Mossdale ULOP Program Financing Plan Task Order

BOARD MEETING
JANUARY 16, 2020
Mossdale ULOP Program Financing Background

- Since 2015, Larsen Wurzel & Associates, Inc. (LWA) has been working with Lathrop & Manteca (and SJAFCA since 2018) to implement the funding and financing program and administer the Adequate Progress Reporting.

- Mossdale Program is currently proposed to be funded by three main mechanisms:
  - Development Impact Fee,
  - Overlay Assessment District, and
  - Enhanced Infrastructure Financing District

In addition, SJAFCA is currently advancing a separate Feasibility Study for a Mossdale ULOP Project to target additional State funding.
Since SJAFCA assumed the lead role in 2018, the Board has taken the following funding & financing actions:

- Approved a loan agreement with the member agencies
- Implemented the Regional Development Impact Fee
- Implemented a Credit & Reimbursement Program for the Fee
- Selected an Assessment Engineer and Public Outreach Consultant for the proposed Assessment District
- Adopted a Climate Adaptation Policy to address climate change impacts in the Area
- Completed two years of Adequate Progress Reporting
LWA Current Efforts

- LWA’s original contract executed in 2018 provisioned for:
  - One year of support for the development of the Mossdale Program budget;
  - One year of Adequate Progress Reporting
  - Implementation of the Development Fee and associated Crediting & Reimbursement Program
  - Support for the Implementation of EIFD (scoping and initial coordination efforts with the member agencies)
  - Support for the selection of an Assessment Engineer for the OAD
  - Ongoing financing plan and coordination support for non-local funding efforts
LWA Additional Efforts

- LWA’s proposed contract extension would allow for;
  
  - Update of Financing Plan to address additional costs of Climate Change and associated update to Regional Development Impact Fee (scope-based effort)
  
  - Continued support for Fee Crediting Program (scope-based effort)
  
  - Coordination support for the OAD through implementation (scope-based effort)
  
  - An additional year of Adequate Progress reporting (one year of reporting)
  
  - Continued support for the Agency’s Mossdale Program budget (one year of support)
  
  - Support for the full implementation of EIFD (scope-based effort)
  
  - Continued support for the coordination of State and Federal funding (one year of support)
Recommendation

- Staff recommends that the Board Authorize the Executive Director to negotiate and execute a Task Order Amendment No. 1 with LWA.

<table>
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<tr>
<th>Item</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Current Task Order No. 1</td>
<td>$287,890</td>
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<tr>
<td>Proposed Amendment No. 1</td>
<td>$645,310</td>
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<td>Total Task Order No. 1</td>
<td>$933,200</td>
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- Recommendation is within the current 2-Year approved budget (2017/18 & 18/19 which has carried over to 19/20).