



History

- ➤ 1963 Agreement related to the development of the Channel Islands Harbor
 - Annexation in exchange for infrastructure & maintenance services
 - City of Oxnard receives local share of taxes
- Seven amendments and two time extensions
 - Oxnard stopped services and utility payments in June 2018



History

- > Separate 1976 lease agreement for Fire Station 6
- 1983 Master Tax Share Agreement (MTSA)
 On November 6, 2018 the County gave notice to terminate the MTSA, effective
 December 31, 2018



Elements of the Cooperation Agreement

- Harbor Development/Redevelopment
 Partnership
- Maintenance Cost Sharing
- Capital Improvement Projects Funding
- Peninsula Road Street Vacation
- Harbor Building Permits
- Water Quality Cooperation
- Extension of Fire Station Agreement and Possible Expansion of Leasehold Area
- Master Tax Share Agreement



Harbor Development

- County and City agree to work together through County visioning process
- County and City agree to work together to identify projects which are in the best interests of the Harbor, County and City
- County and City agree to support projects through the approval and entitlement process, including before the State Coastal Commission



Maintenance Costs

- ➤ City to contribute 50% of the maintenance costs of the County-owned public areas of the Harbor, not to exceed \$200,000 annually, for a three-year period starting on July 1, 2021
- City may contribute towards maintenance costs for an additional two (2) years if Hyatt Hotel is not completed in three years



Capital Improvements

City Will Fund:

- ➤ Harbor public parking lots and lights (\$1,150,000)
- ➤ Lamps in existing light poles along Harbor Boulevard (\$120,000)
- Public restroom facilities (\$487,500)
- Repaving of Peninsula Road (\$506,000)



Street Vacations

- County and City agree on process to vacate and deed portion of Peninsula Road to accommodate the Hyatt Hotel Project
- City agrees to vacate and deed seven additional streets in the Harbor if requested by the County in the next five years



Building Permits and Water Quality

- County agrees City will issue all Building Permits in the Harbor except for County public buildings for public use and the Hyatt Hotel project
- County agrees to continue to assist City in evaluating the Harbor's water quality issue, including funding as agreed



Harbor Fire Station

- ➤ 1976 lease agreement for City Fire Station No. 6 terminates in 2033
- County Agrees to First Amendment for the Fire Station Agreement, which will:
 - Extend the existing fire station lease area to August 31, 2050
 - Provide the City with the option of expanding the fire station lease area 85-feet to the west for 50-years from the date of occupancy of a rebuilt/expanded Fire Station



Tax Share Agreement

- In 1983, the County and City approved a resolution that provided for the sharing of property taxes for all future annexations pursuant to a specific formula
- County terminated this resolution on December 31, 2018
 - Without a tax sharing resolution, properties and projects cannot be annexed into the City
- Proposed resolution is consistent with the 1983 resolution, except for the term
- Proposed term is for 25 years -
 - At fifteen (15) years from the date of the resolution either party may terminate the agreement as of the 31st day of December of any year



Financial Impact

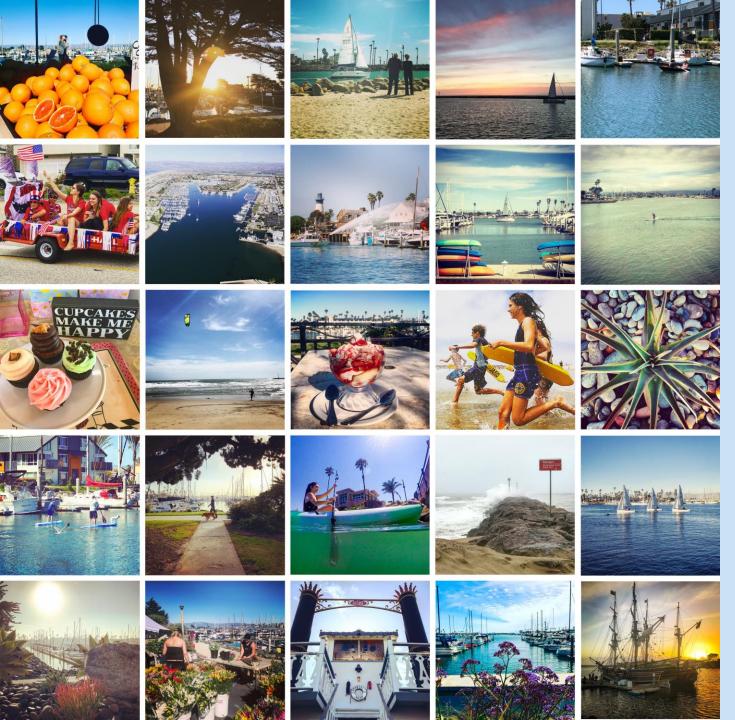
- County will receive \$2,263,500 to fund deferred capital projects in the Harbor
- ➤ County will receive up to \$1,000,000 to subsidize maintenance costs in the Harbor
- County and City will share revenue for future annexations (amount unknown at this time)



Respectfully Recommend that the Board:

- Approve a Cooperation Agreement with the City of Oxnard related to the Harbor area
- Approve the First Amendment to a Lease
 Agreement for the Channel Islands Harbor Fire
 Station
- 3. Adopt a resolution for tax sharing related to annexations

Recommendation





THANK YOU