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9/17/08 • Mayra Davis • Michelle H. • Gil Hittingwood
• H. Martin Foundation

- 1) Gil to review More Island
- 2) Michelle to review Specific Plan
- 3) Bernardus: looked at specific Plan: agrees w/it.

Gil • over 5,000 acres on Island

- in '92 = closure announced. ^{'93} BRAC round. closed in '96.
- 13 reuse areas: 13 areas: each area assigned a use.
- ED Conveyance: 8,000 jobs
- North: lt. industrial middle: office + commercial + retail
- center: historic district (office, etc.)
- residential: lennox's new neighborhood
- southern end: park preserve.
- heavy industrial: dry docks, etc. where shipbuilding occurred
- 1,400 acres are developable.
- NAVY left 140 years of contaminants. \$130 million clean-up
- in 6th year of clean-up
- 4/5 th of clean-up has been completed.
- City takes ownership: NAVY pays \$130 million; have to pass to 3rd party until NFA.
- 1,400 homes in western area: 260 have been built + sold
- ALCO area has been cleaned + sold = owned by 3 private parties
- 200 north acres: 1 lot spot (old print) 190 acres \$1.2 billion. = 653 acres lennox = 2002 transfer.

→ \$110 million: lennox's investment. 90 companies; 2000 employees

- zero cost to LMSI: we share in ultimate upside.
- 5% of all lease revenue → goes to City
- Jours southern campus: has an option to purchase.
- 2,500 students at Jours. ultimately.
- 5 federal organizations: U.S. Veterans Admin. = clinic + paper
 - U.S. Forest Service: 400 employees • golf course

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H. Martin Foundation

Gil:

- DTSC
- RWQCB
- CAL-EPA

• State has responsibility for clean-up oversight.

Mayor: • What's out there that needs to be cleaned up: we need to get this to H. Martin Foundation

• Leuner's role: in 1998-99, City put out RFP for company that could put up \$200 million to develop Mare Island. Leuner was selected as master developer for 653 acres. City's reuse plan \$77 million clean-up bill. \$140 million = insurance coverage

• '94-95 → CFD. → \$6 million a year to keep Mare Island going
Mello-Ross = 12 sources of tax revenue: now \$1.2 to \$1.3m.
we take the difference between CFD costs & revenues: and charge that out to property owners = these are CFD costs. only federal land are exempt.

infrastructure needs & costs: modernizing & bringing up to standards
Leuner has spent @ \$120 million on infrastructure. Fours will spend @ \$ — million on infrastructure.

• 3rd version → 2008 amended Specific Plan

Mayor: what is Foundation's goal?

Bernardus: job creation; model for closed bases;

"World Chair": do clean-up, FEMA-like.

Mayor: how would you do development?

"World Chair" provide funding to Leuner: support Leuner in its efforts

→ 7-8 million \$ of development? "would do this?"

— 1-stop humanitarian services mall.

• Michelle: south campus: Foundation could go talk w/ Town: about this.

• Mayor: better to go talk w/ Leuner

• LNR #1 is owned by LORANA & LANDSOURCE → co-owners

• if Foundation were to purchase development rights & turn around & hire Leuner to administer

• Gil will let Rev. Bernardus how to access documents

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- how transferred
- what is available \neq
- what remains to be done
-

→ present an overview / see where they want to go.

- transfer obligations
- Specific Plan - uses that we have
- where we are now
-

p. 2.2 Gil: briefing on Mare Island

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- former ammo. annex: at time of Civil War - cannonballs, etc.
- until 1970's: highly contaminated: 10 to 20 years away
- = zoned for heavy industrial.

• Park: we don't yet own the shoreline.

• 3,000 acres: public trust parcels: City is custodian of property

- 5 federal: ① Army Reserve ② Coast Guard ③ US Forest Service ④ US ^{State} Admins
- ⑤ US Geological Survey - ^{Issue} this is temporary.

challenges that we face: "everything hinges on clean-up". Gil 650 and 3,000 acres: mostly PCB's & others. Lennar/LMI and

Weston: contracted w/ Weston to Lennar clean-up; we fund this

- at end of process, state certifies clean^{er} issues NFA. NO TRANSFER until NFA is completed. 4 more years on clean-up.

27 acres in ~~the~~ capped remediation site.

Historic District: built 1st building in 1855: 50 landmarks: 3 levels of historic bldgs: most of these we have to reuse.