



Monterey County

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

Legistar File Number: A 20-059

March 24, 2020

Introduced: 3/13/2020

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Consider the proposal to join a Joint Powers Authority to create a regional habitat cooperative for the former Fort Ord lands;
- b. Consider the 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;
- c. Consider the Revised Draft Transition Plan Implementing Agreement;
- d. Consider making a recommendation to the Fort Ord Reuse Authority; and
- e. Provide direction to staff.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Consider the proposal to join a Joint Powers Authority to create a regional habitat cooperative for the former Fort Ord lands;
- b. Consider the 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;
- c. Consider the Revised Draft Transition Plan Implementing Agreement;
- d. Consider making a recommendation to the Fort Ord Reuse Authority; and
- e. Provide direction to staff.

SUMMARY/DISCUSSION:

Habitat Management

As part of ongoing discussions regarding Habitat Management and the Draft Habitat Conservation Plan at the FORA Habitat Working Group (HWG) and FORA Administrative Committee joint weekly meetings, several issues were identified that require input and direction from the County. These discussions prompted FORA to revisit the 2018 Transition Plan and develop proposed revisions for consideration of the FORA HWG and FORA Administrative Committee. County staff identified a number of unresolved key issues for discussion related to FORA's June 30, 2020 dissolution and habitat management. These were considered by the Board's Fort Ord Committee on March 3, 2020, and below is a summary of the outcome of those discussions.

The FORA HWG/Administrative Committees continue discussions regarding alternatives for habitat management coordination, permitting, and funding. Several items remain to be resolved; some critical issues have surfaced that would benefit from Board of Supervisors' input.

- i. Habitat Conservation Plan (HCP)* - Staff feels that there is not enough support from all the parties for approval of the HCP as drafted. Discussions continue to determine the possible value and a pathway to develop a reduced footprint or phased HCP for the region.
- ii. Limited Authority Joint Powers Authority (JPA)* - The group is actively discussing and

exploring establishment of a limited-purpose JPA to allow the permittees to continue discussions about habitat management and consideration of pursuing revision to the draft HCP, and possibly the EIR/EIS if not certified by FORA.

iii. Funding for Habitat - FORA has approximately \$17 million set-aside from the FORA CFD fee for habitat management. The disposition of these funds upon FORA's dissolution needs to be determined. There is support to keep this funding intact pending resolution of whether a version of an HCP is viable to move forward. If not, then the County (and others) wishes to ensure that the set-aside funds will be made available for existing habitat management responsibilities. On Friday March 13, 2020, the FORA HWG is considering formula options for distribution of these funds to be considered by the FORA Board and included in the JPA and the Transition Plan in the event no JPA is formed. The options will include: 1) all (jurisdictions, state and regional parks, educational institutions) habitat management and border land holders will receive a distribution; 2) all except state and regional parks provides for habitat management; and 3) only the landholding jurisdictions. If a limited-purpose JPA is formed, it is the opinion of FORA Counsel that the \$17 million could be used to fund the administration or additional technical and environmental work needed to advance discussions for alternative HCP approaches.

With FORA's dissolution, and in the absence of a limited-purpose JPA, the work completed to date toward a base wide HCP will remain incomplete. Without a HCP, County has substantial habitat management obligations under the Habitat Management Plan (HMP), which has fiscal implications. Staff feels that this should be considered for distributing the \$17 million in funds since collection of those funds was specific to habitat management.

FORA Bond Issuance

On March 20, 2020, the FORA Board is considering action to authorize issuing bonds to fund building removal on the former Fort Ord. The City of Marina is proposed to be the Successor to FORA for the bond issuance, and the Marina City Council has approved assuming this role. Staff and the County's consultant team have not yet received updated information and documents to support the issuance but is prepared to analyze these once made available. County staff sent FORA a letter regarding FORA bond proceed allocations and inter-agency agreements regarding the bond issuance (Attachment A). The FORA Administrative Committee considered this item at a Special Meeting on March 6, 2020 and its regular meeting on March 11, 2020. The FORA Administrative Committee recommended that the FORA Board accept the County's proposal related to bond proceed allocation but did not discuss or take action regarding an inter-agency agreement.

Transition Plan Implementing Agreement

At multiple meetings, the FORA Administrative Committee has considered and discussed the draft Transition Plan Implementing Agreement (TPIA) to be entered into by and among the County of Monterey; Cities of Marina, Seaside, Del Rey Oaks, and Monterey; California Department of Parks and Recreation (State Parks); Regents of the University of California (UC); and Board of Trustees of the California State University of Monterey Bay (CSUMB). Pursuant to that meeting, FORA staff revised the draft TPIA and published in on February 28, 2020 for the FORA Administrative Committee to consider at its March 3, 2020 meeting (Attachment C), during which discussions were animated whether or not to include a section addressing water allocations. The FORA Administrative Committee held a Special Meeting on March 11, 2020 to focus on the discussion of water allocations

and the TPIA, following which FORA staff committed to providing updated draft language options for consideration at the March 18, 2020 FORA Administrative Committee meeting.

County staff identified the following unresolved key issues for discussion related to FORA's June 30, 2020 dissolution identified in the TPIA:

1. Disposal of FORA Physical and Electronic Assets

i. Records, including Website - It is proposed that the County become the repository for FORA records, including its website content. County staff met with FORA to develop a preliminary strategy for working with FORA to prepare and transfer the records and staff is preparing a funding request to cover costs to facilitate records transfer for consideration by the FORA Board. Staff recommends that if the County assumes this role, that it be limited strictly to maintaining and making available FORA records as an archive.

Staff and the Fort Ord Committee support County assuming these obligations provided we receive funding from FORA. Staff is preparing a funding request to include this obligation to send to FORA for consideration in their mid-year budget discussions planned in April 2020.

2. Management of FORA Debt - FORA property tax revenues may continue to be collected after FORA's dissolution to pay for any remaining outstanding debt. It is proposed that the County would ensure payment of any remaining debt and assume responsibility for distribution of any remaining tax revenue per applicable law. Staff will request a list of known and/or possible debt (e.g., bond for building removal; contractor invoices; CalPERS) from FORA.

Staff supports County managing the debt depending on the list of obligations and funding available from FORA. County staff requested, via the FORA Admin Committee, that FORA provide a list of financial obligations so the FORA Board can determine what contracts can/will be terminated or completed prior to dissolution. Questions include: 1) Does the County want to assume these roles; and 2) should the County submit a budget request to FORA or enter into agreement with FORA regarding funding?

Staff and the Fort Ord Committee support County administratively managing FORA's remaining debt provided we receive funding from FORA. Staff is preparing a funding request to include this obligation to send to FORA for consideration in their mid-year budget discussions planned in April 2020.

Summary

Staff requests the Board consider and provide direction to staff for recommendation to the FORA Board regarding the: 1) proposed role and potential impacts to the County related to FORA's June 30, 2020 dissolution and the County-related roles and responsibilities per the revised draft TPIA; 2) whether to consider joining a JPA for the creation of a habitat cooperative; and 3) FORA bond issuance.

OTHER AGENCY INVOLVEMENT:

FORA is legislatively scheduled to dissolve on June 30, 2020. Supervisors Parker and Phillips serve on the County Board of Supervisors' Fort Ord Committee; Supervisors Adams, Parker, and Phillips

serve on the FORA Board; and Supervisor Phillips serves as Chair of the FORA Legislative Committee. RMA represents the County on the FORA Administrative Committee, which is considering the FORA transition issues. The County Administrative Office, the Office of the County Counsel, and Resource Management Agency (RMA) are part of the County's FORA transition team.

FINANCING:

RMA staff time to evaluate FORA transition issues and to prepare this report is funded as part of the FY 2019-20 Adopted Budget for the RMA, Fund 001, Appropriation Unit RMA013. Management Specialist and consultant costs associated with analysis of FORA transition issues are funded out of the Board-approved increase in appropriations by \$100,000, financed by an operating transfer from General Fund Contingencies, Fund 001, Appropriation Unit CAO020, to RMA, Fund 001, Appropriation Unit CAO004. Additional consulting and legal services for analyzing FORA's proposed bond issuance for building removal is funded out of the Board-approved increase in appropriations by \$25,000 each, respectively financed by an operating transfer from General Fund Contingencies, Fund 001, Appropriation Unit CAO020, to CAO, Fund 001, Appropriation Unit CAO004. RMA will work with CAO-Budget to true-up actual expenditures at the end of FY 2019-20 to ensure that any unexpended funds for outside consultants and experts are returned to General Fund Contingencies, Fund 001.

RMA is preparing a cost estimate for the County effort required to work with FORA. The funding requests will include four (4) years funding for RMA and Military and Veterans Affairs Office (MVAO) staff. The FY 2020-21 MVAO request for a Management Analyst I, to facilitate the Veterans Issues Advisory Committee, is \$115,748 and escalated over the next three (3) years through FY 2022-23 is estimated to be \$351,053. The RMA request includes a four (4) year cost estimate of \$1,239,276 to facilitate records transfer to the County prior to June 30, 2020 and provide ongoing administrative management support and regulatory compliance through FY 2022-23. Details of the County funding requests to FORA are included as Attachment B. Augmentations for these costs have been submitted to the budget office to be included in the FY 2020-21 budget process in the case that FORA does not fund this request.

Staff continues to evaluate the County effort needed to perform other functions proposed/likely. Currently, it is unknown what additional staff/resources will be needed. In some instances, funding has been proposed by FORA to offset these costs and retain a reasonable cost for administration (e.g., property disposal sale proceeds; property tax for FORA debt administration); however, funding for other functions has not been clearly identified or secured (e.g., litigation; FORA CFD replacement; habitat management, and/or conservation plan implementation beyond the \$17 million FORA set-aside).

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:


Ensuring a smooth transition after FORA's dissolution supports the Board's Strategic Initiative for Economic Development by continuing to support and facilitate the redevelopment of the former Fort Ord area and economic recovery to the region for the base closure. It is important that County is prepared for potential impacts resulting from this transition.

X Economic Development

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

Prepared by: Melanie Beretti, Property Administration/Special Programs Manager (831) 755-5285

Approved by: Shawne Ellerbee, RMA Deputy Director of Administrative Services

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

The following attachments are on file with the Clerk of the Board:

Attachment A - Letter to FORA Bond Proceeds and Agreement

Attachment B - County Funding Request to FORA

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Attachment A

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MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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March 5, 2020

Josh Metz, Executive Officer
Fort Ord Reuse Authority
920 2nd Avenue
Marina, CA 93933

Subject: FORA Bond Proceed Allocation and Inter-Agency Agreement

Dear Mr. Metz:

At its December 13, 2019 meeting, the FORA Board approved an allocation methodology for the bond proceeds that provided 4.5% (estimate \$1.3M - \$2.25M) proceeds to the County, and included a cost estimate of \$750,000 building removal costs for the Ammo Supply Point (E11b.8) and \$1,525,000 for 5 open space parcels (L23.3.2.2, L23.3.3.1, L23.3.3.2, L20.2.1, L20.2.2).

The County Board of Supervisors' Fort Ord Committee members conducted a site visit on October 1, 2019 to locations where County (and Successor Agency) have remaining buildings/structures that may benefit from funding derived if FORA issues a bond. Following up to that, County solicited cost estimates to demolish remaining buildings on County lands in the former Fort Ord (Enclosed). The total cost estimate for demolishing and disposing of County buildings on former Fort Ord lands is approximately \$13 million, which is far in excess of the FORA proposed maximum \$2.25M bond proceeds provided for to the County, which was used for the basis of current allocation ratios.

This new information was reviewed by the Fort Ord Committee at its February 2, 2020 Special Meeting, in which the Committee and staff identified 13 buildings that are high priority to the County for removal for a total estimated cost of about \$3.1 million (less than 25% of the estimated total cost for demolition).

Given these much higher than anticipated costs, more favorable bond climate, and in consideration that taxes generated from County lands will contribute approximately 33% toward payment of the bond debt service on the bonds while receiving only approximately 5% of the proceeds, County re-evaluated the allocation methodology (Enclosed). County's analysis provided shows our allocation using the methodology used by the FORA Board at its December 13, 2019 meeting, and proposed reallocation for consideration. The allocation calculations are based on three bond yield scenarios: \$40 million; \$42 million; and \$45 million. County proposes a formula where the bond proceed allocation is 12.5% of the total bond allocation, and not less than \$5 million, to go towards demolition and revitalization of structures within the unincorporated County area. County anticipates rehabilitating bunkers at the Ammo Supply

Point if there is funding available after demolishing our high priority items, but has not yet determined whether the remaining buildings/structures are to be demolished or renovated. For calculation purposes, the County achieved this increase in its allocation by including a corresponding decrease of 4% each to the Cities of Seaside and Marina, based on percentages of work to funding.

Additionally, County requests that an agreement be developed between the entities proposed to receive bond proceeds (County of Monterey, City of Marina, City of Seaside, TAMC, MCWD, and MST) that addresses post-FORA administration of the bond, collaboration to responsibly utilize the bond proceeds, and legal concerns minimize risk associated with the bond issuance and building removal implementation.

The County hopes that FORA and its relevant member jurisdictions agree to address these issues in a timely manner. I request that you include this correspondence with the agenda packet for the FORA Administrative Committee's meeting scheduled for Friday March 6, 2020 at 12:00 pm. Don't hesitate to contact me or Melanie Beretti (berettim@co.monterey.ca.us; 831-755-5285) if you have any questions.

Sincerely,



Carl P. Holm, AICP
RMA Director

Enclosures:

County Fort Ord Demolition Cost Estimates
County Fort Ord Demolition Location Maps
FORA Bond Proceeds Allocation Proposals

FORT ORD - EAST GARRISON
Demolition Cost Estimates Per Structure

Structure	Square Feet	Project & Construction				35% Contingency	Total	TO BE REMOVED	PONTIAL REMOVE OR REHABILITATE
		Construction	Management	*Misc.					
Theater (Foundation Only)	14,400	\$ 405,311	\$ 84,913	\$ 15,192	\$ 141,859	\$ 647,275	\$ 647,275	N/A	
Shooting Range	7,500	\$ 241,330	\$ 50,559	\$ 19,674	\$ 84,466	\$ 396,028	\$ 396,028	N/A	
Marshal Station	6,600	\$ 54,133	\$ 11,341	\$ 15,544	\$ 18,946	\$ 99,964	\$ 99,964	N/A	
Subtotal		\$ 700,774	\$ 146,812	\$ 50,410	\$ 245,271	\$ 1,143,267	\$ 1,143,267	\$ -	
Ammunition Supply Area									
Warehouse #725	4,992	\$ 360,937	\$ 75,616	\$ 52,538	\$ 126,328	\$ 615,419	\$ -	TBD	
Warehouse #727	4,992	\$ 360,937	\$ 75,616	\$ 52,538	\$ 126,328	\$ 615,419	\$ -	TBD	
Warehouse #730	4,992	\$ 360,937	\$ 75,616	\$ 52,538	\$ 126,328	\$ 615,419	\$ -	TBD	
Warehouse #735	4,992	\$ 360,937	\$ 75,616	\$ 52,538	\$ 126,328	\$ 615,419	\$ -	TBD	
Ancillary Structure #740	1,058	\$ 160,451	\$ 33,615	\$ 53,020	\$ 56,158	\$ 303,243	\$ -	TBD	
Ancillary Structure #741	576	\$ 73,708	\$ 15,442	\$ 50,444	\$ 25,798	\$ 165,392	\$ -	TBD	
Ancillary Structure #742	100	\$ 40,347	\$ 8,453	\$ 50,458	\$ 14,121	\$ 113,379	\$ -	TBD	
Carport Structure #744	3,844	\$ 181,772	\$ 38,081	\$ 50,262	\$ 63,620	\$ 333,735	\$ -	TBD	
Propane Tank & Enclosure #745	625	\$ 50,110	\$ 10,498	\$ 49,778	\$ 17,538	\$ 127,924	\$ -	TBD	
Rocket Repair Structure #746	8,208	\$ 725,427	\$ 151,977	\$ 77,671	\$ 253,899	\$ 1,208,974	\$ 1,208,974	N/A	
Ancillary Structure #747	130	\$ 40,324	\$ 8,448	\$ 50,388	\$ 14,113	\$ 113,273	\$ -	TBD	
Warehouse #750	1,200	\$ 143,042	\$ 29,967	\$ 52,038	\$ 50,065	\$ 275,112	\$ -	TBD	
Electrical Building #752	540	\$ 83,237	\$ 17,438	\$ 50,748	\$ 29,133	\$ 180,556	\$ -	TBD	
Bunker #760	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	TBD	
Bunker #761	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #762	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #763	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #764	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #765	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #766	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #767	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #768	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Bunker #769	2,214	\$ 327,764	\$ 68,667	\$ 52,528	\$ 114,717	\$ 563,676	\$ -	Rehabilitate	
Site Light Poles	Poles/Fixtu	\$ 135,541	\$ 28,396	\$ 20,380	\$ 47,439	\$ 231,755	\$ -	TBD	
Subtotal		\$ 6,355,344	\$ 1,331,445	\$ 1,240,619	\$ 2,224,371	\$ 11,151,779	\$ 1,208,974	\$ -	
Cul-de-Sac off of Barley Cyn									
Latrine	200	\$ 24,751	\$ 5,168	\$ 16,080	\$ 8,663	\$ 54,661	\$ 54,661	N/A	
Ancillary Structure	400	\$ 31,017	\$ 6,498	\$ 16,080	\$ 10,856	\$ 64,451	\$ 64,451	N/A	
Subtotal		\$ 55,768	\$ 11,666	\$ 32,160	\$ 19,519	\$ 119,112	\$ 119,112	\$ -	
Crescent Bluff									
Latrine	200	\$ 24,456	\$ 5,123	\$ 16,080	\$ 8,559	\$ 54,218	\$ 54,218	N/A	
Latrine	200	\$ 24,456	\$ 5,123	\$ 16,080	\$ 8,559	\$ 54,218	\$ 54,218	N/A	
Ancillary Structure	900	\$ 47,398	\$ 9,930	\$ 16,080	\$ 16,589	\$ 89,997	\$ 89,997	N/A	
Structure T659	900	\$ 52,618	\$ 11,023	\$ 16,080	\$ 18,416	\$ 98,138	\$ 98,138	N/A	
Structure T660	1,600	\$ 67,782	\$ 14,200	\$ 16,080	\$ 23,724	\$ 121,787	\$ 121,787	N/A	
Ancillary Structure	400	\$ 33,574	\$ 7,034	\$ 16,080	\$ 11,751	\$ 68,439	\$ 68,439	N/A	
Ancillary Structure	400	\$ 33,574	\$ 7,034	\$ 16,080	\$ 11,751	\$ 68,439	\$ 68,439	N/A	
Subtotal		\$ 283,858	\$ 59,468	\$ 112,560	\$ 99,350	\$ 555,237	\$ 555,237	\$ -	
Grand Total		\$ 7,395,745	\$ 1,549,391	\$ 1,435,749	\$ 2,588,511	\$ 12,969,395	\$ 3,026,590	\$ 9,942,804.84	

* Misc. Includes: Estimates for Environmental Testing & Oversight, Ammunition Plans & Oversight, Permitting, & Biologist & Archeologist Oversight.
Construction Cost Include: Demolition, Capping Utilities and Abatement

Project Cost Estimate Methodology:

Construction quotes were done by Jacob Construction (JOC contractor). Demolition and abatement are worse case, since haz mat reports are not currently available. Quotes are available upon request.

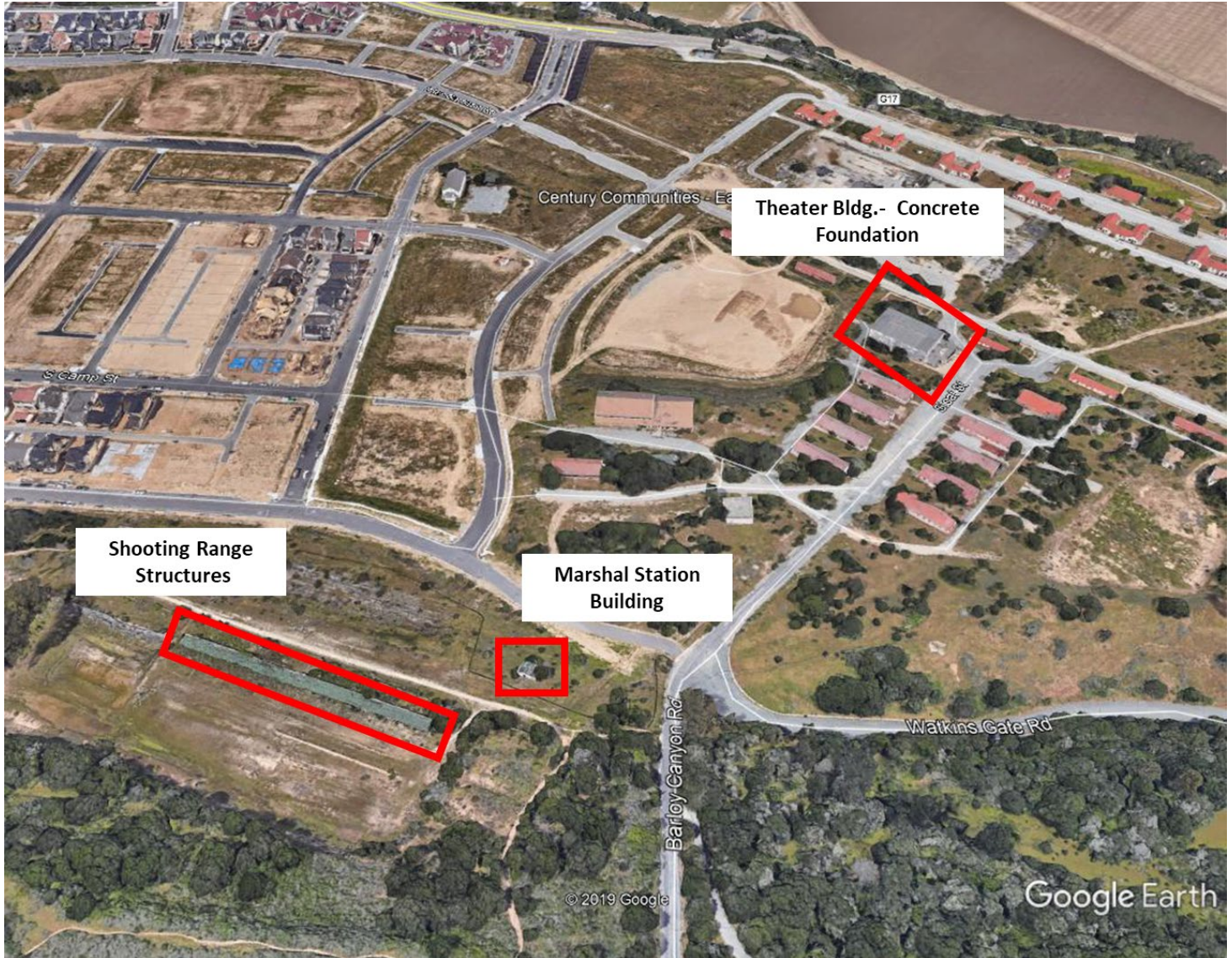
Environmental quotes (testing, oversight & clearance) were done by M3, a local vendor. Available upon request.

Project & Construction Management are based on industry standard - 20% of construction cost

Misc. costs are based on discussions with County Building and FORA staff

35% construction contingency was added to cover unforeseen expenditures.

FORT ORD – East Garrison
Theater Bldg. (Concrete Foundation), Marshal Station, Shooting Range



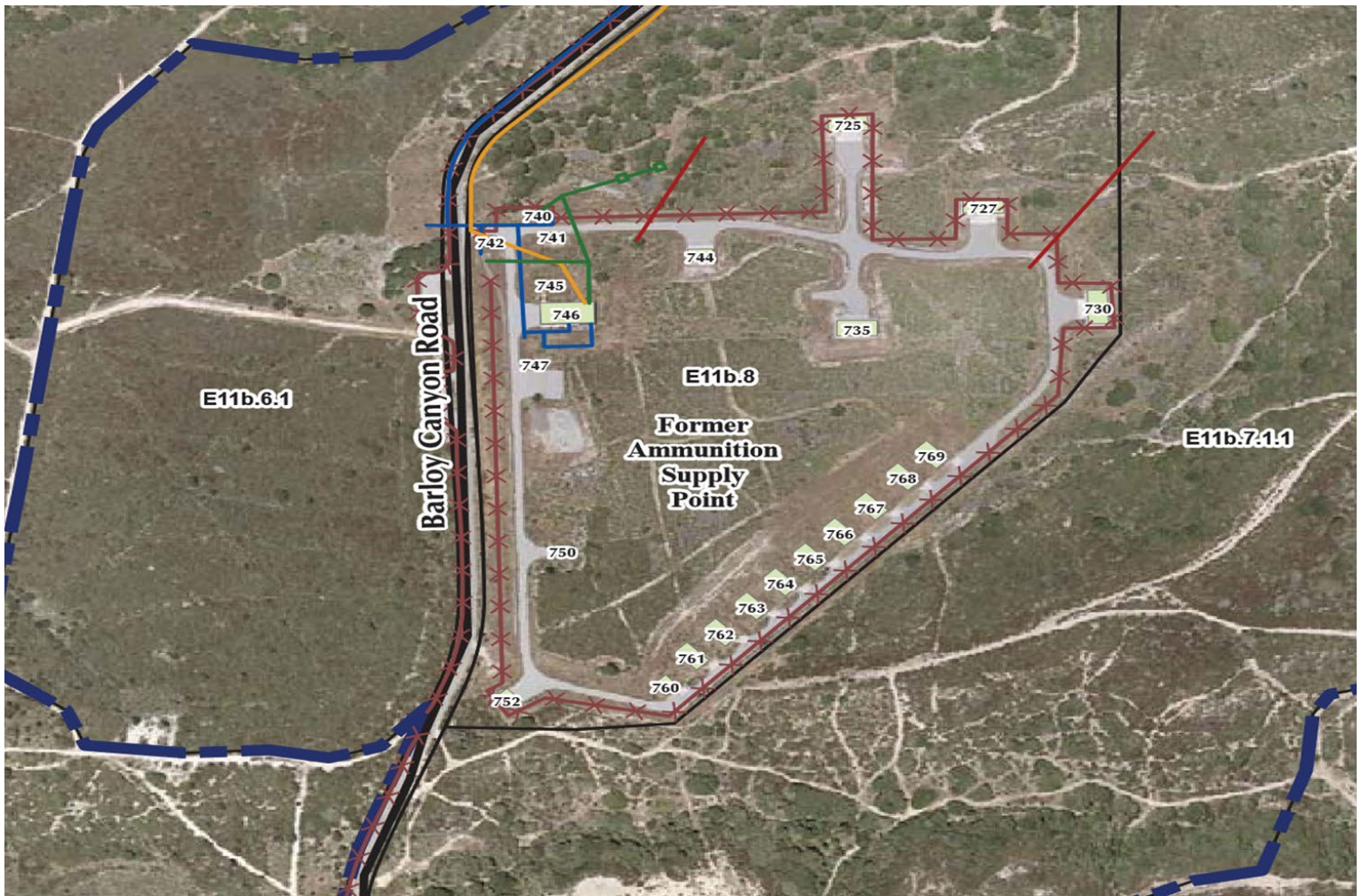
Structure		Square Feet
Theater Building – Concrete Foundation	-	14,400
Marshal Station - Structure & Foundation	-	6,000
Shooting Range – Structure & Foundation	-	7,500

Fort Ord – East Garrison
 General Location Map
 9 Wooden Structures



Structures	Square Feet
Cul-de-Sac off Barley Canyon	
1 Ancillary Structure	- 400
1 Latrine	- 200
Crescent Bluff Road	
2 Latrines	- 200 ea
1 Ancillary Structure	- 900
2 Ancillary Structure	- 400 ea
1 Ancillary Structure (T659)	- 900
1 Ancillary Structure (T660)	- 1,600

Fort Ord Ammunition Supply Point



Structures

- 4 Warehouse (725, 727, 730, & 735)
- 1 Ancillary Structure (740)
- 1 Ancillary Structure (741)
- 1 Entrance Structure (742)
- 1 Carport Structure (744)
- 1 Propane Tank & Enclosure (745)
- 1 Rocket Repair Lab (746)
- 1 Ancillary Structure (747)
- 1 Warehouse (750)
- 1 Electrical Building (752)
- 10 Bunkers (760-769)

Square Feet

- 4,992 ea
- 1,058
- 576
- 100
- 3,844
- 625
- 8,208
- 130
- 1,200
- 540
- 2,214 ea

BOND PROCEEDS ALLOCATION

Jurisdiction	Original Allocation %*	Proposed Allocation %
Marina	50.00%	46.00%
Seaside	32.25%	28.25%
County	4.50%	12.50%
TAMC	6.25%	6.25%
MCWD	5.25%	5.25%
MST	1.75%	1.75%
	100%	100%

ORIGINAL ALLOCATIONS

Bond Yield	\$	40,000,000	\$	42,000,000	\$	45,000,000
Marina	\$	20,000,000	\$	21,000,000	\$	22,500,000
Seaside	\$	12,900,000	\$	13,545,000	\$	14,512,500
County	\$	1,800,000	\$	1,890,000	\$	2,025,000
TMC	\$	2,500,000	\$	2,625,000	\$	2,812,500
MCWD	\$	2,100,000	\$	2,205,000	\$	2,362,500
MST	\$	700,000	\$	735,000	\$	787,500

PROPOSED ALLOCATIONS

Bond Yield	\$	40,000,000	\$	42,000,000	\$	45,000,000
Marina	\$	18,400,000	\$	19,320,000	\$	20,700,000
Seaside	\$	11,300,000	\$	11,865,000	\$	12,712,500
County**	\$	5,000,000	\$	5,250,000	\$	5,625,000
TMC	\$	2,500,000	\$	2,625,000	\$	2,812,500
MCWD	\$	2,100,000	\$	2,205,000	\$	2,362,500
MST	\$	700,000	\$	735,000	\$	787,500

* December13 FORA Board

** County requests not less than \$5M should it be less than \$40M proceeds.

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Attachment B

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County Funding Request to FORA

Attachment B

With the legally mandated dissolution of the Fort Ord Reuse Authority (FORA) occurring as of June 30, 2020, RMA has further identified certain responsibilities currently happening now and resource needs anticipated as of July 1, 2020. With the County assuming administrative management support of the former Fort Ord Properties effective in FY 20-21 and to ensure a successful transition, the County is requesting 3 years of initial funding assistance from FORA in getting the County's Ford Ord Program off the ground.

The County is requesting funding for additional staffing required in assuming administrative managerial support and records retention. Staffing for three and a quarter full time employees (FTE's) is being requested, (1) Associate Planner, (1) Management Analyst II and (.25) Office Assistant position. The Associate Planner will assist in providing Biological / Environmental compliance for habitat and open space management, the Management Analyst II for administrative and management functions and an Office Assistant for administrative support functions. Along with the staffing needs, RMA will assume the role of facilitating records transfers and have added Temporary Office Assistants (3) in the current fiscal year to assist with the organization of existing FORA documents. Moving forward the staff will be limited to maintaining and making available FORA records as an archive, therefore ongoing records retention cost are needed. The Military & Veterans Affairs office is requesting funding for a Management Analyst I position that would be responsible for facilitating the Veterans Issues Advisory Committee (VIAC). The position will act in the capacities of Facilitator, Project Manager and Analyst.

RMA is also requesting funding for ongoing contracts that are currently in place or will be necessary because of the dissolution. Currently Denise Duffy & Associates is assisting FORA with the Oak Woodland Conservation Planning and will continue thru project finish. Additionally, there is a pending analysis with a consultant assisting with identifying funding alternatives and analyzing the cost associated with the remaining infrastructure and habitat management options.

Monterey County RMA and Military & Veterans Affairs Office request consideration of funding costs the County will incur effective FY 20-21 as a result of the dissolution of FORA. The

Salaries (includes benefits cost):

Title	FY 2020	FY 2021	FY 2022	FY 2023	3YR Salary Estimate
Associate Planner (Biological/Environmental) - 1 FTE	\$ -	\$ 142,052.00	\$ 144,402.00	\$ 146,462.00	\$ 432,916.00
Management Analyst II - 1 FTE	\$ -	\$ 152,991.00	\$ 155,551.00	\$ 157,841.00	\$ 466,383.00
Office Assistant II .25 FTE	\$ -	\$ 19,682.75	\$ 20,120.75	\$ 20,521.75	\$ 60,325.25
Temporary Office Assistant 3 FTE	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
Management Analyst I (MVAO) - 1 FTE	\$ -	\$ 110,748.00	\$ 115,258.00	\$ 120,047.00	\$ 346,053.00
Total:	\$ 50,000.00	\$ 425,473.75	\$ 435,331.75	\$ 444,871.75	\$ 1,355,677.25
FTE Count	6.25	3.25	3.25	3.25	

Consultant / Contract Costs:

Title	FY 2020	FY 2021	FY 2022	FY 2023	3YR Estimate
Denise Duffy and Associates - Oak Woodland Conservation Plan Assignment	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 90,000.00
Consultant - Complete FORHA, Trail Plan & Open Space Mgmt Strategy	\$ -	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00
Consultant - FORA CFD Replacement	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
Total:	\$ 25,000.00	\$ 80,000.00	\$ 30,000.00	\$ 30,000.00	\$ 165,000.00

Other:

Title	FY 2020	FY 2021	FY 2022	FY 2023	3YR Estimate
Records Retention - Box, Move and Ongoing Storage	\$ 15,000.00	\$ 15,750.00	\$ 16,537.50	\$ 17,364.38	\$ 64,651.88
Onboarding Cost (MVAO - MA I position)	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
Total:	\$ 15,000.00	\$ 20,750.00	\$ 16,537.50	\$ 17,364.38	\$ 69,651.88

Total Funding Request:

	FY 2020	FY 2021	FY 2022	FY 2023	3YR Funding Estimate
	\$ 90,000.00	\$ 526,223.75	\$ 481,869.25	\$ 492,236.13	\$ 1,590,329.13

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