

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2019 Annual Report**

| <b>MOU Section</b> | <b>Action Item</b>   | <b>Responsible Party</b> | <b>Completion Date per MOU</b>         | <b>Funding Appropriation/Status</b>                 | <b>Current Status</b>   | <b>Next Steps/ Action Items</b>   |
|--------------------|--|--------------------------|--|---|---|---|
| 1.a.               | Complete CEQA analysis for the Downtown Vibrancy Plan (DVP). | City                     | December 2016<br>Revised: 2020 to 2024 | General Plan/Zoning Amendments:<br>\$237K Measure G | The City is proceeding to implement DVP recommendations and actions that do not require CEQA review. Implementation measures such as 1.b listed below, which trigger land use/zoning changes will be based on the findings and recommendations of the 2017 Housing Target Market Assessment (HTMA). | Broader scale land use/zoning changes will be considered as part of the General Plan update process, which is planned to commence FY 2020/2021. |

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| 1.b.               | Amend the City’s General Plan Land Use Designation and Zoning Districts for City and County-owned parking lots identified in Exhibit “B” of this MOU. | City                     | December 2016<br>Revised: 2020/2021 | SB2 Funds:<br><br>General Plan/Zoning Amendments: \$237K<br>Measure G | City submitted grant application for California SB2 (Building Homes and Job Act) funding to hire a consultant to prepare technical studies required to process re-zoning of city-owned surface parking lots. (October 2019) | Select consultant to prepare technical studies to process re-zoning of surface parking lots. (late 2019/ early 2020) |

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| 1.c.        | Complete a parking and facility needs and fiscal assessment of existing government facilities. | City and County   | Complete parking and facility needs and fiscal assessment by December 2016<br>Revised date: Parking Strategy March 2020 | Parking Enforcement: \$200K Measure G<br><br>Parking Management: \$150K Measure G | Developing Downtown Parking Master Plan with parking consultant.<br><br>Focused on parking rate adjustments and enforcement in FY 2018-2019.<br><br>Expanded parking enforcement services in January 2019.<br><br>Council approved 2-year parking rate adjustment First year effective July 2019.<br><br>Monthly City and County staff meetings include evaluation of downtown parking conditions.<br><br>Agreement between City and County to use existing City lots for juror parking while work on long-term plan.<br><br>Police Dept move March 2020<br><br>Temp Warming Shelter move April 2021 | Short term: Consider County and Courts utilizing City surface parking lots to manage parking demands.<br><br>Long term: Work collaboratively on a future parking structure at City-County Government Center.<br><br>Undertake appropriate technical studies and environmental review. |

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| 1.d.(i)(1)         | Complete East/West Wing building renovation.                               | County                   | December 2018                  | Funded                              | Renovation complete August 2018 and District Attorney offices moved into East/West Wing building August 2018.      | ACTION COMPLETE                 |
| 1.d.(i)(2)         | Relocate Public Defender’s Office into the County Administrative Building. | County                   | December 2018                  | Funded                              | Renovation complete and Public Defender offices moved to 2 <sup>nd</sup> Floor of County Admin building June 2018. | ACTION COMPLETE                 |

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|------------------------|---------------------------|------------------------------|---|---|---|---|
| 1 .d.(i)(3)            | Remove modular buildings. | County                       | Within 90-calendar days of the relocation of the District Attorney’s and Public Defender’s offices. | Funded                                  | Public Defender modular #4 to be retained as a temporary warming shelter through April 2021.<br><br>Removal of modular buildings Nos 1, 2, 3, and 6 completed October 2018. | ACTION COMPLETE                             |

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| 1.d.(ii)(1)(2)(3)  | Coordinate on future planning activities related to the disposition of the Old County Jail, provision of open space and parking and shared parking facility or facilities. | County and City          | On-going and/or as otherwise provided in this MOU. | TBD                                  | <p>County: No responses received to two RFPs seeking adaptive reuse of the old jail building released Fall 2018 and March 2019. Board identified three preferred options (Façade/Park, Admin/Park, Admin/New Bldg)</p> <p>County explored development of an 81 stall temporary parking lot at Gabilan and Church Streets. Estimated cost \$1.8M.</p> <p>As an alternative to developing a temp parking lot, City and County approved Amendment 1 to Lease of City Property approved August 2019 allowing County use of Lot 17 for juror and employee parking (August 2019), and consider use of other surface parking if needed.</p> | <p>Select Lincoln Avenue Corridor Master Developer to develop plan that includes development of a parking structure at Gabilan and Church Streets as Phase I.</p> <p>County exploring possible State funding for preferred Old Jail site options, reporting back by June 2020.</p> |

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| 1.d.(iii)(1) | Complete a facility needs and fiscal assessment for a new Salinas City Hall facility. | City              | Revised: December 2020  | TBD                           | <p>This task is currently a three to five-year horizon to be in sync with the County campus plan.</p> <p>Police Department to move to new Headquarters in March 2020 would free up space for expansion of the city campus.</p> <p>City released RFQ (July 2019) and RFP (Sept 2019) to identify Lincoln Avenue Corridor Master Developer. A new civic center is included in requested scope.</p> | <p>City to seek funding for feasibility study in at mid-year budget consideration early 2020.</p> <p>Complete facility needs and fiscal assessment for a new civic center as part of Lincoln Corridor Master Plan scope of work.</p> |

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| 1.d.(iv)           | City and County agree to coordinate with the Courts to address their existing and future facility needs. | City and County          | On-going                       | NA                                  | <p>Courts expressed interest but no funding to participate in parking structure (expect to be provided).</p> <p>Courts exploring new facilities in Greenfield and Seaside/Marina, and possible use of King City courthouse.</p> | <p>County will continue to coordinate with Court to identify needs.</p> <p>Discussions with Courts regarding shared Parking considerations.</p> |



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| 1.e.               | Provide for attractive, safe and convenient pedestrian linkages and green spaces. | City and County          | In accordance with the timeframes specified in the DVP<br><br>Revised: 2021/2022 | Main Street Streetscape Project: \$12M Measure X<br><br>Downtown Complete Streets Project (W. Alisal Improvements): Design: \$310K Construction: \$7.3M (HSIP, RSTP, Measure X)<br><br>Seeking funds for other improvements. | Finalizing construction documents for Streetscape Master Plan for the 100, 200, and 300 Blocks of Main Street.<br><br>The Downtown Complete Streets Project, awarded on October 8, 2019, includes high-speed internet conduit in Alisal Street design from Central Park to 312 East Alisal.<br><br>Conduit for broadband service is also to be provided as part of Main Street Streetscape Master Plan implementation. | Commence construction of Downtown Complete Streets Project (Fall 2019)<br><br>Incorporate Rotary Arch design into the Main Street Construction Documents.<br><br>Approve project and go to bid by end of 2019. |

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|------------------------|---|------------------------------|--|--|--|--|
| 1.f.                   | Consider the Government Center’s relationship with surrounding land uses and plans. | City and County              | On-going                               | NA   | <p>City and County staff meet monthly to discuss the Government Center’s relationship with surrounding land uses and plans.</p> <p>County staff met with SCCIA regarding current and future plans for County lands downtown.</p> <p>City released RFQ (July 2019) and RFP (Sept 2019) to identify Lincoln Avenue Corridor Master Developer. A new civic center is included in requested scope.</p> | City and County working with prospective developers. |

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| 1.g.               | Evaluate the potential reuse, preservation or replacement of City-and County- owned historic structures (the Old County Jail is addressed in Action Item 1.d.(ii)(1)(2)(3) above). | City and County          | December 2019 Revised: June 2020 | TBD                                  | No responses received for two County RFQ/RFPs for adaptive reuse of the old jail building Fall 2018 and March 2019. | Board direction to explore possible State funding for three preferred Old Jail site options, reporting back by June 2020. |
| 2.                 | Provide mutual support and assistance for continued presence of primary State (Courts), federal, and other agency offices in the downtown.   | City and County          | On-going                         | TBD                                  | On-going Coordination: City and County staff meet monthly.  | Meet with Courts as needed.   |

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| 3.                 | Explore partnerships and to co-leverage funding.  | City and County          | On-going                             | TBD  | On-going Coordination: City and County staff meet monthly.   | Future.   |
| 4.                 | Continue License Agreement between the County and the City to allow jurors to park in designated City parking facilities. | City and County          | Current Agreement in place/On-going. | No City fiscal impact; County assumed continuance of shuttle and related services. | ITC parking lot for juror parking terminated as of September 13, 2019.<br><br>City and County approved Amendment 1 to Lease of City Property to allow County use of Lot 17 for juror and employee parking. (August 2019) | Consider use of other surface parking if needed.<br><br>Continue to explore long-term solution of a shared parking structure for the government center. |

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| 8.   | Annual Review | City and County   | By November 30 <sup>th</sup> of each year. | NA                            | Report presented to City Council and Supervisors (consent item) on November 19, 2019. | Maintain Performance Schedule Matrix for 2020 annual report. |
| <p>The Schedule of Performance may be modified in accordance with the requirements of Section 9 of this MOU.</p> <p>TBD – To be determined</p> <p>NA – Funding status is generally not applicable.</p> |               |                   |  |                               |   |  |

| ACCOMPLISHMENTS  |                           |
|--|---------------------------|
| TASK   | COMPLETED                 |
| Adoption of Government Center MOU                                  | May 2012                  |
| Land Holding Map   | July 2012                 |
| County Major Capital Plan  | January 2013              |
| Parking Agreement  | February 2013             |
| Vibrancy Plan Consultant   | March 2013                |
| Harris Road Agreement  | May 2013                  |
| MOU Matrix   | June 2014                 |
| Acceptance of Vibrancy Plan  | May 2015 (CC)/August 2015 |
| Extension of MOU   | May 2015                  |
| Downtown Community Benefit District                                | July 2015                 |
| Adoption of the updated City/County Downtown Government Center MOU | February 2016             |
| Code Enforcement Coordination                                      | April 2016                |

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|--|---|
| <b>TASK</b>  | <b>COMPLETED</b>                              |
| Property Exchange Agreement<br>Property exchanged<br>New PSHQ groundbreaking                                   | March 2016<br>June 2018<br>September 10, 2018 |
| Prepared 2016 MOU Annual Review  | November 2016                                 |
| Completed Downtown Housing Target Market Analysis and Parking Memo   | June 2016                                     |
| Phase I East/West Wing Renovation Completed  | November 2016                                 |
| County Resource Management Agency moved to 1441 Schilling Place  | June 2017                                     |
| Housing Target Market Analysis and Parking Memo presented to City Council and processed Downtown CBD Expansion | July 2017                                     |
| Commenced Main Street Streetscape Design   | August 2017                                   |
| Main Street Streetscape Master Plan presented to City Council  | October 2017                                  |
| Parking Management Plan (Presentation 1 of 3 to City Council)  | November 2017                                 |
| Completed Relocation of Public Defender's Office   | November 2017                                 |
| Completed 2017 MOU Annual Review   | November 2017                                 |
| Adopted Adaptive Reuse Ordinance for Downtown Core   | July 2018                                     |
| Completed renovation of East-West Wings at old County Courthouse   | August 2018                                   |
| Expanded Adaptive Reuse Ordinance area to include Central City Overlay   | September 2018                                |
| District Attorney moved into E-W Wings and temporary modular buildings removed                                 | October 2018                                  |
| Completed 2018 MOU Annual Review   | November 2018                                 |
| City approved expanded parking enforcement services  | December 2018                                 |

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| <b>ACCOMPLISHMENTS</b>   |                  |
|--|------------------|
| <b>TASK</b>  | <b>COMPLETED</b> |
| Downtown Complete Streets Grant Authorization for Construction                                   | January 2019     |
| Downtown Parking Rates Increase  | January 2019     |
| City Approved Plans and Specifications for Downtown Complete Streets Project and bid the project | February 2019    |
| Rejected bids for the Downtown Complete Streets Project  | April 2019       |
| Approved Revised Downtown Complete Street Project  | July 2019        |
| Downtown Parking Rates Increase  | February 2019    |
| Approved Amendment 1 to City Lease of Property Agreement   | August 2019      |
| Accepted Bid for Downtown Complete Streets Project   | October 2019     |
| Completed 2019 MOU Annual Review   | November 2019    |