

Fort Ord Reuse Authority Transition Planning

Board of Supervisors
September 11, 2018
Legistar File No. 18-876

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Overview

- Scope & Goal of Workshop
- Background
- Transition Options
- Direction

Scope of Workshop

- Receive a report regarding the FORA Draft Transition Plan and transition planning process
- Conduct an informational workshop as recommended by the Board of Supervisors Fort Ord Committee;

Goal of Workshop - Direction

- Fort Ord Committee recommends:
 - Return on September 25, 2018 for consideration of the Board of Supervisors Fort Ord Committee's preliminary recommendations on the Draft Transition Plan and transition planning process
 - Request that the Fort Ord Reuse Authority Board of Directors delay its first vote on the Draft Transition Plan currently anticipated on September 28, 2018
- Provide direction to staff

Background

- FORA Act authorized the creation of FORA
- Original Dissolution June 30, 2014; Extended to June 30, 2020
- Base Reuse Plan (BRP) infrastructure and other tasks remaining beyond June 30, 2020 (~\$194.5 million)

Transition Options

- Statutory Extension and Dissolution Options Being Discussed
- Transition Plan to LAFCO by December 30, 2018

Transition Options – Key Topics

- Financial Assets
- Environmental Services
- Habitat
- Transportation

Transition Options - Finances

- Revenue Sources
 - Community Facilities District (CFD) Special Tax
 - Property Tax
 - Land Sales
 - US Army Funding

Transition Options - Finances

- Community Facilities District (CFD) Special Tax
 - About 2/3 of all FORA revenues
 - Ceases to exist when FORA dissolves
 - Primarily funds CIP

Transition Options - Finances

- Property Tax
 - Redistributed when FORA dissolves
 - FORA 35% : Successor Agencies 35% : County 25%
 - Post-FORA: Successor Agencies 54% : County 38%
 - Primarily used for CIP
 - Accelerated building removal proposal being considered

Transition Options - Finances

- Land Sales (FORA 50%)
 - FORA's share would possibly go to the jurisdiction upon FORA dissolution
- Primarily funds building removal and some CIP
- No land sales projected in County

Transition Options - Finances

- US Army funding for Environmental Services Cooperative Agreement (ESCA)
 - Funds munitions clean up, monitoring and reporting until 2028
- Funds go to successor entity
- If County, anticipated additional administrative, overhead, and legal costs

ESCA RP Properties and Recipients

Former Fort Ord
2018

DRAFT

Legend

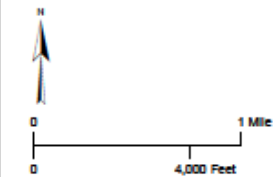
ESCA RP Munitions Response Areas (MRA) by Recipient

- Monterey County
- City of Monterey
- City of Del Rey Oaks
- City of Seaside
- CSUMB
- MPC

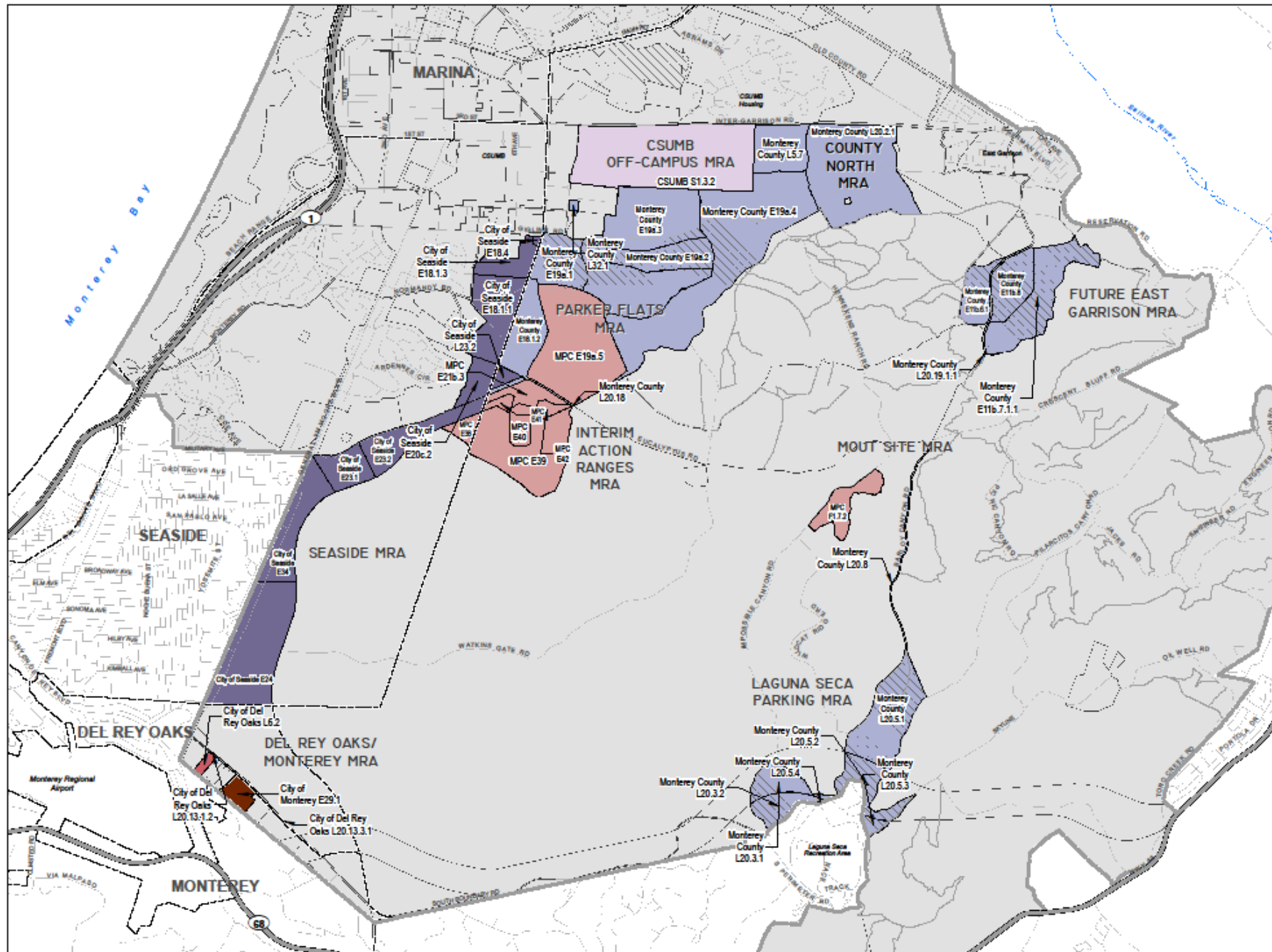
County Property Status

- Pending Transfer to County
- Former Fort Ord Boundary
- City Limits
- Army COE Parcel

Sources: Fort Ord Reuse Authority (www.fora.org);
US Army COE, Monterey County RMA;
BLM, LAFCO of Monterey County.

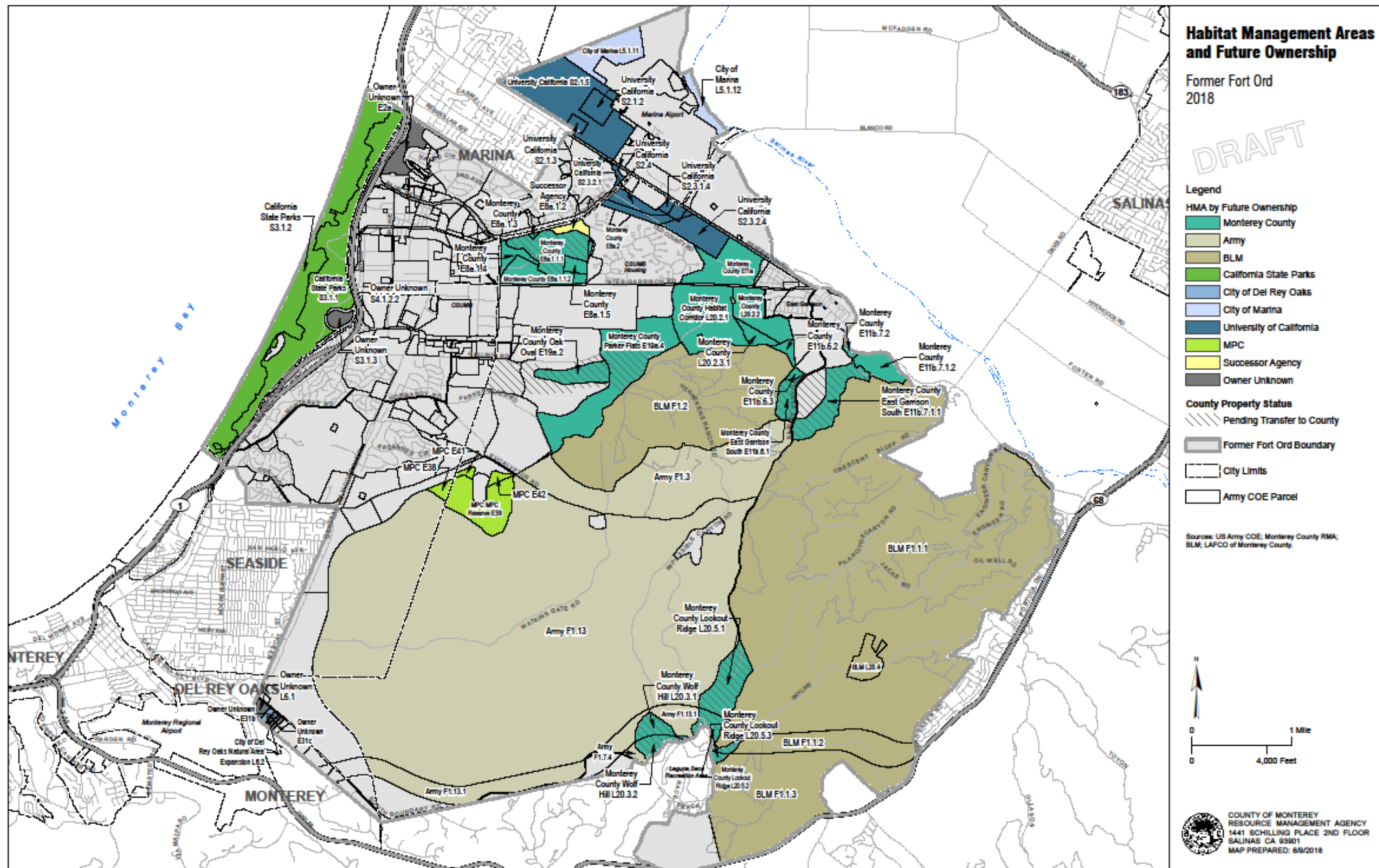


COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY
1441 SCHILLING PLACE 2ND FLOOR
SALINAS CA 93901
MAP PREPARED: 8/9/2018



Transition Options – Env. Services

- ESCA Successor Implementation
 - Munitions clearing complete; regulatory processing still pending
- Agreement requires single entity successor – either County, Seaside, Marina or JPA



Transition Options - Habitat

- Habitat Management Plan (HMP) – Adopted 1997
- Proposed Base-wide Habitat Conservation Plan (HCP)
 - To obtain Incidental Take Permits (ITPs) for BRP development
 - Comprehensive base-wide approach
- FORA set aside of ~\$21 million anticipated by June 30, 2020

Transition Options - Transportation

- BRP requires adoption of CIP to govern roadway improvements
- Post-FORA proposals include
 - TAMC proposed regional roadways
 - Proposed CIP roads to underlying jurisdiction
 - Current County Lead - Davis & Reservation Road project
- County policies to support fair-share funding

Direction

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