

CAPITAL IMPROVEMENT PROGRAM - OBLIGATORY PROJECT OFFSETS AND REMAINING OBLIGATIONS

Project#	Project Title	Project Limits	TAMC Reallocation Study 2005 FORA PORTION	FORA Offsets 2005-2013	FORA Remaining After Offsets	FORA Remaining Obligation Inflation
Regional Improvements						
R3	Hwy 1-Seaside Sand City	Widen highway 1 from 4 lanes to 6 lanes from Fremont Avenue Interchange south to the Del Monte Interchange	45,000,000	-	20,751,313	21,245,194
R10	Hwy 1-Monterey Rd. Interchange	Construct new interchange at Monterey Road	19,100,000	-	3,390,125	3,470,810
R11	Hwy 156-Freeway Upgrade	Widen existing highway to 4 lanes and upgrade highway to freeway status with appropriate interchanges. Interchange modification as needed at US 156 and 101	197,000,000	-	9,630,249	9,639,449
R12	Hwy 68 Operational Improvements	Operational improvements at San Benancio, Launles Grade and at Corral De Tierra including left turn lanes and improved signal timing	9,876,000	-	303,701	310,929
	Subtotal Regional		270,976,000		34,075,388	34,886,382
Off-Site Improvements						
1	Davis Rd n/o Blanco	Widen to 4 lanes from the SR 183 bridge to Blanco	3,151,000	-	688,383	704,787
2B	Davis Rd s/o Blanco	Widen to 4 lanes from Blanco to Reservation; Build 4 lane bridge over Salinas River	22,555,000	280,000	11,456,309	11,728,969
4D	Widen Reservation-4 lanes to WG	Widen to 4 lanes from existing 4 lane section East Garrison Gate to Watkins Gate	10,100,000	476,584	4,618,511	4,728,432
4E	Widen Reservation, WG to Davis	Widen to 4 lanes from Watkins Gate to Davis Rd	5,500,000	-	3,009,477	3,081,103
8	Crescent Ave extend to Abrams	Extend existing Crescent Court Southerly to join proposed Abrams Dr. (FO2)	906,948	-	1,231,518	1,260,828
	Subtotal Off-Site		42,212,948	756,584	21,004,198	21,504,087
On-Site Improvements						
FO2	Abrams	Construct a new 2-lane arterial from intersection with 2nd Ave easterly to intersection with Crescent Court extension	759,569	-	1,031,396	1,055,943
FO5	8th Street	Upgrade/construct new 2-lane arterial from 2nd Ave to Intergarrison Rd	4,340,000	-	5,853,541	5,992,855
FO6	Intergarrison	Upgrade to a 4-lane arterial from Eastside Rd to Reservation	4,260,000	1,559,469	3,988,763	4,063,240
FO7	Gigling	Upgrade/Construct new 4-lane arterial from General Jim Moore Blvd easterly to Eastside Rd	5,722,640	353,510	7,336,934	7,511,553
FO9B (PH-II)	GJM Blvd-Normandy to McClure	Widen from 2 to 4 lanes from Normandy Rd to McClure	-	6,252,166	-	-
FO9B (PH-III)	GJM Blvd-s/o McClure to s/o Coe	Widen from 2 to 4 lanes from McClure to Coe	24,065,000	3,475,974	-	-
FO9C	GJM Blvd-s/o Coe to S Boundary	Widen from 2 to 4 lanes from s/o Coe to South Boundary Rd	-	13,375,935	-	-
FO11	Salinas Ave	Construct new 2 lane arterial from Reservation Rd southerly to Abrams Dr	3,038,276	-	959,935	982,781
FO12	Eucalyptus Rd	Upgrade to 2 lane collector from General Jim Moore Blvd to Eastside Rd to Parker Flats cut-off	5,800,000	5,329,055	4,125,586	4,223,775
FO13B	Eastside Pkwy (New alignment)	Construct new 2 lane arterial from Eucalyptus Rd to Parker Flats cut-off to Schoonover Dr	12,536,370	510,000	16,488,852	16,881,287
FO14	S Boundary Road Upgrade	Upgrade to a 2 lane arterial, along existing alignment from General Jim Moore Blvd to York Rd	2,515,064	338,986	2,992,283	3,063,499
	Subtotal On-Site		63,036,919	31,195,085	43,229,255	44,298,111
	Transportation Totals		376,225,867	104,230,286	96,308,841	100,648,591
	[1] Remaining construction may be phased in future CIP documents based on available funds and habitat/environmental clearances.					
Transit Capital Improvements						
T3	Transit Vehicle Purchase/Replace	15 busses	15,000,000	6,298,264	279,950	8,408,030
T22	Intermodal Centers	(PFIP T-31) includes 3 elements: 1. Intermodal Transportation Center @ 1st Avenue South of 8th Street 2. Park and Ride Facility @ 12th Street and Injin. and 3. Park and Ride Facility @ 8th Street and Gigling	3,800,000	4,786,873	-	6,854,374
	Transit Totals		18,800,000	11,084,926	279,950	15,063,405
	Transportation/Transit Totals		395,025,867	115,315,212	113,022,071	115,711,996
Previous Offsets 1995 - 2004						
1. Transportation/Transit - TAMC Study 1995						
FORA offsets against obligations for transportation/transit network per 1995 TAMC Study from 1995-2004. Funded by EDA grant funds, state and local matching funds, revenue bond proceeds, development fees.						
2. Storm Drainage System						
Retain/Percolate stormwater, eliminate discharge of stormwater to Monterey Bay Sanctuary. Project completed/financial obligation met in 2004. Funded by EDA grant proceeds.						
	TOTAL CUMULATIVE OFFSETS AGAINST TRANSPORTATION/TRANSIT AND STORM DRAINAGE PROJECTS TO DATE					66,095,218

CAPITAL IMPROVEMENT PROGRAM - TRANSPORTATION NETWORK AND TRANSIT ELEMENTS

Regional Improvements											
Proj#	Description	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
R3a	Hwy 1-Del Monte-Fremont-MBL							8,500,000	12,745,194	21,245,194	R3
R10	Hwy 1-Monterey Rd. Interchange					3,470,810				3,470,810	R10
R11	Hwy 156-Freeway Upgrade						7,000,000	2,859,449		9,859,449	R11
R12	Hwy 68 Operational Improvements						310,929			310,929	R12
Subtotal Regional						3,470,810	7,310,929	11,359,449	12,745,194	34,866,382	

Off-Site Improvements											
Proj#	Description	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
1	Davis Rd north of Blanco		704,767							704,767	1
2B	Davis Rd south of Blanco	472,199			6,500,000		1,000,000		3,756,770	11,728,969	2B
4D	Widen Reservation-4 lanes to WG					3,000,000	1,728,432			4,728,432	4D
4E	Widen Reservation, WG to Davis		616,220	616,220	1,848,663					3,081,103	4E
8	Crescent Ave extend to Abrams		1,260,828							1,260,828	8
Subtotal Off-Site		472,199	2,581,815	616,220	8,348,663	3,000,000	2,728,432		3,756,770	21,504,097	

On-Site Improvements											
Proj#	Description	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
F02	Abrams						1,055,943			1,055,943	F02
F05	8th Street		1,000,000	400,000	680,000	1,000,000	2,912,855			5,992,855	F05
F06	Intermarion		4,063,240							4,063,240	F06
F07	Gigling		3,755,777						3,755,776	7,511,553	F07
F09C	GJM Blvd		982,781							982,781	F09C
F011	Salinas Ave		12,178						4,211,597	4,223,775	F011
F012	Eucalyptus Road				483,178					483,177	F012
F013B	Eastside Parkway		8,440,644	8,440,643						16,881,287	F013B
F014	South Boundary Road Upgrade	306,350	2,757,149							3,063,499	F014
Subtotal On-Site		306,350	21,011,769	9,323,821	680,000	1,000,000	3,968,798		7,967,373	44,258,111	

Transportation Totals											
		778,549	23,593,584	9,940,041	9,028,663	7,470,810	14,008,159	11,359,449	24,469,337	100,648,591	

Transit Capital Improvements											
Proj#	Description	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	POST FORA	TOTALS	Proj#
T3	Transit Vehicle Purchase/Replace				5,166,526	1,742,504	1,000,000	1,500,000		8,409,030	T3
T22	Intermodal Centers				5,654,374	5,654,374	2,742,504	1,500,000		6,654,374	T22
Subtotal Transit					5,166,526	2,742,504	1,000,000	1,500,000		15,063,405	

Transportation and Transit GRAND TOTALS											
		778,549	23,593,584	9,940,041	14,195,189	13,125,184	16,750,663	12,859,449	24,469,337	115,711,996	

SUMMARY OF CAPITAL IMPROVEMENT PROGRAM 2013/14 - POST FORA

	2005-13 (1)	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post FORA	2013-14 to Post FORA Total
A. CIP PROJECTS FUNDED BY CFD DEVELOPMENT FEES										
Dedicated Revenues										
Development Fees	19,731,143	13,882,000	10,021,000	11,883,000	14,621,000	16,930,000	16,853,000	12,783,000	100,811,000	197,884,000
Other Revenues	5,796,078	46,782	195,730	585,131	1,090,966	1,563,657	2,018,878	2,361,308	7,877,895	15,760,348
Property Taxes	7,926,754									
Loan Proceeds	6,426,754									
Federal Grants	2,326,795									
CSU Mitigation fees	2,762,724									
Miscellaneous Revenues (Rev Bonds, CFD credit)	44,970,248	14,028,782	11,216,730	12,468,131	15,711,966	18,513,657	18,871,878	15,144,308	108,688,895	214,644,348
TOTAL REVENUES										
Expenditures										
Projects										
Transportation/Transit	32,231,619	778,549	23,593,584	9,940,041	14,195,189	13,125,184	16,750,663	12,859,449	24,469,337	115,711,986
Water Augmentation	561,780		2,345,278	2,345,278	2,345,278	2,345,278	2,345,278	2,345,278	9,381,113	23,462,781
Voluntary Contribution									21,655,302	21,655,302
Storm Drainage System [Completed by 2005]										
Habitat Management		3,495,500	2,505,250	2,970,750	3,655,250	4,232,500	4,213,250	3,195,750	9,169,169	33,437,419
Fire Rolling Stock	1,044,000	116,000								116,000
Property Management/Caretaker Costs	20,000									
Total Projects	38,790,184	4,390,049	28,444,112	15,256,069	20,195,717	19,702,962	23,309,191	18,400,477	64,674,921	194,373,498
Other Costs & Contingency										
Additional CIP Costs	3,310,610								16,905,000	16,905,000
Habitat Mgt. Contingency	755,920	86,250							19,075,191	19,161,441
Add. Util. & Storm Drainage									3,500,000	3,500,000
Other Costs (Debt Service)	1,679,296	8,200,004							1,234,176	9,434,180
Total Other Costs & Contingency	5,745,826	8,286,254							40,714,367	49,000,621
TOTAL EXPENDITURES	44,536,011	12,676,303	28,444,112	15,256,069	20,195,717	19,702,962	23,309,191	18,400,477	105,389,288	243,374,119
Net Annual Revenue		1,352,480	(17,227,382)	(2,787,938)	(4,483,751)	(1,189,305)	(4,437,313)	(3,256,169)	3,299,607	
Beginning Balance	434,237	434,237	1,786,717	(15,440,665)	(16,228,604)	(22,712,355)	(23,901,660)	(28,338,973)	(31,595,142)	(28,295,535)
Ending Balance CFD & Other	1,786,717	1,786,717	(15,440,665)	(18,228,604)	(22,712,355)	(23,901,660)	(28,338,973)	(31,595,142)	(38,295,535)	
B. CIP PROJECTS FUNDED BY LAND SALE REVENUE										
Dedicated Revenues										
Land Sales	14,710,690	2,738,634	31,393,012	2,881,800	2,426,241	942,761	1,309,838	1,309,838	18,970,052	61,972,176
Land Sales - Credits	6,767,300			6,750,000			12,659,700			19,409,700
Other Revenues	1,425,000									
Loan Proceeds	7,500,000									
Total Revenues	30,402,990	2,738,634	31,393,012	9,631,800	2,426,241	942,761	13,969,538	1,309,838	18,970,052	81,381,876
Expenditures										
Projects										
Building Removal	28,767,300		18,200,000	6,200,000						6,200,000
Other Costs (Debt Service)										18,200,000
TOTAL PROJECTS	28,767,300		18,200,000	6,200,000						24,400,000
Net Annual Revenue	1,635,690		13,193,012	3,431,800	2,426,241	942,761	13,969,538	1,309,838	18,970,052	56,981,876
Beginning Balance	1,635,690	1,635,690	4,374,324	17,567,336	20,999,136	23,425,377	24,368,139	38,337,676	39,647,514	1,635,690
Ending Balance Land Sales & Other	4,374,324	4,374,324	17,567,336	20,999,136	23,425,377	24,368,139	38,337,676	39,647,514	58,617,566	
TOTAL ENDING BALANCE-ALL PROJECTS	6,161,041	2,126,670	2,770,532	713,022	466,479	9,998,703	8,052,372	30,322,031	30,322,031	30,322,031

APPENDIX B
Community Facilities District Revenue

Jurisdiction	2013-14 to Post-FOA Total	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post-FOA
TAMC TOD (1)	8,000	-	-	2,000.00	2,000.00	-	-	-	4,000.00
Dunes on Monterey Bay (3)	57,000	-	4,000	8,000	8,000	4,000	4,000	-	29,000
Industrial - City Corp. Yard (1)	50,000	-	-	25,000	-	-	-	-	25,000
Industrial - Public/Private (1)	176,000	-	12,000	25,000	25,000	25,000	-	-	89,000
Monterey County Light Ind. (1)	0	-	-	-	-	-	-	-	-
Horse Park (1)	28,000	-	-	-	5,000	5,000	4,000	-	14,000
Landfill Industrial Park (1)	0	-	-	-	-	-	-	-	-
MST Bus Maint & Opns Facility (1)	0	-	-	-	-	-	-	-	-
Seaside Corp Yard Shop (1)	6,000	-	-	-	-	3,000	-	-	3,000
UC Central N. & W. Campuses (1)	28,000	-	-	2,000	2,000	2,000	2,000	2,000	18,000
UC Central N. & W. Campuses (1)	0	-	-	-	-	-	-	-	-
UC Central N. & W. Campuses (1)	134,000	-	67,000	42,000	42,000	42,000	42,000	42,000	378,000
UC East Campus (1)	588,000	-	-	-	87,000	-	-	-	282,000
UC Eight Street (1)	349,000	-	-	134,000	134,000	134,000	134,000	134,000	1,209,000
Monterey County Retail	1,879,000	-	-	-	-	-	-	-	-
Landfill Commercial Development (1)	0	-	-	-	-	-	-	-	-
East Garrison I Retail (1)	268,000	-	-	-	67,000	67,000	-	-	134,000
Ord Market (4)	0	-	-	-	-	-	-	-	-
Horse Park (1)	2,822,000	-	-	-	336,000	336,000	739,000	81,000	1,411,000
Main Gate Spa (1)	162,000	-	-	-	-	-	-	-	81,000
Main Gate Large Format Retail (1)	588,000	-	-	-	-	294,000	-	-	294,000
Main Gate In-Line Shops (1)	1,956,000	-	-	-	-	978,000	-	-	978,000
Main Gate Department Store Anchor (1)	806,000	-	-	-	-	403,000	-	-	403,000
Main Gate Restaurants (1)	410,000	-	-	-	-	205,000	-	-	205,000
Main Gate Hotel Restaurant (1)	54,000	-	-	-	-	-	27,000	-	27,000
Seaside Resort Golf Clubhouse (1)	110,000	-	-	55,000	-	-	-	-	55,000
Dunes on Monterey Bay (3)	1,344,000	363,000	336,000	155,000	-	-	-	-	480,000
TAMC TOD (1)	504,000	-	-	126,000	126,000	-	-	-	252,000
Hotel (rooms) (3)	0	-	-	-	-	-	-	-	-
Del Rey Oaks Hotel (1) (454 rm)	2,742,000	-	314,000	755,000	302,000	-	-	-	1,371,000
Del Rey Oaks Timeshare (1) (96 rm)	580,000	-	145,000	145,000	-	-	-	-	290,000
Horse Park (Parker Flat) Hotel (1) (200 rm)	2,416,000	-	-	-	604,000	604,000	-	-	1,208,000
Dunes - Limited Service (3) (100 rm)	604,000	-	302,000	-	-	-	-	-	302,000
Dunes - Full Service (3) (400 rm)	2,416,000	-	-	1,208,000	-	-	-	-	1,208,000
Seaside Golf Course Hotel (3) (330 rm)	1,661,000	-	-	-	121,000	85,000	628,000	362,000	827,000
Seaside Golf Course Timeshares (3) (170 rm)	1,026,000	-	-	-	-	-	-	-	664,000
Main Gate Hotel (1) (250 rm)	1,510,000	-	-	-	-	-	755,000	-	755,000
UC East Campus (1) (250 rm)	1,510,000	-	-	-	-	-	-	-	1,510,000
UC Central N. & W. Campuses (1) (150 rm)	906,000	-	-	-	-	-	-	-	906,000
Total	\$ 197,884,443	\$ 13,982,000	\$ 10,021,000	\$ 11,863,000	\$ 14,621,000	\$ 16,930,000	\$ 16,853,000	\$ 12,783,000	\$ 100,811,000

Adopted 2002	Effective 7/1/12	Effective 7/1/13	Effective 5/10/13
\$ 34,324	\$ 34,610	\$ 27,069	\$ 26,440
10,320	10,406	8,139	7,950
4,499	4,536	3,553	3,470
92,768	93,545	73,171	71,470
7,653	7,718	6,040	5,900
		Index 13/14	Effective 5/10/13
		2.38%	2.38%
		2.38%	2.38%
		2.38%	2.38%
		2.38%	2.38%