

Resolution 99-1

Resolution of the Authority Board)
establishing a Base-wide Development Fee)
Schedule relating to certain types of)
Development.)

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. Government Code section 67679(e) authorizes the Authority Board to levy development fees on a development project within the area of the base in compliance with Government Code section 66000, *et seq.*
- B. Section 6.01.010 of the Master Resolution provides that all fees, penalties, refunds, reimbursements and charges of any kind by the Authority may be adopted by resolution and amended by the Authority Board from time to time.
- C. The base-wide facilities, including, but not limited to, the base-wide transportation system, within the jurisdiction of the Fort Ord Reuse Authority are dilapidated, out of current code compliance and virtually unusable when faced with the projected development outlined in the Base Reuse Plan;
- D. Unless certain base facilities are rehabilitated through construction and/or reconstruction, they will be unusable which will render the base unusable for the type of future development activities outlined in the Base Reuse Plan;
- E. Construction of additional facilities or measures necessary to mitigate the impacts of development on the base will be necessary based in part upon the findings and mitigations outlined in the Final Program Environmental Report and the Base Reuse Plan;
- F. The Fort Ord Reuse Authority lacks sufficient funds to pay for these base-wide facilities and mitigation measures without the imposition of a development fee or some other financing mechanism, including, but not limited to, a Mello Roos special assessment, written and signed Implementation Agreement or Development Agreement;
- G. The estimated cost of constructing the base-wide facilities and implementing the mitigation measures is more than the revenues estimated to be raised by developer fees;
- H. New commercial and industrial development will impact the area within the jurisdiction of the Authority by increasing the burden on the existing facilities by increasing traffic, and creating additional jobs which in turn will cause more people to relocate to the area, increasing the need for residential housing and further straining the existing base-wide facilities and creating the conditions which give rise to the

mitigation measures called for under the Base Reuse Plan Environmental Impact Report;

- I. Adoption of these development fees is intended to defray all or a portion of the costs associated with the development of the Fort Ord territory, including, the base-wide public facilities identified in the Base Reuse Plan and the Public Facilities Improvement Plan and annually approved by the Board as part of the Board's adopted Capital Improvement Plan, and the transportation, habitat management and other impacts caused by development as identified in the Final Environmental Impact Report, adopted by this Board on June 13, 1997.
- J. Any fee so adopted shall be effective no sooner than 60 days following the final action on the adoption.

NOW THEREFORE the Board hereby resolves as follows:

1. That the Fort Ord Reuse Authority shall levy a development fee in the amounts listed for each type of development in the attached fee schedule until such time as: (1) a replacement financing mechanism is in place; or (2) a written agreement has been reached with either a jurisdiction or developer regarding property development on the base; or (3) the schedule is amended by this board.
2. These fees shall become effective on March 9, 1999.
3. Such funds shall be deposited and maintained in appropriate trust accounts and managed according to the Board's adopted Capital Improvement budget.

Upon motion of BOARDMEMBER MANCINI, seconded by BOARDMEMBER SMITH, the foregoing resolution was passed on this 8th day of January, 1999, by the following vote:

AYES: 12
NOES: 0
ABSENT: 1

I, EDITH JOHNSEN, Chair of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered in the minutes thereof at section 6a, page 2 of Minute Book January, on Feb. 19, 1999.

DATED: January 11, 1999

By: Edith Johnson
EDITH JOHNSEN
Chair, Board of Directors
Fort Ord Reuse Authority

BASE-WIDE DEVELOPMENT FEE ASSESSMENTS

TYPE OF DEVELOPMENT	AMOUNT OF DEVELOPMENT FEE
New residential	\$29,600 per unit
Existing housing	\$ 8,900 per unit
New Retail	\$80,000 per acre
New Industrial/Business offices	\$ 3,880 per acre
Hotel/Motel	\$ 6,600 per room