



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, December 13, 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. November 8, 2017 Meeting Minutes

6. DECEMBER 8, 2017 BOARD MEETING FOLLOW-UP

INFORMATION

7. BUSINESS ITEMS

INFORMATION/ACTION

- a. 2018 Environmental Service Cooperation Agreement Land Use Control Implementation Plan/Operation and Maintenance Plan Information Workshops
- b. Capital Improvement Program – Development Forecast Request

INFORMATION

8. ITEMS FROM MEMBERS *Committee members as it pertains to future agenda items.*

9. ADJOURNMENT

NEXT MEETING: Wednesday, January 3, 2017



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

1. CALL TO ORDER

Co-Chair Craig Malin called the meeting to order at 8:32 a.m.

The following members were present:

Craig Malin* (City of Seaside)
Dino Pick* (City of Del Rey Oaks)
Melani Beretti* (County of Monterey)
Layne Long* (City of Marina)
Elizabeth Caraker* (City of Monterey)
Michelle Overmeyer (MST)
Patrick Breen (MCWD)
Anya Spear (CSUMB)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City of Seaside City Manager, Craig Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Executive Officer Michael Houlemard announced the Monterey Bay Economic Partnership – “State of the Region” Conference was being held on November 8, 2017 in Monterey. Mr. Houlemard also advised the Committee and public that FORA offices would be closed on Friday, November 9, 2017 in observance of Veterans Day and on November 23-24, 2017 for the Thanksgiving holiday.

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 comments received from the public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. October 18, 2017 Regular Meeting Minutes

MOTION: On motion by Committee member Pick and second by Committee member Caraker and carried by the following vote, the Administrative Committee moved to approve the regular meeting minutes of October 18, 2017 as corrected.

MOTION PASSED UNANIMOUSLY

6. NOVEMBER 17, 2017 BOARD MEETING AGENDA REVIEW

INFORMATION

Mr. Houlemard reviewed the draft Board agenda items. Principal Analyst Robert Norris advised the Committee of a correction that would be made to correct language in the attachment to the Prevailing Wage report. Staff responded to questions and comments. Public comment was received on the item.

7. ITEMS FROM MEMBERS

The Committee canceled the November 22, 2017 meeting.

8. ADJOURNMENT at 8:44 a.m.



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

MEMORANDUM

TO: Administrative Committee
FROM: Jonathan Brinkmann, Principal Planner
RE: **Item 7b: Capital Improvement Program - Development Forecast Request**
DATE: December 13, 2017

Section 3.11.5.6 of the 1997 Base Reuse Plan (BRP) requires FORA to annually update the Capital Improvement Program (CIP) to reflect proposed capital projects. FORA's annual CIP process begins with requesting and receiving updated development forecasts from the FORA land use jurisdictions. Accurate and realistic development forecasts from jurisdictions provide the basis to program FORA BRP mitigations using the best available information. FORA must receive jurisdictions' development forecasts before implementing the Administrative Committee's CIP Development Forecasts Methodology.

CIP Development Forecasts Methodology

In 2014, FORA Administrative and CIP Committees formalized a methodology for developing jurisdictional development forecasts: 1) Committee members recommended differentiating between entitled and planned projects and correlate accordingly, 2) Market conditions necessary to moving housing projects forward should be recognized and reflected in the methodology. On average, a jurisdiction/project developer will market three or four housing types/products and sell at least one of each type per month, 3) As jurisdictions coordinate with developers to review and revise development forecasts each year, FORA staff and committees review submitted jurisdiction forecasts, using the methodology outlined in #2, translated into number of building permits expected to be pulled between July 1 and June 30 of the prospective fiscal year and consider permitting and market constraints in making additional revisions; and 4) FORA Administrative and CIP Committees confirm final development forecasts, and share those findings with the Finance Committee.

Please provide development forecasts information to FORA Project Manager Peter Said at Peter@fora.org by Friday, January 12, 2017. Last year's forecasts are attached to this memo for reference.

TABLE 5: LAND SALES REVENUE

Estimated Land Sales

Land Use Location & Description	\$ per acre	1	2	3	4	5	6	7	8	9	10	Forecast Total
		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	
Monterey County	\$ 171,000	\$ -	-	-	-	-	-	-	-	-	-	\$ -
Ord Market		-	-	-	-	-	-	-	-	-	-	-
Monterey City	\$ 171,000	-	-	7,696,026	16,354,054	-	-	-	-	-	-	24,050,080
Ryan Ranch Parcels	per acre	-	-	7,696,026	16,354,054	-	-	-	-	-	-	-
Marina	\$ 171,000	-	-	-	-	13,500,000	-	-	12,920,000	12,430,816	-	38,850,816
Dunes Phases	fixed	-	-	-	-	13,500,000	-	-	12,920,000	12,430,816	-	-
Cypress Knolls	per acre	-	-	-	-	-	-	-	-	-	-	-
Seaside	\$ 171,000	-	-	6,769,241	7,910,216	16,803,962	32,394,719	57,590,611	-	-	-	121,468,750
Surplus II	\$ 165,852	-	-	2,389,452	5,446,585	10,163,962	-	-	-	-	-	18,000,000
Main Gate	per acre	-	-	4,379,789	2,463,631	-	-	-	-	-	-	6,843,420
Seaside East	per acre	-	-	-	-	-	32,394,719	57,590,611	-	-	-	89,985,330
Barracks Parcel	fixed	-	-	-	-	6,640,000	-	-	-	-	-	6,640,000
Del Rey Oaks	\$ 171,000	-	-	17,000,000	-	-	-	-	-	-	-	17,000,000
270 Acres	fixed	-	-	17,000,000	-	-	-	-	-	-	-	-
CSUMB	\$ 171,000	-	-	-	-	-	-	-	-	-	-	-
UC MBEST		\$ -	-	-	-	-	-	-	-	-	-	-
Lump Sum Sale Forecast - Sub-total		\$ -	-	31,465,267	24,264,270	30,303,962	32,394,719	57,590,611	12,920,000	12,430,816	-	201,369,646
FORA Share (50% of Lump Sum Sales)		\$ -	-	15,732,634	12,132,135	15,151,981	16,197,360	28,795,306	6,460,000	6,215,408	-	100,684,823

TABLE 6: FY 2017/2018 THROUGH POST-FORA DEVELOPMENT FORECASTS

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)	MAR	352	-	-	-	-	-	-	-	-	-	-	-	-	352
Seahaven (Entitled)	MAR	20	24	90	90	24	-	-	-	-	-	-	-	228	248
Abrams B (Entitled)	MAR	192	-	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entit	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 7: FY 2017/2018 THROUGH POST-FORA DEVELOPMENT FORECAST

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																
Office																
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
Total Office			259,900	60,000	546,000	410,524	520,000	631,000	55,000	-	-	-	-	-	2,222,524	2,482,424
Industrial																
Monterey (Planned)	MRY	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
Total Industrial			300,300	20,000	20,000	92,000	142,000	142,275	50,000	-	-	-	-	-	466,275	766,575
Retail																
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
Total Retail			418,000	-	92,500	126,500	116,500	134,500	10,000	100,000	-	-	-	-	580,000	998,000
TOTAL SF NON-RESIDENTIAL			978,200	80,000	658,500	629,024	778,500	907,775								4,246,999
HOTEL ROOMS																
Hotel (rooms)																
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	-	-	-	550	-	-	-	-	550	550
Dunes (Entitled)	MAR		108	-	-	-	-	-	-	-	-	-	-	-	-	108
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	-	68	-	544	480	150	550	-	-	-	-	1,792	1,900

Seaside - Transferred Parcels						\$ 171,000.00	B - Probability of Sale (%)					Actual Sale	
Item No.	Army Parcel Number	Acreage	Coloquial name	Water Allocated	Entitlement	Appraised Value	A - Estimated Value [Acr x Avg Value] (or Appraised Value)	17/18	18/19	19/20	20/21	21/22	Actual Sale
19	E18.1.1	29.51	VC Endowment Parcel			\$ -	\$ 5,046,210	0%	0%	0%	0%	0%	
20	E18.1.1	33.72	VC Dev. Area with habitat restoration opportunity										
21	E18.1.3	40.00	Barracks Parcel			\$ 6,640,000.00	\$ 6,640,000	0%	0%	0%	0%	0%	
22	L32.4.1.1	37.54	Surplus II (Hammer Heads)			\$ 6,226,112.60	\$ 6,226,113	0%	0%	0%	0%	0%	
23	L32.4.1.2	16.24	Surplus II (Rolling Pins)			\$ 2,693,448.82	\$ 2,693,449	0%	0%	0%	0%	0%	
24	L19.4	7.36	Surplus II (Armory & Admin)			\$ 1,220,676.31	\$ 1,220,676	0%	0%	0%	0%	0%	
25	L36.1	0.83	Surplus II (admin)			\$ 137,657.79	\$ 137,658	0%	0%	0%	0%	0%	
26	L36	1.16	Surplus II (armory)			\$ 191,891.64	\$ 191,892	0%	0%	0%	0%	0%	
27	L19.3	1.22	Surplus II (Training Lot)			\$ 202,837.92	\$ 202,838	0%	0%	0%	0%	0%	
28	L19.2	3.82	Surplus II (Shea Gym)			\$ 633,557.54	\$ 633,558	0%	0%	0%	0%	0%	
29	L32.3	3.72	Surplus II (Lightfighter/Malmady curve)			\$ 616,972.27	\$ 616,972	0%	0%	0%	0%	0%	
30	F2.3.3	11.28	Surplus II (Fire Station & restaurant)			\$ 1,870,819.13	\$ 1,870,819	0%	0%	0%	0%	0%	
31	F2.3.4	2.84	Surplus II (Lightfighter turn off)			\$ 471,021.84	\$ 471,022	0%	0%	0%	0%	0%	
32	F2.3.2	22.52	Seaside 26 acres parcel			\$ 3,735,004.15	\$ 3,735,004	0%	0%	0%	0%	0%	
33	E15.2	28.74	Main Gate (Luxury auto dealership)			\$ -	\$ 4,914,540	0%	0%	0%	0%	0%	
34	S3.2.1	11.28	Main Gate Specific Plan			\$ -	\$ 1,928,880	0%	0%	0%	0%	0%	
35	E15.1	49.25	Main Gate Specific Plan			\$ -	\$ 8,421,750	0%	0%	0%	0%	0%	
36	E24	198.21	Seaside East			\$ -	\$ 33,893,910	0%	0%	0%	0%	0%	
37	E34	97.07	Seaside East			\$ -	\$ 16,598,970	0%	0%	0%	0%	0%	
38	E23.1	48.90	Seaside East			\$ -	\$ 8,361,900	0%	0%	0%	0%	0%	
39	E23.2	78.54	Seaside East			\$ -	\$ 13,430,340	0%	0%	0%	0%	0%	
40	E20c.2	33.20	Seaside East			\$ -	\$ 5,677,200	0%	0%	0%	0%	0%	
41	E20c.1	70.31	Seaside East (Boomerang)			\$ -	\$ 12,023,010	0%	0%	0%	0%	0%	
42	L31	11.65	Seaside East (Behind Chartwell)			\$ -	\$ -	0%	0%	0%	0%	0%	
43	E20c.2.1	25.36	Seaside East (Behind Chartwell)			\$ -	\$ -	0%	0%	0%	0%	0%	
						\$ -	\$ -	0%	0%	0%	0%	0%	
			Monterey Downs			\$ -	\$ -	0%	0%	0%	0%	0%	
						\$ -	\$ -	0%	0%	0%	0%	0%	

Parcel information & maps can be found at:

<http://fortordcleanup.com/property/>

Please Contact Peter Said at peter@fora.org or (831) 883-3672 if you have any questions

Notes:

1. Only Fill in the Orange Boxes. Gray Boxes will automatically calculate
2. You may edit the Coloquial name to one your Jurisdiction is familiar with
3. Add Lines to:
 - a. Denote parcel subdivision
 - b. Capture different payment phases
 - c. Create a new 'bundled' parcel with a new acreage (the sum of the smaller army parcels)
4. Change Estimated Value to \$0.00 if the property is undevelopable, or there is no intent to sell.

Confidence of Probability of Sale:

- 0% - Jurisdiction is taking actions to sell, but has little confidence monies will be received from escrow
- 60% - Jurisdiction expects to have an ENA or DDA but is unsure if the monies will be received from escrow in this year or the next
- 80% - Jurisdiction expects to be in escrow with at least a high confidence monies will be received in that year
- 100% - Fully expect to receive monies from escrow unencumbered in this fiscal year

MARINA - Transferred Parcels							\$ 171,000.00	B - Probability of Sale (%)					Actual Sale
Item No.	Army Parcel Number	Acreage	Coloquial name	Water Allocated	Entitlement	Appraised Value	A - Estimated Value [Acr x Avg Value] (or Appraised Value)	18/19	19/20	20/21	21/22	22/21	
1	E2a	58	Marina Northwest Corner			\$ -	\$ -	0%	0%	0%	0%	0%	
2	E5a.1	30.59	Reservation Road Frontage			\$ -	\$ -	0%	0%	0%	0%	0%	
3	E5b	3.21	Imjin Parkway and Reservation Road			\$ 548,910.00	\$ 548,910.00	0%	0%	0%	0%	0%	
4	multiple	100 plus	Dunes Phase II			\$ 6,750,000.00	\$ 6,750,000.00	0%	0%	0%	0%	0%	
5	multiple	100 plus	Dunes Phase III			\$ 12,659,700.00	\$ 12,659,700.00	0%	0%	0%	0%	0%	
6	E4.1.2.2	9.63	Cypress Knolls			\$ 1,444,500.00	\$ 1,444,500.00	0%	0%	0%	0%	0%	
7	E4.1.1	153.5	Cypress Knolls			\$ 22,950,000.00	\$ 22,950,000.00	0%	0%	0%	0%	0%	
8	E4.1.2.2	26.24	Cypress Knolls			\$ 3,900,000.00	\$ 3,900,000.00	0%	0%	0%	0%	0%	
9	E2c.4.2.1	13.39	Stockade			\$ 2,289,690.00	\$ 2,289,690.00	0%	0%	0%	0%	0%	
10	L35.2	1.71	Stockade +			\$ 292,410.00	\$ 292,410.00	0%	0%	0%	0%	0%	
11	L2.2.1	2.11	Stockade +			\$ 360,810.00	\$ 360,810.00	0%	0%	0%	0%	0%	
12	L2.2.2	4.54	Stockade corner @ imjin			\$ 776,340.00	\$ 776,340.00	0%	0%	0%	0%	0%	
13	E2c.4.2.2	2.14	Stockade +			\$ 365,940.00	\$ 365,940.00	0%	0%	0%	0%	0%	
14	L5.9.2	3.22	Stockade 9th st extention			\$ -	\$ -	0%	0%	0%	0%	0%	
15	E2d.3.2	21.53	between 8th st & 9th st			\$ -	\$ -	0%	0%	0%	0%	0%	
16	L20.17.2	8.26	Imjin Rd. and 8th St.			\$ -	\$ -	0%	0%	0%	0%	0%	
17	L5.8.2	4.86	Promntory 2			\$ -	\$ -	0%	0%	0%	0%	0%	
18	L5.8.1	7.08	Promntory 2			\$ -	\$ -	0%	0%	0%	0%	0%	
			ADD LINES AS NECESSARY			\$ -	\$ -	0%	0%	0%	0%	0%	
						\$ -	\$ -	0%	0%	0%	0%	0%	

Parcel information & maps can be found at:

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 100% - Fully expect to receive monies from escrow unencumbered in this fiscal year

Monterey - Transferred Parcels							\$ 166,000.00	B - Probability of Sale (%)					
Item No.	Army Parcel Number	Acreage	Coloquial name	Water Allocated	Entitlement	Appraised Value	A - Estimated Value [Acr x Avg Value] (or Appraised Value)	18/19	19/20	20/21	21/22	22/23	Actual Sale
67	E29b.2	31.19	Business Park/Recreation			\$ -	\$ 5,177,540	0%	0%	0%	0%	0%	\$ -
68	E29b.3	27.71	Business Park parcel			\$ -	\$ 4,599,860	0%	0%	0%	0%	0%	\$ -
69	E29e	9.45	Open Space/Recreation			\$ -	\$ -	0%	0%	0%	0%	0%	\$ -
70	E29b.1	33.52	Monterey -Ryan Ranch			\$ -	\$ 5,564,320	0%	0%	0%	0%	0%	\$ -
71	L4.2	7.03	Open Space/Recreation			\$ -	\$ -	0%	0%	0%	0%	0%	\$ -
72	L4.1	18.10	Business Park/ Public Facility			\$ -	\$ 3,004,600	0%	0%	0%	0%	0%	\$ -
73	E29.1	22.48	Business Park parcel			\$ -	\$ 3,731,680	0%	0%	0%	0%	0%	\$ -
74	E29.2	11.88	Business Park parcel			\$ -	\$ 1,972,080	0%	0%	0%	0%	0%	\$ -
						\$ -	\$ -	0%	0%	0%	0%	0%	\$ -
						\$ -	\$ -	0%	0%	0%	0%	0%	\$ -

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COUNTY - Transferred Parcels						\$ 171,000.00	B - Probability of Sale (%)					Revenue Forecast [opportunity (A x B)/2 - risk (A x B)/1-B]					Actual Sale	
Item No.	Army Parcel Number	Acreage	Coloquial name	Water Allocated	Entitlement	Appraised Value	A - Estimated Value [Acr x Avg Value] (or Appraised Value)	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	Actual Sale
44	L5.7	73.44	Recreation/Open Space - not planned for sale				\$ -											
45	L20.2.3.1	12.00	Travel Camp - developable portion			\$ -	\$ 2,052,000	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	
46	L20.2.2	40.00		\$ -	\$ 6,840,000	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -			
47	L23.3.3.1	57.63	East Garrison Development - already sold			\$ -	\$ -											2007
48	L23.3.2.2	63.68		\$ -	\$ -													
49	L23.3.3.2	31.62		\$ -	\$ -													
50	E11b.8	67.69	Ammo Supply Point (FORA will own until 2019)			\$ -	\$ 11,574,990			0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	
51	E19a.3	302.64	Parker Flat Development Parcel			\$ -	\$ 51,751,440	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	
52	E19a.1	71.43		\$ -	\$ 12,214,530	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -			
53	E18.1.2	2.03	Veterans Cemetery - already "sold"			\$ -	\$ -											2012
54	E18.1.2	19.44		\$ -	\$ -													
55	L32.1	2.95	8th Ave Drainage Pond - not developable, not planned for sale			\$ -	\$ -											
56	E8a.1.2	21.22	"Ord Market" development parcel			\$ -	\$ 3,628,620	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	
57	E8a.1.1.2	56.00	Whispering Oaks (Landfill Shoe) developable portion			\$ -	\$ 9,576,000	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	
58	L20.6	247.19	Laguna Seca Annex (Porcupine Hill) development parcel			\$ -	\$ 42,269,490	0%	0%	0%	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	
59	L20.3.1	15.00	Wolf Hill (Laguna Seca remote parking) - develable portion - not planned for sale			\$ -	\$ -											
60	L20.3.2	15.00		\$ -	\$ -													
61	L20.5.1	100.00	Lookout Ridge (Laguna Seca remote parking) - developable portion - not planned for sale			\$ -	\$ -											
62	L20.5.2	10.00		\$ -	\$ -													
63	S4.2.4	25.73	Laguna Seca 2 -not planned for sale			\$ -	\$ -											
64	S4.2.1	37.26		\$ -	\$ -													
65	L3.2	101.20	York School - already "sold"			\$ -	\$ -											2011
						\$ 139,907,070							17/18	18/19	19/20	20/21	21/22	
													\$ -	\$ -	\$ -	\$ -	\$ -	

17/18	18/19	19/20	20/21	21/22
\$ -	\$ -	\$ -	\$ -	\$ -
Forecasts are for a given year only - Forecasts are not cumulative (year+year)				

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