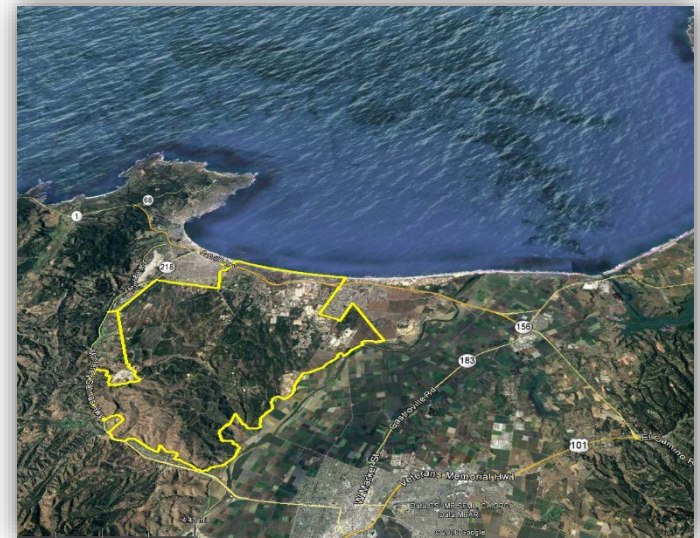


Transition Task Force

April 18, 2017

*Steve Endsley, Assistant Executive Officer
Sheri Damon, Prevailing Wage/Risk Coordinator*

- **Task Force History**
 - Meetings History/Timeline
 - Board Recommendation
- **Recent Progress**
 - Coordination/Meetings
 - New Task Force Charge
- **Proposed Work Plan**



- **Finance Committee**
 - December 8, 2015
 - February 1, 2016
- **Executive Committee**
 - March 30, 2016
- **FORA Board**
 - April 8, 2016
- **Transition Task Force (TTF)**
 - April 27, 2016
 - May 11, 2016
 - May 25, 2016
 - July 13, 2016
 - August 2, 2016
 - August 29, 2016
 - October 24, 2016

- **Administrative Committee**
 - October 26, 2016
- **Legislative Committee**
 - October 31, 2016
- **FORA Board**
 - November 4, 2016
 - December 9, 2016



- **Focus Topics**
 - Contract Review
 - Munitions Obligations
 - CEQA Mitigations
 - Capital Improvement Plan (CIP)
- **Scenario Analysis**
 - Assumptions
 - 2020
 - 2030
- **Recommendation**
 - Dual tracks



CEQA Mitigations (\$94-\$125M) ***



2020

Transportation/Transit

- Current FORA obligation: Est. \$123 M
- Post-2020 obligation: **Est. \$64.5 – 74.5M**
- On and Off-site project completion schedule: 2025
- Full completion schedule: 2037

Water Augmentation

- Current FORA obligation: Est. \$24.3 M
- Post-2020 obligation: **Est. \$15.6 M** (FORA's mitigation only)
- Est. \$8.6 M to be collected by 2020
- Completion schedule: 2018-2037, in phases

Habitat Management Plan/Habitat Conservation Plan (HCP)

- Current FORA obligation: Est. \$44.8 M
- Post-2020 obligation: **Est. \$14 – 35.7 M** for HCP endowments
- Est. \$30.8 M to be collected by 2020
- Completion schedule: 2037

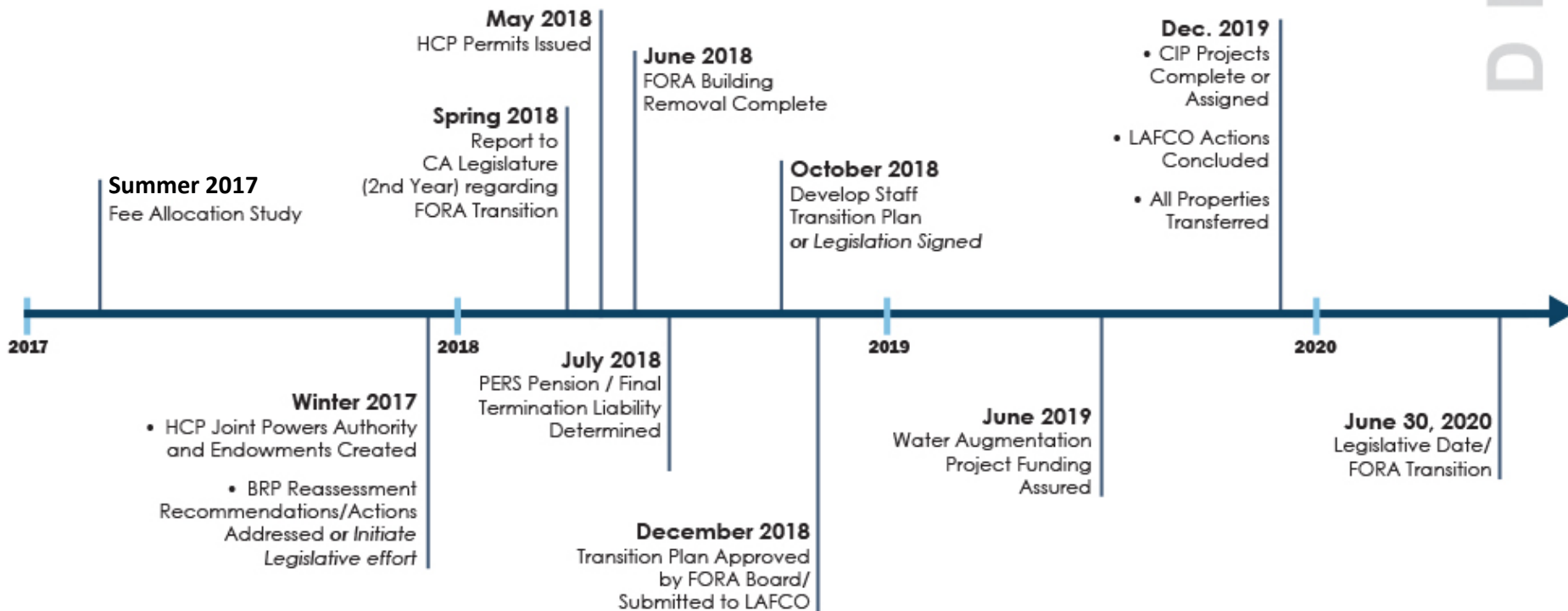
***Base Reuse Plan (BRP) Obligations. Numbers updated from July 2016 CIP



FORT ORD REUSE AUTHORITY

TRANSITION PLAN

DRAFT



December 9, 2016: Dual Tracks

- Initiate Legislative Amendment Process
- Continue Transition Planning

- **Since December 2016:**

- LAFCO
- TAMC
- MCWD
- SCSD
- Seaside/Marina City Managers
- Del Rey Oaks
- Army
- DTSC
- EPA...



New Task Force Charge

Board Chair Approved, March 2017:

- Re-formed as limited term Ad-hoc Committee
- Transition Plan recommendation to Board

The **Transition Plan** will include:

- **methodology for allocating obligations/liabilities** (*including - but not limited to - CEQA mitigations*) **and resources/assets** among FORA member jurisdictions;
- **methodology** and alternatives for **infrastructure improvement timing and prioritization**;
- **feasible financing options** to meet jurisdictional post-FORA obligations; and
- **structure** to implement obligations.

TTF work will require periodic transition plan reports and a **recommendation to the Board by January 1, 2018.**

- **Liabilities Allocation**, July 1
- **Infrastructure Coordination**, August 1
- **Resource/Financing Options**, September 1
- **Implementation Structure**, October 1
- **Board Recommendation**, December 8

Methodology for allocating obligations/liabilities (including - but not limited to - CEQA mitigations)

- Allocation of liability based upon BRP planned future development (%)
- Unanticipated liabilities
- *Target consensus date: July 1, 2017*

Sample Post-2020 Jurisdictional Liability Allocations

Jurisdiction	%	Scenario 1	Scenario 2
Del Rey Oaks	15%	\$13,707,293	\$18,468,573
Marina	35%	\$32,810,309	\$44,207,093
County	16%	\$15,419,753	\$20,775,862
Monterey	0%	\$140,303	\$189,038
CSU	0%	\$417,816	\$562,946
UC	5%	\$4,260,112	\$5,739,878
Seaside	29%	\$27,344,413	\$36,842,597
Totals	100%	\$94,100,000	\$126,785,988

Methodology and alternatives for infrastructure improvement timing and prioritization

- Follow 2020 CIP prioritization?
 - Modification Process?
 - Forum for Process: Contractual/Agency
-
- *Target consensus date: **August 1, 2017***

Resources to meet post-FORA obligations:

- Land Sales/Lease Revenues
- Development/Impact Fees
- Sales/Transient-Occupancy Tax
- Property Tax Increases

Revenue collection & distribution (e.g. Escrow Accounts, JPA?)

- *Target consensus date: **September 1, 2017***

Potential Implementation Structure:

- **ESCA:** County or JPA
 - **Transportation/Transit:** TAMC/MST – Regional; Jurisdictions – On-site
 - **Water Augmentation:** MCWD, MRWPCA
 - **HCP:** JPA
 - **Personnel/Operations:** JPA/Jurisdictions
- *Target consensus date: **October 1, 2017***

- **Liabilities Allocation**, July 1
- **Infrastructure Coordination**, August 1
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