



Board Report

File #: 19-0162, **Version:** 1

- a. Consider the Fort Ord Reuse Authority's Draft Legislative Language to Implement the Transition Plan; and
- b. Authorize the Chief Administrative Officer to send a letter conveying the Board's position to the Fort Ord Reuse Authority. (ADDED VIA ADDENDA)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Consider the Fort Ord Reuse Authority's Draft Legislative Language to Implement the Transition Plan; and
- b. Authorize the Chief Administrative Officer to send a letter conveying the Board's position to the Fort Ord Reuse Authority.

SUMMARY:

On Friday March 15, 2019, the Fort Ord Reuse Authority (FORA) Board of Directors will consider draft legislative language to implement the 2018 Transition Plan that basically:

- a) Establishes that the Transition Plan is not subject to CEQA;
- b) Continues FORA with a Board consisting of the five (5) local land use jurisdiction and California State University Monterey Bay (CSUMB) with authority limited to completing tasks implementing the Transition Plan, as well as any FORA obligations;
- c) Allows continued collection of fees for implementation purposes;
- d) Establishes triggers for final dissolution; and
- e) Establishes LAFCO as the oversight Board for final dissolution.

Staff is presenting the draft legislation to the full Board of Supervisors (Attachment 1) and is requesting direction if the Board wants to present the County's position in a letter to FORA. While three Supervisors sit on the FORA Board, they are able to vote independently on those matters. A letter will help inform legislators of the County's formal position as an entity that would become a member of this new FORA Board.

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). Since FORA's adoption of the resolution, County staff met three times with FORA staff 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 continues to 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 had been identified as possibly needing legislative action to fully address (e.g. CFD funding, property tax increment).

At the March 11, 2019 meeting of the FORA Legislative Committee, FORA staff presented Draft legislative language to implement the Transition Plan for the committee's review and approval (Attachment 1). The FORA Legislative Committee recommended that staff present the draft legislative language to the FORA Board of Directors at a Special Meeting scheduled on Friday, March 15, 2019 at 10:00 am. Staff is analyzing the draft

legislative language and will monitor the FORA Board's activities related to this item for discussion at the March 19, 2019 County Board meeting.

OTHER AGENCY INVOLVEMENT:

Supervisors Adams, Parker, and Phillips serve on the FORA Board, and Supervisor Phillips serves as Chair of the FORA Legislative Committee. Resource Management Agency (RMA) represents the County on the FORA Administrative Committee and has monitored FORA's Transition Planning in coordination with the CAO. CAO, RMA and County Counsel have met and will continue to meet with FORA staff regarding transition items. 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 and the proposed draft legislative language could be significant depending on the final transition plan, its implementation and final legislation. RMA staff time to prepare this report and participate in the Transition Planning process is included in the FY2018-19 Adopted Budget Fund 001-RMA013.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The proposed draft legislative language to implement the FORA 2018 Transition Plan, and its potential adoption by the legislature, achieves the following Board FY15-16 Strategic Initiatives:

- *Economic Development:* Enhancing the well-being and prosperity of Monterey County Residents through collaboration to continue 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.
- *Infrastructure:* Meet the facilities, water, technology and transportation needs by planning and developing sustainable physical infrastructure as part of the reuse of the former Fort Ord.

Check the related Board of Supervisors Strategic Initiatives:

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

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Attachments:

Attachment 1 - FORA Draft Legislative Language to Implement the Transition Plan