

# THE FUTURE OF THE FORT ORD REUSE AUTHORITY

*Extension of FORA Issues*

***December 1, 2011 Community Forum by the  
League of Women Voters***

**Presentation by: *Michael A. Houlemard, Jr.*  
FORA Executive Officer**

# Fort Ord Reuse Authority (FORA) Background

- ❖ FORA was created by state law in 1994
- ❖ Broad Powers to Plan, Oversee, Finance, and Implement Base Reuse Programs
- ❖ 24 member Board of Directors
- ❖ Title 7.85 Section 67650 (Authority Act)
- ❖ June 30, 2014 Authority Act expires

# Fort Ord Reuse Direction

## *Base Reuse Plan Program*

- ❖ ~37,000 Replacement Population
- ❖ ~18,000 Jobs to Replace Military Employment
- ❖ ~11,000 Homes (6,160 New Units)
- ❖ Supporting Commercial Development (~3M sq. ft.)
- ❖ Balanced Development ensuring Economic and Educational opportunities with Environmental Preservation

## *Former Fort Ord Today*

- ❖ ~12,500 Population
- ❖ ~3,700 jobs
- ❖ ~4,000 replacement housing units, 381 new units
- ❖ 660K sq. ft commercial
- ❖ Sustaining Educational and Environmental Themes

<b>Land Use Summary from 1997 BRP</b>	<b>Acres</b>
Habitat Management	17,179
Parks & Open Space	2,014
Visitor Serving	808
Public facilities (incl. military)	1,072
CSUMB	1,292
POM Annex	782
Rights of Way	1,161
Business Park, Light Industrial, Office, R&D, Retail, Residential	3,571
<b>Total</b>	<b>27,879</b>

# FORA Sunset/Dissolution

- ❖ Authority Act set FORA sunset by *earlier* of:
  - Board determination that 80% former Fort Ord base reuse accomplished, or
  - June 30, 2014
- ❖ Dissolution and transfer of FORA assets/obligations by County Local Agency Formation Commission

# ***FORA 2012 PROGRAM***

- ❖ Base Reuse Plan Reassessment
- ❖ Habitat Conservation Plan Approval
- ❖ Environmental Mitigation Programs
- ❖ California Central Coast Veterans Cemetery
- ❖ Munitions/Explosives Removal
- ❖ Project Construction/Implementation

# FORA Obligations that Extend Beyond June 30, 2014

- ❖ FORA-Marina Coast Water District (MCWD) Fort Ord water purveyor service agreement
- ❖ Base Reuse Implementation – Job Creation/Economic Recovery
- ❖ Jurisdictional water allocations

# FORA Obligations that Extend Beyond June 30, 2014 (Con't)

- ❖ FORA/US Army Economic Development Conveyance provisions (incl. water rights)
- ❖ Environmental/Property Liability Insurance
- ❖ Army/Env. Protection Agency (EPA)/Dept. of Toxics Consent Order Provisions/Requirements
- ❖ EPA Hazardous Waste disposal requirements

# Building Removal



# Building Removal



# FORA Obligations that Extend Beyond June 30, 2014 (Con't)

- ❖ FORA Community Facilities District (CFD) obligations to meet CEQA
- ❖ Base Reuse Plan (BRP) compliance
- ❖ ESCA explosives remediation completion (2015), Army 5-year review in 2017-18
- ❖ Regional Urban Water Augmentation Program (RUWAP) implementation funding

# East Garrison MEC Finds



# FORA ESCA Munitions Debris Finds



# FORA Obligations that Extend Beyond June 30, 2014 (Con't)

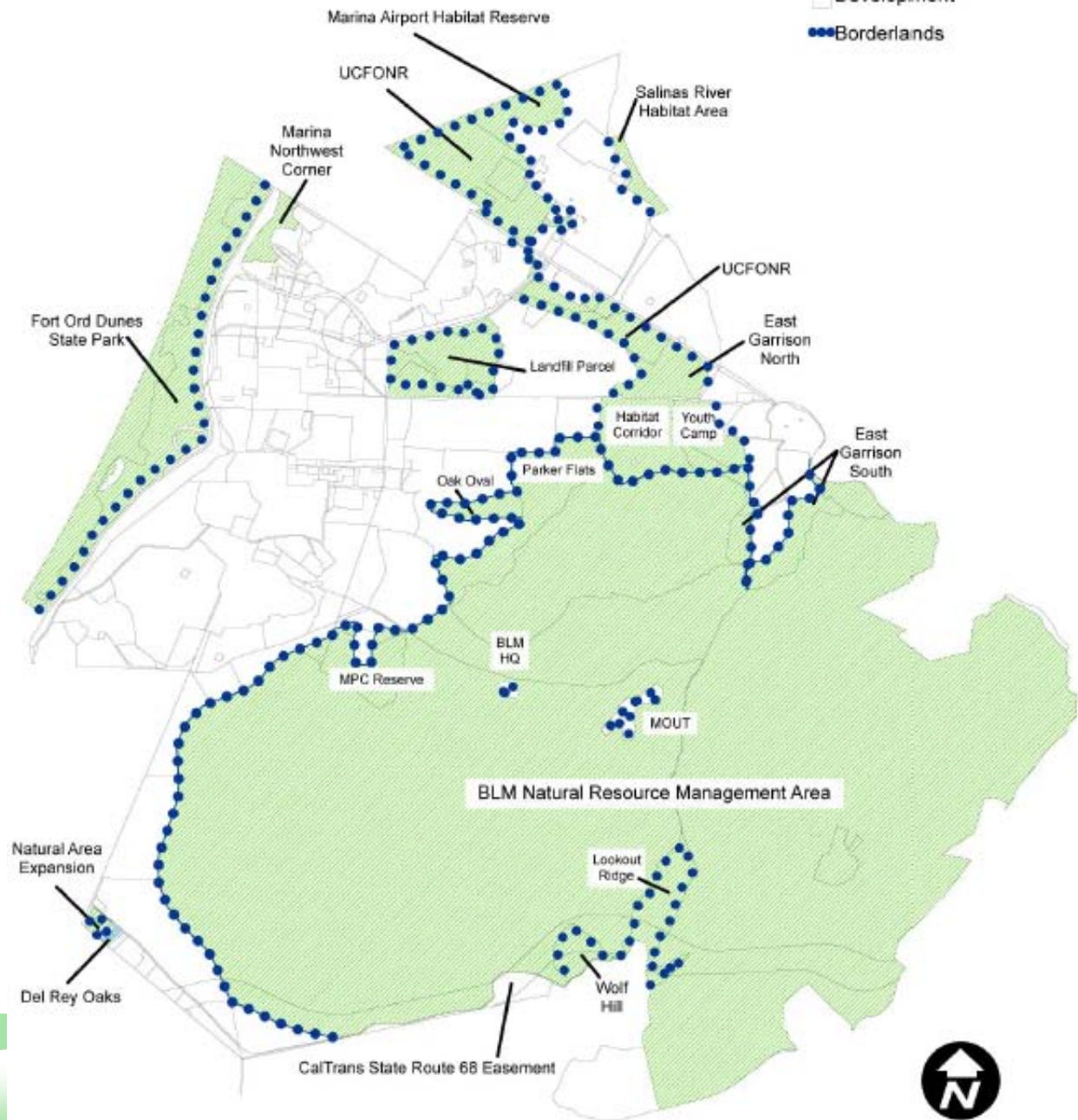
- ❖ FORA Capital Improvement Program environmental mitigation measures/projects and other obligations (2022)
- ❖ Federal grant compliance/reports (2018)
- ❖ Habitat Conservation Plan funding (2020)
- ❖ Contract obligations with University of CA, CSU Monterey Bay, MPC, etc.
- ❖ Land Use Covenant monitoring/reporting

# General Jim Moore Blvd.



# Legend

- Habitat Management Areas
- Development
- Borderlands



# Options to Meet Obligations Post June 30, 2014

- Assign obligations to one entity (County)
- Split obligations among FORA members, and/or regional and state agencies
- Create a County Service Area (CSA)
- Joint Powers Authority (JPA)
- State Extends FORA Sunset and FORA Act

# FORA Extension

FORA extension provides for ongoing duties and fixed-term obligations:

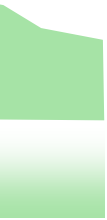
- FORA CFD mitigation collections stabilized
- CIP/HCP/CEQA mitigations completed
- Building removal completed
- BRP implementation/compliance maintained
- Ongoing reports/insurance sustained
- Army munitions remediation/5 year review

## FORA Transition/Extension Consideration Timeline

1	●										
2		●									
3			●								
4				●							
5					●						
6						●					
7							○				
8								○			
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Fall 2010	Jan./ Feb. 2011	Feb. 2011	March 2011	April 2011	Sept. 2011	Sept.- Jan. 2012	Dec.- Jan. 2012	Jan. 2012	Spring/ Summer 2012	Sept. 2012
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1. Legislative Committee/Board Review Legislative Agenda item.
2. Agenda Item reviewed with Legislators/Board.
3. Special legal counsel Barry Steinberg attended Legislative Committee for FORA Transition/Extension discussion.
4. FORA Executive Committee reviewed FORA Transition/Extension analysis.
5. Due to political climate (RDA), legislative processing deferred until 2012 Legislative Calendar.
6. Board briefing on FORA Transition Issues/Legislative Options.
7. Ongoing meetings with local stakeholders. FORA Board considers FORA Legislative Agenda. Legislation written and reviewed.
8. Legislation presented for review to State Legislators.
9. Reviewed by Legislative Counsel. Legislative Agenda introduced.
10. Assembly/Senate Consideration.
11. Gubernatorial Consideration.



# Questions

