



County of Monterey

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

Legislation Details (With Board Report)

File #:	20-101	Name:	FORA Bond
Type:	General Agenda Item	Status:	Agenda Ready
File created:	2/6/2020	In control:	Fort Ord Committee
On agenda:	2/7/2020	Final action:	
Title:	a. Receive an update regarding 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; b. Receive cost estimates for removing remaining structures on County properties in the former Fort Ord; c. Consider making a recommendation to the Board of Supervisors; and d. Provide direction to staff.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment A - Site Maps of Building Removal Locations, 2. Report, 3. Attachment B - RMA Fort Ord Building Removal Cost Estimates

Date	Ver.	Action By	Action	Result
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- a. Receive an update regarding 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;
- b. Receive cost estimates for removing remaining structures on County properties in the former Fort Ord;
- c. Consider making a recommendation to the Board of Supervisors; and
- d. Provide direction to staff.

RECOMMENDATION:

It is recommended that the Fort Ord Committee:

- a. Receive an update regarding 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;
- b. Receive cost estimates for removing remaining structures on County properties in the former Fort Ord;
- c. Consider making a recommendation to the Board of Supervisors; and
- d. Provide direction to staff.

SUMMARY/DISCUSSION

In December 2019, the Fort Ord Reuse Authority (FORA) authorized issuance of up to \$50 million in bonds to fund building removal on the former Fort Ord. FORA has filed a validation action for the proposed bond issuance; the public response period ends March 9, 2020. The FORA Administrative Committee scheduled a Special Meeting on February 24, 2020, at 8:30 a.m., to discuss the FORA bond issuance and begin negotiating terms for interjurisdictional agreement(s) needed, should FORA issue bonds.

FORA staff previously provided cost estimates of approximately \$2.24 million to conduct building removal on County lands. The Fort Ord Committee held a special meeting 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. Based on discussions by the Committee and further consideration by staff, the Resource Management Agency (RMA) developed its own cost estimates to demolish the remaining buildings on County

lands in the former Fort Ord. Attachment A provides maps of the sites that were evaluated for possible building removal. Attachment B provides RMA cost estimates, by building/structure, for demolition and disposal.

Staff is seeking the Fort Ord Committee's recommendation to the Board of Supervisors and guidance for staff in reviewing FORA bond documents and negotiating agreement terms with the jurisdictions related to building removal should FORA issue bonds.

OTHER AGENCY INVOLVEMENT:

RMA sits on the FORA Administrative Committee where the bond issuance proposal is discussed.

FINANCING:

RMA's total estimated cost for demolishing and disposing of County buildings on former Fort Ord lands is \$12.97 million, which far exceeds the proposed \$2.24 million FORA bond proceeds for the County. Based on discussions at the Fort Ord Committee, retention of some of the remaining buildings (e.g., bunkers) for continued or future use is apparently desired.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Issuance of bonds for the building removal by FORA would support the Board of Supervisors' Strategic Initiative for Economic Development by removing a significant barrier to redevelopment of the former Fort Ord area.

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

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

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

Attachments:

Attachment A - Site Maps of Building Removal Locations

Attachment B - RMA Fort Ord Building Removal Cost Estimates