



# County of Monterey

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

## Board Report

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**File #:** 18-668, **Version:** 1

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- a. Consider the Fort Ord Reuse Authority (FORA) Draft Transition Plan; and
- b. Provide direction to County staff for analyzing the Draft Transition Plan as it pertains to Monterey County; and
- c. Consider a recommendation to the Board of Supervisors regarding procedural pathways for County involvement in the FORA transition planning process.

It is recommended that the Fort Ord Committee:

- a. Consider the Fort Ord Reuse Authority (FORA) Draft Transition Plan; and
- b. Provide direction to County staff for analyzing the Draft Transition Plan as it pertains to Monterey County; and
- c. Consider a recommendation to the Board of Supervisors regarding procedural pathways for County involvement in the FORA transition planning process.

### SUMMARY

The Fort Ord Reuse Authority (FORA) Act authorized the creation of FORA to facilitate transfer and conversion of the former Fort Ord military base into civilian use. FORA was originally scheduled to sunset on June 30, 2014. Prior to dissolution, the State legislature extended FORA to June 30, 2020 (Government Code section 67700). The statutory extension requires the FORA Board to approve and submit a transition plan to the Local Agency Formation Commission (LAFCO) on or before December 31, 2018.

FORA has been discussing and planning the transition for the past 2.5 years, and on June 8, 2018 FORA held a Board of Directors Study Session on the FORA Draft Transition Plan (dated June 5, 2018). FORA has requested comments on the Draft Transition Plan be submitted by June 25, 2018. A second workshop is planned for July 13, 2018 to present and receive input regarding an updated Draft Transition Plan.

Engaging in the FORA transition planning and evolution of the Draft Transition Plan will require significant effort over the coming months. Given the complexities of FORA's transition planning and the potential impacts to the region and County, the Resource Management Agency (RMA), in coordination with the County Administrative Officer (CAO), has processed a hiring freeze exemption request for a Management Specialist. Staff requires assistance from someone with expertise in finances, understanding of the County of Monterey, and experience with the Fort Ord redevelopment area to provide financial and policy analysis and expertise to help inform County decision-makers and staff regarding the FORA transition planning.

Staff proposes to analyze the Draft Transition Plan and relevant agreements and documents for impact to the County, and lay out options for the Fort Ord Committee and Board of Supervisors to consider. Staff recommends that the Fort Ord Committee make a recommendation that staff conduct this analysis and lay out options. Staff further recommends that the Fort Ord Committee consider making a recommendation regarding procedural pathways for County involvement in the Fort Ord Reuse Authority transition planning process, which staff would then take forward for consideration by the full Board of Supervisors.

### DISCUSSION

See Attachment 1 - June 8, 2018 FORA Board Study Session Report and Draft Transition Plan (June 5, 2018).

See Attachment 2 - Draft Transition Plan Study Session Presentation to the FORA Board.

The FORA Transition Plan Study Session video is available to view at <https://www.youtube.com/playlist?list=PLjfEU5a5iDj6wZ1g9J5BKsN6tSa3dBD0z>.

Additional information and materials regarding FORA's Transition Planning is available at <http://www.fora.org/Transitiontaskforce.html>.

### **OTHER AGENCY INVOLVEMENT**

RMA represents the County on the FORA Administrative Committee and has monitored FORA's Transition Planning. The CAO and County Counsel, in addition to RMA, are available to assist and advise the County in the coming months in regard to the FORA transition.

### **FINANCING**

The potential impacts and possible benefits to the County as a result of the FORA's Transition Plan are unknown at this time, but could be significant. County staff time to prepare this report and participate in the Transition Planning process is included in the FY18 baseline budget and FY19 Recommended Budget. RMA Administration (Fund 001-3000-8222-RMA013) is proposed to fund an estimated 100 hours of a Management Specialist time for approximately \$11,000.

### **BOARD OF SUPERVISORS STRATEGIC INITIATIVES**

FORA was established to help facilitate development in Monterey County, including surrounding cities, replacing jobs and housing lost with the closure of the former Fort Ord. Managing and preparing for a smooth transition of FORA is important for protecting County interests and reducing fiscal impacts. Part of the physical infrastructure remaining is located in unincorporated Monterey County.

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

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

### **Attachments:**

Attachment 1: June 8, 2018 FORA Board Study Session Report and Draft Transition Plan (June 5, 2018).

Attachment 2: Draft Transition Plan Study Session Presentation to the FORA Board