

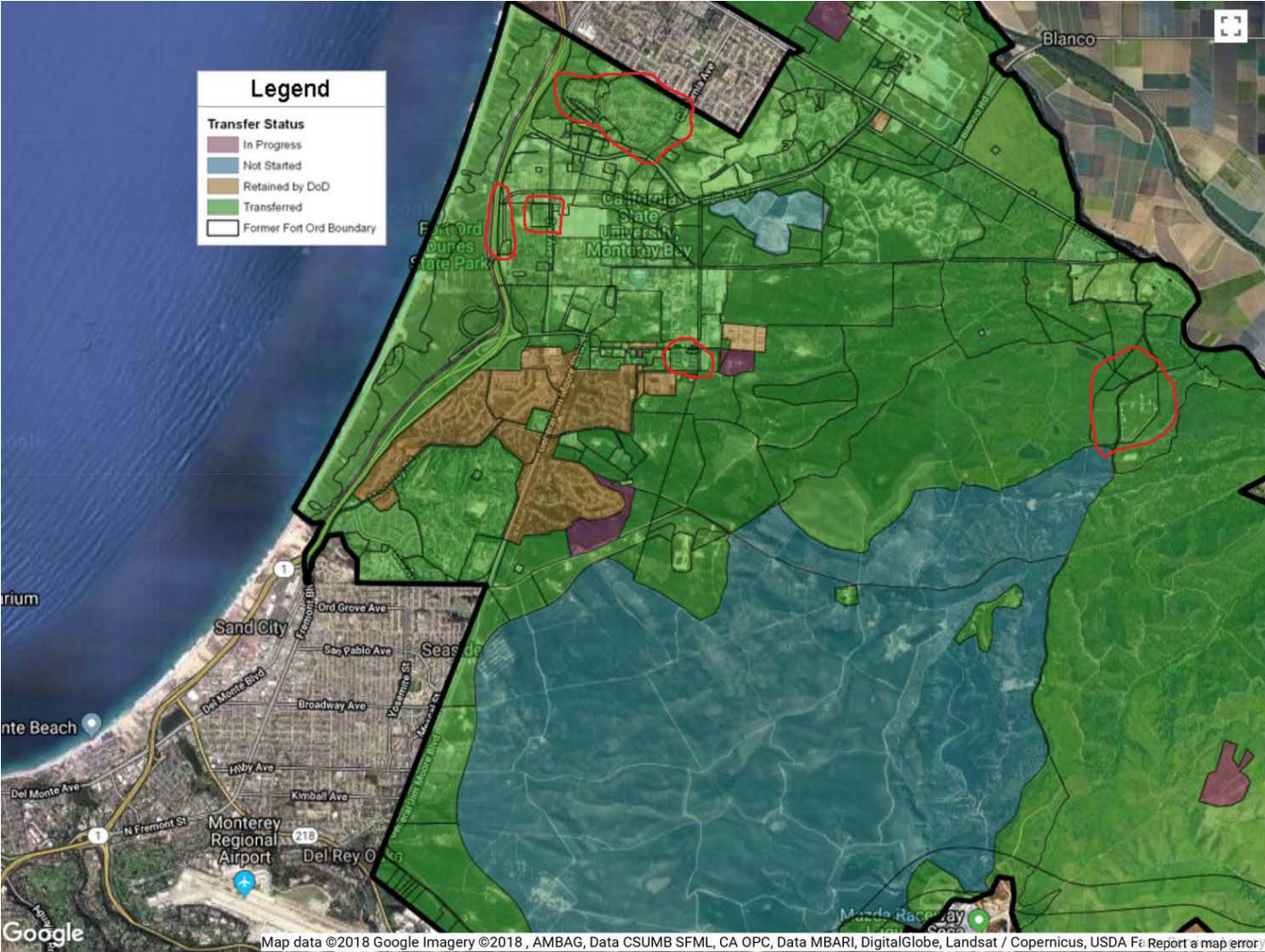
# Building Removal Program

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August 10, 2018*

- Building Removal Program
- Cost Estimate
- Financing Plan
- Recommendation



# Remaining Building Removal



- **Why study options to take down remaining buildings?**
  - Eyesore to our community
  - Inhibits base reuse within urbanized Army footprint
  - Public safety (arson, student safety, emergency response)
    - Idle buildings may attract youth and other groups
    - Property and infrastructure maintenance costs to bar entry
    - Public health (hazardous lead paint, asbestos, etc.)



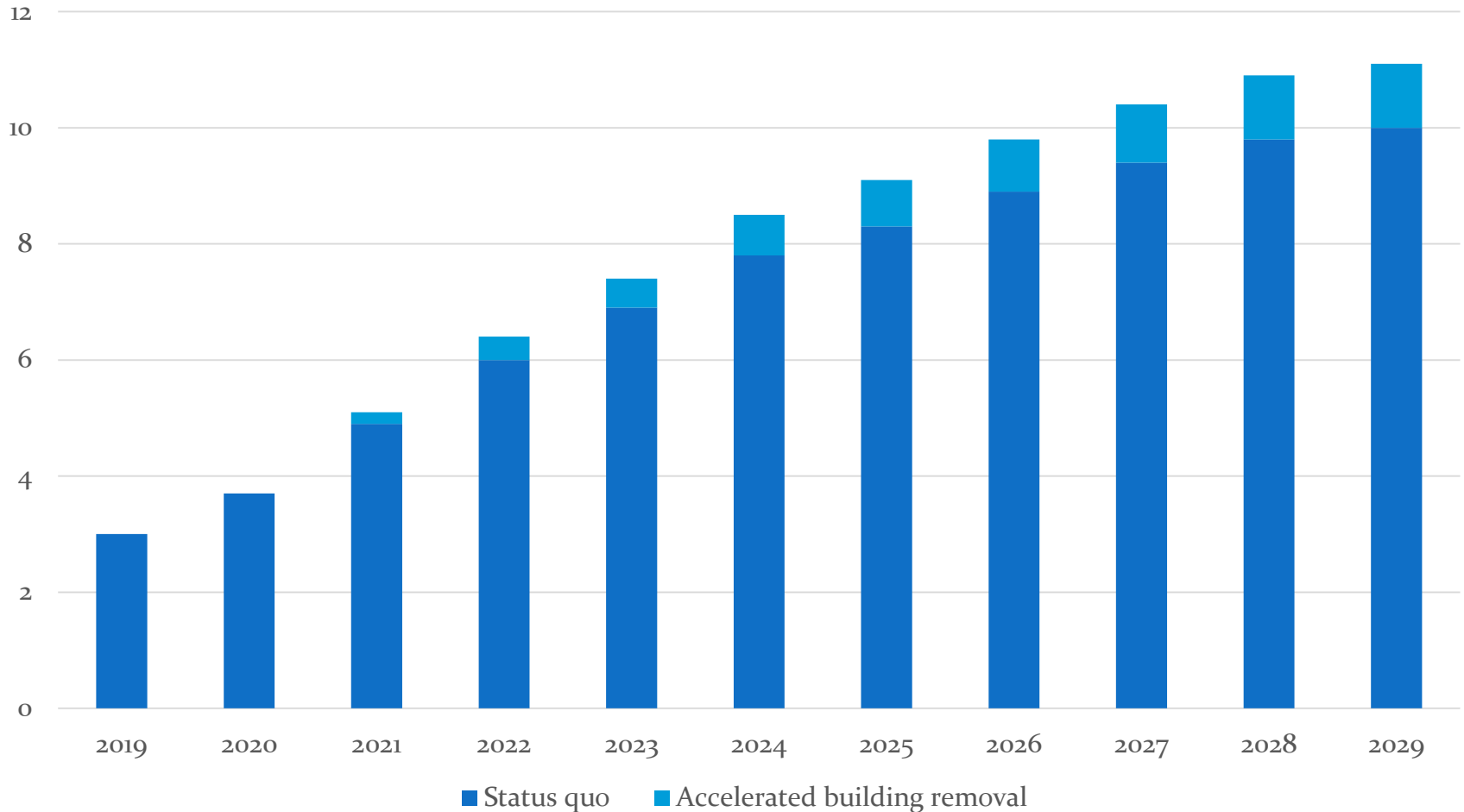
# Remaining Buildings

Seaside Surplus II (Remaining 10 buildings)		<b>(\$10 M)</b>
Marina Cypress Knolls	+	<b>(\$14 M)</b>
TAMC, MST	+	<b>(\$6 M)</b>
Marina City Park in Dunes Specific Plan	+	<b>(\$10 M)</b>
County Ammo Supply Point (bunkers remain)	+	<b>(\$2 M)</b>
Overhead (Operations, oversight) (5 years)	+	<b><u>(\$4.8M)</u></b>
Building Removal Cost Estimate		<b>(\$46.8 M)</b>

# Financing Plan

Building Removal Cost Estimate	(\$46.8 M)
FORA Property Tax Bond FY 18/19	<u>+ \$31 M</u>
Remaining Building Cost	(\$15.8 M)
FORA Land Sales Proceeds in FY 19/20	<u>+\$21.2 M</u>
<b>Land Sales remaining to fund CIP</b>	<b>\$5.4M</b>

## Property Tax Projections



- How can we develop a building removal program that realistically relies on lands sales?
- Is FORA allowed to bond post 2020?
- What are the legal and financial risks associated with the building removal program?



- FORA property tax has been a growing revenue source in recent years due to growing development on former Fort Ord.
- FORA would need financial and legal expertise to analyze the feasibility of borrowing against future property taxes.

- Authorize the Executive Officer to solicit and execute service contracts for a financial advisor and bond counsel to explore the feasibility of bonding FORA property tax to complete additional base-wide building removal.

# Questions?

