

JOINT COMMUNITY FACILITIES AGREEMENT

This Joint Community Facilities Agreement (this “**Agreement**”) is made by and between the Fort Ord Reuse Authority (“**FORA**”) and the City of Monterey, California (the “**Participating Agency**”) with reference to the following facts and objectives.

A. In 2002, FORA established the Fort Ord Reuse Authority Basewide Community Facilities District (the “**CFD**”), pursuant to the Mello-Roos Community Facilities Act of 1982 (California Government Code Section 53311 *et seq.*), as amended (the “**Act**”) for the purpose of collecting special taxes under the Act to finance, among other things, the construction of certain roadway improvements, transit improvements, water and storm drain improvements, other public facilities, and for costs related to habitat management within the CFD or otherwise incident to or required by reason of the development of property within or adjacent to the CFD, all as more particularly described in that Notice of Special Tax Lien recorded on May 22, 2002 as Document No. 2002048932 in the office of the County Recorder of the County of Monterey, California. FORA subsequently earmarked a portion of the special taxes so collected to finance the services described in Exhibit A attached hereto and incorporated herein by this reference (the “**Habitat-Related Services**”), resulting in accumulated funds having an approximate aggregate current unexpended balance of \$17,000,000 (the “**Habitat Funds**”).

B. FORA is scheduled to terminate on June 30, 2020 (“**FORA’s Termination Date**”) in accordance with the Fort Ord Reuse Authority Act (California Government Code Section 67650 *et seq.*), as amended. This Agreement is necessary to provide for the orderly transition of governmental finances in connection with the termination of FORA. Prior to FORA's Termination Date, FORA plans to allocate, divide, and distribute to the County of Monterey and the cities of Seaside, Del Rey Oaks, Marina and Monterey, each of which has habitat management responsibilities within the former Fort Ord, and upon each entering into a joint community facilities agreement with FORA, a portion of the then unexpended Habitat Funds in accordance with the formula set forth in Exhibit B attached hereto and incorporated herein by this reference. The Participating Agency’s allocated portion of such unexpended Habitat Funds may be referred to herein as the “**Allocated Funds**.”

C. The parties hereto expect that the Participating Agency, or its agents or successors, will provide Habitat-Related Services pertaining to real property within the Participating Agency's territorial limits (the “**Covered Services**”).

D. FORA and the Participating Agency now desire to enter into this Agreement to satisfy the requirements of Section 53316.2 of the Act and to memorialize their understanding with respect to the use of that portion of the Habitat Funds allocated to the Participating Agency for its use in connection with the provision of the Covered Services, all as more particularly set forth below.

NOW, THEREFORE, based on the foregoing and in consideration of the mutual terms, covenants and conditions contained in this Agreement and for other good and

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Delivery and Segregation of Allocated Funds. Prior to FORA’s Termination Date, FORA shall deliver the Allocated Funds to the Participating Agency. The Allocated Funds, together with any earnings thereon, shall be held by the Participating Agency in an account separate and apart from any other account maintained by the Participating Agency (the “**Allocated Funds Account**”). Funds in the Allocated Funds Account shall be used exclusively for payment of the costs of the Covered Services. Other than by providing the Allocated Funds, FORA shall have no obligation to pay for any of the costs of the Covered Services. It will be the responsibility of the Participating Agency to pay, or arrange for the payment of, any costs of the Covered Services in excess of the funds available in the Allocated Funds Account.

Section 2. Mitigation Monitoring and Reporting. Following FORA’s Termination Date, the Participating Agency shall be solely responsible for carrying out any mitigation monitoring and reporting or other similar requirements associated with the Covered Services. The provisions of this Section 2 shall survive the termination or expiration of this Agreement.

Section 3. Limited Obligations. All obligations of FORA under and pursuant to this Agreement shall be limited to the amounts it provides for deposit into the Allocated Funds Account. No member of FORA’s board of directors or any officer, employee, representative, or agent of FORA shall in any event be personally liable hereunder.

Section 4. Term. The term of this Agreement shall begin on the full signing of this Agreement by the parties and continue until FORA’s Termination Date; provided, however, that the Participating Agency’s obligations hereunder shall remain in full force and effect until the exhaustion of all amounts in the Allocated Funds Account by proper expenditure thereof by the Participating Agency to pay the costs of the Covered Services.

Section 5. Agreement of Public Benefit. By their respective approvals of this Agreement, FORA and the Participating Agency have each declared and hereby confirm that this Agreement is beneficial to the residents within the jurisdiction of their respective entities in assuring the provision of financing for a portion of the costs of the Covered Services in furtherance of the purposes of the Act.

Section 6. Partial Invalidity. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 7. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto

Section 8. Third-Party Beneficiaries. In order to provide a mechanism for enforcement of the Participating Agency’s obligations under this Agreement after FORA’s



Termination Date, the County of Monterey and the Cities of Del Rey Oaks, Marina, and Seaside are each hereby made an intended third-party beneficiary of this Agreement.

Section 9. Amendment. This Agreement may be amended at any time but only in writing signed by each party hereto.

Section 10. Cooperation. Each of the parties agrees to use reasonable and good faith efforts to take, or cause to be taken, all action to do, or cause to be done, and to assist and cooperate with any and all other parties in doing, all things necessary, proper or advisable to consummate and make effective, in the most expeditious manner practicable, the transactions contemplated by this Agreement including signing, acknowledging, and delivering any instruments and documents as may be necessary, expedient, or proper, to carry out the intent and purpose of this Agreement.

Section 11. Entire Agreement. This Agreement contains the entire agreement between the parties hereto with respect to the matters provided for herein and supersedes all prior agreements and negotiations between the parties hereto with respect to the subject matter of this Agreement.

Section 12. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California applicable to contracts made and performed in such State.

Section 13. Interpretation. This Agreement, as well as its individual provisions, shall be deemed to have been prepared equally by both of the parties hereto, and shall not be construed or interpreted more favorably for one party on the basis that the other party prepared it.

Section 14. Execution in Counterparts. This Agreement may be signed in any number of counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same complete instrument. The signature page of each counterpart may be detached from such counterpart and attached to a single document which shall for all purposes be treated as an original. Faxed, photocopied or e-mailed signatures shall be deemed originals for all purposes. This Agreement shall be effective as to each party when that party has executed and delivered a counterpart hereof.

Section 15. Authority. Each party represents and warrants to the other that it is authorized to execute, deliver and perform this Agreement, and the terms and conditions hereof are valid and binding obligations of the party making this representation.

[signatures appear on following page(s)]



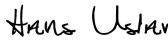
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year written beneath their respective signatures below.

FORT ORD REUSE AUTHORITY

CITY OF MONTEREY

By: ^{DocuSigned by:}

147FB2058B62469...
Josh Metz,
Executive Officer

By: ^{DocuSigned by:}

6892AD3E4790433...
Hans Uslar,
City Manager

Dated: 6/25/2020 | 10:22 AM PDT, 2020


Dated: 6/22/2020 | 9:53 AM PDT, 2020

ATTEST:

ATTEST:

^{DocuSigned by:}

E025D68BE0874A8...
Clerk of the Board


^{DocuSigned by:}

ED8453A4F62C4AA...
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

^{DocuSigned by:}

7499A00342CC4E5...
Jon Giffen,
Authority Counsel

^{DocuSigned by:}

B1CAF4A275A6451...
Karin Salameh,
Assistant City Attorney

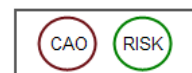


EXHIBIT A

DESCRIPTION OF THE HABITAT-RELATED SERVICES

Habitat Management within or in the vicinity of the CFD, or otherwise incident to or required by reason of development of the property within and adjacent to the CFD.

For the purposes of this Agreement, “**Habitat Management**” includes, without limitation, all work and activities to study and review environmental impacts and mitigation measures, as well as legal and overhead costs pertaining thereto.

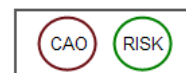


EXHIBIT B

FORMULA FOR ALLOCATION OF UNEXPENDED HABITAT FUNDS

County of Monterey	79.9%
City of Marina	7.9%
City of Seaside	7.4%
City of Del Rey Oaks	4.5%
City of Monterey	<u>0.3%</u>
TOTAL	100%