



County of Monterey

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

Board Report

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Receive a progress report on the status of the Successor Agency to the Redevelopment Agency of the County of Monterey's disposition of properties in accordance with the approved Long Range Property Management Plan, and provide direction to staff.

RECOMMENDATION:

It is recommended that the Fort Ord Committee receive a progress report on the status of the Successor Agency to the Redevelopment Agency of the County of Monterey's disposition of properties in accordance with the approved *Long Range Property Management Plan*, and provide direction to staff.

SUMMARY:

In accordance with the State Department of Finance (DOF) approved *Long Range Property Management Plan* (LRPMP), staff has completed a schedule and is in the process of implementing the disposition of fifteen properties currently under Successor Agency ownership.

DISCUSSION:

On February 29, 2016 the Fort Ord Committee received a report on the status of the Successor Agency's LRPMP. This report stated that on December 31, 2015 the DOF had approved the disposition of the properties listed in the LRPMP in accordance with the Successor Agency's recommendations. At that time the Committee requested quarterly progress reports on the property disposition process relating to properties on the former Fort Ord.

On May 17, 2016 the Board of Supervisors, acting as the Board of Directors of the Successor Agency, approved a deed of transfer for the 152-acre "East Garrison II" property to the County of Monterey. The Board of Supervisors accepted the transfer on behalf of the County, and the deed was recorded on June 9, 2016.

Deeds of transfer for the properties on the former Fort Ord listed below are under preparation and review, and will be presented for consideration by the Board of Supervisors, acting as the Board of Directors of the Successor Agency, in the near future.

- Landfill Border Parcels (former Fort Ord). The recommended action includes five parcels totaling 156 acres of undeveloped property. The parcels include 82 acres designated Habitat Management Area to be managed under the future FORA Habitat Conservation Plan, 58 acres designated Planned Development Mixed Use which the Board has proposed be retained by the County as non-HCP open space, and 16 acres designated for future dedication as public right of way to the City of Marina for the widening of Imjin Parkway.
- Landfill Border Parcel E8.1.2 (former Fort Ord). This 21-acre property is designated Planned Development Mixed Use, and includes a 1.8-acre portion currently under lease to the Ord Market. That lease is currently up for renewal. Staff and the current lease holder (Ord Market) are in the process of reviewing a draft Fair Market Rent Rate Appraisal as part of the lease renewal. A portion of this parcel is to be offered for sale to current lease holder, and staff has met twice to discuss the actions needed. Coordination with the City of Marina is needed to determine how the Imjin Road Widening project may impact access and parking for the Ord Market before the proposed cut-out parcel can be established and offered for sale.

The following properties will be retained by the Successor Agency at this time:

- East Garrison “Carve-out” parcels (former Fort Ord). The former Redevelopment Agency retained ownership of five properties in the Phase 3 area of the East Garrison development to be used for implementation of the Arts/Historic District and Town Center portions of the project as required in the East Garrison Specific Plan and the Disposition and Development Agreement (DDA). These properties will be developed in accordance with the Specific Plan and the DDA, and upon completion will be transferred to other owners as required by the DDA. This item is scheduled for discussion by the Fort Ord Committee elsewhere on the agenda of this meeting.

OTHER AGENCY INVOLVEMENT:

County RMA has been involved in all discussions relating to the potential transfer of properties owned by the Successor Agency.

On April 18, 2014 the Oversight Board of the Successor Agency to the Redevelopment Agency of the County of Monterey submitted its LRPMP to the State Department of Finance (DOF). On December 31, 2015 the DOF approved the disposition of the properties listed in the LRPMP in accordance with the Successor Agency’s recommendations.

FINANCING:

The recommended property transfers will have no additional financial impact to the Successor Agency. Costs for associated County staff to prepare the reports and Quitclaim Deed is considered reimbursable under the allocated funding for Successor Agency wind-down Administration. The DOF has only approved \$1,000 in the FY17 ROPS associated with the property assessments for three East Garrison parcels that will be transferred based on Phase 3 milestones. At this time there is no funding to reimburse staff costs in FY2016-17. The Successor Agency will be requesting additional funds for the second six-month period in FY2016-17 for these and additional administrative costs.

The recommended property transfers will have a financial impact to the County General Fund. On July 29, 2014 the Board of Supervisors received a comprehensive analysis of the potential cost implications to own and maintain up to 2,800 acres of property in the former Fort Ord which the County has or will receive in accordance with the 2001 *Implementation Agreement* (as amended). The analysis provided estimates of annual costs for successive levels of operational and maintenance activity. RMA will assess what the actual maintenance needs are for these properties and will return to the Board of Supervisor’s through the Budget Committee should additional funding be required during FY 2016-17. The maintenance of these properties will be managed out of RMA’s Facilities Grounds Unit 001-3000-8181-RMA006.

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