

Progress Through Persistence

Executive Officer's Message

This past year, the Fort Ord Reuse Authority proudly asserts progress on most fronts. Notably, our munitions remediation, building removal, housing starts, jobs growth, veteran support/job/health programs, veterans cemetery expansion, and commercial services have all moved ahead.

Our region has also seen new projects emerge in the opening of a new hotel in Marina and Fire Station No. 7 in East Garrison. At the same time, the Habitat Conservation Planning struggles under the weight, breadth and bureaucracy of US and State permitting processes, and the Oak Woodlands planning process on behalf of Seaside and the County has been slower than anticipated.

The FORA Board is moving toward presenting a plan with a viable mechanism(s) to complete FORA's legislatively mandated mission after 2020. This transition planning process has been underway for more than two years, involving numerous meetings and discussions by three Ad Hoc

Committees and with regular updates and reports to the FORA Board. The Board is now engaged in discussion and study of a plan framework which identifies topics, potential action alternatives, and policy decisions the FORA Board will need to make to produce a Transition Plan by December 2018.

In so many ways, the 2017-18 Fiscal Year achievements demonstrate many ongoing and first time successes, again exemplifying FORA's long-standing commitment to our region of "progress through persistence." Barring major national or regional economic downturns – we should see the same positive results in the coming year.



— Michael A. Houlemard, Jr.
Executive Officer



SUCCESS HIGHLIGHTS

- Housing starts have continued at projected levels
- Dunes on Monterey Bay "Fast Casual" 2nd Phase built
- Marriott Spring Hill Suites opened summer 2017
- Army agrees to estimated \$6.8M ESCA munitions stewardship amendment
- East Garrison Fire Station opens - May 2018
- CSUMB completes building removal and new facilities, while enrollment increases
- VA/DoD Clinic opens August 2017
- Surplus II building removal 1st phase completed
- Economic Development progress:
 - Job Survey reported 4% jobs increase
 - UCMBEST property West Campus auction
 - Drone Automation Robotics Technology (DART) initiative
- CIP adopted, retaining priority for on-base projects
- S. Boundary & Gigling Rd. projects under way.

In FY 2017/2018 FORA:

1. Led the Monterey Bay Region's effort to secure a Federal Aviation Administration Unmanned Aerial Vehicle Integration Pilot Program center of excellence designation;



California Central Coast Veterans Cemetery.

2. Sustained support for small business assistance programs and the Monterey Bay Ecotourism Region initiative (MBETR.org) in partnership with CSUMB;
3. Continued to advance the Central Coast Marketing Team impact by facilitating location opportunities for FORA jurisdictions and others,
4. Maintained Marina, the County, FORA, and the University of California partnership meetings for the UCMBEST Center while supporting successful auction of the 49-acre West Campus; and,
5. Implemented additional multiple efforts to retain, expand and/or recruit business to the region.

For more information about reuse and redevelopment at the former Fort Ord, visit the FORA economic development-oriented website: OrdForward.org or contact Josh Metz at josh@fora.org

BASE REUSE PLAN

The Fort Ord Base Reuse Plan (BRP) is the guiding policy document for former Fort Ord educationally-based sustainable economic recovery from the 1991 base closure.

The BRP was adopted in June 1997 and FORA completed text/figure errata corrections this past year which are posted on the fora.org website.

This past year FORA assisted the County of Monterey and the City of Seaside staff in Oak Woodland Conservation Area planning for their roles in sustaining these resources under Reuse Plan policies. This planning effort supported the California Department of Veterans Affairs in helping to identify an oak woodland mitigation site necessary for development of the California Central Coast Veterans Cemetery.

FORA will share results with other FORA jurisdictions, land owners, and other interested parties to enhance Oak Woodland planning and

Housing Starts



New Housing	Pre FY 14/15	FY 14/15	FY 15/16	FY 16/17	FY 17/18 Actual YTD* (Annual Projected)	Total Actual YTD (Annual Projected)
New Residential	281	89	256	283	233 (234)	1142 (1143)
Replacement	1565	0	0	34	(24)	1599 (1623)
Totals	1846	89	256	317	233 (258)	2741 (2766)
Total CFD Revenues	\$27,004,803	\$1,982,669	\$5,202,626	\$7,329,706	\$5,554,021 (\$6,149,946)	\$47,073,825 (\$47,669,750)

FORA JOBS SURVEY

OVERVIEW

2017 RESULTS 3,462 Full-Time 1,497 Part-Time	→ →	2018 RESULTS 4,165 Full-Time 1,487 Part-Time
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SURVEY RESULTS

14% Jobs Increase	5,652 Total Jobs	132 Employers
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EMPLOYMENT

EMPLOYERS

- 42% Professional Services
- 23% Retail and Dining
- 19% Education
- 8% Recreation
- 6% Military

EMPLOYEES

- 3,070 Professional Services
- 1,306 Education Jobs
- 778 Retail and Dining
- 326 Military Jobs
- 172 Recreational Jobs

ABOUT THE SURVEY

BRP Jobs Goal: 18,000	Completion of BRP Jobs Goal: 31%
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management on former Fort Ord and adjacent areas. To stay up to date with Oak Woodland public participation process, go to: oakwoodlands.org.

Year	Active Projects
FY 14/15	2
FY 15/16	2
FY 16/17	3
FY 17/18	4

BUILDING REMOVAL

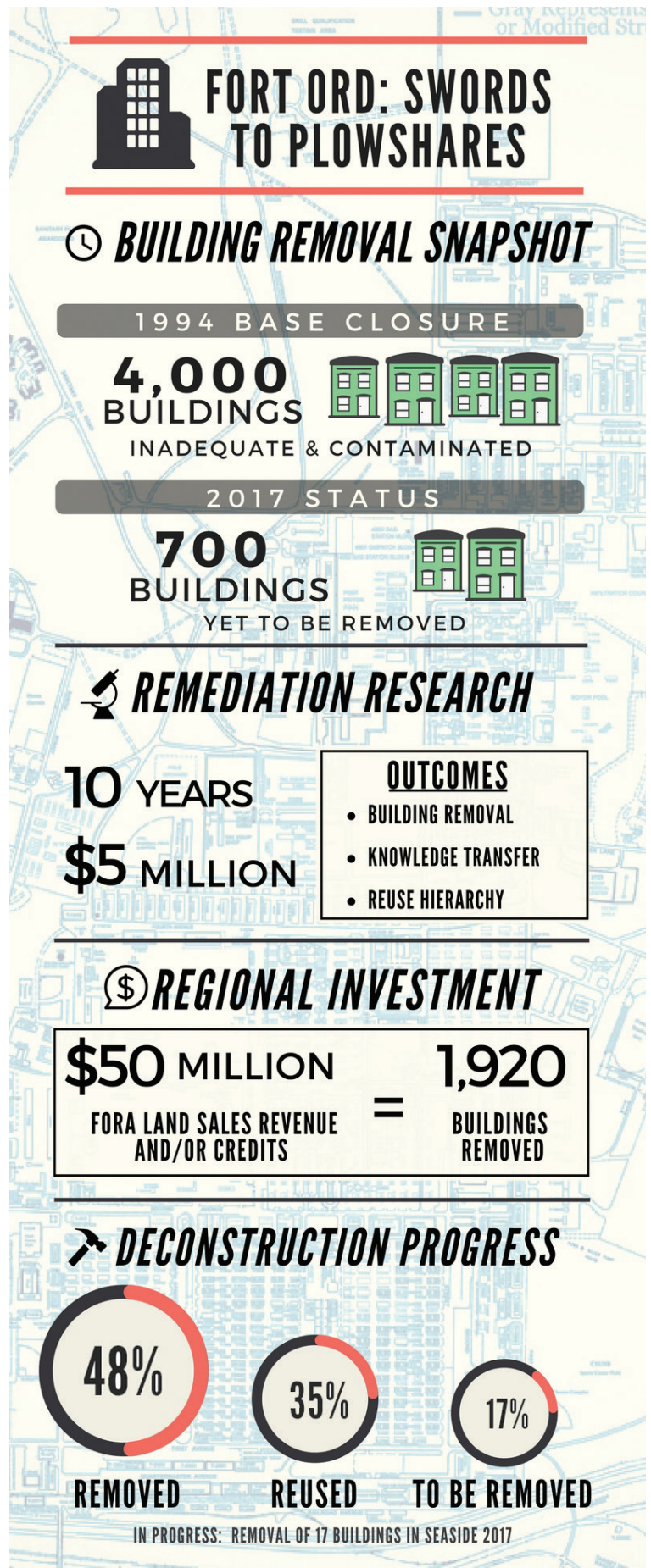
Following base closure, the Army left behind approximately 3,500 buildings that offered little or no use to the civilian community, ranging in age from the early 1900s to the late 1980s. These buildings have become dilapidated over time, contain various forms of hazardous materials, and are frequently targeted sites for vandalism and illegal dumping in close proximity to various occupied buildings. There are no foreseen uses for the remaining dilapidated buildings. It has become cost prohibitive to remodel them due to the amount of hazardous materials, health and safety code issues, and engineering challenges they present.



FORA has provided approximately \$48.3M in funding or land-sales revenue reduction to remove buildings or assist jurisdictions and their land reuse developers with removal. To date, FORA, CSUMB, the Army's Residential Communities Initiative, and the jurisdictions (with the help of their developers) have coordinated to reuse or remove buildings on the former Fort Ord. See infographic -->.

Current efforts are focused on removing a substantial amount of the Vietnam-era buildings remaining in the Surplus II section of the City of Seaside's former Fort Ord property. FORA is using funds from the sale of former Fort Ord property to remove buildings for public safety, and future economic development, as required in the approved Base Reuse Plan. Seventeen (17) buildings will be removed over the next year, including all ten (10) of the three-story concrete barracks.

More information is available online at www.fora.org/SurplusII. Additional building removal is being scoped in the City of Marina, and the Administrative Committee is developing options for a comprehensive building removal strategy for future Board consideration.



CAPITAL IMPROVEMENT



FORA's Capital Improvement Plan (CIP) was established in 2001 to guide and monitor BRP mitigation obligations as the policy approval mechanism for both BRP mitigations and other Board policy capital improvements. The CIP is revisited annually by the FORA Board to assure that projects are implemented on a timely basis.

Revenue Sources

The primary CIP revenue sources are the Community Facilities District (CFD) Special Tax/Development Fee and land sales proceeds. FORA land use jurisdictions ensure collection of the FORA CFD special tax from developers prior to issuance of building permits. Land use jurisdictions also share 50 percent of land sale proceeds in accordance with State law and FORA-Jurisdiction implementation agreements. Land sale proceeds fund FORA's building removal program. The FORA CFD funds other CIP programs.

Projects Accomplishments



FORA has actively implemented CIP projects since 1995. As of the last reporting period, FORA

has completed approximately \$72M in roadway improvements (including underground utility installation and landscaping).

In 2017/2018 FORA continued planning and engineering for the South Boundary and Gigling Road improvement projects and also began the initial planning for the Northeast-Southwest Connector.

Habitat Management



FORA has provided upfront Habitat Conservation Plan (HCP) preparation /California Environmental Quality Act (CEQA) funding and a long-term endowment for HCP implementation. FORA has dedicated 30.2% of CFD special tax/Development Fee collections to build to a funding target of \$48 million for endowment funds necessary to implement habitat management responsibilities in

perpetuity. FORA expects to set aside roughly \$21 million by June 30, 2020 toward this target.

Water Augmentation



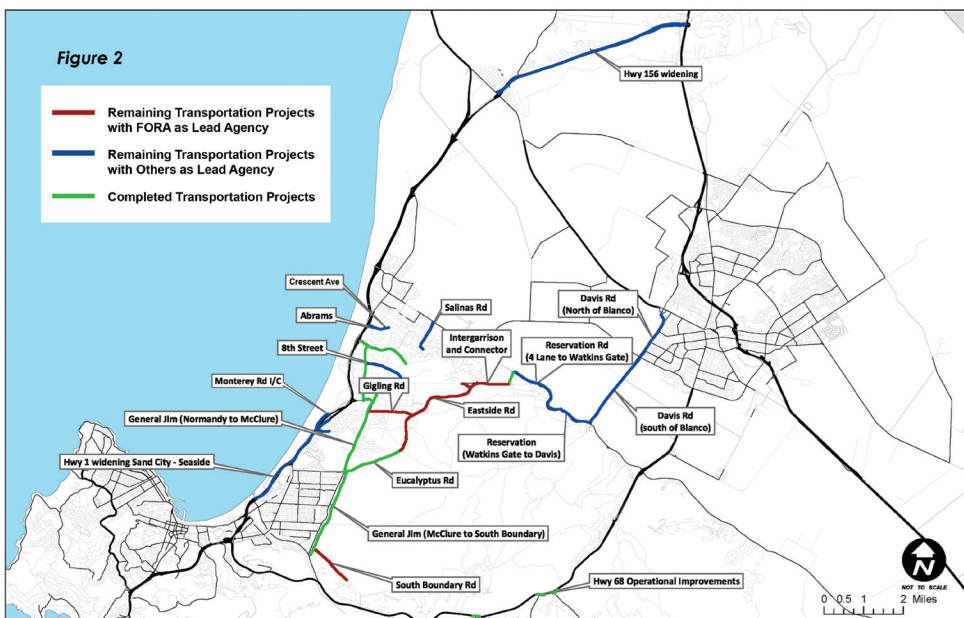
FORA's accomplishments in the 2016/17 Fiscal Year built on the collaborative work of Marina Coast Water District (MCWD), Monterey One Water (M1W) and FORA to advance the previously approved Regional Urban Water Augmentation Project (RUWAP). The FORA Board approved a \$6M RUWAP Pipeline Reimbursement Agreement in September 2016. FORA has reimbursed portions of the \$6M for the completion of the trunk-line engineering. MCWD expects to complete pipeline construction in next fiscal year and beyond. MCWD will also begin work in 2018-19 to hire a consultant to explore future 'all of the above' water augmentation sources to meet future Fort Ord water needs.

Building Removal



FORA entered into contact for building removal obligations for Surplus II in Seaside and moved ahead with the scheduling and planning to remove the Stockade in Marina. Please refer to the [Building Removal](#) section of this publication for more details.

The CIP provides a comprehensive overview of the capital programs and expectations involved in former Fort Ord recovery programs and a basis for annually reporting on FORA's compliance with its environmental mitigations and basewide obligations. The CIP report can be accessed on the FORA website.



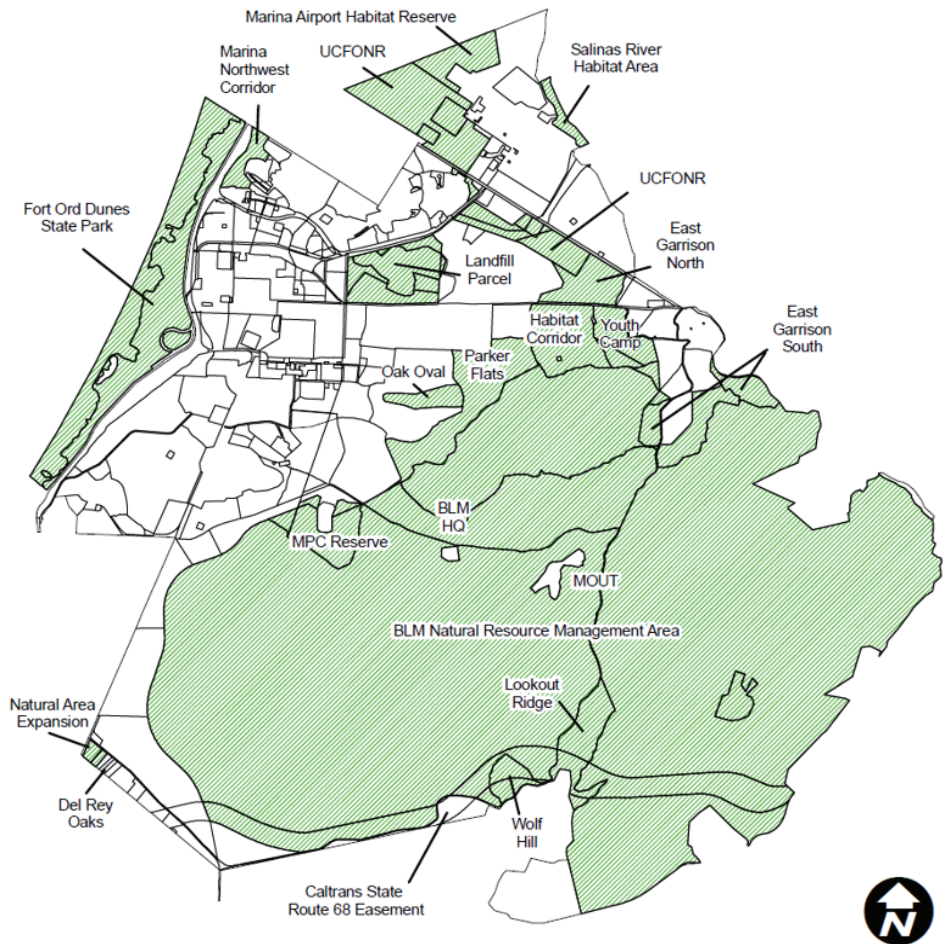
The planned ESCA Munitions and Explosives of Concern (MEC) remediation field activities are now complete and ESCA field teams have:

- Recovered over 4,900 munitions items and 50,000 pounds of munitions debris;
- Sifted over 150,000 cubic yards of soil; and
- Removed residual Army cultural debris (115,000 lbs.)

The ESCA Remediation Program has also diligently conserved former Fort Ord ecological resources and has:

- Managed 15 threatened and endangered species on approximately 3,340 acres;
- Restored 14 acres of Coastal Chaparral habitat (Sprouting/planting more than 30,000 native plant seedlings);
- Removed invasive weed species such as Ice Plant, French Broom and Pampas Grass;
- Continually removed illegally dumped materials on ESCA properties;
- Sponsored a Volunteer Trash Cleanup Day for 2 miles of former Fort Ord roads; and
- Removed dilapidated Army structures such as latrines, range towers and training structures.

For more information about the ESCA RP or MEC work, please visit the ESCA Remediation Program website at: foraescarp.com



HABITAT CONSERVATION PLAN

FORA has led the charge in protecting State and Federal listed species on former Fort Ord through its work to complete a basewide Habitat Conservation Plan (HCP). In fiscal year 17/18, FORA addressed remaining comments on the 2nd Screencheck draft Fort Ord HCP. FORA recently provided a final administrative draft to the U.S. Fish and Wildlife Service (USFWS) solicitor and anticipates releasing the Public Review Draft HCP for a 90-day public review period in Fall 2018.

The HCP provides the framework for ensuring conservation of special status plant and animal species (HCP species) and the natural communities that support them on former Fort Ord. The HCP incorporates relevant information from the 1997 Habitat Management Plan (HMP), and would supersede the HMP as the primary conservation planning document for

non-federal recipients of Fort Ord land. The protections in the HCP will ensure species viability in perpetuity.

Significant work accomplished:

- FORA and its consultants revise and prepared an additional screen check draft HCP distributed for Wildlife Agencies and permittees' review in July 2017.
- California Department of Fish and Wildlife (CDFW) submitted comments on June 22, 2018.
- FORA addressed CDFW's comments in July and August 2018.
- FORA sent the final administrative draft HCP to the USFWS Solicitor in Summer of 2018.

The HCP is expected to be released for public review in Fall 2018. Visit the website for more information: fora.org.

FORA Board

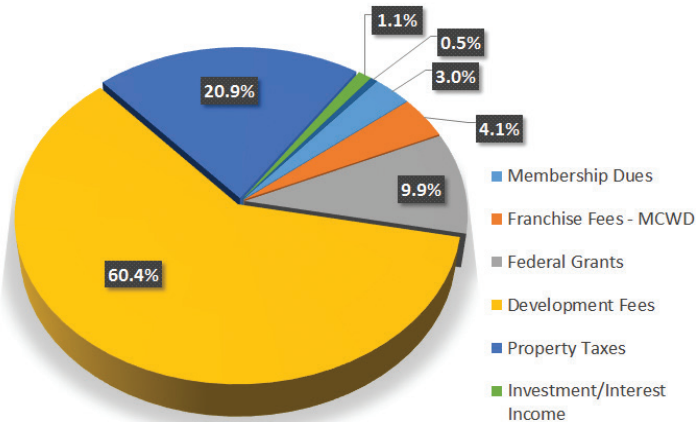
Voting Members

- City of Carmel-by-the-Sea
- City of Del Rey Oaks
- City of Marina
- City of Monterey
- City of Pacific Grove
- City of Sand City
- City of Salinas
- City of Seaside
- County of Monterey

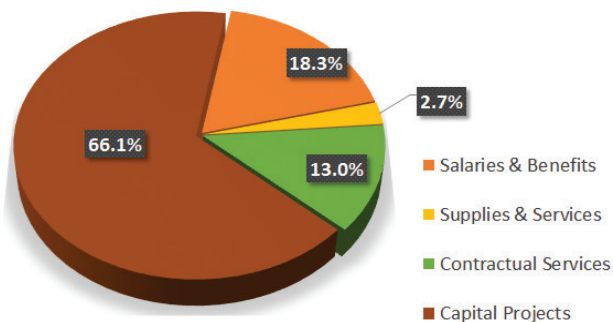
Ex-Officio Members

- 20th Congressional District
- 29th State Assembly District
- 17th State Senate District
- California State University Monterey Bay
- Marina Coast Water District
- Monterey Peninsula College
- Monterey Peninsula Unified School District
- Monterey-Salinas Transit
- Transportation Agency for Monterey County
- U.S. Army/Base Realignment and Closure Office
- University of California Santa Cruz

FY 17-18 Revenues: \$10,126,421



FY 17-18 Expenditures: \$17,810,921



FORA Team

Executive Officer	Michael Houlemard
Assistant Executive Officer	Steve Endsley
Authority Counsel	Jon Giffen
Deputy Clerk/Executive Assistant	Dominique Jones
Principal Planner	Jonathan Brinkmann
Program Manager	Standen Cook
Prevailing Wage/Risk Manager	Sheri Damon
Accountant	Hermelinda Flores
Associate Planner	Mary Israel
Administrative Coordinator	Heidi Lizarbe
Economic Development Manager	Josh Metz
Principal Analyst	Robert Norris
Economic Development Assistant	Nick Prew
Controller/Finance Manager	Helen Rodriguez
Project Manager	Peter Said
Communications Coordinator	Jen Simon
Program Coordinator	Laura Vidaurri
Administrative Coordinator	Ikuyo Yoneda-Lopez

Beginning Fund Balance (7-1-2017) \$ 46,343,772

Ending Fund Balance (6-30-2018) \$ 37,736,104



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