



Monterey County

Fort Ord Committee Legistar File Number: 17-0914

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Agenda Item No. 4
September 07, 2017

Introduced: 8/30/2017

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Receive a progress report on the status of the Successor Agency to the Redevelopment Agency of the County of Monterey's disposition of properties in accordance with the approved *Long Range Property Management Plan*.

RECOMMENDATION:

It is recommended that the Fort Ord Committee receive a progress report on the status of the Successor Agency to the Redevelopment Agency of the County of Monterey's disposition of properties in accordance with the approved *Long Range Property Management Plan*.

DISCUSSION

On December 31, 2015, the State Department of Finance (DOF) approved a *Long Range Property Management Plan* (LRPMP) which described the anticipated plan for the disposition of lands held by the Successor Agency to the Redevelopment Agency of the County of Monterey (Agency). The purpose of the LRPMP was to obtain concurrence by the DOF as to which Agency properties were to be sold to generate revenues and which properties could be transferred to other public entities. The Agency sought and received approval from the DOF to convey all its properties - except the "Commercial Development Parcel" discussed below - to the County at no cost. Attachment 1 provides a summary of the status for disposing of Agency-owned properties within the former Fort Ord. Staff has completed the transfer of five Agency-owned properties on the former Fort Ord to the County.

The following provides an update on Agency-owned properties that have not been disposed:

Landfill Border Parcels

Two Landfill Border parcels along Imjin Parkway are still owned by the Successor Agency (See Attachment 2).

- *Commercial Development Parcel* (E8a.1.2, APN 031-101-039) - 21-acre property and includes a 1.8-acre portion currently under lease to the Ord Market.
 - Completed a Fair Market Rent Rate Appraisal for Ord Market. Lease adjusted to fair market rate rent pursuant to the lease terms.
 - Discussing with the City of Marina the disposition of land required for the Imjin Parkway Widening project.
 - Evaluating how road widening may impact access and parking to the parcel.
 - Reviewing a request by Lessee to enter into a sublease with Verizon Wireless for the placement of a cell tower on wheels (COW) within the leased property. Several issues need to be considered prior to making a determination regarding this request.

- *Imjin Road Widening Parcel* (E4.6.2, APN 031-101-058) - 16-acre designated for future widening of Imjin Parkway by the City of Marina, of which 1.2-acre portion of the parcel is currently within the footprint of the Ord Market.
 - Discussing with the City of Marina the disposition of land required for the Imjin Parkway Widening project.
 - Discussing with the City of Marina the possible disposition of the 21-acre adjacent commercial development parcel, along with other Landfill related properties, and how such a possible disposition would impact the anticipated Imjin Parkway Widening project.

East Garrison “Carve-out” Parcels

The Agency retains ownership of five properties (See Attachment 3) in the Phase 3 area of the East Garrison development to be used for implementation of the Arts/Historic District and Town Center portions of the project as required in the East Garrison Specific Plan and the Disposition and Development Agreement (DDA). These properties are to be developed in accordance with the Specific Plan and the DDA, and upon completion will be transferred to other owners as required by the DDA. Staff plans to provide a detailed update regarding the Art/Historic District and Town Center to the Fort Ord Committee in Fall 2017.

OTHER AGENCY INVOLVEMENT

County RMA has been involved in all discussions relating to the potential transfer of properties owned by the Successor Agency.

FINANCING

Costs for staff to coordinate property disposition and prepare reports and deeds is considered reimbursable under the allocated funding for Successor Agency wind-down Administration. On February 1, 2017, the Successor Agency submitted the ROPS for FY2017-2018 (July 1, 2017 to June 30, 2018), which included funding for Successor Agency wind-down as well as East Garrison administration costs. On March 13, 2017, the Department of Finance (DOF) approved \$300,000 for East Garrison administrative costs and \$248,137 for Successor Agency administrative wind-down costs in the ROPS for FY2017-18.

A hearing for the Successor Agency’s lawsuit against the DOF took place in April 2017. The judge ruled in favor of the DOF. The Successor Agency has filed an appeal and is working to have the matter heard as soon as possible.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The disposition of properties owned by the Successor Agency supports the following Board FY15-16 Strategic Initiatives:

- Strategic Initiative for Economic Development, “Through collaboration, strengthen economic development to ensure a diversified and healthy economy”, by “...Increasing the revenue base through business expansion while adding to the economic vitality of the County.”
- Strategic Initiative for Infrastructure, “Plan and develop a sustainable, physical infrastructure that improves the quality of life for County residents and supports economic development

results”, by “Improving the conditions of ...roads...”, and by “Providing for adequate...infrastructure.”

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: G.H. Nichols, P.E., Special Projects Engineer, Special Programs Section, RMA-Land Use & Community Development Division

Reviewed by: Melanie Beretti, Special Programs Manager, RMA-Land Use & Community Development Division

Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Attachment 1 - Status of Successor Agency Property Disposition - Fort Ord