



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, March 29, 2017 at 8:30 a.m.

920 2nd Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

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

5. APPROVAL OF MEETING MINUTES

ACTION

- a. March 15, 2017 Meeting Minutes

6. April 7, 2017 BOARD MEETING AGENDA REVIEW

INFORMATION/ACTION

7. BUSINESS ITEMS

INFORMATION

Business items are for Committee 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. 2017 FORA Fee Reallocation Study
- b. Capital Improvement Program Draft Tables
- c. Base Reuse Plan Post-Reassessment Category I Report

8. ITEMS FROM MEMBERS

INFORMATION

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

9. ADJOURNMENT

NEXT MEETING: Wednesday, April 12, 2017



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, March 15, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair, Michael Houlemard called the meeting to order at 8:30 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Layne Long* (City of Marina)
Craig Malin* (City of Seaside)
Nick Nichols* (Monterey County)
Dino Pick* (City of Del Rey Oaks)
Anya Spear (CSUMB)

Steve Matarazzo (UCMBEST)
Michelle Overmeyer (MST)
Vicki Nakamura (MPC)
Patrick Breen (MCWD)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Dino Pick.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Houlemard introduced Dino Pick, and announced that Mr. Pick would serve as the interim City Manager for the City of Del Rey Oaks beginning March 27, 2017.

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

There were no verbal comments received from the public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. March 1, 2017 Regular Meeting Minutes

MOTION: On motion by Committee member Nichols and second by Committee member Malin and carried by the following vote, the Administrative Committee moved to approve the regular meeting minutes for March 1, 2017.

MOTION PASSED UNANIMOUSLY

6. March 10, 2017 FORA BOARD MEETING AGENDA FOLLOW-UP REVIEW

Jonathan Brinkmann, Principal Planner, provided an overview of the discussion and action taken at the March 10, 2017 Board meeting. Comments were received from the public. Board member Gail Morton commented on fiscal year 2016-17 Mid-Year budget, and the employer share of healthcare cost.

7. BUSINESS ITEMS

INFORMATION

- a. Capital Improvement Program (CIP)
 - i. Building Removal Program Status
 - ii. Caretaker Cost Reimbursement Policy – Emergency Set Aside Funding

Stan Cook, Senior Program Manager presented the building removal status. An overview of the background, history, and removal status on former Ft. Ord and the project sites of “Surplus II” (Seaside) and the “Stockade” (Marina) was provided.

Public comment was received on the item and staff answered questions from the public and the Committee. The reuse/removal obligation status and jurisdiction percentages provided were based on the numbers in the building database and counted buildings over 100 square feet. Mr. Cook provided the location of the presentation on the FORA website at http://fora.org/Reports/BuildingRemoval/Blight_Removal_Update_010517.pdf. Public comment was received about the building reuse hierarchy adopted by the Board in 1997. Board member Morton, requested that the Administrative Committee make a recommendation that the building reuse hierarchy return to the Board for review. Comments were also received regarding the process by which the payment of initial building removal costs are typically funded through investment by the developer. Doug Yount, Marina Community Partners (MCP), indicated there was an outstanding invoice claim with FORA for \$2.7M for unreimbursed expenses for building removal. The invoice claim was a part of several agreements between MCP, FORA and the “City [of Marina].” Staff informed the committee that the claim has been brought before the Finance Committee for review. Staff responded to public comments and offered one on one consultation to the jurisdictions for a more specific and detailed review.

This item was information only, no action was taken by the Committee.

Mr. Brinkmann reviewed the Caretaker Cost reimbursement policy and the three (3) submittals received from the cities of Seaside, Marina and Del Rey Oaks. Thirty four thousand dollars (\$34,000) of funding was divided between each of the jurisdictions. Staff reviewed the submittals and determined that in each of the submittals were eligible costs for reimbursement. These jurisdictions would receive the reimbursement once they complete the caretaker work. Mr. Brinkmann also provided details of the reimbursement process and timelines.

During the review of the Mid-Year budget, the FORA Board approved to add seventy five thousand dollars (\$75,000). The deadline was extended to allow other

land use jurisdictions to apply for the caretaker reimbursement budget from the Emergency set-aside fund.

Public comment was received on the item and staff responded to comments and questions.

This item was information only, no action was taken by the Committee.

8. ITEMS FROM MEMBERS

Mr. Malin indicated that with the announcement of the removal of the Lightfighter Drive sign, several inquiries have been received by the city of Seaside to salvage sections of the sign. Mr. Malin welcomed all to make their requests known.

Steve Endsley, Assistant Executive Officer, announced a Water/Wastewater Committee meeting in the CIC room immediately following the Administrative Committee meeting.

9. ADJOURNMENT at 9:42 a.m.

Exhibit 1 - Development Forecasts Fiscal Year 2016/17: Residential

Land Use Location & Description	TAZ	Built	Forecast	Built + Forecast
NEW RESIDENTIAL				
<u>Marina</u>				
Marina Heights	839, 855, 870, 848		1,050	1,050
The Promontory	826			
Dunes	788, 790, 791, 815, 821	267	970	1,237
TAMC	788		200	200
Marina Subtotal		267	2,220	2,487
<u>Seaside</u>				
UC	801		240	240
East Garrison	1035, 1039, 1065, 1068, 1070, 1052, 1042		1,470	1,470
Seaside Highlands (1)	765	152		152
Seaside Resort	762		125	125
Seaside	771, 801		995	995
Seaside Subtotal		152	2,830	2,982
<u>Other</u>				
Del Rey Oaks	1782		691	691
Other				0
Other Subtotal		0	691	691
TOTAL NEW RESIDENTIAL		419	5,741	6,160
Existing/Replacement Residential				
Preston Park (Entitled)	853	352		352
Cypress Knolls (Planned)	813		400	400
Abrams B (Entitled)	853	192		192
MOCO Housing Authority	815	56		56
Shelter Outreach Plus (Er	815	39		39
VTC (Entitled)	815	13		13
Interim Inc (Entitled)	815	11		11
Sunbay (Entitled)	769	297		297
Bayview (Entitled)	769	225		225
Seaside Highlands (Entite	761	228		228
TOTAL EXISTING/REPLACE		1,413	400	1,813
CSUMB (Planned)				
			492	492
TOTAL RESIDENTIAL UNITS				
		1,832	6,633	8,465

(1) Although Table 6 in the 2016/17 CIP indicates this is future construction, it is understood to already be completed.

Exhibit 2 - Development Forecasts Fiscal Year 2016/17: Non-Residential

Land Use Location & Description	TAZ	Built	Forecast	Built + Forecast	Employees	
NON-RESIDENTIAL						
<u>Office</u>						
Del Rey Oaks	1782		400,000	400,000	1,143	
Monetary	1782		721,524	721,524	2,061	
East Garrison	1052		34,000	34,000	97	
Imjin Office Park	789	28,000		28,000	62	
Dunes	788, 790, 791, 815, 821	190,000	570,000	760,000	2,171	
Cypress Knolls	813		16,000	16,000	46	
Interim Inc.	815	14,000		14,000	68	
Marina	899		177,000	177,000	506	
TAMC	791		40,000	40,000	114	
Seaside	1803	14,900	202,000	216,900	620	
UC	980		680,000	680,000	1,943	
<u>Industrial</u>						
Monterey	1782		216,275	216,275	216	
Marina CY	899	12,300		12,300	15	
Dunes	788, 790, 791, 815, 821		114,000	114,000	114	
Cypress Knolls	813		6,000	6,000	6	
Marina Airport	899	250,000		250,000	306	
TAMC	791		35,000	35,000	35	
Seaside	1803		125,320	125,320	125	
UC	980	38,000	100,000	138,000	138	
<u>Retail</u>						
Del Rey Oaks	1782		5,000	5,000	9	
East Garrison	1052		40,000	40,000	73	
Cypress Knolls	813					
Dunes	788, 790, 791, 815, 821	418,000	124,000	542,000	985	
TAMC	791		75,000	75,000	136	
Seaside Resort	762		16,300	16,300	30	
Seaside	1803		1,666,500	1,666,500	3,030	
UC	980		310,000	310,000	564	
965,200				5,673,919	6,639,119	14,614

HOTEL ROOMS						
<u>Hotel Rooms</u>						
Del Rey Oaks	1782		550	550		
Dunes	796	108		108		
Dunes	789		400	400		
Seaside Resort	762		330	330		
Seaside Resort TS	762		170	170		
Seaside	1803		660	660		
UC	980					
108				2,110	2,218	

Exhibit 3: FORA Area Map

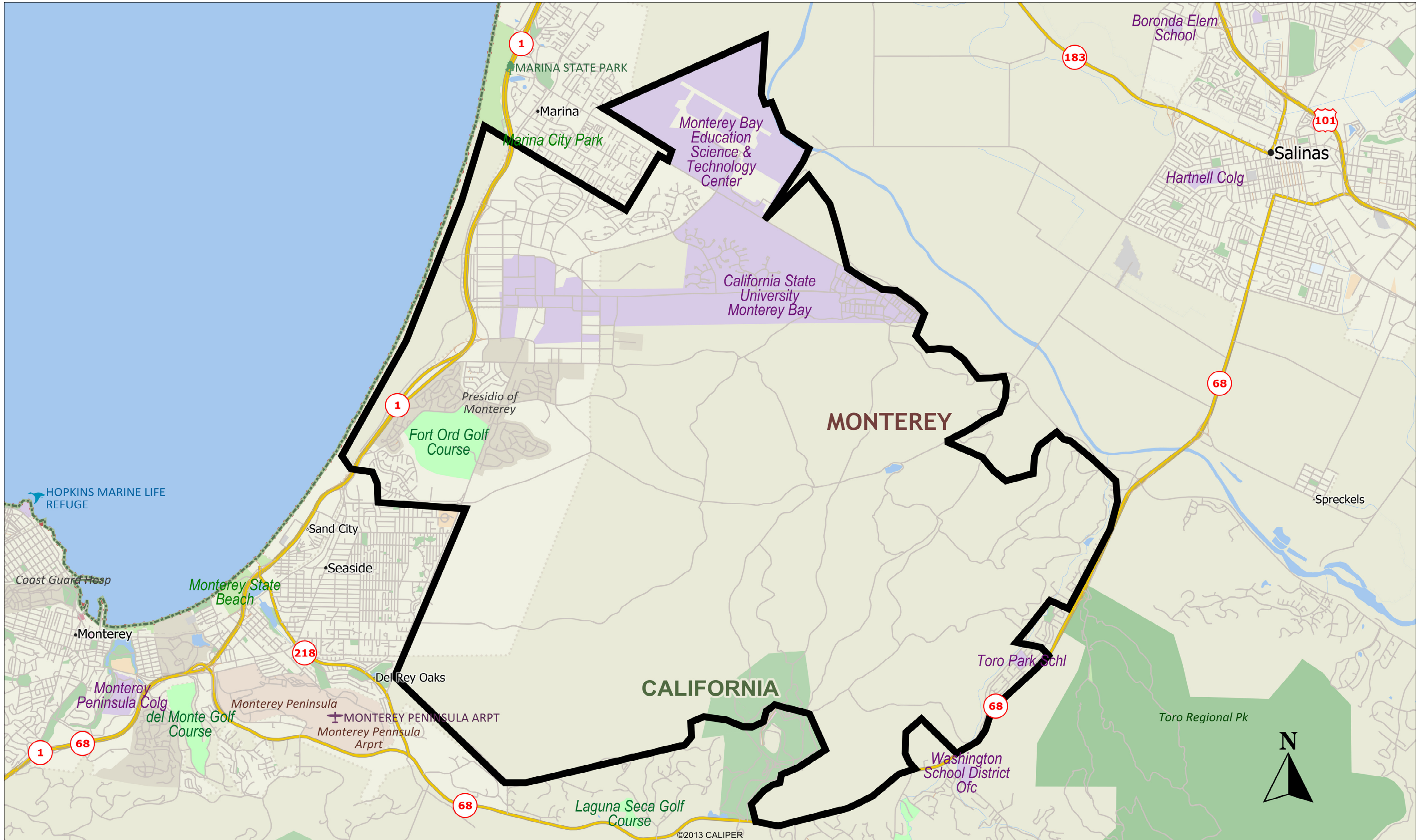


Exhibit 4: FORA TAZ Map

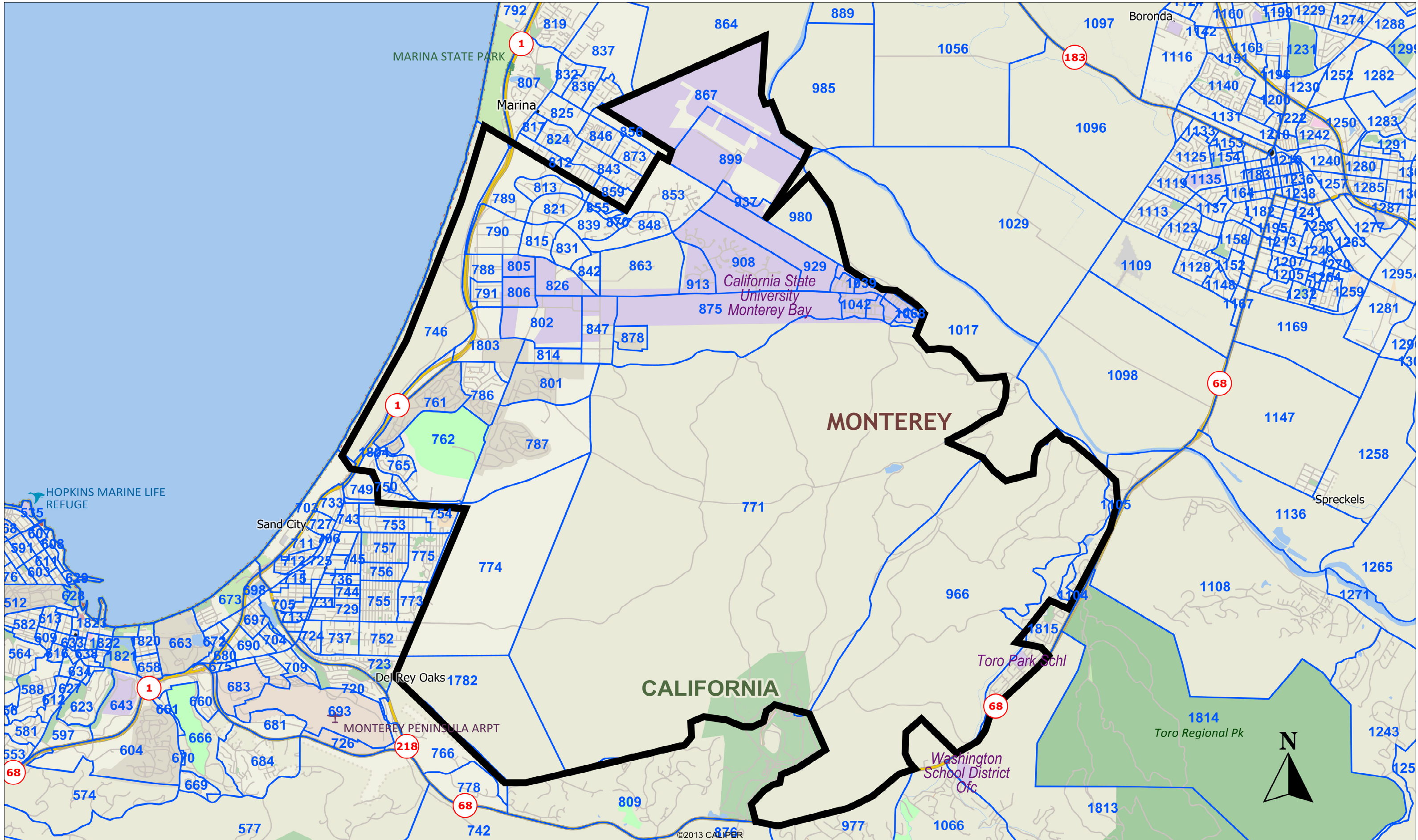


TABLE 4 Community Facilities District Revenue - DRAFT 3/23/17

CFD = Table 8 Unit of Measure x Fee/Special Tax

Development Fees

Land Use: Location & Description	CFD Fee	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Totals
<u>New Residential</u>	\$ 23,655	\$ 5,535,270	5,251,410	10,550,130	12,821,010	12,868,320	11,117,850	13,483,350	14,949,960	14,193,000	14,193,000	\$ 11,070,540	\$ 126,033,840
Seahaven (Entitled)		-	-	-	66	90	90	90	90	90	90	196	802
Dunes (Entitled)		90	90	90	90	90	90	90	90	90	90	36	936
TAMC (Planned)		-	-	60	70	70	-	-	-	-	-	-	200
Seaside Resort (Entitled)		4	12	36	36	34	-	-	-	-	-	-	122
Seaside (Planned)		-	-	50	50	50	100	200	300	300	300	45	1,395
East Garrison I (Entitled)		140	120	100	100	130	130	130	92	-	-	-	942
Del Rey Oaks (Planned)		-	-	-	20	60	60	60	60	120	120	191	691
UC (Planned)		-	-	110	110	20	-	-	-	-	-	-	240
Other Residential (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
CSUMB Planned		-	-	-	-	-	-	-	-	-	-	-	-
<u>Existing/Replacement Residential</u>	\$ 23,655	\$ 567,720	2,128,950	2,128,950	567,720	-	-	-	-	-	-	\$ -	\$ 5,393,340
Preston Park (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Entitled)		24.0	90	90	24	-	-	-	-	-	-	-	228
Abrams B (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Sunbay (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Bayview (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Seaside Highlands (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
<u>Office</u>	\$ 3,103	\$ 12,212	111,127	83,553	105,835	128,427	11,194	-	-	-	-	\$ -	\$ 452,348
Del Rey Oaks (Planned)		-	26	-	-	-	-	-	-	-	-	-	26
Monterey (Planned)		-	-	12	16	20	-	-	-	-	-	-	47
East Garrison I (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)		-	4	3	3	3	3	-	-	-	-	-	17
Seahaven (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
Marina (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)		-	-	-	3	7	0	-	-	-	-	-	10
UC (Planned)		3.9	5	12	12	12	-	-	-	-	-	-	45
<u>Industrial</u>	\$ 3,103	\$ 3,562	3,562	16,384	25,288	25,337	8,904	-	-	-	-	\$ -	\$ 83,038
Monterey (Planned)		-	-	4	4	4	-	-	-	-	-	-	12
Dunes (Entitled)		-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)		-	-	-	3	3	3	-	-	-	-	-	9
UC (Planned)		1.1	1	1	1	1	-	-	-	-	-	-	6
<u>Retail</u>	\$ 63,939	\$ -	543,100	742,726	684,012	789,697	58,713	587,135	-	-	-	\$ -	\$ 3,405,383
Del Rey Oaks (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)		-	-	1	1	1	-	-	-	-	-	-	3
Seahaven (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)		-	3	2	1	2	-	-	-	-	-	-	8
TAMC (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)		-	-	-	-	1	-	-	-	-	-	-	1
Seaside (Planned)		-	-	1	1	1	1	9	-	-	-	-	13
UC (Planned)		-	6	8	8	8	-	-	-	-	-	-	28
<u>Hotel (rooms)</u>	\$ 5,274	\$ 559,044	358,632	-	2,869,056	2,531,520	791,100	2,900,700	-	-	-	\$ -	\$ 10,010,052
Del Rey Oaks (Planned)		-	-	-	-	-	-	550	-	-	-	-	550
Dunes (Entitled)		106	-	-	-	-	-	-	-	-	-	-	106
Dunes (Entitled)		-	-	-	394	-	-	-	-	-	-	-	394
Seaside Resort (Entitled)		-	-	-	-	330	-	-	-	-	-	-	330
Seaside Resort TS (Entitled)		-	68	-	-	-	-	-	-	-	-	-	68
Seaside (Planned)		-	-	-	150	150	150	-	-	-	-	-	450
UC (Planned)		-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		\$ 6,677,807	8,396,780	13,521,743	17,072,922	16,343,301	11,987,762	16,971,185	14,949,960	14,193,000	14,193,000	\$ 11,070,540	\$ 145,378,000

Table 5 Land Sales Revenue - DRAFT 03/23/17

Estimated Land Sales

Land Use Location & Description	\$ per acre	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Forecast Total
Monterey County	\$171,000	\$ -	-	-	-	-	-	-	-	-	-	-	\$ -
Ord Market		-	-	-	-	-	-	-	-	-	-	-	
Monterey City	\$171,000	-	-	7,696,026	16,354,054	-	-	-	-	-	-	-	24,050,080
Ryan Ranch Parcels	<i>per acre</i>	-	-	7,696,026	16,354,054	-	-	-	-	-	-	-	
Marina	\$171,000	-	-	-	-	-	-	-	-	-	-	-	-
Dunes Phase II	<i>fixed</i>	-	-	-	-	-	-	-	-	-	-	-	
Cypress Knolls	<i>per acre</i>	-	-	-	-	-	-	-	-	-	-	-	
Seaside	\$171,000	-	-	6,769,241	7,910,216	16,803,962	32,394,719	57,590,611	-	-	-	-	121,468,750
Surplus II	<i>\$165,852</i>	-	-	2,389,452	5,446,585	10,163,962	-	-	-	-	-	-	18,000,000
Main Gate	<i>per acre</i>	-	-	4,379,789	2,463,631	-	-	-	-	-	-	-	6,843,420
Seaside East	<i>per acre</i>	-	-	-	-	-	32,394,719	57,590,611	-	-	-	-	89,985,330
Barracks Parcel	<i>per acre</i>	-	-	-	-	6,640,000	-	-	-	-	-	-	6,640,000
Del Rey Oaks	\$171,000	-	-	17,000,000	-	-	-	-	-	-	-	-	17,000,000
270 Acres	<i>fixed</i>	-	-	17,000,000	-	-	-	-	-	-	-	-	
CSUMB	\$171,000	-	-	-	-	-	-	-	-	-	-	-	-
UC MBEST	\$	-	-	-	-	-	-	-	-	-	-	-	-
	\$	-	-	31,465,267	24,264,270	16,803,962	32,394,719	57,590,611	-	-	-	-	\$ 162,518,830
Lump Sum Sale Forecast - Sub-total	\$	-	-	31,465,267	24,264,270	16,803,962	32,394,719	57,590,611	-	-	-	-	162,518,830
FORA Share (50% of Lump Sum Sales)	\$	-	-	15,732,634	12,132,135	8,401,981	16,197,360	28,795,306	-	-	-	-	81,259,415

FY 2017/18 through Post-FORA Development Forecasts - DRAFT 03/23/17

Residential Annual Land Use Construction (*dwelling units*)

Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR			Post FORA							Forecast	Forecast + Built	
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27			2027-28
NEW RESIDENTIAL		**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)													
<u>Marina</u>															
Seahaven (Entitled)	MAR	-	-	-	-	66	90	90	90	90	90	90	196	802	802
Dunes (Entitled)	MAR	301	90	90	90	90	90	90	90	90	90	90	36	936	1,237
TAMC (Planned)	MAR	-	-	-	60	70	70	-	-	-	-	-	-	200	200
<u>Seaside</u>															
Seaside Resort (Entitled)	SEA	3	4	12	36	36	34	-	-	-	-	-	-	122	125
Seaside (Planned)	SEA	-	-	-	50	50	50	100	200	300	300	300	45	1,395	1,395
<u>Other</u>															
East Garrison I (Entitled)	MCO	528	140	120	100	100	130	130	130	92	-	-	-	942	1,470
Del Rey Oaks (Planned)	DRO	-	-	-	-	20	60	60	60	60	120	120	191	691	691
UC (Planned)	UC	-	-	-	110	110	20	-	-	-	-	-	-	240	240
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NEW RESIDENTIAL		832	234	222	446	542	544	470	570	632	600	600	468	5,328	6160**
EXISTING/REPLACEMENT RESIDENTIAL															
Preston Park (Entitled)		352	-	-	-	-	-	-	-	-	-	-	-	-	352
Seahaven (Entitled)	MAR	20	24	90	90	24	-	-	-	-	-	-	-	228	248
Abrams B (Entitled)	MAR	192	-	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entitled)	MAR	56	-	-	-	-	-	-	-	-	-	-	-	-	56
Shelter Outreach Plus (Entitled)	MAR	39	-	-	-	-	-	-	-	-	-	-	-	-	39
VTC (Entitled)	MAR	13	-	-	-	-	-	-	-	-	-	-	-	-	13
Interim Inc (Entitled)	MAR	11	-	-	-	-	-	-	-	-	-	-	-	-	11
Sunbay (Entitled)	SEA	297	-	-	-	-	-	-	-	-	-	-	-	-	297
Bayview (Entitled)	SEA	225	-	-	-	-	-	-	-	-	-	-	-	-	225
Seaside Highlands (Entitled)	SEA	380	-	-	-	-	-	-	-	-	-	-	-	-	380
TOTAL EXISTING/REPLACE		1,585	24	90	90	24	-	-	-	-	-	-	-	228	1,813
CSUMB (Planned)															
			-	-	-	-	-	-	-	-	-	-	-	-	-
		2,417	258	312	536	566	544	470	570	632	600	600	468	5,556	7,973

TABLE 6

FY 2017/18 through Post-FORA Development Forecasts - DRAFT 03/23/17

Non-Residential Annual Land Use Construction (*building square feet or hotel rooms per year*)

Land Use Location & Description	Jurisdiction	Land Transfer Type	Built To Date	FORECAST YEAR			Post FORA							Forecast	Forecast + Built	
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27			2027-28
NON-RESIDENTIAL																
<i>Office</i>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	400,000	-	-	-	-	-	-	-	-	-	400,000	400,000
Monterey (Planned)	MRY	EDC	-	-	-	180,524	240,000	301,000	-	-	-	-	-	-	721,524	721,524
East Garrison I (Entitled)	MCO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Imjin Office Park (Entitled)	MAR	EDC	28,000	-	-	-	-	-	-	-	-	-	-	-	-	28,000
Dunes (Entitled)	MAR	-	203,000	-	66,000	50,000	50,000	50,000	50,000	-	-	-	-	-	266,000	469,000
Seahaven(Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc. (Entitled)	MAR	-	14,000	-	-	-	-	-	-	-	-	-	-	-	-	14,000
Marina (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	-	14,900	-	-	-	50,000	100,000	5,000	-	-	-	-	-	155,000	169,900
UC (Planned)	UC	EDC	-	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	-	680,000	680,000
<i>Total Office</i>			<i>259,900</i>	<i>60,000</i>	<i>546,000</i>	<i>410,524</i>	<i>520,000</i>	<i>631,000</i>	<i>55,000</i>	-	-	-	-	-	<i>2,222,524</i>	<i>2,482,424</i>
<i>Industrial</i>																
Monterey (Planned)	-	EDC	-	-	-	72,000	72,000	72,275	-	-	-	-	-	-	216,275	216,275
Marina CY (Entitled)	MAR	EDC	12,300	-	-	-	-	-	-	-	-	-	-	-	-	12,300
Dunes (Entitled)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina Airport (Entitled)	MAR	PBC	250,000	-	-	-	-	-	-	-	-	-	-	-	-	250,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	EDC	-	-	-	-	50,000	50,000	50,000	-	-	-	-	-	150,000	150,000
UC (Planned)	UC	EDC	38,000	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	100,000	138,000
<i>Total Industrial</i>			<i>300,300</i>	<i>20,000</i>	<i>20,000</i>	<i>92,000</i>	<i>142,000</i>	<i>142,275</i>	<i>50,000</i>	-	-	-	-	-	<i>466,275</i>	<i>766,575</i>
<i>Retail</i>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	-	-	-	-	10,000	12,000	12,000	-	-	-	-	-	-	34,000	34,000
Seahaven (Planned)	MAR	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	418,000	-	30,000	24,000	12,000	20,000	-	-	-	-	-	-	86,000	504,000
TAMC (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	-	-	-	-	-	-	10,000	-	-	-	-	-	-	10,000	10,000
Seaside (Planned)	SEA	-	-	-	-	10,000	10,000	10,000	10,000	100,000	-	-	-	-	140,000	140,000
UC (Planned)	UC	-	-	-	62,500	82,500	82,500	82,500	-	-	-	-	-	-	310,000	310,000
<i>Total Retail</i>			<i>418,000</i>	-	<i>92,500</i>	<i>126,500</i>	<i>116,500</i>	<i>134,500</i>	<i>10,000</i>	<i>100,000</i>	-	-	-	-	<i>580,000</i>	<i>998,000</i>
TOTAL SF NON-RESIDENTIAL			978,200	80,000	658,500	629,024	778,500	907,775								4,246,999
HOTEL ROOMS																
<i>Hotel (rooms)</i>																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	550	-	-	-	-	550	550
Dunes (Entitled)	MAR	-	108	106	-	-	-	-	-	-	-	-	-	-	106	214
Dunes (Entitled)	MAR	-	-	-	-	-	394	-	-	-	-	-	-	-	394	394
Seaside Resort (Entitled)	SEA	Sale	-	-	-	-	-	330	-	-	-	-	-	-	330	330
Seaside Resort TS (Entitled)	SEA	Sale	-	-	68	-	-	-	-	-	-	-	-	-	68	68
Seaside (Planned)	SEA	-	-	-	-	-	150	150	150	-	-	-	-	-	450	450
UC (Planned)	UC	EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL HOTEL ROOMS			108	106	68	-	544	480	150	550	-	-	-	-	1,898	2,006

FY 2017/18 through Post-FORA Development Forecasts by Acre - DRAFT 3/23/17

Acre = Development Forecast / FAR / 43,560 Square feet per acre

Estimated Acreage

Land Use Location & Description	Jurisdiction	FAR	FORECAST YEAR										Forecast Total	
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28
NON-RESIDENTIAL		43,560												
Office		0.35												
Del Rey Oaks (Planned)	DRO	0.35	-	26.2	-	-	-	-	-	-	-	-	-	26.2
Monterey (Planned)	MRY	0.35	-	-	11.8	15.7	19.7	-	-	-	-	-	-	47.3
East Garrison I (Entitled)	MCO	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	0.35	-	4.3	3.3	3.3	3.3	3.3	-	-	-	-	-	17.4
Seahaven (Planned)	MAR	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Interim Inc. (Entitled)	MAR	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Marina (Planned)		0.35	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	0.35	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	0.35	-	-	-	3.3	6.6	0.3	-	-	-	-	-	10.2
UC (Planned)	UC	0.35	3.9	5.2	11.8	11.8	11.8	-	-	-	-	-	-	44.6
Total Office			3.9	35.8	26.9	34.1	41.4	3.6	-	-	-	-	-	145.8
Industrial		0.40												
Monterey (Planned)		0.40	-	-	4.1	4.1	4.1	-	-	-	-	-	-	12.4
Dunes (Entitled)	MAR	0.40	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	0.40	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	0.40	-	-	-	-	-	-	-	-	-	-	-	-
Seaside (Planned)	SEA	0.40	-	-	-	2.9	2.9	2.9	-	-	-	-	-	8.6
UC (Planned)	UC	0.40	1.1	1.1	1.1	1.1	1.1	-	-	-	-	-	-	5.7
Total Industrial			1.1	1.1	5.3	8.1	8.2	2.9	-	-	-	-	-	26.8
Retail		0.25												
Del Rey Oaks (Planned)	DRO	0.25	-	-	-	-	-	-	-	-	-	-	-	-
East Garrison I (Entitled)	MCO	0.25	-	-	0.9	1.1	1.1	-	-	-	-	-	-	3.1
Seahaven (Planned)	MAR	0.25	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	0.25	-	2.8	2.2	1.1	1.8	-	-	-	-	-	-	7.9
TAMC (Planned)	MAR	0.25	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Resort (Entitled)	SEA	0.25	-	-	-	-	0.9	-	-	-	-	-	-	0.9
Seaside (Planned)	SEA	0.25	-	-	0.9	0.9	0.9	0.9	9.2	-	-	-	-	12.9
UC (Planned)	UC	0.25	-	5.7	7.6	7.6	7.6	-	-	-	-	-	-	28.5
Total Retail			-	8.5	11.6	10.7	12.4	0.9	9.2	-	-	-	-	53.3
TOTAL ACRES: NON-RESIDENTIAL			5.1	45.5	43.8	53.0	61.9	7.4	9.2	-	-	-	-	225.8
HOTEL ROOMS														
Hotel (rooms)		38												
Del Rey Oaks (Planned)	DRO	38	-	-	-	-	-	-	14.5	-	-	-	-	14.5
Dunes Marriott (Entitled)	MAR	38	2.8	-	-	-	-	-	-	-	-	-	-	2.8
Dunes Hotel TBD (Entitled)	MAR	38	-	-	-	10.4	-	-	-	-	-	-	-	10.4
Seaside Resort (Entitled)	SEA	38	-	-	-	-	8.7	-	-	-	-	-	-	8.7
Seaside Resort Time Shares (Entitled)	SEA	38	-	1.8	-	-	-	-	-	-	-	-	-	1.8
Seaside (Planned)	SEA	38	-	-	-	3.9	3.9	3.9	-	-	-	-	-	11.8
UC (Planned)	UC	38	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ACRES: HOTEL			2.8	1.8	-	14.3	12.6	3.9	14.5	-	-	-	-	49.9
NEW RESIDENTIAL			**6,160 unit cap on new residential until 18,000 new jobs on Fort Ord per BRP 3.11.5.4 (b) 2) & 3.11.5.4 (c)											
Marina														
Seahaven (Entitled)	MAR	6	-	-	-	11.0	15.0	15.0	15.0	15.0	15.0	15.0	32.7	133.7
Dunes (Entitled)	MAR	6	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	6.0	156.0
TAMC (Planned)	MAR	6	-	-	10.0	11.7	11.7	-	-	-	-	-	-	33.3
Seaside														
Seaside Resort (Entitled)	SEA	6	0.7	2.0	6.0	6.0	5.7	-	-	-	-	-	-	20.3
Seaside (Planned)	SEA	6	-	-	8.3	8.3	8.3	16.7	33.3	50.0	50.0	50.0	7.5	232.5
Other														
East Garrison I (Entitled)	MCO	6	23.3	20.0	16.7	16.7	21.7	21.7	21.7	15.3	-	-	-	157.0
Del Rey Oaks (Planned)	DRO	6	-	-	-	3.3	10.0	10.0	10.0	10.0	20.0	20.0	31.8	115.2
UC (Planned)	UC	6	-	-	18.3	18.3	3.3	-	-	-	-	-	-	40.0
Other Residential (Planned)	Various	6	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ACRES: NEW RESIDENTIAL			39.0	37.0	74.3	90.3	90.7	78.3	95.0	105.3	100.0	100.0	78.0	888.0
EXISTING/REPLACEMENT RESIDENTIAL														
Preston Park (Entitled)	MAR	6	-	-	-	-	-	-	-	-	-	-	-	-
Seahaven (Planned)	MAR	6	4.0	15.0	15.0	4.0	-	-	-	-	-	-	-	38.0
Abrams B (Entitled)	MAR	6	-	-	-	-	-	-	-	-	-	-	-	-
Sunbay (Entitled)	SEA	6	-	-	-	-	-	-	-	-	-	-	-	-
Bayview (Entitled)	SEA	6	-	-	-	-	-	-	-	-	-	-	-	-
Seaside Highlands (Entitled)	SEA	6	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ACRES: EXISTING/REPLACE			4.0	15.0	15.0	4.0	-	-	-	-	-	-	-	38.0
ACRES: CSUMB RESIDENTIAL		CSU	6	-	-	-	-	-	-	-	-	-	-	-
TOTAL ACREAGE			50.9	99.2	133.2	161.6	165.2	89.7	118.7	105.3	100.0	100.0	78.0	1,201.7

Notes: Unless specific estimates are available for a project, the acreage shown in this table is based on building square foot estimates and a floor-area ratio (FAR) of 0.35 for office, 0.40 for industrial, and 0.25 for retail.

Per FORA BRP, hotel density is assumed at 31.5 rooms per acre.

Residential units are assumed at 6 DU/AC.

FY 2016/17 Property Tax Estimate-DRAFT 3/23/17

Estimated Property Taxes

Location & Description	Assumption	1	2	3	4	5	6	7	8	9	10	Forecast	
		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28
NON-RESIDENTIAL		14,780,000	141,885,500	128,899,112	154,667,500	182,928,000	19,265,000	25,500,000	-	-	-	667,925,112	
HOTEL ROOMS	141,000	14,946,000	9,588,000	-	76,704,000	67,680,000	21,150,000	77,550,000	-	-	-	267,618,000	
NEW RESIDENTIAL	141,000	32,994,000	31,302,000	62,886,000	76,422,000	76,704,000	66,270,000	80,370,000	89,112,000	84,600,000	84,600,000	751,248,000	
EXISTING/REPLACE RES	141,000	3,384,000	12,690,000	12,690,000	3,384,000	-	-	-	-	-	-	32,148,000	
CSUMB RESIDENTIAL		\$ -	-	-	-	-	-	-	-	-	-	\$ -	
TOTAL		\$ 66,104,000	195,465,500	204,475,112	311,177,500	327,312,000	106,685,000	183,420,000	89,112,000	84,600,000	84,600,000	\$ 65,988,000	\$ 1,718,939,112
FORA PROJECTION 16/17													
2% Max Property Value Escalation - Proposition 13		\$ 66,104,000	199,374,810	212,735,907	330,224,052	354,293,035	117,788,860	206,560,711	102,361,677	99,122,384	101,104,831	\$ 80,439,004	
Discount Cash Flow - Bond Buyers Index		66,104,000	191,786,873	196,851,162	293,937,149	303,359,068	97,016,852	163,658,765	78,014,896	72,670,889	71,303,235	54,569,830	
Net Cash Inflow (CUM) including previous years		1,096,109,313	1,287,896,186	1,484,747,348	1,778,684,497	2,082,043,565	2,179,060,417	2,342,719,182	2,420,734,079	2,493,404,967	2,564,708,202	2,619,278,032	
Net Present Value		1,096,109,313	1,287,896,186	1,484,747,348	1,817,343,712	2,173,532,399	2,324,254,767	2,553,129,508	2,695,490,767	2,836,754,403	2,981,295,544	3,110,905,535	
Less housing set aside (20%)		(2,192,219)	(2,575,792)	(2,969,495)	(3,634,687)	(4,347,065)	(4,648,510)	(5,106,259)	(5,390,982)	(5,673,509)	(5,962,591)	(6,221,811)	
Property Tax net of housing set aside		8,768,875	10,303,169	11,877,979	14,538,750	17,388,259	18,594,038	20,425,036	21,563,926	22,694,035	23,850,364	24,887,244	
Tier 1		(1,184,186)	(1,391,383)	(1,604,052)	(1,963,374)	(2,348,184)	(2,511,017)	(2,758,283)	(2,912,083)	(3,064,698)	(3,220,853)	(3,360,878)	
Tier 2		(994,716)	(1,168,762)	(1,347,403)	(1,649,234)	(1,972,474)	(2,109,254)	(2,316,957)	(2,446,149)	(2,574,346)	(2,705,516)	(2,823,137)	
Tier 3		-	-	-	-	-	-	-	-	-	-	-	
Annual net property tax		6,589,973	7,743,025	8,926,523	10,926,142	13,067,602	13,973,767	15,349,797	16,205,694	17,054,992	17,923,995	18,703,229	
FORA Property Tax (35%)		2,306,491	2,710,059	3,124,283	3,824,150	4,573,661	4,890,819	5,372,429	5,671,993	5,969,247	6,273,398	6,546,130	
Forecast Estimate - 90% of Property Tax		2,075,842	2,439,053	2,811,855	3,441,735	4,116,295	4,401,737	4,835,186	5,104,794	5,372,322	5,646,058	5,891,517	
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)	
Property Tax Transfer to CIP		\$ 775,842	1,139,053	1,511,855	2,141,735	2,816,295	3,101,737	3,535,186	3,804,794	4,072,322	4,346,058	\$ 4,591,517	