



FORT ORD REUSE AUTHORITY

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

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

JOINT ADMINISTRATIVE COMMITTEE/ CAPITAL IMPROVEMENT PROGRAM COMMITTEE MEETING

8:15 a.m. Wednesday, April 16, 2014

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

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE
4. PUBLIC COMMENT PERIOD
Individuals wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so during the Public Comment Period for up to three minutes. Comments on specific agenda items are heard under that item,
5. APRIL 11, 2014 BOARD MEETING - FOLLOW UP INFORMATION/ACTION
6. OLD BUSINESS INFORMATION/ACTION
 - a. Capital Improvement Program Follow-up INFORMATION/ACTION
 - i. Development Forecasts Methodology
 - ii. Final Development Forecasts
 - iii. FORA/TAMC Hwy 68 Reimbursement Agreement
 - b. Status Update - Regional Urban Design Guidelines INFORMATION
7. ITEMS FROM MEMBERS
8. ADJOURNMENT

Upcoming Meetings:

Water Wastewater Oversight Committee meeting: 8:15 am, April 30, 2014

Administrative and Joint Administrative/CIP Committee meeting: 8:15 am, May 7, 2014

FORA Board meeting: 2:00 pm, May 16, 2014

Administrative Committee meeting: 8:15am, May 21, 2014

To request disability related accommodations please contact the Deputy Clerk 48 hours prior to the meeting at (831)883-3672. Agenda materials are available on the FORA website at www.fora.org.

Table A1: Residential Annual Land Use Construction (dwelling units)

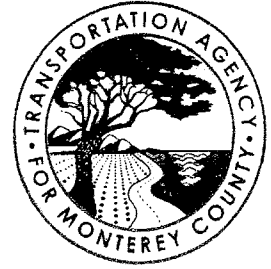
Land Use Type	Jurisdiction	Existing 7/1/13	Existing to 2021-22 Total	DRAFT								
				2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<i>New Residential</i>												
Marina Heights	MAR		1,050		20	76	144	180	186	180	141	123
The Promontory	MAR			174								
Dunes on Monterey Bay	MAR	108	1,237		50	60	90	90	90	90	50	609
TAMC Planned	MAR		200						100	100		
Marina Subtotal			2,487									
CSUMB Planned	CSU							150	150	150	42	
UC Planned	UC		240				40	40	40	40	40	40
East Garrison I	MCO	161	1,470	52	389	180	205	195	170	170		
Seaside Highlands Homes	SEA	152	152									
Seaside Resort Housing	SEA	2	125	1	1	1	4	6	55	55		
Seaside Planned	SEA		987				25	150	150	147	200	315
Seaside Subtotal			1,264									
Del Rey Oaks	DRO		691				130	287	274			
Other Residential	Various	-	8	-	-	-	-	-	-	-	-	8
Subtotal		423	6,160	175	21	77	343	663	805	522	381	486
TOTAL NEW RESIDENTIAL			6,160									
<i>Existing/Replacement Residential</i>												
Preston Park	MAR	352	352									
Cypress Knolls	MAR		400				100	100	100	100		
Abrams B	MAR	192	192									
MOCO Housing Authority	MAR	56	56									
Shelter Outreach Plus	MAR	39	39									
Veterans Transition Center	MAR	13	13									
Interim Inc	MAR	11	11									
Sunbay (former Thorson Park)	SEA	297	297									
Brostrom	SEA	225	225									
Seaside Highlands	SEA	228	228									
Subtotal		1,413	1,813	-	-	-	100	100	100	100	-	-
TOTAL EXISTING RESIDENTIAL			1,813									
Total		1,836	7,973	175	21	77	443	763	905	622	381	486

Table A2: Non-Residential Annual Land Use Construction (building square feet or hotel rooms)

Land Use Type	Jurisdiction	Existing 7/1/13	Existing to 2021-22 Total	DRAFT					DRAFT			
				2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<u>Office</u>												
Del Rey Oaks Planned	DRO		200,000				100,000		100,000			
Monterey Planned	MRY		721,524				120,552	120,552		179,934	179,934	
East Garrison I Office Development	MCO		35,000	6,000	12,000	12,000	5,000					
Imjin Office Park	MAR	37,000	46,000	9,000								
Dunes on Monterey Bay	MAR	40,000	760,000		150,000	50,000	50,000		100,000	100,000		270,000
Cypress Knolls Community Center	MAR		16,000				16,000					
Interim Inc. - Rockrose Gardens	MAR	14,000	14,000	14,000								
TAMC Planned	MAR		40,000						20,000	20,000		
Seaside Planned	SEA		87,000				25,000	25,000	27,000	10,000		
UC Planned	UC		340,000				40,000	40,000	140,000	40,000	40,000	40,000
Subtotal		91,000	2,259,524	29,000	162,000	62,000	356,552	185,552	507,552	349,934	219,934	310,000
<u>Industrial</u>												
Monterey Planned	MRY		216,275						72,092	72,092	72,092	
Industrial -- City Corp. Yard	MAR	12,300	12,300									
Dunes on Monterey Bay	MAR		-	-	-	-	-	-				
Cypress Knolls Support Services	MAR		6,000				6,000					
Marina Planned	MAR	250,000	486,000		29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500
TAMC Planned	MAR		35,000						17,500	17,500		
Seaside Planned	SEA		160,320				75,320	50,000	35,000			
UC Planned	UC	38,000	158,000				20,000	20,000	20,000	20,000	20,000	20,000
Subtotal		300,300	857,620	-	29,500	29,500	130,820	99,500	174,092	139,092	121,592	49,500
<u>Retail</u>												
Del Rey Oaks Planned	DRO		20,000				20,000					
East Garrison I Retail	MCO		40,000				20,000	20,000				
Cypress Knolls Community Center	MAR		30,000				30,000					
Dunes on Monterey Bay	MAR	368,000	568,000	54,000	100,000	46,000						
TAMC Planned	MAR		75,000						37,500	37,500		
Seaside Resort Golf Clubhouse	SEA		16,300			16,300						
Seaside Planned	SEA		1,011,500				100,000	100,000	659,500	152,000		
UC Planned	UC		367,000				52,500	78,500	52,500	52,500	52,500	78,500
Subtotal		368,000	1,760,800	54,000	100,000	62,300	222,500	198,500	749,500	242,000	52,500	78,500
<u>Hotel (rooms)</u>												
Del Rey Oaks Planned	DRO		550				550					
Dunes - Limited Service	MAR		100		100							
Dunes - Full Service	MAR		400			400						
Seaside Golf Course Hotel	SEA		330					330				
Seaside Golf Course Timeshares	SEA		170								170	
Seaside Planned	SEA		570			200	120			175	75	
UC Planned	UC		-									
Subtotal		-	2,120	-	100	600	670	330	-	175	245	-

TAMC

TRANSPORTATION AGENCY
FOR MONTEREY COUNTY



Regional Transportation Planning Agency • Congestion Management Planning
Local Transportation Commission • Monterey County Service Authority for Freeways & Expressways

April 9, 2014

Michael Houlemard, Executive Officer
Fort Ord Reuse Authority
920 2nd Avenue, Suite A
Marina, California 93933



Michael
SUBJECT: Highway 68 Reimbursement

Dear Mr. Houlemard:

The Transportation Agency is following up on our request that the Fort Ord Reuse Authority provide reimbursement in the amount of \$312,205 for the Highway 68 Operational Improvements Project (FORA Capital Improvement Project #R12).

The Transportation Agency for Monterey County is the Regional Transportation Planning and Congestion Management Agency for Monterey County. As part of the Transportation Agency's efforts to fund and deliver transportation improvement projects in Monterey County, the Transportation Agency Board approved the advancement of funding to the County of Monterey for intersection improvements on Highway 68 at Corral de Tierra and San Benancio in August 2009. The source of the advanced funding was from regional development impact fees collected by the County on the Transportation Agency's behalf, with the commitment that this funding would be repaid by the County from the Fort Ord Reuse Authority's share of the project costs as listed in FORA's Capital Improvement Program (Project #R12).

Transportation Agency staff has been coordinating with FORA staff to finalize an agreement for the reimbursement of these funds. Enclosed with this letter is our agency's proposed agreement; we request that this matter be placed on an upcoming FORA Admin Committee meeting agenda for recommendation to the FORA Board.

Thank you for the opportunity to discuss this issue and for your attention to the matter. If you have any further questions, please contact Michael Zeller of my staff at mike@tamcmonterey.org or 831-775-0903.

Sincerely,

Debra L. Hale
Executive Director

enc: Highway 68 Improvements Reimbursement Agreement

**REIMBURSEMENT AGREEMENT BETWEEN THE FORT ORD REUSE
AUTHORITY, THE COUNTY OF MONTEREY AND THE TRANSPORTATION
AGENCY FOR MONTEREY COUNTY FOR CONSTRUCTION OF CERTAIN
OPERATIONAL IMPROVEMENTS ON HIGHWAY 68 AT SAN BENANCIO,
LAURELES GRADE AND CORRAL DE TIERRA**

THIS AGREEMENT is made on this ____ day of _____, 2014, by and between the FORT ORD REUSE AUTHORITY, hereinafter called "FORA," and the TRANSPORTATION AGENCY FOR MONTEREY COUNTY, hereinafter called "TAMC".

RECITALS

- A. In June 1997, the FORA Board of Directors adopted a Final Environmental Impact Report and a Fort Ord Base Reuse Plan ("Plan"). The Plan defines a series of project obligations of the Plan as the Public Facilities Improvement Plan ("PFIP"). The PFIP serves as the baseline Capital Improvement Program ("CIP") for the Plan. The FORA Board of Directors annually revisits, reviews and considers a modified CIP that includes reprogramming of projects or other modifications deemed appropriate and necessary, such as the inclusion of the most recent TAMC study that reallocated transportation mitigation funds. That Study, entitled "FORA Fee Reallocation Study", was endorsed by the FORA Board of Directors on April 8, 2005.
- B. The 2005 "FORA Fee Reallocation Study" defined \$223,660 in FORA fees to pay for the preliminary engineering, design, environmental, construction and construction management of the "Hwy 68 Operational Improvements" project (FORA CIP Regional Improvement Project #R12). Project #R12 includes left turn lanes and improved signal timing at San Benancio, Laureles Grade and Corral De Tierra. The funds are currently programmed in FY 2013/2014.
- C. The initial \$223,660 delineated in CIP funding has been annually indexed under CIP policies and is now \$312,205 as the FORA obligation total for Project #R12.
- D. On September 13, 2013 the FORA Board of Directors revised, reviewed and approved the FY 2013/2014 through Post-FORA CIP. Development fees for construction of Project #R12 are included in the FY 2013/2014 through Post-FORA CIP and are programmed in FY 2013/2014.
- E. On August 6, 2009, due to the need for additional funding to complete Project #R12 due to unanticipated supplementary environmental analysis, the County of Monterey, Lead Agency for the Project, submitted a letter to TAMC requesting the allocation of ad-hoc development fees to allow the County of Monterey to fully fund the construction phase of the Highway 68 transportation projects in a timeframe much sooner than programmed under the FORA Capital Improvement Program.
- F. On August 26, 2009, the TAMC Board of Directors approved allocation of Regional Development Impact Fee funds from TAMC to the County of Monterey, and funding was provided up to the FORA Project share of \$312,205, on the

condition that the Transportation Agency would be reimbursed from the County of Monterey's share of the FORA fees for the Project.

G. The County of Monterey completed construction of the Project on October 11, 2012.

H. The purpose of this Agreement is to establish the extent and manner in which TAMC will be reimbursed by FORA for the FORA CIP portion of the Project costs.

NOW THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Reimbursement to TAMC. FORA's obligation to reimburse TAMC is contingent upon the development market and FORA's corresponding collection of Community Facilities District ("CFD") fees. Fees collected under the FORA Community Facilities District are the only source of funds obligated for reimbursement under this Agreement. As of April 2, 2014, FORA has collected \$1.2 million in CFD fees. FORA shall reimburse TAMC for the costs incurred from August 26, 2009 through Project completion to the limit of FORA's obligation to the Project under the, then current, CIP.
2. Amount of Reimbursement. FORA, under this Agreement with TAMC, shall reimburse TAMC for the FORA share of the total Project cost as presented in the, then current, FORA CIP. FORA shall allocate \$312,205 in CFD fees in fulfillment of its obligations for Project #R12 to mitigate impacts under its CIP. Any funds designated to reimbursements shall not exceed FORA's allocation to the CIP transportation mitigations.
3. Invoices to FORA. TAMC shall submit an invoice to FORA. The invoice shall include a copy of a Notice of Completion filed with the County Recorder's office for the project.
4. Timing of Reimbursement. FORA shall reimburse TAMC with CFD fees, programmed to fund the Project, with the payment due no later than June 30, 2014, which is the last day of FY 2013/14 4th quarter.
5. Audit. TAMC agrees that TAMC's books and expenditures related to the Project shall be subject to audit by FORA.
6. Amendment by Written Recorded Instrument. This Agreement may be amended or modified, in whole or in part, only by a written and recorded instrument executed by both parties.
7. Indemnity and Hold Harmless. TAMC agrees to indemnify, defend and hold harmless from and against any loss, cost claim or damage directly related to TAMC's actions or inactions under this Agreement. FORA agrees to indemnify, defend and hold harmless from and against any loss, cost claim or damage directly related to FORA's actions or inactions under this Agreement.

8. Governing Law. This Agreement shall be governed by and interpreted by and in accordance with the laws of the State of California.
9. Entire Agreement. This Agreement, along with any exhibits and attachments hereto, constitutes the entire Agreement between the parties hereto concerning the subject matter hereof.
10. Interpretation. It is agreed and understood by the parties hereto that this Agreement has been arrived at through negotiation and that neither party is to be deemed the party which prepared this Agreement within the meaning of Civil Code Section 1654.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set out opposite their respective signatures,

Fort Ord Reuse Authority

_____ Date: _____
Michael A. Houlemard, Jr.
Executive Officer

Approved as to form:

Jon R. Giffen
FORA Authority Counsel

Transportation Agency for Monterey County

_____ Date: _____
Debra L. Hale
Executive Director

Approved as to form:

Kathryn Reimann, TAMC Counsel