



FORT ORD REUSE AUTHORITY

ADMINISTRATIVE COMMITTEE MEETING

8:30 a.m. Wednesday, January 18, 2017

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

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.

5. APPROVAL OF MEETING MINUTES

ACTION

- a. December 14, 2016 Regular Meeting Minutes
- b. January 4, 2017 Regular Meeting Minutes

6. JANUARY 13, 2017 FORA BOARD MEETING FOLLOW-UP REVIEW

7. BUSINESS ITEMS

INFORMATION

- a. Capital Improvement Program (CIP)
 - i. Development Forecast Request
 - ii. Caretaker Cost Reimbursement Policy
 - iii. FY 2017-2018 CIP Schedule

- b. Transportation Agency for Monterey County (TAMC)/FORA
Fee Reallocation Study

INFORMATION/ACTION

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

NEXT MEETING: February 1, 2017



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, December 14, 2016 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Executive Officer, 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* (AR) (City of Marina)

Elizabeth Caraker* (City of Monterey)

Craig Malin* (City of Seaside)

Melanie Beretti* (Monterey County)

Steve Matarazzo (UCMBEST)

Lisa Rheinheimer (MST)

Vicki Nakamura (MPC)

Mike Zeller (TAMC)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Lisa Rheinheimer.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Houlemard informed the Committee about correspondence received from the law offices of Stamp | Erickson on December 9, 2016 shortly prior to the Board meeting.

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.

Bob Shaffer wished the Administrative Committee and public a Merry Christmas.

5. APPROVAL OF MEETING MINUTES

ACTION

a. November 30, 2016 Regular Meeting Minutes

***MOTION:** On motion by Committee member Malin and second by Committee member Beretti and carried by the following vote the Committee approved the November 30, 2016 meeting minutes with correction to item 3a – Acknowledgements, Announcements and Correspondence to reflect that Matt McCluney's title is "Senior Planner".*

MOTION PASSED UNANIMOUSLY

6. BUSINESS ITEMS

- a. Capital Improvement Program (CIP)
 - i. Development Forecasts Requests
 - ii. Caretaker Costs Reimbursement Policy

INFORMATION

Mr. Brinkmann, Principal Planner, reviewed the Capital Improvement Program items. The jurisdictions were reminded to submit their development forecasts by the end of December 2016. The land use jurisdictions were also reminded that the Caretaker Cost Reimbursement policy has some upcoming deadlines, the first being January 31, 2017. The worksheet is available on FORA's website as appendix C in the CIP document. At the November 30, 2016 Administrative Committee meeting, staff was asked to follow up on a question regarding whether the \$75,000 emergency set aside fund for caretaker cost (no deadline) had been established. Mr. Brinkmann responded that the fund has not yet been established and will be set up during the FORA mid-year budget in early 2017.

b. Habitat Conservation Plan Update

Mr. Brinkmann presented a power point presentation that reviewed the background, comment letter (from the US Fish and Wildlife Service dated July 29, 2016), staff's approach to comments and HCP schedule.

7. ITEMS FROM MEMBERS

There were no items from members.

8. ADJOURNMENT

The meeting was adjourned at 8:48 a.m.



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, January 4, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Executive Officer, Michael Houlemard called the meeting to order at 8:31 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Layne Long* (AR) (City of Marina)
Craig Malin* (City of Seaside)
Melanie Beretti* (Monterey County)
Anya Spear (CSUMB)
Steve Matarazzo (UCMBEST)

Lisa Rheinheimer (MST)
Vicki Nakamura (MPC)
Patrick Breen (MCWD)
Mike Zeller (TAMC)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Melanie Beretti.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Houlemard announced that Dan Dawson would be vacating his position as co-chair effective immediately. Craig Malin was nominated for the position and the nomination was accepted by the Committee.

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.

Doug Yount wished the Administrative Committee and public a Happy New Year. There were no additional oral comments from the public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. December 14, 2016 Regular Meeting Minutes

Action was postponed to the next meeting to provide the Committee and the public time to further review the minutes. The December 14, 2016 meeting minutes will be included in the next scheduled meeting agenda packet.

6. JANUARY 13, 2017 FORA BOARD AGENDA PACKET REVIEW

Jonathan Brinkmann, Principal Planner, led the Committee in review of the draft January 13, 2017 Board agenda packet. The 2017 Board Elections draft report was reviewed and the Committee was informed of the nominations received.

7. BUSINESS ITEMS

- a. Capital Improvement Program (CIP) INFORMATION
- i. Development Forecasts Requests
 - ii. Caretaker Costs Reimbursement Policy

Mr. Brinkmann, Principal Planner, reviewed the Capital Improvement Program items. The jurisdictions were reminded to submit their development forecasts as soon as possible to allow the CIP process to begin and also allow FORA to receive input on prioritization of roadways and other capital improvements.

Public comment was received on the item and staff responded with information about the connection/impact the new presidential administration may have on infrastructure and other forecasts.

8. ITEMS FROM MEMBERS

There were no items from members.

9. ADJOURNMENT

The meeting was adjourned at 9:02 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: Capital Improvement Program Development Forecasts Request
DATE: January 18, 2017

On an annual basis, FORA updates its Capital Improvement Program (CIP) document. This process begins with requesting and receiving updated development forecasts from the FORA land use jurisdictions. These development forecasts form the basis for planning FORA's CIP. Accurate and realistic development forecasts will help FORA to program its BRP mitigations using the best available information. FORA receipt of development forecasts is a necessary step 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 send development forecasts information to FORA Project Manager Peter Said at Peter@fora.org by Friday, January 20, 2017. Last year's forecasts are attached to this memo for reference.

Enclosure (1)

Table 5 Land Sales Revenue

Land Sale = Table 8 Estimated Acreage x \$188,000 per Acre | Indexed 1.5% to account for Land Value Increase over time

Estimated Land Sales

Land Use	Location & Description	Jurisdiction	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Post-FORA	Forecast Total
Office																		
	Del Rey Oaks (Planned)	DRO	\$ -	\$ 5,081,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,081,524
	Monterey (Planned)	MRY	\$ -	\$ -	\$ -	\$ 2,362,659	\$ 3,188,184	\$ 4,058,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,246,676	\$ 9,609,335
	Cypress Knolls (Planned)	MAR	\$ -	\$ 203,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,261
	Marina (Planned)	MAR	\$ -	\$ 374,762	\$ 380,384	\$ 386,090	\$ 4,746,263	\$ 397,759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,144,022	\$ 6,285,258
	Seaside (Planned)	SEA	\$ -	\$ -	\$ 1,315,226	\$ -	\$ 1,328,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,328,410	\$ 2,643,636
																	\$ -	\$ -
Industrial																		
	Monterey (Planned)	MRY	\$ -	\$ -	\$ -	\$ 824,530	\$ 836,898	\$ 852,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,689,595	\$ 2,514,125
	Cypress Knolls (Planned)	MAR	\$ -	\$ 66,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,695
	TAMC (Planned)	MAR	\$ -	\$ -	\$ 197,445	\$ 200,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397,852
	Seaside (Planned)	SEA	\$ -	\$ -	\$ -	\$ 1,435,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,435,141
																	\$ -	\$ -
Retail																		
	Cypress Knolls (Planned)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,162,027	\$ -
	TAMC (Planned)	MAR	\$ -	\$ -	\$ 676,954	\$ 687,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,018,005	\$ 1,364,063
	Seaside (Planned)	SEA	\$ -	\$ -	\$ 5,415,635	\$ 12,670,283	\$ 21,732,018	\$ 6,512,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,934,076	\$ 46,330,399
	Ord Shopette	MCO	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 3,645,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,579,605	\$ 4,645,529
																	\$ -	\$ -
Hotel (rooms)																		
	Del Rey Oaks (Planned)	DRO	\$ -	\$ -	\$ -	\$ 2,888,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,888,026
	Seaside (Planned)	SEA	\$ -	\$ -	\$ 1,293,339	\$ 1,050,191	\$ -	\$ 1,136,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136,030	\$ 3,479,560
																	\$ -	\$ -
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)																	
	TAMC (Planned)	MAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Marina	MAR	\$ -	\$ 1,000,000	\$ 3,276,459	\$ 3,325,606	\$ 3,375,490	\$ 3,426,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,801,612	\$ 14,403,677
	Seaside	SEA	\$ -	\$ 484,206	\$ 3,931,751	\$ 3,325,606	\$ 13,164,411	\$ 12,676,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,841,063	\$ 33,582,625
	Del Rey Oaks	DRO	\$ -	\$ -	\$ -	\$ 17,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,000,000
	Various	Various	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CSUMB: Land Sales	CSU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
																	\$ -	\$ -
	Sub-total - Estimated Land Sales		\$ 1,000,000	\$ 7,210,448	\$ 16,487,192	\$ 46,155,647	\$ 52,017,202	\$ 29,060,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,881,119	\$ 151,930,706
	FORA Share (50% of Total)		\$ 500,000	\$ 3,605,224	\$ 8,243,596	\$ 23,077,824	\$ 26,008,601	\$ 14,530,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,940,560	\$ 75,965,353
	Discounted Cash Flow 4.1% Bond Buyers Index		\$ 480,187	\$ 3,325,170	\$ 7,301,955	\$ 19,631,709	\$ 21,248,147	\$ 11,400,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,648,380	\$ 63,387,402

Table 5 Land Sales Revenue

Land Sale = Table 8 Estimated Acreage x \$188,000 per Acre | Indexed 1.5% to account for Land Value Increase over time

Residential Annual Land Use Construction (dwelling units)

Land Use Location & Description	Jurisdiction	Land Transfer Type	Built To Date	FORECAST YEAR													Post FORA	Forecast + Built	
				2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			2029-30
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)															
<i>Marina</i>																			
Marina Heights (Entitled)	MAR	EDC		76	144	180	186	180	284	-	-	-	-	-	-	-	-	464	1,050
The Promontory (Entitled)	MAR	EDC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	EDC	261	30	90	90	90	50	626	-	-	-	-	-	-	-	-	676	1,237
TAMC (Planned)	MAR	EDC	-	-	-	100	100	-	-	-	-	-	-	-	-	-	-	-	200
<i>Marina Subtotal</i>			261	106	234	370	376	230	910	-	-	-	-	-	-	-	-	1,140	2,487
<i>Seaside</i>																			
UC (Planned)	UC	EDC	-	-	-	-	110	110	20	-	-	-	-	-	-	-	-	130	240
East Garrison I (Entitled)	MCO	EDC	319	160	140	120	100	100	531	-	-	-	-	-	-	-	-	631	1,470
Seaside Highlands (Entitled)	SEA	Sale	152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	152
Seaside Resort (Entitled)	SEA	Sale	5	2	2	4	6	53	53	-	-	-	-	-	-	-	-	106	125
Seaside (Planned)	SEA	EDC	-	-	15	120	100	390	370	-	-	-	-	-	-	-	-	760	995
<i>Seaside Subtotal</i>			476	162	157	244	316	653	974	-	-	-	-	-	-	-	-	1,627	2,982
<i>Other</i>																			
Del Rey Oaks (Planned)	DRO	EDC	-	-	-	-	130	287	274	-	-	-	-	-	-	-	-	561	691
Other Residential (Planned)	Various	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Other Subtotal</i>			-	-	-	-	130	287	274	-	-	-	-	-	-	-	-	561	691
TOTAL NEW RESIDENTIAL			737	268	391	614	822	1,170	2,158	-	-	-	-	-	-	-	-	3,328	6160**
EXISTING/REPLACEMENT RESIDENTIAL																			
Preston Park (Entitled)	MAR	EDC	352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	352
Cypress Knolls (Planned)	MAR	EDC		-	-	100	100	100	100	-	-	-	-	-	-	-	-	200	400
Abrams B (Entitled)	MAR	EDC	192	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	192
MOCO Housing Authority (Entitled)	MAR	EDC	56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56
Shelter Outreach Plus (Entitled)	MAR	EDC	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39
VTC (Entitled)	MAR	EDC	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13
Interim Inc (Entitled)	MAR	EDC	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11
Sunbay (Entitled)	SEA	Sale	297	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	297
Bayview (Entitled)	SEA	Sale	225	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	225
Seaside Highlands (Entitled)	SEA		228	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	228
TOTAL EXISTING/REPLACE			1,413	-	-	100	100	100	100	-	-	-	-	-	-	-	-	200	1,813
CSUMB (Planned)																			
				-	-	-	150	150	192	-	-	-	-	-	-	-	-	342	492
TOTAL RESIDENTIAL UNITS			2,150	268	391	714	1,072	1,420	2,450	-	-	-	-	-	-	-	-	3,870	8,465

Table 5 Land Sales Revenue

Land Sale = Table 8 Estimated Acreage x \$188,000 per Acre | Indexed 1.5% to account for Land Value Increase over time

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

Land Use Location & Description	Jurisdiction	Built To Date	FORECAST YEAR														Forecast + Built
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
NON-RESIDENTIAL																	
<i>Office</i>																	
Del Rey Oaks (Planned)	DRO	-	-	400,000	-	-	-	-	-	-	-	-	-	-	-	-	400,000
Monterey (Planned)	MRY	-	-	-	180,524	240,000	301,000	-	-	-	-	-	-	-	-	541,000	721,524
East Garrison I (Entitled)	MCO	-	14,000	-	10,000	10,000	-	-	-	-	-	-	-	-	-	10,000	34,000
Imjin Office Park (Entitled)	MAR	28,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	190,000	50,000	50,000	100,000	100,000	270,000	-	-	-	-	-	-	-	-	270,000	570,000
Cypress Knolls (Planned)	MAR	-	-	16,000	-	-	-	-	-	-	-	-	-	-	-	-	16,000
Interim Inc. (Entitled)	MAR	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marina (Planned)	MAR	-	29,500	29,500	29,500	29,500	29,500	29,500	-	-	-	-	-	-	-	59,000	177,000
TAMC (Planned)	MAR	-	-	-	20,000	20,000	-	-	-	-	-	-	-	-	-	-	40,000
Seaside (Planned)	SEA	14,900	-	-	102,000	-	100,000	-	-	-	-	-	-	-	-	100,000	202,000
UC (Planned)	UC	-	-	60,000	80,000	180,000	180,000	180,000	-	-	-	-	-	-	-	360,000	680,000
<i>Industrial</i>																	
Monterey (Planned)	MRY	-	-	-	72,000	72,000	72,275	-	-	-	-	-	-	-	-	144,275	216,275
Marina CY (Entitled)	MAR	12,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	-	30,000	30,000	54,000	-	-	-	-	-	-	-	-	-	-	114,000
Cypress Knolls (Planned)	MAR	-	-	6,000	-	-	-	-	-	-	-	-	-	-	-	-	6,000
Marina Airport (Entitled)	MAR	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TAMC (Planned)	MAR	-	-	-	17,500	17,500	-	-	-	-	-	-	-	-	-	-	35,000
Seaside (Planned)	SEA	-	-	-	-	125,320	-	-	-	-	-	-	-	-	-	-	125,320
UC (Planned)	UC	38,000	-	20,000	20,000	20,000	20,000	20,000	-	-	-	-	-	-	-	40,000	100,000
<i>Retail</i>																	
Del Rey Oaks (Planned)	DRO	-	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
East Garrison I (Entitled)	MCO	-	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-	-	40,000
Cypress Knolls (Planned)	MAR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	418,000	40,000	30,000	30,000	24,000	-	-	-	-	-	-	-	-	-	-	124,000
TAMC (Planned)	MAR	-	-	-	37,500	37,500	-	-	-	-	-	-	-	-	-	-	75,000
Seaside Resort (Entitled)	SEA	-	-	16,300	-	-	-	-	-	-	-	-	-	-	-	-	16,300
Seaside (Planned)	SEA	-	-	-	300,000	691,500	330,000	345,000	-	-	-	-	-	-	-	675,000	1,666,500
UC (Planned)	UC	-	-	-	62,500	82,500	82,500	82,500	-	-	-	-	-	-	-	165,000	310,000
		965,200	158,500	677,800	839,000	1,634,344	1,064,000	1,300,275	-	-	-	-	-	-	-	2,364,275	5,673,919
HOTEL ROOMS																	
<i>Hotel (rooms)</i>																	
Del Rey Oaks (Planned)	DRO	-	-	-	-	550	-	-	-	-	-	-	-	-	-	-	550
Dunes (Entitled)	MAR	108	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dunes (Entitled)	MAR	-	-	-	400	-	-	-	-	-	-	-	-	-	-	-	400
Seaside Resort (Entitled)	SEA	-	-	40	28	262	-	-	-	-	-	-	-	-	-	-	330
Seaside Resort TS (Entitled)	SEA	-	-	-	-	-	-	170	-	-	-	-	-	-	-	170	170
Seaside (Planned)	SEA	-	-	-	250	200	-	210	-	-	-	-	-	-	-	210	660
UC (Planned)	UC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		108	-	40	678	1,012	-	380	-	-	-	-	-	-	-	380	2,110

Appendix C: Jurisdiction-Incurred Caretaker Costs Reimbursement Policy

Caretaker costs were first described in the Fiscal Year (FY) 01/02 FORA Capital Improvement Program (CIP) as: “Costs associated with potential delays in redevelopment and represent interim capital costs associated with property maintenance prior to transfer for development.”

FORA Assessment District Counsel opined that FORA Community Facilities District Special Tax payments cannot fund caretaker costs. For this reason, caretaker costs would be funded through FORA’s 50% share of land sale proceeds on former Fort Ord, any reimbursements to those fund balances, or other designated resources.

As a result of the FY 11/12 and FY 12/13 Phase II CIP Review analysis prepared by Economic & Planning Systems, Inc., FORA agreed to reimburse its five member jurisdictions (County of Monterey and Cities of Seaside, Marina, Del Rey Oaks, and Monterey) for these expenses based on past experience, provided sufficient land sale revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. Based on previous agreements between the U.S Army and the City of Marina, City of Seaside and County of Monterey, *examples* of caretaker costs include the following: tree trimming, mowing, pavement patching, centerline/stenciling, barricades, traffic signs, catch basin/storm drain maintenance, vacant buildings, vegetation control/spraying, paving/slurry seal, and administration (10% of total costs).

For clarification purposes, FY 15/16 caretaker costs funding is limited to the amount listed in the FORA FY 15/16 CIP (Table 5 – Land Sales Revenue), which is \$150,000. Future FORA annual CIP’s will establish caretaker costs reimbursement funding as described in the next paragraph.

For implementation, this policy clarifies that FORA funding for caretaker costs shall be determined by allocating a maximum of \$500,000 in the prior fiscal year’s property taxes collected and designated to the FORA CIP. For example, if \$525,000 in property taxes is collected and designated to the FORA CIP during FY 15/16, then FORA will program a maximum of \$500,000 for the five member jurisdictions’ eligible caretaker costs. Each subsequent year, the maximum funding for caretaker costs may be decreased assuming that, as land transfers from jurisdictions to third-party developers, jurisdictions’ caretaker costs will decrease. If FORA does not collect and designate to the CIP sufficient property taxes in a given fiscal year to fund the maximum amount of caretaker costs allowed that fiscal year, the actual amount of property taxes collected and designated to the CIP during the fiscal year shall be used to determine the amount of caretaker costs funding. FORA shall set caretaker costs funding through the approved FORA CIP.

For a member jurisdiction to be eligible for caretaker costs reimbursement:

- 1) Costs must be described using the Caretaker Costs Worksheet (**Exhibit A**) and submitted to FORA by January 31 (1st deadline) and March 31 (2nd deadline) of each year;
- 2) FORA staff must provide a written response within 30 days denying or authorizing, in part or in whole, the Caretaker Costs Worksheet in advance of the expenditure. FORA may request additional information from the member jurisdiction within 15 days of receiving the Caretaker Costs Worksheet. FORA shall provide reasons for caretaker costs reimbursement denial in its written response;

- 3) Eligible costs must be within the total amount approved in the current CIP, which shall be divided into five equal amounts, one for each of the five member jurisdictions. For example, if FORA is able to allocate \$100,000 in caretaker costs in a fiscal year, each jurisdiction shall have the ability to request up to \$20,000 in caretaker cost reimbursements. If a member jurisdiction does not submit a Caretaker Costs Worksheet to FORA by January 31 of each year, it forfeits its caretaker costs allocation for the fiscal year. Such unallocated dollars shall be available through March 31 (2nd deadline) (see #1 above) to the jurisdictions who submitted Caretaker Costs Worksheets to FORA by January 31; and
- 4) FORA staff must verify completion of caretaker costs work items through site visits prior to work initiation and after work completion.

FORA shall establish an emergency set aside of up to \$75,000 in the FY 16/17 CIP budget for urgent and unforeseen caretaker costs. The process for requesting these funds shall be the same as described above except there will not be a deadline for submitting the request.



FORT ORD REUSE AUTHORITY CARETAKER COST WORKSHEET

Date: _____

Jurisdiction: _____

Point of Contact: _____

Contact number/email: _____

Please answer the following questions and submit to the Fort Ord Reuse Authority for a determination of eligibility for caretaker cost reimbursement:

1. Is the property where the Caretaker Costs are planned owned by the jurisdiction?
 - Yes
 - No
2. What is/are the Army Corps of Engineers parcel number(s)? _____
3. Check all Caretaker Cost work item categories that apply to the current request:
 - Tree trimming
 - Mowing
 - Pavement patching
 - Centerline/stenciling
 - Barricades
 - Traffic signs
 - Catch basins/storm drain maintenance
 - Barriers to vacant buildings
 - Vegetation control/spraying
 - Paving/slurry seal
 - Administration (up to 10% of total costs)
 - Other: _____
4. Provide a specific description of the proposed Caretaker Cost work:

5. Provide a description of potential benefit from completion of Caretaker work items (such as improved public health, public safety, reduced fire risk, etc.):

6. Provide a detailed budget of proposed Caretaker Costs with estimated costs (if caretaker work is approved for reimbursement, FORA staff will use this budget to verify work completion and issue reimbursements):

Jurisdictional Development Forecasts / Community Facilities District (CFD) Revenues

NOV	16	1st Call for forecasts and Present Land Sales Forecast method
NOV	30	2nd Call
DEC	14	3rd Call
JAN	4	4th Call
JAN	18	5th Call
JAN	20	Deadline
FEB	1	Review & Adjust Development Forecasts w/ Admin Committee
FEB	15	Confirm Development Forecasts with Admin Committee

Transport/Transit Priority Ranking

FEB	1	1st Call to complete Survey
FEB	15	2nd Call
FEB	24	Deadline
MAR	1	Review and Adjust Ranking with Admin Committee

Capital Improvement Program (CIP) - Elements

MAR	1	Review CIP Process and Table 1
MAR	15	Set Table 2 (10 year Plan)
MAR	29	Review & Adjust CIP Elements

FY 17-18 CIP

APR	12	Review Admin. Draft CIP
MAY	3	Review Draft CIP Recommend Draft CIP for Board adoption
MAY	12	Board Consideration