



County of Monterey

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

Board Report

File #: 19-1296, **Version:** 1

- a. Receive an update regarding the Fort Ord Reuse Authority Transition Plan and implementation; and
- b. Provide direction to staff.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Receive an update regarding the Fort Ord Reuse Authority Transition Plan and implementation; and
- b. Provide direction to staff.

SUMMARY/DISCUSSION:

At its December 19, 2019 meeting, the Fort Ord Reuse Authority (FORA) Board of Directors approved Resolution 18-11 Approving a Transition Plan for Submission to the Monterey County Local Agency Formation Commission (LAFCO) (Attachment 1). LAFCO is anticipated to consider the Transition Plan at its January 28, 2019 meeting. This Plan addresses many of the concerns County staff raised with prior versions, however, some issues of potential concern require further analysis and coordination with County, FORA and land use jurisdictions as part of implementing this Plan. The key areas that County staff is focused on include Environmental Services Cooperative Agreement (ESCA) and Army Lands (eg. Landfill), Habitat, Transportation, Fund Sharing, and Administrative Liabilities of FORA.

Since FORA's adoption of the resolution, County staff met twice with FORA staff in January to identify and discuss actions and next steps necessary for a smooth transition upon FORA's dissolution in 2020. FORA hired Regional Government Services, a Joint Powers Authority, to provide facilitation services for Transition Plan Implementation Agreements (TPIAs). Staff will work with FORA, the land use jurisdictions, and the facilitator to work through the majority of the identified Transition Plan implementation issues through the TPIAs; however, there are a few items that may require legislative action to fully address (e.g. CFD funding, property tax increment).

The FORA Administrative Committee continues to meet and discussed the transition plan, specifically, the list of agreements FORA has identified and submitted to LAFCO as Exhibit A of the Transition Plan Resolution 18-11. The goal of this effort is to clearly identify financial obligations and/or liabilities, and to highlight the applicable parties so that each jurisdiction can determine which agreements are of greatest concern if not properly assigned/accepted prior to FORA's dissolution.

OTHER AGENCY INVOLVEMENT:

Supervisors Adams, Parker, and Phillips serve on the FORA Board. Supervisor Adams served on the FORA Transition Taskforce. The Board's Fort Ord Committee conducted meetings in summer 2018 to discuss the preliminary draft Transition Plan.

RMA represents the County on the FORA Administrative Committee and has monitored FORA's Transition Planning in coordination with the CAO. The recent staff to staff discussions have not included counsel. The

CAO and County Counsel, in addition to RMA, are available to assist and advise the County in the upcoming months regarding the FORA transition.

FINANCING:

The potential impacts, benefits, and costs to the County as a result of the FORA's Transition Plan could be significant depending on the final transition plan and its implementation. County staff time to prepare this report and participate in the Transition Planning process is included in the FY2018-19 Adopted Budget Fund 001-RMA013. RMA hired a management specialist retired annuitant through FY19 to assist with the policy and financial analysis. The total cost for the management specialist since June 2018 is \$21,464.59 (FY18 = 1,441.43 and FY19 = 20,023.16), funded out of RMA Administration Fund 001, Appropriation Unit RMA013.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

FORA was established to facilitate the transfer and reuse of the former Fort Ord, to minimize the disruption caused by the base closure on the local economy, to provide for the reuse and development of the base to maintain and enhance the local economy, and to maintain and protect the unique environmental resources of the base. Managing and preparing for a smooth transition of FORA is vital for protecting County interests and reducing fiscal impacts. Part of the remaining physical infrastructure is located in unincorporated Monterey County.

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

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Reviewed by: Nick Chiulos, Assistant CAO

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

Attachments:

Attachment A - FORA Resolution No. 18-11 (December 19, 2018)

Attachment B - FORA Transition Plan To do List (Draft 2019.01.23)

(Attachments on file with the Clerk of the Board)