,754**	**807,971**	**1,378,045**	**1,987,018**	**2,579,686**	**3,064,412**	**3,387,540**	**3,691,974**	**3,884,291**	**4,031,765**	**4,112,401**	**1,129,726**	**28,117,132**	**29,246,858**
Planned															
Marina	15.0%	0	0	25,121	50,745	76,881	103,540	130,732	158,468	161,637	164,870	168,167	0	1,040,162	1,040,162
Seaside	16.6%	0	234,481	449,121	625,812	738,642	794,305	855,122	917,155	1,025,358	1,135,726	1,158,441	234,481	7,699,682	7,934,163
County	25.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Del Rey Oaks	15.0%	0	0	16,230	65,244	115,238	166,233	353,902	458,359	564,905	665,467	744,508	0	3,150,086	3,150,086
Monterey	16.9%	0	0	45,612	92,136	150,749	233,002	316,899	323,237	329,702	336,296	343,022	0	2,170,655	2,170,655
Other	15.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UC	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal		**0**	**234,481**	**536,083**	**833,937**	**1,081,510**	**1,297,080**	**1,656,655**	**1,857,219**	**2,081,603**	**2,302,360**	**2,414,138**	**234,481**	**14,060,585**	**14,295,065**
Total (Entitled and Planned)															
Marina	15.0%	155,807	360,068	664,674	1,072,551	1,383,703	1,698,338	2,019,266	2,321,456	2,486,363	2,605,878	2,657,996	515,874	16,910,225	17,426,100
Seaside	16.6%	3,594	271,296	522,815	737,124	978,174	1,046,215	1,112,069	1,179,241	1,292,687	1,408,401	1,436,569	274,890	9,713,295	9,988,185
County	25.0%	162,353	344,098	529,477	715,874	892,545	1,074,102	1,095,584	1,117,496	1,139,846	1,162,643	1,185,895	506,451	8,913,461	9,419,913
Del Rey Oaks	15.0%	0	66,990	151,550	203,270	256,025	309,835	500,376	607,763	717,297	820,907	903,056	66,990	4,470,080	4,537,070
Monterey	16.9%	0	0	45,612	92,136	150,749	233,002	316,899	323,237	329,702	336,296	343,022	0	2,170,655	2,170,655
Other	15.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UC	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		**321,754**	**1,042,452**	**1,914,128**	**2,820,955**	**3,661,196**	**4,361,492**	**5,044,195**	**5,549,193**	**5,965,894**	**6,334,125**	**6,526,539**	**1,364,206**	**42,177,717**	**43,541,923**

Notes:

[1] Estimated by Willdan based on development forecast presented in Tables 6 and 7 of the 2018-19 CIP as presented in Attachment A to Item 8b FORA Board Meeting, 6/8/18.

CITY OF SEASIDE
STAFF REPORT

Item No.: 4.B.

TO: City Council

BY: Craig Malin, City Manager

DATE: March 28, 2019

SUBJECT: **DISCUSS AND PROVIDE DIRECTION REGARDING PROPOSED HEAP GRANT FUNDING APPLICATION AND APPROVE A LETTER OF SUPPORT FOR SHELTER PROPOSAL**

PURPOSE & RECOMMENDATION

Discuss and provide direction regarding HEAP grant application.

BACKGROUND

Homeless Emergency Aid Program (HEAP) grant applications are due April 1. Pursuant to prior direction from the City Council, staff is working with community partners to prepare a City application for HEAP funds.

A report will be provided at the March 28 City Council meeting of the status of the application, and direction will be sought regarding submitting an application on April 1.

Additionally, the City Council will discuss the attached draft letter of support regarding the proposed homeless shelter.

FISCAL NOTE:

To be reviewed at the March 28 City Council meeting.

ATTACHMENTS

1. Draft HEAP letter of support for proposed shelter

Reviewed for Submission to the
City Council by:

____
Craig Malin, City Manager

SEASIDE CITY COUNCIL
440 Harcourt Avenue
Seaside, CA 93955
www.ci.seaside.ca.us
Telephone 831-899-6707
Fax 831-718-8594

March 28, 2019

Coalition for Homeless Service Providers
Martinez Hall
220 12th Street
Marina, CA 93933
chspmontry@aol.com

RE: HEAP Application Letter of Support

Dear Sir or Ma'am,

The City of Seaside is supportive of the proposal by Community Human Services (CHS) and Gathering for Women (GFW) to rehabilitate County-owned property on Olympia Avenue in Seaside and operate a shelter for homeless women and families with children there.

We encourage the approval of Homeless Emergency Assistance Program (HEAP) funding to both rehabilitate the facility and operate the shelter and ask that the project be funded as requested to ensure that the facility becomes an asset to the City and shelter operations are effective and run smoothly.

We believe CHS and GFW have the experience and expertise to operate the shelter, and will continue to work with them to make this project a success. and decide how to proceed.

Respectfully,

Ian N. Oglesby, Mayor
City of Seaside