

FORA Transition/Sunset Plan

February 3, 2016

Administrative Committee Meeting

Steve Endsley, Assistant Executive Officer

FORA Obligations

- Base Reuse Plan (BRP) California Environmental Quality Act (CEQA) Mitigations
- Board-determined “Base-wide” obligations
 - ✓ FORA-US Army Environmental Services Cooperative Agreement (ESCA)
 - ✓ Remaining Building Removal (Marina, Seaside)
- Organizational/contractual closure obligations

FORA Assets and Revenues

- Land Sales, Property Taxes, FORA CFD Special Tax
- Membership dues, Marina Coast Water District (MCWD) franchise fee/revenues, ESCA grant

Post-2020 Considerations

Transportation/Transit

- Estimated remaining cost: \$120.9 million
- On-site project completion schedule: 2025
- Entire completion schedule: 2035

Water Augmentation

- Estimated cost: \$24 million (FORA's required mitigation only)
- Completion schedule: 2018-2035, in phases

Habitat Management Plan/Habitat Conservation Plan (HCP)

- Estimated cost: \$43 million for HCP endowments
- Completion schedule: 2035



BRP CEQA Mitigations

The diagram features a blue horizontal bar with the text 'BRP CEQA Mitigations' in white. A blue arrow extends from the right end of this bar to a vertical grey line. Below the vertical line, the year '2035' is written.

2035

FORA-US Army ESCA

- \$98 million grant from US Army.
- Administrative Order on Consent (AOC) termination is tied to performance standards, not a fixed date. Army/regulators must approve FORA's successor.
- ESCA completion schedule: Regulatory acceptance anticipated in 2019. Army 5-year review in 2017-18, FORA ESCA Obligations continue to 2037.



FORA-US Army ESCA

A horizontal purple bar with a white arrow pointing to the right, ending at a vertical line labeled 2037.

2037

Base-wide Building Removal

- \$54 million estimated cost financed by Land Sales and rents.
- FORA designated by US EPA as a Hazardous Waste Generator for World War II contaminated debris. Marina and Seaside would assume remaining obligation.
- Completion schedule: FORA's building removal financial obligations can be met by 2020. If FORA's building removal obligation or role is altered, it may extend the schedule.



Base-wide Building Removal

A horizontal blue bar with a white arrow pointing to the right, ending at a vertical line labeled 2020.

2020

Organizational Closure Obligations

- FORA-MCWD Water/Waste Water Facilities Agreement
- Fort Ord Water Rights conveyed by U.S. Army
- FORA's Powers and BRP Compliance
- Miscellaneous Contract Obligations (e.g. MPC, County, and FORA agreement regarding public safety officer training facilities)

FORA Water Allocations, Agreements, BRP



- Pollution Legal Liability (PLL) Insurance

PLL Insurance



2020

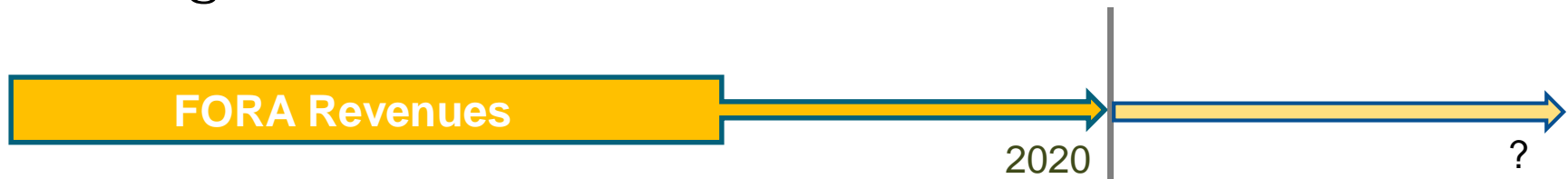
- FORA Employee Retirement/Health Insurance

Retirement / Health



2020

- **Land sale and lease proceeds**
 - 100% to jurisdictions, if LAFCO concurs
- **Property Taxes**
 - Redirected to State, County, and Others
- **FORA CFD Special Tax**
 - Dissolved, unless State legislation
- **Membership Dues**
 - End with FORA
- **MCWD Revenues**
 - Transfer to assignee, or
 - Dissolved with MCWD Annexation of Ord Community
- **ESCA grant funds**
 - Transfers to assignee/successor



- Extend FORA for a fixed term
- Assign responsibilities to an existing entity or entities
- Assign responsibilities to FORA member agencies and regional and state agencies
- Create a Joint Powers Authority (JPA) or restructure FORA's membership/legislative authority and extend for a fixed term
- Turn current FORA into a JPA
- **Establish an "a la carte" program with recommendations by function**

Example of Function-based “a la carte”

FORA JPA

successor

ESCA/AOC,
On-site transportation projects,
Building removal program,
BRP/Consistency,
Prevailing Wage,
Revenue Collection, and
Employee/retiree obligations

Monterey County

PLL insurance

JPA

Regional Habitat Cooperative

Habitat management/HCP
admin./endowment

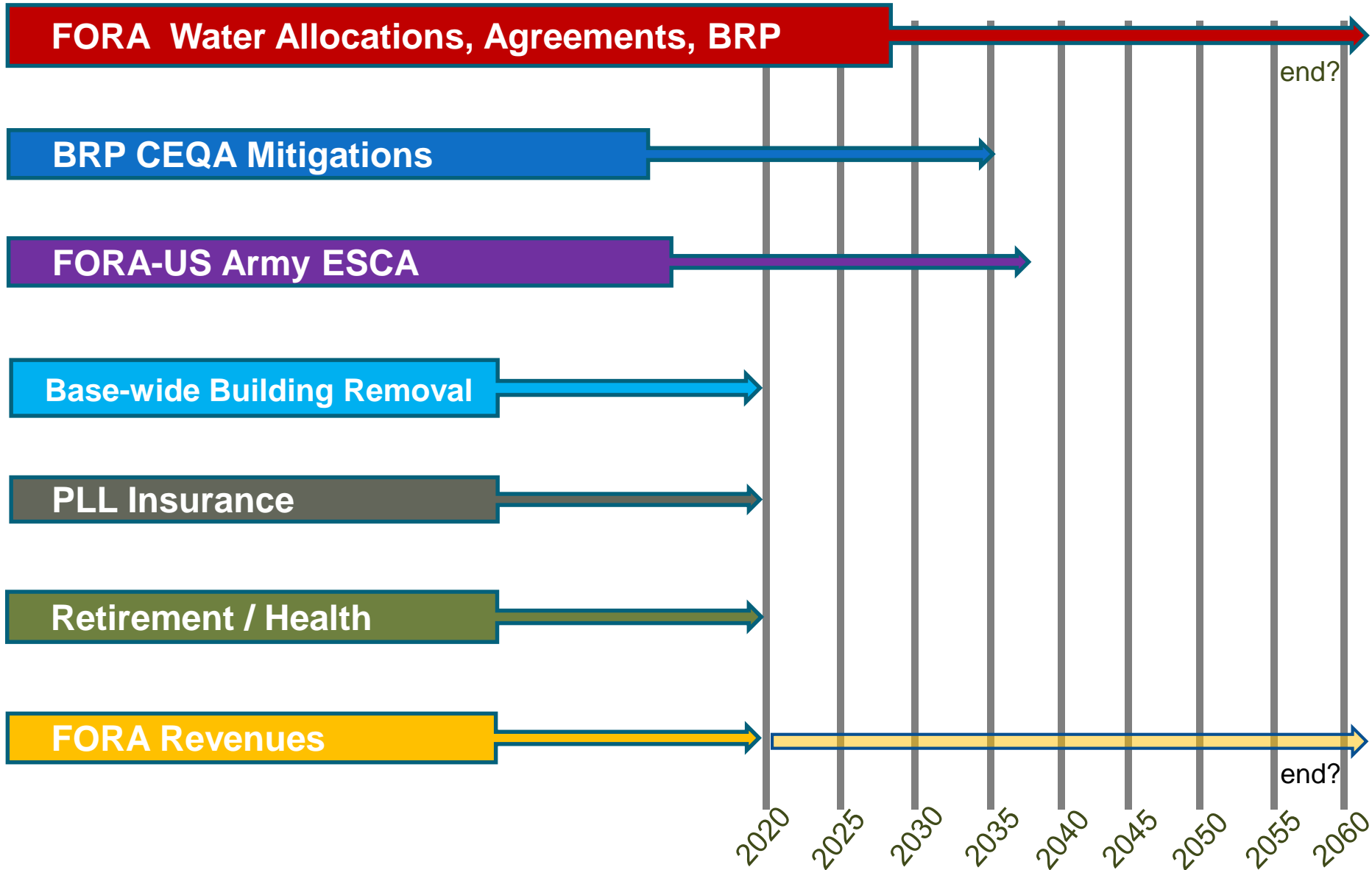
Water District

MCWD-MRWPCA project
completion,
FORA obligations, mitigation
funding stream subsumed by
CA legislative action.

TAMC

Transportation:
Regional transportation project,
Transit programs, and

Mitigation:
Incorporate Fort Ord community into
TAMC Regional development impact fee



Questions?

