

# Fort Ord Reuse Authority Transition Plan Resolution

Board of Supervisors

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# Goal - Direction

Consider:

- Proposal to join a Joint Power Authority to create a regional habitat cooperative for the former Fort Ord lands
- Fort Ord Reuse Authority's proposal to issue a bond against its statutory share of property tax revenue for building removal in the former Fort Ord area
- Revised Draft Transition Plan Implementing Agreement
- Making a recommendation to the Fort Ord Reuse Authority

# Overview of Presentation

- Section 1: Habitat Management
- Section 2: FORA Bond Issuance
- Section 3: Transition Plan Implementing Agreement & Roles
- Section 4: Recommendations to FORA and Staff Direction

# Section 1: Habitat Management

- FORA proposed revisions for 2018 FORA Transition Plan
  - To reflect recommendations from FORA Habitat Working Group (HWG) / FORA Administrative Committee joint meetings
- County identified issues
  - Habitat Conservation Plan (HCP)
  - Limited Authority Joint Powers Authority (JPA)
  - Funding for Habitat

# Section 1: Habitat Mgmt, con't

## Limited-Purpose Joint Powers Agreement (JPA)

- Limited-purpose JPA
  - \$17mil may be used for admin/planning
  - Explore reduced footprint/Phased HCP
  - Habitat Management only
- In the absence of a limited-purpose JPA
  - No HCP, so individual take permits required
  - County Habitat Management obligations under the HMP
  - Consider distribution of the \$17mil FORA set-aside

*Does the Board conceptually support joining a limited-purpose JPA for habitat?*

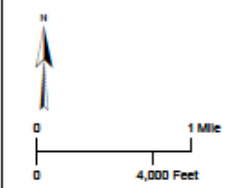
# Habitat Management Areas and Future Ownership

Former Fort Ord  
2018

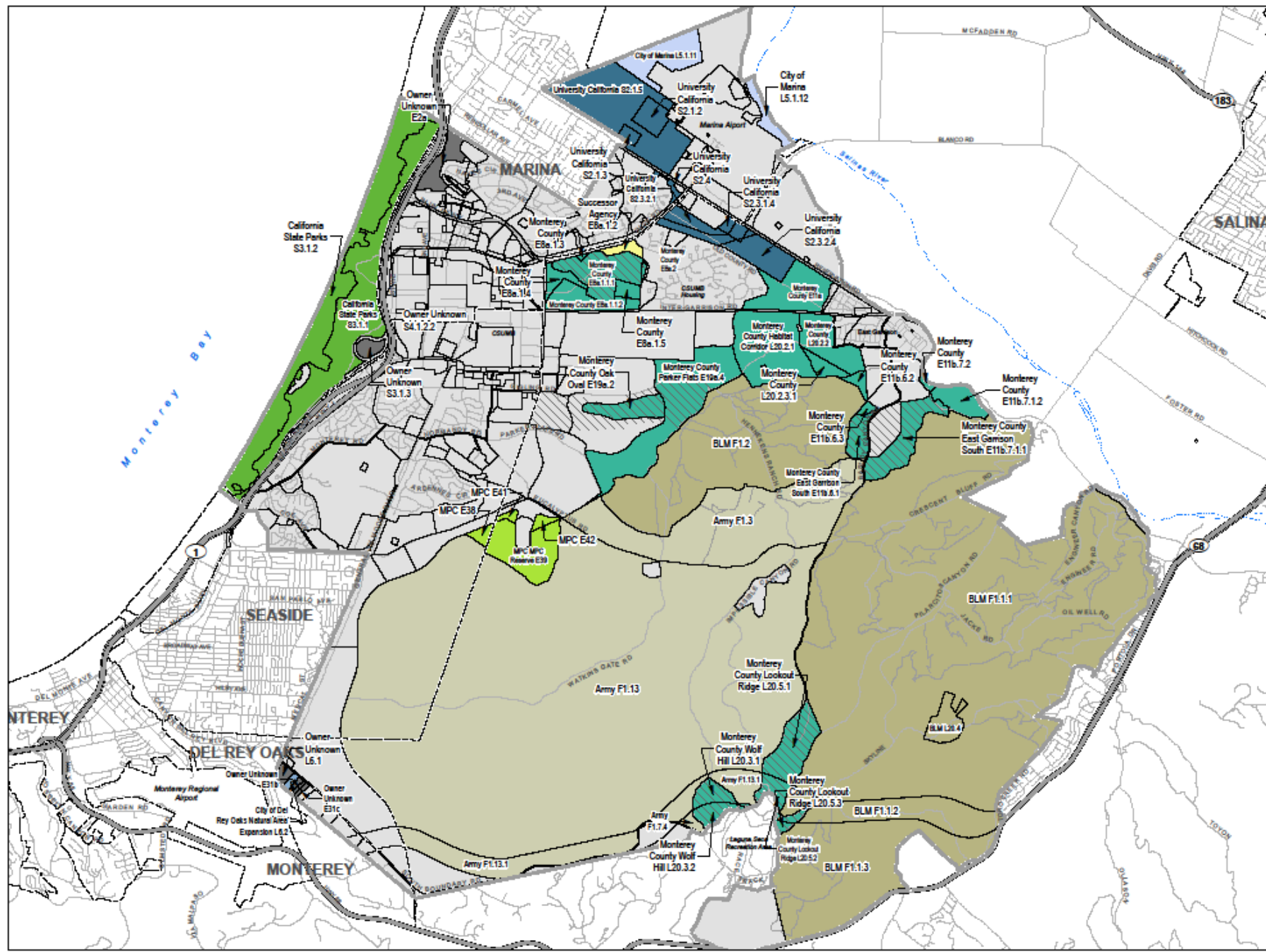
DRAFT

- Legend**
- HMA by Future Ownership**
- Monterey County
  - Army
  - BLM
  - California State Parks
  - City of Del Rey Oaks
  - City of Marina
  - University of California
  - MPC
  - Successor Agency
  - Owner Unknown
- County Property Status**
- Pending Transfer to County
  - Former Fort Ord Boundary
  - City Limits
  - Army COE Parcel

Sources: US Army COE; Monterey County RMA; BLM, LAFCO of Monterey County.



COUNTY OF MONTEREY  
RESOURCE MANAGEMENT AGENCY  
1441 SCHILLING PLACE 2ND FLOOR  
SALINAS CA 93801  
MAP PREPARED: 8/9/2018



# Section 1: Habitat Mgmt, con't

## FORA Habitat Set-Aside Funds Distribution (~\$17M)

- No limited-purpose JPA or JPA dissolves – Funds remaining distribute per formula based on:
  - 1. Only County/Cities owning HMA/Borderlands = \$13.27M (80%)
  - 2.a. All Habitat Management Area (HMA)/Borderland property owners = County \$7.66M (46%)
  - 2.b. All HMA/Borderland *except* state and regional parks = \$9.66M (58%)
  - 3. By CFD Contribution = \$6.96M (42%)

*Which formula does Board support?*

# Section 2: FORA Bond Issuance

- 3/25/20 FORA Admin Committee & 3/27/20 FORA Board consider bond issuance documents.
  - Estimated most recently approximately \$40M+; market uncertainty now
- City of Marina proposed Successor to FORA Bond Issuance
  - Marina City Council approved assuming role.
- County staff sent letter to FORA regarding bond proceed allocations and inter-agency bond issuance – 12.5% and not less than \$5million.
  - FORA Admin Committee recommended County's proposal for bond proceeds allocation, but no action taken regarding interagency agreement.

*Does the Board support Marina as successor entity? Proceed allocation?*



# Section 3: Transition Plan Implementing Agreement & Roles

## Transition Plan Implementing Agreement (TPIA) Proposed County Roles

- Records, including Website
  - Staff and Fort Ord Committee support, as long as there is funding
  - RMA/Contracts Purchasing preparing to receive records
  - IT engaged to keep website as archive
- Managing FORA Debt
  - Staff and Fort Ord Committee support, as long as there is funding
  - Staff requested list of financial obligations

*Does Board support assuming these roles?*

# Section 3: Transition Plan Implementing Agreement & Roles

## Funding Needs (FY20, FY21, FY22, & FY23)

RMA Costs = \$1,174,276\*\*

- Associate Planner (1) – Bio./Env. compliance for habitat & open space mgmt - \$432,916
- Management Analyst II (1) - Administrative and management functions - \$466,383
- Office Assistant (.25 of FTE) - Facilitating records transfers administrative support - \$60,325
- Office Assistants (3 Temporary) - Organize, scan and prepare for storage - \$50,000 (FY20)
- Records Retention Archive FORA records and ongoing storage - \$64,652
- Oak Woodland Conservation Planning (Denise Duffy & Associates) *Assignment* = ~\$25,000\*\*
- Consultant Infrastructure and habitat management options (TBD) and Consultant FORHA, Trail Plan & Open Space Management (TBD) - \$75,000

Military & Veterans Affairs Office (MVAO) Cost = \$351,053

- Management Analyst I – Facilitate Veterans Issues Advisory Committee (VIAC) - \$351,053

*Does Board support funding request to FORA?*

*\*\*Attachment B indicates \$90,000 in error for Oak Woodlands. Is ~\$25,000 one-time funding and assignment of existing contract.*

# Section 4: Recommendations

- Does the Board support:
  - In concept, a limited-purpose JPA for habitat?
  - Habitat fund distribution formula 1, 2.a, 2.b, 3, or other?
  - Marina as successor for bonds & proceed allocation?
  - Assuming proposed successor roles?
  - Funding request to FORA?