

Fort Ord Reuse Authority



Annual Report

FY 2000-2001

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Executive Summary/Introduction

History of the Former Fort Ord

For nearly all of the 20th century, the former Fort Ord played a significant role in the history of our country as well as that of the Monterey Bay area. From its beginnings in 1917 until announcement of its impending closure in 1991, this former U.S. Army base served as a training facility and temporary home to hundreds of thousands of soldiers – and along with agriculture and tourism, had been a major partner in helping to sustain the economy of Monterey County and Monterey Peninsula and surrounding area cities.

Closure of the former Fort Ord sent shock waves through the County and local communities as more than 45,000 military and civilian personnel left the area, taking with them jobs, revenue previously available for services in local cities, and income that had helped support many local businesses.

In 1993, the former base was declared a National Model for base reconversion, soon followed by former President Clinton's announcement of a Five Point Base Closure Program for job creation, federal agency assistance, an accelerated process for cleanup, transition coordination for all major base closure sites, and increased funding to help implement needed conversion activities.

Functions of the Fort Ord Reuse Authority (FORA)

FORA was formed in 1994 under special state legislation (SB 899), to prepare, adopt, finance, and implement a plan for gradual redevelopment, reuse, and economic recovery of the 28,000 acre (45 square mile) area formerly known as Fort Ord. Based on a philosophy of providing economic, educational, and environmental opportunities in the reuse process, the comprehensive FORA Base Reuse Plan was adopted in 1997. That Plan now governs how land at the former military base will be used, addresses the implementation of transportation systems and conservation of land and water, and encourages a variety of new business opportunities.

- Habitat/Open Space – Approximately 20,000 of the 28,000 acres of the former Fort Ord will be retained for habitat (16,000 acres) and open space recreational uses.
- Commercial – Light industrial, research and development (R & D) parks, business parks and retail. The University of California Monterey Bay Education, Science, and Technology (UCMBEST) Center and others expect over 1.6 million square feet of R & D/light industrial producing 6,000-8,000 new jobs.
- Education – campuses for California State University Monterey Bay, Monterey Peninsula College, Monterey Peninsula Unified School District, Golden Gate University, Monterey College of Law, and many others.
- Hospitality – Resort complexes, hotels, and conference centers (3-4 hotels incorporating conference facilities).

- Residential – Wide range of pricing and type of single and multi-family housing in Seaside, Marina, and Monterey County areas.
- Recreational – Golf courses, tennis, equestrian center, 800+ acre beach park, hiking, mountain biking and other eco-tourism activities.

FORA is governed by a 23 member board, 13 voting members consisting of three Monterey County Board of Supervisors, two City Council members each from the cities of Marina and Seaside and one City Council member each from the cities of Carmel, Del Rey Oaks, Sand City, Monterey, Pacific Grove and Salinas. In addition, there are a number of ex-officio members on the Board, including the University of California and the California State University, along with several other regional agencies. The FORA Board oversees the transition of the former military base at Fort Ord to civilian usage. It has jurisdiction over 45 square miles in one of the most beautiful areas in the world, on the Monterey Bay National Marine Sanctuary of California's coastline.

Reuse of the Former Fort Ord

FORA, through the cooperation of public and private sectors, has developed a Base Reuse Plan to establish a sustainable framework and basis to attract corporations and industries that value quality of life, environmental beauty, and a business atmosphere that produces stellar employees. Approximately 1,600 people are now employed (through new jobs) at the former military base, only a small fraction of the 18,000 expected by the year 2015. A full detail of jobs created and property transferred can be found on the back cover.

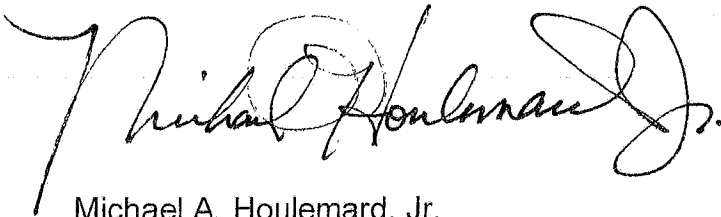
Environmental protection remains a key aspect of the sustainable developmental plans. A variety of agencies will manage about two-thirds of the former base under policies that were established in the Fort Ord Multi-Species Habitat Management Plan, financed by the redevelopment of the former base and in compliance with the Federal Endangered Species Act. California State Fish and Game requirements are also being met. Working in eco-tourism – combining environmental attractions with economic development – are the Bureau of Land Management, California State University, Velo Club of Monterey, and the California State Parks system, with activities such as cross-country runs, hiking competitions and mountain bike competitions, not to mention skydiving and roller hockey!

In all, seven educational institutions have or will soon have facilities at the former base, providing both clean and beneficial economic development, including CSUMB which has now completed \$60 million in renovation and boasts a student population of 2,400 with eventual enrollment expected to top 12,500 students in the coming 15 years, and UC MBEST which has now completed construction on its first R & D facility, and (working with FORA) completed an internal roadway network for the UC-MBEST Center. Such advances in education add to a region already known as "The Language Capital of the World," since the greater Monterey area is directly involved with 25 percent of the nation's post-secondary learning in non-English languages. Our regional institutions led by the prestigious Defense Language Institute and Monterey Institute for International Studies, play a major role in delivering translation and interpretation services around the globe.

During this past year, FORA was successful in meeting major challenges, completing several important projects, and initiating new groundbreaking programs. In summary, FORA or its member jurisdictions:

1. Completed the first property transfers under the "No Cost" Economic Development Conveyance;
2. Implemented a Public Information Program and Legislative Program;
3. Developed a Comprehensive Financing Plan for implementing basewide reuse;
4. Completed several important infrastructure construction projects with more projects planned, designed, or scheduled in the approved May 2001 adopted Capital Improvement Program; and
5. Made substantial progress on the water/wastewater systems transfer from the U.S. Army.

We thank all jurisdictions, elected representatives, city councils, and community members who have contributed to our successes this past year. The conversion effort is complex and challenging and can only be achieved through our collective cooperation, coordination, and collaboration. We look forward to the coming year and continuing to work together to achieve reuse of the former Fort Ord for the benefit of current and future generations!

A handwritten signature in black ink, reading "Michael A. Houlemard, Jr." with a stylized flourish at the end.

Michael A. Houlemard, Jr.
Executive Officer

1. REPORTS FROM THE LAND RECIPIENT JURISDICTIONS

City of Del Rey Oaks

Del Rey Oaks ("DRO") recently selected The Martin Group ("TMG") of San Francisco as new developers for the hotel/golf course site, replacing DBO Development of Monterey who has withdrawn from the project. TMG brings years of experience having recently completed a project at the former Hamilton U.S. Air Force Base in Marin County, California. DRO is currently preparing an exclusive right to negotiate with TMG to be considered for adoption by the City Council in July 2001.

City of Marina

- Achieving the Release of Airport Development Site for Early Transfer
After 5 years of effort to achieve the transfer of 70 acres North of the Airport Runway for a golf course and hotel project, Mayor James Perrine signed the deed for the transfer of the site and other areas on the Airport. It is now to the Department of the Army for signature. The remaining 12 acres will be deeded to FORA through an economic development transfer.
- Achieving General Plan Consistency
The City of Marina ("Marina") has worked on a General Plan for the former Fort Ord area within Marina for 3 years. This was brought to culmination March 22, 2001, when the FORA Board found consistency between the Base Reuse Plan and Marina's General Plan for the former Fort Ord.
- Marina/ University of California Monterey Bay Education Science & Technology Center ("UCMBEST") for a Small Business Incubator
Final elements are now being refined in the development of an incubator at UCMBEST which will be managed by Marina. The 11,200 square foot incubator facility was completed and ready for occupancy/use in June 2001. Marina is now developing the organization to manage this important facility.
- Status of Negotiation for Former Fort Ord Properties
Marina is involved in four negotiations with three development groups:
 - Airport Resort/Golf Course: An Agreement to Negotiate Exclusively is being completed between the Marina Knolls Partners ("Partners") and the Marina, which has negotiated since 1996 with the Partners, but the project has been delayed as a consequence of the difficulty with Army transfer of the 70-acre site, north of the Airport Runway. With the transfer of the property now imminent, this project should move forward quickly.
 - Airport Business Park: An Agreement to Negotiate Exclusively has been signed with the Partners. It is anticipated that the terms of a Dispositional Development Agreement ("DDA") should be completed within 6 months.

- Cypress Knolls Continuum of Care Community: The final terms of a DDA are being completed between Cypress Knolls and Marina. It is expected that the terms of the DDA should be submitted to the Marina City Council and FORA Board within the next few months for review.
 - Marina Heights Housing Project (Abrams): A DDA is being completed with the Marina Heights developer. The negotiation is active and progressive.
- Support to Low & Moderate Income Housing Projects on Former Fort Ord
Marina is, through staff support, grant efforts and the allocation of monies, supporting low/moderate-income housing on the former Fort Ord; including:
- The Veterans Transition Center rehabilitation project is proceeding. Marina has contributed significantly to the project through staff assistance and the implementation of a matching CDBG grant;
 - A major effort for Marina's Housing and Economic Development Department has been the preparation and submittal of a CDBG grant to support the acquisition of the Interim, Inc., 12-unit residential project and, the Marina Redevelopment Agency has allocated \$75,000 to support the acquisition;
 - Marina has also obtained a CDBG grant in support of the Housing Authority's Pueblo Del Mar Community Center building. Construction on the Community Center is expected to begin in June;
 - Negotiations have just begun with Community Human Services relative to the purchase of units on Lexington Court; and
 - Several other projects underway will include affordable housing components.
- Abrams "B" Housing
Mid-Peninsula Housing Corporation is underway with the renovation of 194-unit project at Abrams. The first 24 units are now occupied as the project provides housing for DOD employees, relieving pressure on the civilian market place from military needs.
- Progress with West & North University Village
A screening committee has reviewed applications for developing a request for proposals for West and North University Village. The Marina City Council is expected to consider recommendations during the 2001-02 fiscal year.
- Preston Park Development
Using monies raised from Preston Housing, the City is underway with a major improvement to park facilities at Preston Park to serve local and other Marina residents. The project includes the restoration and improvement of playing fields (2 baseball diamonds & one soccer/football playing field) and also the development of restrooms and service building for the complex. The goal is to have the facility completed by March 2002.
- Neeson Road Project
Work to upgrade Neeson Road and the Marina Municipal Airport is nearly complete. The project widens Neeson and provides curb and sidewalks. The project has been developed to support the expansion in Airport services.

- Grant Received for Marina Youth Services Activity Center
The City has received a grant to develop a refined pro forma and to evaluate the market place for the Marina Youth Services Activity Center. Once the analysis has been completed, the Council will consider whether to develop funding for the project or to define a private sector sponsor.
- Purchase of Neeson Road Property from UC for Business Project
The City has entered into an escrow with the University of California to purchase a site on Neeson Road. The sale of the property is now in escrow. Once the sale is complete, two enterprises will be sited at the Marina Municipal Airport.

City of Monterey

- The Upper Ragsdale to South Boundary Road connector road is scheduled for construction in December of 2001. FORA is currently working with the City of Monterey and a design consultant on the design details.
- The City of Monterey is working with a consultant on the design of Ragsdale Drive/Highway 68 Traffic Signal and widening of Highway 68 between Highway 218 and Ragsdale Drive. Design is funded with \$400,000 of Regional Surface Transportation Program (RSTP) funds. Monterey staff has been working with Caltrans and County staff on funding solutions for construction of this important project. The estimated cost of construction is \$2,500,000. Monterey has committed \$500,000 to construction in the 2001/2002 budget. In addition, Caltrans has identified \$750,000 in funds, but not yet approved. The Transportation Agency of Monterey County (TAMC) is scheduled to vote on approval of an additional \$750,000 in RSTP funds at their July 2001 meeting. Monterey County has identified \$500,000 in development impact fees that may be available and will be considering approval of these funds in the near future.

County of Monterey

- Redevelopment Project Area
An environmental initial study for the Fort Ord Redevelopment Project Area has been prepared and circulated for public review/comment during 2001.
- Monterey Peninsula College Uses
County, FORA, and MPC board members and staff continued to work toward resolution of issues that would allow for the relocation of MPC uses from East Garrison to other locations at the former Fort Ord.
- Monterey Horse Park/Bay Area Sports Organizing Committee (BASOC)
County staff continue to meet with Horse Park/BASOC representatives to refine specific site planning needs and program requirements.
- Employee Housing
The County is exploring partnership projects with former Fort Ord jurisdictions to create affordable employee housing within County portions of the former base.

- Shoppette Facility
Final lease documents approved by the Army/FORA/County leading reopening the former Imjin and Abrams Road Shoppette by Darry and Trefina Choates.
- CID Building
Construction is underway for improvements necessary to allow use of the building as County office space under a lease agreement with the Fort Ord Reuse Authority.
- Habitat Management Planning
County staff continues to participate actively as part of the Coordinated Resource Management Planning team on issues related to the Fort Ord Multi-Species Habitat Management Plan and related documents.
- Central Coast Veterans Cemetery
County staff met with State of California staff to discuss timing and background information related to preparation of a cemetery master development plan by the State Department of Veterans Affairs and General Services Administration. It is anticipated that work begins on the master development plan by summer 2001.
- UCMBEST East Campus
County/UCMBEST staff met with U.S. Economic Development Administration (EDA) staff to clarify provisions of the joint UC/County of Monterey pre-application for a Model Regional Urban Village Plan at the UCMBEST East Campus. As a result of these efforts, the County and UCMBEST have been invited to submit a formal grant application to EDA for planning funds.
- Parker Flats
County staff continue to meet weekly with the Parker Flats LLC, primarily focusing on UXO cleanup, and land transfer issues. County and FORA staff, along with Parker Flats LLC have participated in two Strategic Management, Analysis, Resources, and Technology team meetings to determine concept/methodology to obtain clearance from environmental regulatory agencies regarding residential uses on former UXO areas.
- Board of Supervisors Ad Hoc Subcommittee
The ad hoc committee, known as the Fort Ord Reuse Committee has met twice during this quarter. Particular attention has been devoted to status of UXO cleanup, creation of a redevelopment project area and the relationship of FORA transportation/infrastructure planning to broader regional transportation/infrastructure needs.

City of Seaside

- Hayes Housing Area
The City of Seaside ("Seaside") continues to work toward the implementation of a single-family housing development of up to 400 units on the Hayes Housing site. The developer, Kaufman & Broad/The Bakewell Company, is working with

Seaside staff to establish design standards for the project, in anticipation of formal review by the Seaside's Planning Commission this spring. A Supplemental Environmental Impact Report is nearing completion and has been circulated for public review. Transfer of land from the U.S. Army directly to the City of Seaside is expected within a few months.

➤ Stillwell Kidney Housing Area

Seaside is in negotiation with D.W.G./Pacific Union to develop approximately 350 units of single-family housing. Preliminary plans and subdivision maps have been submitted for initial Seaside review. A portion of this site is being considered for affordable housing. In the coming months Seaside will conduct the necessary environmental analysis and formal planning review for the project.

➤ Bayonet & Black Horse Golf Course Resort Hotel

Seaside is currently in negotiations with a developer for the construction of a golf course resort hotel on the site of the Bayonet & Black Horse Golf Courses. Preliminary plans are being reviewed by City staff.

➤ Redevelopment Project Area

Seaside has hired a consultant to assist the City in the preparation of a Redevelopment Project Area to encompass the lands within the former Fort Ord, which are located in Seaside jurisdictional boundaries.

2. SUPPORT TO JURISDICTIONAL DEVELOPMENT EFFORTS

FORA staff offers development advice to, and/or serves on the development planning team of the following ongoing jurisdictional development projects.

Jurisdiction	Project	Requires Agreement w/FORA	Types of Project
Marina	Cypress Knolls	Yes	Housing
Marina	Abrams Park	Pending	Housing
Marina	University Village	Pending	Mixed Use
Marina	Airport/Hotel	Pending	Hotel & Golf
Marina	Interim Housing	Yes	Affordable Housing
Seaside	Stillwell	Pending	Housing
Seaside	Hayes	Yes	Housing
Seaside	Golf Course Hotel	Pending	Hotel
Seaside	Surplus II	Sub-Lease	Mixed use
Del Rey Oaks	Hotel/Commercial	Pending	Hotel/Retail/Commercial
County	East Garrison	Yes	Hotel, Housing
County	Parker Flats	Pending	Mixed Use
Marina, County, Seaside, State Parks, Caltrans	Highway 1 Corridor	Yes, Coordinated	Design Plan

3. FORT ORD REUSE AUTHORITY ECONOMIC DEVELOPMENT ADMINISTRATION ("EDA") GRANT PROGRAM [CAPITAL IMPROVEMENT PROJECTS]

A grant-by-grant, project-by-project summary for all U.S. Department of Commerce Economic Development Administration ("EDA") Grants (awarded and pending) is provided in the descriptions that follow:

a) EDA Grant Infrastructure Improvement Projects – Round 1 (FY 1995)

Project Descriptions:

The 1995 EDA Grant (aka "Fort Ord Round I") provided \$5.2M for the completion of improvements to the water, wastewater, roadway and metering systems on the former Fort Ord. All project elements have been completed. A brief description of each follows:

1) Metering Project

The metering project provided for the installation of gas, water and electric meters to 22 existing buildings at the Marina Municipal Airport/University of California Monterey Bay Education Science & Technology ("UC MBEST") Center. Construction of this project commenced August 15, 1996, and was completed in December 1996. Monterey Peninsula Engineering, Inc., served as the contractor. **FORA Notice of Completion filed January - 1997.**

2) Roadway Project

The Round 1 Roadway Project provided safety upgrades to over 27 miles of existing roadway, including signing, striping, pavement repair and weed control. Also included in this package were installation of turning lanes/traffic signals on Reservation Road and Class II bicycle lane facilities on Intergarrison Road. Construction of this project began mid-August 1996. The work was completed in August 1997. The Don Chapin Company, Inc., served as contractor. **FORA Notice of Completion filed September – 1997.**

3) Water System Improvements

This project provided for the repair and upgrade of the three main operating wells and the installation of a new treatment facility. Construction of the project commenced on February 22, 1997, and was completed in August 1997. Monterey Peninsula Engineering, Inc., served as contractor. **FORA Notice of Completion filed September -1997.**

4) Wastewater Collection System

This project provided for the repair and upgrading of nine existing lift/pump stations, and construction of a new pump station to serve development in the Marina Municipal Airport/UCMBEST areas. Bids were opened February 7, 1997. Construction commenced March 26, 1997, and was scheduled for completion in October 1997. Time of completion was extended through November to account for additional mechanical work required at several lift stations and the project was completed in early December 1997. Anderson-Pacific Engineering and Construction served as contractor. **FORA Notice of Completion filed December – 1997.**

5) General Jim Moore Blvd./Hwy 218 Gateway Project

Following completion of the above-noted projects, a \$.7M account balance allowed for design/construction of General Jim Moore Blvd/Highway 218 signalization. The construction is complete. **FORA Notice of Completion filed May - 2000.**

b) **EDA Grant Infrastructure Improvement Projects - Round 1 Amended (FY1996)**

Project Description

The 1996 EDA Grant provided an additional \$1M (as an amendment to the 1995 grant) for additional roadway improvements. This funding was made available to FORA, in cooperation with CSUMB, through the Department of Defense Office of Economic Adjustment (OEA) and administered by EDA. The coordinated project was cooperatively developed with the FORA Infrastructure Technical Advisory Committee (ITAC), California State University Monterey Bay (CSUMB) staff, and the FORA Administrative Committee, and included full reconstruction of General Jim Moore Blvd from Light Fighter Drive to Third Street. Contract awarded to Granite Construction by the FORA Board at the July 1997 meeting, construction completed by mid December 1997. **FORA Notice of Completion filed January - 1998.**

c) **EDA Grant Infrastructure Improvement Projects - Round 2 (FY 1997)**

Project Description

A pre-application for EDA Round 2 grant funds was submitted on August 13, 1996 with a prioritized project list, endorsed by the FORA Board, totaling \$15.3M. However, due to Department of Commerce/EDA budgetary limits, the Grant award was reduced to \$2.5M requiring FORA staff, ITAC, the affected jurisdictions, and the Administrative Committee to re-prioritize:

	<u>Estimated Project Cost (\$M)</u>	<u>Cumulative Total (\$M)</u>
1) Wastewater gravity main, force main and lift station serving Marina Municipal Airport, UCMBEST Center and East Garrison area.	1.5	<u>1.5</u>
2) Roadway Intersection Entry Access serving Marina Municipal Airport and UCMBEST center	0.7	<u>2.2</u>
3) Wastewater collection system telemetry improvements	0.3	<u>2.5</u>

The FORA Board endorsed the revised list for submittal to EDA in April 1997, and the grant for these projects was awarded in August 1997. Design Services were subsequently secured through formal RFP processes, with contracts awarded by the FORA Board to Reimer Associates at the January 1998 Board meeting (project elements 1 and 2) and to Westin Engineers, Inc., at the April 1999 Board meeting (project element 3).

Project Timeline

- 1) The wastewater gravity main, force main, and lift station component has been designed, bid and constructed under contract awarded to Mauldin-Dorfmeier, Inc. **FORA Notice of Completion filed March 2000.**
- 2) The Roadway Intersection and Traffic Signal (Blanco Road and Research Drive at UCMBEST Center component has been designed and will be bid concurrently with the designs underway under Item "f"), herein.
- 3) The wastewater telemetry improvement component was bid in March, with bids opened June 13, 2000. All bids received exceeded the budget for the work, requiring the bid package to be "down-scoped" to accommodate the budget limitation. At the August 2000 meeting the Board rejected all bids and authorized the modified bid package. The project has been re-advertised, bids opened (9/28/00), and again base bid exceeded funds. The Board rejected the bid received and, under board authorization and EDA approval, staff is working with EDA and Marina Coast Water District (MCWD) staff to effect telemetry system work under a time and materials basis, sole source contract.

d) EDA Grant - FORA/UCMBEST Co-Application (FY 1998)

Project Description

In February 1998, the FORA Board endorsed a Memorandum of Agreement (MOA) between the UCMBEST and FORA. Under the MOA, FORA will

manage the design and construction of \$3.2M in capital improvements (roadway and utility systems) that would serve the UCMBEST Center, the Marina Municipal Airport, and adjacent areas. A co-application (FORA and UCMBEST) was submitted to EDA and a grant was awarded in April 1998. The roadways and utility systems are the initial capital improvements at the UCMBEST Center, consistent with the UCMBEST Center Master Plan and Marina Municipal Airport, and the FORA Base Reuse Plan.

Project Timeline

- Design work commenced on August 18, 1998, completed in August 1999.
- FORA Board authorized construction contracts with Monterey Peninsula Engineering, Inc., on December 10, 1999.
- Work commenced January 2000 and is now complete. Board authorized the filing of the Notice of Completion at the October 13, 2000 Meeting.
FORA Notice of Completion was filed November 2000.

e) **EDA Grant Infrastructure Improvement Projects - Round 3 (FY1998)**

Project Description

EDA authorized submittal of a pre-application in January for \$3M. The priority projects listed below were developed by the FORA staff, the ITAC committee, and the Administrative Committee, and endorsed by the FORA Board at the January 1998 Board meeting.

Priority Project List

		<u>Est. Project Cost (\$M)</u>	<u>Cumulative Total (\$M)</u>
1)	Extension of California Avenue from Reindollar Ave. southerly to Twelfth St. connecting City of Marina street network to former Fort Ord		
	Phase 1 - Reindollar Ave to Third Ave.	0.8	
	Phase 2 - Third Ave. to Twelfth St.	0.6	<u>1.4</u>
1a)	York Road (Eight mile gate) extension between existing York Road and South Boundary Road.	0.8	
			<u>2.2</u>
2)	East Garrison Gateway between Reservation Road and the existing arterial Road system	0.8	
			<u>3.0</u>

EDA authorized FORA to submit a formal application for projects 1, 1a, & 2 in the amount of \$2.67M. In September 1998, FORA accepted the offer of award by EDA, and subsequently, the FORA Board, at its December 11, 1998 meeting, authorized a professional service contract with Sandis

Humber Jones (SHJ), Salinas, CA, to perform design and environmental assessment for the three (3) project elements.

Design options were developed for all three project elements by FORA staff and SHJ with the following results, most during the past calendar year:

- 1) The California Avenue Project designs, environmental assessments and construction are proceeding on the schedule noted in the Timeline that follow this section.
- 2) The FORA Board approved a reassignment of funds for the South Boundary connection road at York to Upper Ragsdale at its meeting in January 2000.
- 3) Monterey County has agreed to postpone improvements at the East Garrison due to realignment work (unfunded) on Reservation Road that will be necessary to create a signalized intersection at this location. Grant funds will be applied to South Boundary Road with local match provided by the City of Monterey. Further information on this item is described in the City of Monterey report in this document.

Project Timeline

California Avenue:

- Detailed design and environmental assessments - by March 2001
- Bid period and contract award - June – July 2001
- Construction commencement - by August 2001
- Construction completion - by February 2002

Upper Ragsdale Connector to South Boundary Road/South Boundary Road:

- Detailed design and environmental assessments, completion - April 2001
- Bid period and contract award - September through October 2001
- Construction commencement - by November 2001
- Construction completion - by May 2002.

f) EDA Technical Assistance Grant [R-way Corridors] – (Design FY 1999)

Project Description

In June 1998, EDA invited FORA to submit a pre-application for a FY 1999 Technical Assistance (Design) Grant. Toward the goal of preparing the pre-application as invited, the FORA Board approved the following re-prioritized list of projects at the July 1998 Board meeting:

	Estimated Project Cost (\$M)	Cumulative Total (\$M)
1) Blanco Road, widen from 2 lanes to 4 lanes from north of City of Marina proposed roadway, southerly to Reservation Road.	1.1	<u>1.1</u>
2) Imjin Road, widen from 2 lanes to 5 lanes from north of UCMBEST "L" Street Roadway to Reservation Road, and modify traffic signals.	0.9	<u>2.0</u>
3) Reservation Road, widen from 4 lanes to 5 lanes (add one westbound lane) from Imjin easterly to Blanco Road.	1.3	<u>3.3</u>
4) Twelfth Street Gateway	1.0	<u>4.3</u>
5) North-South Road from PX Gas Station to 2 nd Ave.	3.2	<u>7.5</u>

The Technical Assistance ("TA") Application in the amount of \$1.3M was submitted to EDA on August 28, 1998, with an offer of award subsequently made by EDA, and accepted by the FORA Board January, 1999. Since that time, FORA staff has concluded negotiations with the pre-qualified consultants Creegan & D'Angelo, Inc., Monterey, CA, and Bestor Engineers, Inc., Monterey, CA, to perform design and environmental assessment for the following project elements:

- 1) Creegan & D'Angelo, Inc.:
 - a) Blanco Road widening from two lanes to four lanes (from Reservation Road to the Salinas River Bridge);
 - b) Blanco Road Extension (new four lane roadway) from Reservation Road to Imjin Road (along Old County Road alignment);
 - c) Reservation Road widening from four lanes to six lanes (from Blanco Road to West of Imjin Road): and
 - d) Imjin Road widening from two lanes to four lanes (from Neeson Road to 8th Street).
- 2) Bestor Engineers, Inc.:
 - a) 12th Street four lane corridor (12th Street Bridge/Hwy 1 to Imjin Road); and
 - b) North-South Road Realignment and 2nd Avenue widening (from the 12th Street Corridor to North-South Road at the POMA Post Exchange/Gas Station).

At its meeting of March 12, 1999, the FORA Board voted 9-2 on the requested authorization to execute the two professional service contracts to accomplish the work. The FORA Board cast its second vote on the requested authorization at the April 1999 Board meeting, authorizing execution of the professional service contracts.

Project Timeline

Design work is currently underway, to be completed by the end of June 2001. Construction funding has been requested and received from EDA (See Item "g" herein).

**g) EDA Grant Infrastructure Improvement Projects - Round 4
[Construction of Roadway Corridors] (Construction, FY 1999/2000 and 2000/2001)**

Project Description

At the July 9, 1999 FORA Board meeting, the Board authorized staff to submit an application to the EDA for construction funds. The construction funds would be utilized to build priority projects, in the order endorsed by the Board, for those roadway corridor projects currently under design (See Item "f") above). An application was submitted in August, upon invitation by the EDA, as a supplement to the FY 1999 Technical Assistance Grant discussed in Item "f" above.

The application supplement was in the amount of \$2.35M additional federal funds with a required additional local match of \$47,959. This amount will provide funds for the widening of Blanco Road and Imjin Road. This requested amount brings the EDA 1999 total to \$3.35M federal participation (90%) of \$3.73M in estimated probable costs. FORA received an offer from EDA for the supplemental amount of \$2.35M. The Board accepted the offer at the October 8, 1999 Board meeting.

In addition, the FORA Board, at its February 2000 meeting, authorized the submittal of a pre-application to EDA for a \$2.5 million grant for construction, which was provided to EDA in April 2000. In June at EDA's invitation, the grant application was modified to add an additional \$3 million in grant funding requests. Again in September at EDA's invitation, the grant request was modified upward to \$6.47M, with a \$ 250,000 local match requirement. The subject grant has since been offered, and accepted by the FORA Board (September Board Meeting)

Project Timeline

- | | |
|--|----------------------|
| • Complete design work | by March - June 2001 |
| • Process/complete environmental assessments | by July 2001 |
| • Bid period/Award contract | August – Sept. 2001 |
| • Construction period | Oct. 2001-Aug. 2002 |

h) EDA Technical Assistance Grant [Storm Drainage System] (Design FY 1999)

Project Description

In February 1999, the EDA invited the City of Seaside, working in conjunction with FORA, to submit an application for a Technical Assistance Grant for addressing the storm drainage system and associated outfalls. Grant proceeds would be used to fund planning, design and environmental assessment services leading to an alternative storm water runoff disposal system. More particularly, ponding/percolation areas would be designed on the State Parks property west of Highway 1, to allow for removal of the storm drainage outfalls that currently discharge runoff into the Monterey Bay National Marine Sanctuary.

An application in the amount of \$137,500 (\$110,000 EDA/\$27,500 local match) was submitted to EDA in April 1999. In July 1999 the FORA Board authorized FORA staff to accept design-management responsibilities for the grant to be awarded to the City of Seaside. In September, the City of Seaside was offered the subject grant, which was approved by the Seaside City Council on September 16, 1999. Subsequently, at their December 1999 meeting the FORA Board authorized the advertisement of a RFP for design/environmental professional services. The selection process has since been completed, and the FORA Board authorized a professional service agreement with Schaaf and Wheeler, Inc., at its April 2000 meeting. Additionally, at its meeting in February 2000, the FORA Board authorized the filing of a Construction Grant pre-application to EDA (in the amount of \$3.3 million), which has since been submitted.

Project Timeline

- | | |
|--|----------------------|
| • FORA/Seaside execute Grant Agreement | December 1999 |
| • Circulate RFP/Negotiate w/ selected consultant | January – March 2000 |
| • Award consultant agreement | April 2000 |
| • Perform design/environmental assessment work | May – December 2000 |
| • Finalize design/environmental assessment work | (Grant Dependent) |
| • Bidding/Construction Period (grant dependent) | (Grant Dependent) |

i) EDA Technical Assistance Grant [Financial Analysis & Model Program for Credit Enhancement]-(FY 1999) and Implementing Grant (2001-2002)

Project Description

As part of its overall Finance Program, FORA has made an effort to develop a financial leveraging component that allows a limited universe of revenue sources to be used to attract additional revenues from private and other lending sources, and which will be used equitably for reuse projects in all

parts of the base. To make such financial leveraging cost effective, credit enhancement mechanisms have been explored. Following meetings between FORA and EDA staff, FORA was invited by the EDA to apply for funds to be used to design a pilot demonstration project for providing credit enhancement to expected issuance of bonds. Funds would also be used to investigate how this program can be coordinated with attempts to leverage FORA's disparate revenue sources through the use of various mechanisms, including collaboration with the Federal Home Loan Bank.

EDA awarded FORA a grant for \$ 99,999 and the FORA Board accepted the grant offer at the October 8, 1999 board meeting. A Request for Qualifications (RFQ) for consultants was issued in February 2000; finalists were interviewed by a selection panel; and a consultant was selected in March 2000. A workshop funded by the San Francisco branch of the Federal Home Loan Bank was held at the Embassy Suites in Seaside on April 12, 2000. The consultant delivered preliminary findings in August 2000 and the final report was completed in February 2001. Report published June 2001.

In addition, a subsequent application for funding of a \$1 million letter of credit has also been awarded by EDA as the implementation phase of this program. The \$1 million grant has been augmented by a Defense Adjustment Matching (DAM) Grant (a 25% local match) which provides \$125,000 provided from the State of California Trade and Commerce Agency, resulting in an overall program of \$1,125,000. The \$1 million in EDA money will enhance a revenue bond covering three short term needs: 1) A \$2 million basewide road project; 2) Associated building removal for the 12th Street project (\$1.4 million) and; 3) \$1.3 million for habitat management. The \$125,000 from Trade and Commerce will support expenses of the program.

Project Timeline

- | | |
|--|-----------------------|
| • RFQ process to select consultants/Award services | February – March 2000 |
| • Develop program/Prepare analysis | Dec. 1999 – Feb. 2001 |
| • Publish Programmatic report | June 2001 |
| • Make pre-application for implementation phase | July 2000 |
| • Award of \$1 Million for implementation phase | September 2000 |
| • Close out of TA Grant and Final Report | February 2001 |
| • Issuance of Revenue Bond | Fall 2001 |
| • Funding Available for Designated Projects | Fall 2001 |
| • Management – Implementation escrow account | Ongoing |

Funding Summary for EDA Grant Program (1995/1996 – 2000/2001)

	EDA Grant Award No.	Total Projects Cost (\$)	EDA Contribution (%)	EDA Contribution (\$)	Local Match Contribution (%)	Local Match Contribution (\$)	Local Match Contribution by Agency (\$)	
a)	07-49-04072 (Round 1 (1995))	5,230,000	100	5,230,000	0	0	No Local Match Required	
b)	07-49-04072.01 (Round 1A (1996))	1,111,112	90	1,000,000	10	111,112	CSUMB FORA (Plan/Spec Sale)	100,000 11,112
c)	07-49-04072.02 (Round 2 (1997))	2,551,048	84	2,142,880	16	408,168	MCWD MCWD FORA (DAM)*	225,000 48,000 135,168
d)	07-01-03734 (FORA/UCMBEST Co-Grant – 1998)	3,104,500	80	2,483,600	20	620,900	UCSC	620,900
e)	07-49-04072.03 (Round 3 (1998))	2,705,529	75	2,029,147	25	676,382	FORA (Preston Park Proceeds) Marina Monterey	10,846 321,285 344,251
f)	07-49-03853 T.A. (Design) (1999) (T.A. = Technical Assistance)	1,333,334	75	1,000,000	25	333,334	FORA (DAM)* CSUMB Seaside FORA (Preston Park Proceeds)	150,000 26,033 8,933 148,368
g)	07-49-03853.01 Construction Supplement #1, 1999	2,397,959	98	2,350,000	2	47,959	FORA (DAM)*	47,959
	07-49-03853.02 Construction Supplement #2, 2000	6,718,677	96	6,468,677	4	250,000	FORA (DAM)*	250,000
h)	07-79-03954 T.A.(S.D. Design) 1999 (S.D. = Storm Drainage)	137,500	80	110,000	20	27,500	FORA (DAM)* Seaside	13,700 13,800
i)	07-79-04202 T.A. (C.E.) 1999 (C.E. 2000 Supplement No. 1) (C.E. = Credit Enhancement)	142,856	70	99,999	30	42,857	FORA (DAM)*	42,857
		1,250,000	80	1,000,000	20	250,000	FORA (DAM)*	250,000
	TOTALS	26,682,515	90 (rounded)	23,914,303	10 (rounded)	2,768,212	*State of California Defense Adjustment Matching Grants	2,768,212

4. WATER/WASTEWATER SYSTEMS INFRASTRUCTURE

Project Description

In October 1996, the FORA Board authorized staff to negotiate with Marina Coast Water District ("MCWD") for ownership, operation and maintenance of the U.S. Army-owned water and wastewater collection systems.

At the May 1997 meeting, the FORA Board approved MCWD as owner/operator of the systems; approved the Water/Wastewater Oversight Committee ("WWOC") (advisory to the Board); and approved the preparation of a Public Benefit Conveyance ("PBC") Application for conveyance of both systems to MCWD.

At the August 1997 Board meeting, the Board approved submittal of the PBC application to the federal government and endorsed the appointees to the WWOC. (The WWOC has had seventeen meetings to date, focusing primarily on the development of the O & M and Capital Budgets, and the corresponding customer rate structures.)

At the February 1998 Board meeting, the FORA Board approved, and adopted by Ordinance, the Agreement between FORA and MCWD, which specifies the terms, conditions and responsibilities of these two parties relative to the water and wastewater systems.

At the May 2000 Board meeting, the Board reviewed and approved the proposed annual customer rate structures for the water and wastewater collection systems, in anticipation of ownership transfer from the U.S. Army to MCWD.

At the November 2000 FORA Board meeting, the Board authorized staff to work with MCWD staff and Army staff to explore the potential of transferring the systems through FORA's EDC process. This was deemed necessary because of potential federal sponsorship (Health & Human Services) apparent difficulties in providing sponsorship related to Army activities under CERCLA.

Project Timeline

At this time, FORA is proceeding to secure/transfer of the systems and associated rights from the Army under the EDC transfer process. FORA will then transfer the systems and rights to MCWD. The transfer process was expected to be completed by June 30, 2001, and is awaiting resolution of water service to a pending sale of Army property to a private entity. Transfer, however, should be completed in Summer 2001.

FORA and MCWD have been working in cooperation to formulate a Capital Improvement Plan ("CIP") for MCWD. This CIP will support FORA's Roadway Infrastructure CIP and the development plans of the member agencies.

It is noted that MCWD is currently operating both systems under a Cooperative Agreement with the U.S. Army.

5. STORM DRAINAGE COLLECTION SYSTEM INFRASTRUCTURE

The FORA/Army Economic Development Conveyance (and transfer) process includes the storm drainage systems. On the invitation of the EDA, the City of Seaside and FORA have received a grant for design of storm drainage system modifications. [See Item "3h" herein for supplemental detail.]

FORA, at the invitation of the EDA, has submitted an application for federal grant funds to finance the removal of this existing ocean outfalls and alternate disposal of storm waters.

6. TRANSPORTATION SYSTEM INFRASTRUCTURE - (GENERAL AND PBC's)

Project Description

Existing roadways on the former Fort Ord are to be conveyed, via the EDC process, from the Army to FORA and subsequently FORA will transfer these networks to Seaside, Marina, Del Rey Oaks, Monterey and Monterey County within their respective jurisdictional areas on the former base. The exception is the Public Benefit Conveyance currently being processed by Marina with the Army for those select portions of roadways for which they have accomplished surveys. Note that Seaside and Monterey County opted not to continue processing roadway PBC's and, instead, will accept them as part of the EDC process.

FORA continues the accomplishment of Road Infrastructure Improvements with funding from EDA and California Trade and Commerce DAM grants.

Project Timeline

Ongoing.

7. ECONOMIC DEVELOPMENT CONVEYANCE ("EDC") PROGRAM

Project Description

In the spring and summer of 2000, FORA's negotiating team completed agreements with the U.S. Army for the conveyance of the 5,300 acres at the former Fort Ord that were not a component of any other conveyance mechanism. These properties are slated for transfer to FORA by the U. S. Army and then from FORA to the underlying jurisdiction under the terms of an Implementation Agreement between FORA and the recipient jurisdictions.

The FORA Negotiating Team conducted more than 15 sessions during 1999 and 2000, defining eligible activities for use of net revenues and precise language to comply with the special Economic Development No-Cost Conveyance legislative language in the Defense Authorization Act of FY 2000. The provisions are incorporated into a Memorandum of Agreement between FORA and the U.S. Army

that was enacted on June 20, 2000, and recorded at the Monterey County Recorder's Office on June 23, 2000.

Records of Survey and accompanying legal descriptions have been completed for nearly all properties to be transferred to FORA under the Economic Development Conveyance. FORA, on behalf of the municipalities, prepared and filed a total of 15 Records of Survey, including four for Marina, seven for Seaside, three for Monterey County and one for Del Rey Oaks. The City of Monterey prepared and filed its own Record of Survey. Further surveys and revisions are likely to be required as a consequence of retirement of the U.S. Army's remedial activities.

The first property transfers under the Memorandum of Agreement took place on August 7, 2000. The ceremonies were attended by many FORA Board members, DOD officials, Congressman Sam Farr, and others. Additional conveyances are scheduled for this summer, as parcels are fully remediated and the U.S. Army receives regulatory agency concurrence on Findings of Suitability to Transfer. Supplemental parcels may be added to the EDC transfers as pending PBC or other transfers fail. This past year, the water and wastewater systems were moved under the EDC by FORA Board and Army action.

However, there remains an outstanding issue associated with the ability of the U.S. Army to apply controlled burning as a means to safely remove vegetation from habitat areas. The U.S. Fish and Wildlife Service (USFWS) continues to have concerns about the defined need to burn for habitat restoration. However, a recent opinion by the Federal District Court establishes that the authority to execute burns lies within federal hands. Some transfers and activities may continue to be delayed in order to comply with Federal law regarding the protection of habitat for endangered species.

Project Timeline

- | | |
|---|-------------|
| • First properties transferred | August 2000 |
| • Major transfers, pending Army processing and pending ERPA, DTSC, USFWS, and CADFG concurrence | August 2001 |
| • Future phases over the next six years mostly complete by | 2007 |

8. SUSTAINABILITY PROGRAMS

Project Description

FORA has begun an effort to implement sustainability provisions of the Reuse Plan by incubating in-house capability in this area. This effort is designed to be self-funded and supported in conjunction with other agencies, for example participation at CSUMB's sustainable planning forums and intern support from the Monterey Institute of International studies (MIIS). Early projects are related to developing in-house capacity; creation of a sustainable re-use library, staff support, research functions and web page development. Longer range projects are expected to emphasize support of FORA's ability to provide no or low cost consulting services to jurisdictional staff, council members, board members, developers and the public in the area of

sustainable land use planning, with the ultimate goal of supporting a model sustainable demonstration project on Fort Ord.

FORA's sustainability efforts enhance capacity to support jurisdictional work, engage in productive exchanges with implementation capability, assist researchers and citizens, implement provisions of Chapter 8 of the FORA Master Resolution, provide comprehensive tours of Fort Ord, and promote the Base Reuse Plan.

Project Timeline

Ongoing.

9. FINANCE PROGRAM

Project Description

RFQ/RFP process and selection of financial advisors was completed July 1998. The financial Advisor meets on a regular basis with staff, Administrative Committee, and Finance Committee to present timetable and information relevant to the preparation of the financing plan. Elements included in the Work Plan are: the formation of Community Facilities District and/or other assessment districts; the formation of redevelopment project areas by the cities and county; and the preparation of recommended financing plan, including a five-year plan, transition financing components, and any bond financing alternatives.

Project Timeline

- Staff/Consultants conducted workshops for the Board members and jurisdictional councilmembers were held on February 1, 1999, and April 16, 1999.
- Presentation of a draft five year/transition-financing plan was made at the November 1998 Board meeting, with subsequent approval of Developer Fees at the Board meeting of January 1999.
- A Financial Plan Implementation Workshop was held for Board members and jurisdiction councilmembers in October 1999.
- Updates were provided at the November and December 1999 FORA Board meetings, with additional material requested by the Board provided by Staff and consultants during January - June 2000.
- Final recommendations were made to the Board at the June 2000 board meeting and were carried over to the July meeting.
- The Board approved the Finance Program in concept at the July 2000 meeting, and approved the issuance of a Revenue Bond to cover short term financing needs.
- Bond counsel and Underwriter for this Revenue Bond financing were approved at the October 2000 board meeting, and Trustee Bank at the November 2000 board meeting.
- Resolution of intent for Revenue Bond financing were approved at the March 2001 Board Meeting.
- Resolution of intent to form Community Facilities District and other enabling actions is expected to be considered by the Board May-July 2001.

- A workshop on CFD formation was held June 21, 2001.
- Adoption of Local Goals and Policies
- Public Hearing and Election – Sept.-Oct. 2001
- CFD in Place – January 2002

10. IMPLEMENTATION OF LAND USE MONITORING PROCEDURES

Project Description

The Fort Ord Reuse Plan and Development Resource Management Plan require various mitigation and resource monitoring to be undertaken by FORA staff. This is in addition to statutory requirements to make consistency determinations between the Fort Ord Reuse Plan and various jurisdictional planning documents.

Staff prepared a draft procedural guideline (Chapter 8) for insertion into the FORA Master Resolution, and it was approved by the Board in November of 1998. An *Ad Hoc* Chapter 8 Task Force was formed to advise staff on this effort. The *Ad Hoc* Planners Working Group also met regularly to process the initial requests for consistency determinations with approval of the Seaside and Del Rey Oaks General Plans and Zoning documents in November of 1998, and the City of Marina Redevelopment Project Area in December of 1999. The Planners Working Group met to consider the City of Marina General Plan in December 2000; and Administrative Committee meetings were held in February and March of 2001. Board approval was granted at the March 22, 2001 Special board meeting. The County of Monterey General Plan is also under revision and will be processed for consistency when complete, as will expected plan amendments submitted by the City of Seaside. The Planners' Working Group may also be convened to consider design guidelines or other land use implementation measures. The Highway 1 Design Corridor Planning Group has also been activated, with staffing provided by FORA.

Project Timeline

Ongoing.

11. PRESTON PARK LEASE

The rehabilitation of the 354 units of housing at Preston Park is complete, and the residential complex was fully occupied in the 1999-2000 fiscal year. Grand opening ceremonies were held in October 1998. The lease was extended for a year in February 1999 and further extended for the second of three option years in June 2000 to June 2001. The Preston Park property has since transferred to FORA under the terms of the MOA with the U.S. Army and will be transferred from FORA to the City of Marina in the near future. The FORA Board authorized amending the Preston Park lease to include Lightfighter Lodge and 194 additional units of Abrams Park Housing, Lexington Court, and Bayonet Court. Processing of a lease amendment was initiated and executed in conjunction with U.S. Army processing of these units in a Finding of Suitability to transfer or lease. Utility improvements and rehabilitation of these units commenced and approximately 50 units are now occupied.

In addition to the lease amendment activities, a surplus of revenue from Preston Park was realized during FY 2001. FORA and the City of Marina staff negotiated to mutual agreement a plan for distribution of surplus reserves with the U.S. Army, and revenues were used in FY 2001 in direct association with capital projects on the former Fort Ord. The Marina City Council recommended this plan to the FORA Board in December of 1999, where it was approved. The U.S. Army concurred the same month.

The Preston Park properties were conveyed by the U.S. Army to FORA in August 2000 and will subsequently be conveyed by FORA to the City of Marina. The existing arrangements are now subject to state and federal law and the implementation agreement between Marina and FORA, which does not substantially alter the previous agreements. Current Preston Park net revenues are split 50-50 by the City of Marina and FORA (as per state law) and form the revenue stream that backs the revenue bond described previously herein under the Finance Program section.

12. FORT ORD BASE REUSE PLAN REPUBLISHING

Project Description

The Fort Ord Base Reuse Plan was approved in 1997, and consisted of several volumes including errata and modifications to the originally published plan. The Board was not required to republish the full plan under California Law and chose, due to economic reasons, not to do so at that time. Since then, FORA staff has been able to identify a funding source for the republishing of the plan to incorporate these final actions of the Board, errata correcting minor typographical and context problems, and constraints required under the Development Resources Management Plan. Final product in both hard copy and CD form at substantially lower cost than before to the public and interested parties.

The FORA Board approved the republishing effort in the 2001 Budget; staff has selected a consultant to perform the work, and is nearing completion of the effort.

Project Timeline

- | | |
|-------------------------------------|-------------------|
| • Issuance of Request for Proposals | July 2000 |
| • Review of Proposals | Aug-Nov 2000 |
| • Selection of Consultant | Dec 2000 |
| • Contract with Consultant signed | Dec 2000 |
| • Project "Kick Off" Meeting | Jan 25, 2001 |
| • Weekly Progress Meetings | Feb-Apr 2001 |
| • Expected Project Completion | July-August, 2001 |

13. HABITAT MANAGEMENT PLAN/HABITAT CONSERVATION PLAN

Project Description

FORA and the reuse community continue their work to complete a Habitat Conservation Plan and a detailed Implementation Agreement ("HCP/IA"). The U.S.

Army, U.S. Fish and Wildlife Service ("USFWS"), and California Department of Fish and Game have reviewed and commented on the initial documents. FORA and its wildlife biology consultant are awaiting final approval of the latest HCP format and monitoring requirements mandated by the USFWS and have negotiated the appropriate financial commitments with USFWS and the CA Dept. of Fish and Game ("CDFG"). Meetings are held monthly with the Coordinated Resource Management Planning ("CRMP") Team and a special meeting was held at the Portland-based regional office on June 25, 1999.

The HCP/IA was originally presented to the Administrative Committee on March 26, 1998. Comments were received from the Administrative Committee members and incorporated in the report. The HCP/IA was also submitted to CDFG and the USFWS Ventura and Portland offices for review and comment. The CRMP Team then reviewed additional questions posed by USFWS. Draft monitoring protocols have been added at USFWS request, and the final draft documents were reviewed by the Administrative Committee on September 27, 2000. Approval by USFWS was expected by January 1, 2001 but was delayed due to USFWS concerns regarding the U.S. Army's ability to perform the rotational burn regimen required by the Habitat Management Plan (HMP) for Fort Ord. When these issues are resolved, it is expected that the USFWS will expedite processing of the HCP/IA.

Project Timeline

- | | |
|--|----------------|
| • Original submission of Draft HCP/IA supplement to USFWS | June 1998 |
| • Awaiting final comments from USFWS/including response to additional Monitoring and financing requirements of USFWS | Ongoing |
| • Revised submission of HCP/IA supplement to USFWS | August 1, 2000 |
| • Resubmission of HCP/IA to USFWS for final approval | May 2001 |

14. BUILDING REMOVAL PROGRAM

Project Description

The Fort Ord Building Removal Program encompasses the demolition, deconstruction, and/or relocation of the 1,200 – 1,500 structures that are a basewide responsibility of the Fort Ord Reuse Authority. In the past we have reported on a component of Building Removal, the Pilot Deconstruction Project, which was a cooperative effort involving local businesses, labor and educational institutions, with an objective of identifying ways to save on building removal costs. The efforts of the Pilot Deconstruction Project have been coordinated with Congressman Sam Farr's office, the U.S. Environmental Protection Agency ("EPA"), the U.S. Department of Agriculture Forest Products Laboratory, the California Department of Toxic Substances Control ("DTSC"), the Regional Water Quality Control Board, local jurisdictions, and private industry in an effort to create a decisive program for environmentally sensitive removal and disposal of buildings that impede a sustainable reuse of the former Fort Ord.

The Building Removal Program anticipates that by salvaging some of the value embodied in the buildings scheduled for removal, some savings will occur. It is important to note that this salvage (approximately 20% by weight for wood structures)

does not appear to be able to economically support itself but, most probably, will need to be performed in coordination with standard demolition activities. This lesson in salvage values and techniques comes from direct experience gained by dismantling five example World War II structures. This "hands on" experience continues to prove valuable in predicting the eventual process for removal and has narrowed cost projections from \$120 million to \$60-70 million.

The FORA "Hierarchy of Building Reuse", developed directly from the field experience, market studies and industry input, prioritizes the most efficient reuse of obsolete buildings, focusing on the concepts that will produce the most savings: 1) Renovation and reuse in place; 2) Relocation and renovation; 3) Deconstruction and reuse of building materials; and, 4) Mechanical demolition with aggressive recycling.

The Pilot Project's "hands on" experience extends to market research for salvaged materials and the requirements for salvage crews working on Lead Based Paint ("LBP") covered buildings. Comparative LBP removal technologies and updates to the Army's hazardous material surveys have been performed on representative buildings. A detailed report of the Deconstruction Project has been produced and has been used by other deconstruction projects across the nation.

The Building Removal Program has been adjusted to reflect the experiences of 2000. Following the Hierarchy of Building Reuse, 26 buildings in the 12th Street Realignment corridor were offered to the general public for relocation and reuse, if hazards were abated and all cost were borne by the recipients. The conclusions of this offering were that consumers found that the cost to relocate and meet current building codes precluded reuse of these structures as residences and offices and that local house moving firms are completely inundated from the construction boom of the last year. Based on this experience and further analysis we believe that no more than 5% of buildings on Fort Ord can be salvaged by relocation (barring an unforeseen opportunity).

The affects of changing LBP regulations on labor, materials sales, site clean-up and removal techniques represent a major and continuing concern. The Pilot Deconstruction Project, in conjunction with the Monterey Bay Regional Air Pollution Control District, has facilitated inter-agency LBP meetings to coordinate the efforts of regulatory agencies and land developers working together to identify and eliminate potential problem spots, streamline testing and sampling protocols that will serve multiple agencies' needs and provide added environmental protection.

Project Status

Currently, X-ray Florescence (XRF) tests, paint chip samples and soil samples are being collected for LBP Working Group, review. FORA, under the Building Removal Program, has begun the LBP Abatement Demonstration Project to determine lead contamination levels in existing buildings, the soil, and demonstrate technologies to abate the hazards. WWII wood structures in Marina and the concrete block structures in Seaside will be tested and profiled using the protocol developed by the Fort Ord Inter-Agency LBP Working Group. Data derived from this testing will be used to guide the base-wide deconstruction/demolition efforts and, to some extent, remodeling

efforts. LBP Encapsulation product demonstration is being performed on existing buildings that have identified LBP contamination. Buildings that are currently occupied have been given top priority for use as test models, so that they may be rendered "lead safe" by the testing. Products will be evaluated for their cost, including cost of preparation and application, life cycle, life cycle costs and appearance. These results will be summarized to allow existing and future owners of Fort Ord structures to determine the best choice of LBP remediation products to be used on their buildings. Currently, Three Encapsulant products are being applied by three local contractors to the FORA complex and Marina Sports Complex buildings.

The FORA Board of Directors and the FORA Legislative Committee both support a variance on AB 939 requirements so that Marina and Seaside are not unduly singled out and impacted by the one-time removal of buildings from the former Fort Ord. The Building Removal Program staff is working with Monterey Regional Waste Management District staff to seek such a variance. Further variances are being sought by FORA staff working in close conjunction with DTSC, the Regional Water Quality Board and the Monterey Regional Waste Management District, so that the unsalvageable and unrecyclable building debris from the former Fort Ord can be safely disposed of in the Marina Landfill. Support for these variances is a part of the 2001 Building Removal Program activities.

Currently FORA staff are participating with the California Technology, Trade and Commerce Agency staff and others to study the feasibility and risks associated with a statewide variance for the disposal of all LBP contaminated W.W.II era military building debris.

For additional details on the Building Removal Program, visit the FORA website: www.fora.org.

15. COMMUNITY CONTRACTS SPECIALIST ("CCS") PROJECTS

Since we began using the contractor's database, which was completed early in 2000, it has been instrumental in engaging many local contractors in bidding on \$14,000,000 in projects at the former Fort Ord. We are currently in the process of updating the contractors' database; and it would appear from the responses we have received that the original database of three hundred and fifty will be increased by approximately two hundred seventy-five additional contractors.

In addition to our continuing efforts to give notice of new projects and to provide bidding assistance and training we have been active in promoting the Monterey County's Contractors Revolving Loan program.

The Contractors Academy and related training efforts were reviewed by professionals in the industry, general contractors, developers and other institutional builders and it was evident that there was a clear and present need for more intense training and exposure to proper business practices to ensure a greater participation by the local contractor community in the construction projects planned for the former Fort Ord. Most knowledgeable people in the industry concur that, rarely does a contractor business fail because of the lack of manual skills, it's poor business know-how that

causes these businesses to fold. With this knowledge the Community Contractors Committee proposed that FORA seek to develop a **Contractors Development Center** (CDC). This will, in addition to the services currently made available to the local contractors, provide a permanent facility, including individual offices to be occupied during their thirteen weeks, a *Small Contractors Management Development Course*, and continuing use of computer laboratories, professional consulting and management training.

Early efforts in developing the resources and funding for the above referenced CDC have proven very encouraging. Our discussions with potential funding agencies have indicated they are receptive, and many have offered their services of professional instructors from their firms. Our plans are to bring the CDC online in August or September of 2001 if funding permits. Progress goals for continued effort are scheduled for May 9, 2001 and June 4, 2001. Our budget currently is \$410,000. Seventy hours will be contributed by professional instructors. It is our plan that the CDC become self-sustaining from fees and contributions after eighteen months of operations.

An effort to update FORA's database of contractors in the tri-county area has increased the total number of contractors in our files. The Community Contractors database is utilized for notification to area contractors of pre-bid conferences and site visits/reviews. Listed below are projects that are currently pending and the status of their progress is as follows:

- Abrams Park, housing development project: Contractor and Manager, Mid-Peninsula Housing Management Corporation. Using our database contractors whose skills were required were notified of the project and FORA participated in several pre-bid conferences and site visits/reviews.
Status: In Process.
Total cost of project: \$3,064,991.
- Hayes Circle Residential Housing Project: Veterans In Transition, Contractor. FORA notified subcontractors in the trades required of the project, availability of plans for take off and bid closing date.
Status: Scheduled to begin in July 2001.
Total cost of project: \$950,000.
- Science Academic Center, California State University: A major construction project. The notice of this project was circulated to contractors in our database. Plans and specifications are available in our office for quantity take offs.
Status: Construction scheduled to tentatively begin in August 2001.
Total cost of project: \$16,650,000.
- Hayes Park: KB Home's 400 single family residence redevelopment project was approved by the City of Seaside and FORA met with KB Home Northern California Vice-President to discuss how we may be of assistance to them in identifying local contractors.
Status: Construction scheduled to commence early Fall, 2001.
Total cost of project: \$80,000,000.

Other items of importance:

- Discussion began in the first quarter with CSUMB regarding problems they are experiencing in breaking down the amounts of various projects into increments of \$100,000, in order to make it possible for small contractors to bid on projects. Discussion continues with the expectation of resolution soon.
- The Contractors Academy, in partnership with Hartnell College, will be offered again in September 2001.
- Development plans and funding search for the formation of a Contractors Development Center at the former Fort Ord continues and expectations are high for its establishment.

16. LEGISLATIVE PROGRAM

The 2001 Fort Ord Reuse Authority Legislative Program includes a variety of issues and positions approved by Board Action in November of 2000. To implement this legislative program, staff and Board members have worked closely with our legislative offices to complete the program. The results of the legislative mission in March have been reported to the FORA Board and follow up continues toward additional funding, and legislative adjustments, and regulatory attention.

The Legislative Program includes seeking funding from EDA to assist in infrastructure development on the former Fort Ord and credit enhancement to implement the Base Reuse Plan. In addition, support for state and federal budget allocations for the creation of the Fort Ord Veterans' Cemetery, mechanisms that support stewardship of transferred sites, creation of a national "model" or "demonstration" of large-scale sustainable development practices, and implementation of the thermo-chemical conversion technology to address the building removal program are priorities. FORA's Legislative Program also seeks congressional and DoD support to establish a national priority to identify and remove remnant ordnance and explosives, achieve adjustments to the BRAC laws that will provide increased planning, environmental review, and disposition coordination, as well as adjustments in the underwriting criteria for Federal Housing Finance Board member banks when lending in areas under military base reuse.

17. PUBLIC INFORMATION PROGRAM

The FORA budget for fiscal year 2000-'01 included \$20,000 to implement and affect a public information program. As the year progressed, it became increasingly clear that efforts to improve general community knowledge of the programs of the Fort Ord Reuse Authority and to facilitate a broader awareness of individual projects being undertaken by local jurisdictions and other entities were essential to the success of the redevelopment projects. This past quarter FORA Staff and board members have participated in radio programs, television interviews and media events, including the wide coverage of the dedication of the Abrams Park B Housing Area in early June. Monthly articles in periodicals, such as The Central Coast Reporter, and area

newspapers continue to be published. Feature articles addressing key issues, such as housing, have been prepared and received good media coverage. An updated and greatly expanded web site (www.fora.org) is expected to be uploaded within the next month. This site will be a comprehensive source of information about all that falls under the umbrella of the Fort Ord Reuse Authority.

Recognizing the growing need to involve and keep the public, as well as public agencies and civic groups, informed, FORA Staff and the Executive Committee proposed that the budget for the Public Information Program for fiscal year 2001-'02 be increased 75% to \$35,000. The FORA Board approved this allocation at their June 8th meeting.

Candace Ingram, Principal of The Ingram Group, is continuing under contract to provide public information/public relations services and works closely with the FORA Executive Officer and Executive Assistant.

18. FORA EMPLOYEE BENEFITS ADJUSTMENT

Project Description

On March 9, 2001, the FORA Board approved an increase in employer contributions to the employee health benefit program.

In 1999 FORA contracted with CalPERS Health for medical insurance and with Principal Financial for dental, vision, life, and long-term disability insurance. Both new providers have significantly increased their premium rates since signing the contracts. FORA staff surveyed member agencies in order to compare FORA contributions to the health benefit program with those of other FORA members. The survey showed that FORA contributions were above average in the single employee and below in the 2-party and family benefit programs.

Project Timeline

- | | |
|--|---------------------|
| • Issue reviewed by Finance Committee | 1/29/01 and 2/26/01 |
| • Recommendation presented to FORA Board | 3/9/01 |
| • Board Approved Adjustments | 1/1/01 |

Project Status

The Board approved the adjustments in employee benefits as recommended by the Finance Committee with effective date of the adjustment to be January 1, 2001.

19. FY '99-00 FINANCIAL AUDIT

Project Description

Snyder Accountancy conducted the financial audit for the fiscal year ending June 30, 2000 in summer/fall 2000. The audit was conducted in accordance with generally accepted auditing standards and Government Auditing Standards, issued by the

Comptroller of the United States and the provisions of the Office of Management and Budget (OMB) Circular A-128, Audits of State and Local Governments. As recommended by the Auditor and supported by the Finance Committee and the Board, the FY '99-00 Audit Report and all financial statements were prepared by the staff for formal detailed review by the Auditor. The Audit Report also addressed the repayment of the special assessment from 1995 that FORA received from the Board members to assist in financing the completion of the Base Reuse Plan.

Project Status

The audit report was completed as scheduled and copies were forwarded to Finance Committee during the week of November 12, 2000. The Committee reviewed the audit report and the management letter at its regular meeting on November 20 and unanimously recommended that the FORA Board accept the FY '99-00 Audit report. The Audit Report and the Management Letter were furnished to the Board at the December 8, 2000 meeting noting that Snyder Accountancy's opinion was that the financial statements present fairly, in all material respects, the financial position of the Fort Ord Reuse Authority as of June 30, 2000, and the results of its operations for the year then ended in conformity with generally accepted accounting principles. There were no findings or questionable costs for this fiscal year and the report was unanimously accepted by the Board.

20. OPERATING BUDGET FOR FY '01-02

Project Description

Fiscal year '01-02 is the first year since FORA's inception absent federal funding for operations (federal funding through EDA for CIP activities still continues). Federal support has been replaced by local fees, lease revenues, and other local revenues. The budget deficit from the FY '98-99 was recovered by the end of the FY '00-01 and the forecasted revenues provide sufficient income to fully cover FORA activities in the '01-02 fiscal year.

The following summarizes the preliminary budget figures for the '01-02 fiscal year:

Budgeted Revenues for FY '01-02	\$11,474,716
Budgeted Expenditures for FY '01-02	<u>\$12,948,533</u>
Excess Revenues over (under) Expenditures	(\$1,473,817)
Reserved Revenues (Collected – 00/01, Expended – 01/02)	<u>\$1,632,173</u>
Revenue savings at year-end (6-30-02)	\$158,356
<u>Contingency Reserve Account</u>	
Beginning Balance (7-1-01) – Anticipated	\$95,000
Revenue savings at year-end (6-30-02)	<u>\$158,356</u>
Ending Balance	<u>\$253,356</u>

Project Status

The draft FY '01-02 Preliminary Operating Budget was presented to the Board at its May 11, 2001 meeting for comments and suggestions. The Budget was adopted by the FORA Board on June 9, 2001.

21. DEFENSE ADJUSTMENT MATCHING ("DAM") GRANT APPLICATIONS

Project Description

In September 2000, FORA staff prepared and submitted two applications to the California Trade and Commerce Agency (CTCA) for Defense Adjustment Matching (DAM) Grants in the combined amount of \$250,000.

Project Status

In spring of 2001, FORA was awarded both grants in the full requested amount. These state matching funds will assist in providing local match required by the Economic Development Administration (EDA) Grant program.

APPENDIX A

Fort Ord Housing Matrix as of June 30, 2001

Location	Housing Project	# of Units	Estimated "Affordable" Units," ** Including McKinney	Timing/ Phasing	Status/ Constraints	Remarks (+ unit availability)
County of Monterey	Parker Flats/East Garrison	1400 - 3100	Under negotiation	2004 - 2008 (?)	UXO removal, processing requirements & water requirements	
County of Monterey	CSU Monterey Bay	1144 apartment units. 66 units sold. 30 for sale units planned.	1144 apartment units. 66 units sold. 30 for sale units planned	Currently occupied	Faculty, staff, govt. employees & students only	66 units have been sold (\$90K - \$250K) but state owns land, which is leased back; owner pays property taxes on house & land.
County of Monterey	University of California/County - Proposed	200 (estimated)	Unknown	Pending grant application	Water availability	Housing for UC MBEST Center employees and affiliates (jobs/ housing balance)
Marina	Abrams (B) Military Housing	194 (interim use)	30 - 60	6/1 - 12/1/2001	Under construction/ rehabilitation	Available as assigned (\$600- \$1200/month)
Marina	Abrams/Upper Patton Park	1020	150 +/-	2003 - 2005 (?)	Under negotiation	
Marina	Lifespan/Lower Patton Park	480	110	2003 - 2004 (?)	Awaiting approval processing	
Marina	Preston Park Housing	381	98 - 381	Opened in 1998	-	Waiting list (\$525- \$1025/month)
Marina	University Villages	837	125 +/-	2004 - 2008 (?)	Early planning	

Location	Housing Project	# of Units	Estimated "Affordable" Units," ** Including McKinney	Timing/ Phasing	Status/ Constraints	Remarks (+ unit availability)
Marina	CSU Monterey Bay	1200 apartment units in future. 1020 residence hall beds in future.	1200 apartment units. 1020 residence hall beds.	2003 – 2010	CSUMB faculty, staff and students only	Primarily rental
Marina	University of California/Marina – 8 th Street (multi-use site)	330	To be determined	2010 - 2015	Water availability	To be determined
Seaside	Hayes Housing	400	Under negotiation	2003 (?)	-	
Seaside	Future Seaside housing areas	700	135	2004 – 2006 (?)	UXO removal	
Seaside	Stilwell "Kidney"	353	Under negotiation	2003 (?)	Under negotiation	
Seaside	University Villages	100 - 200	20 - 50 (?)	2006	"Swiss Cheese" transfer	
Seaside	Brostrom/Bayview	220	220	Currently occupied	Factory-built units	Managed by RINC (Ray Roeder)
Seaside	Sunbay	296	-0- (all at market rates)	Prior sale by Army to private corporation, which manages the complex.	All are leased units (6/9/12-month leases only)	Availability varies; Lofts, 1 and 2 bedroom units.
Seaside	CSU Monterey Bay	931 beds in residence halls. 310 apartment units in future.	931 beds in residence halls. 310 apartment units in future.	2003 - 2010	CSUMB students only	
Seaside	Ord Military Community	1590	1590	Currently occupied	Military personnel & families only	

APPENDIX B
FAIR MARKET RENTS
FOR
SECTION 8 (HUD) HOUSING ASSISTANCE PAYMENTS PROGRAM
(Fiscal Year 2001)

Number of Bedrooms						
Metropolitan FMR Area	0 BR	1 BR	2 BR	3 BR	4 BR	County
Salinas	\$548	\$641	\$773	\$1074	\$1127	Monterey

INCOME LIMITS FOR PURCHASE OF INCLUSIONARY
HOUSING UNITS IN MONTEREY COUNTY
(Effective April 6, 2001)

NUMBER OF PERSONS IN FAMILY	1	2	3	4	5	6	7	8
Very Low Income (50% Median Income)	18,400	21,050	23,675	26,300	28,400	30,500	32,600	34,725
Low Income (80% Median Income)	29,440	33,680	37,880	42,080	45,440	48,800	52,160	55,560
Median Income	36,800	42,100	47,350	52,600	56,800	61,000	65,200	69,450
Moderate Income (120% Median Income)	44,160	50,520	56,820	63,120	68,160	73,200	78,240	83,340
70% Median Income	25,760	29,470	33,145	36,820	39,760	42,700	45,640	48,615
60% Median Income	22,080	25,260	28,410	31,560	34,080	36,600	39,120	41,670
Maximum Rent (120% of Income) Moderate Income	1,104	1,263	1,421	1,578	1,704	1,830	1,956	2,084
Maximum Rent (30% of Income) Lower Income	644	737	829	921	994	1,068	1,141	1,215
Maximum Rent (30% of Income) Very Low Income	460	526	592	658	710	763	815	868

NOTE: These figures will vary slightly from the State Department of Housing and Community Development (HCD) Income Limits as our calculations were based on exact percentages and not rounded to the nearest \$50.

APPENDIX C

Frequently Asked Questions (FAQS) About Housing On Fort Ord

1. Why is it taking so long to get housing rehabilitated or built on Fort Ord?

This is the most frequently asked question these days, but there is no one easy answer. In short, there are several regulatory, bureaucratic, and economic barriers. In addition, there are resource constraints, and constraints related to the Fort Ord Reuse Plan. Read on for the details in each of these areas.

2. What are the major regulatory barriers?

Vacant, developable land on Fort Ord may not be used for housing until the U.S. Environmental Protection Agency ("EPA") and State of California Department of Toxic Substance Control ("DTSC") sign off on clean up and safety issues relative to removal of any Ordnance and Explosives ("OE") that might be present. Such sign off has been occurring on a parcel-by-parcel basis, as per federal and state law. Considerable delays are the result.

3. What are the major bureaucratic barriers?

Even upon regulatory approval, the U.S. Army must perform certain bureaucratic procedures in order to convey surplus land and properties. These include preparation of a Remedial Investigation/Feasibility Study ("RI/FS") for CERCLA (Super Fund) and OE clean up issues, a Finding of Suitability to Transfer ("FOST") or Finding of Suitability to Early Transfer ("FOSET") for all parcels. Again, not all properties may be studied or conveyed at the same speed, so the Army has developed a phased approach for performing this work. This is why FORA has received some of the proposed housing areas, but is still waiting for Army conveyance of the others.

4. What are the main economic barriers?

There is a strong market for housing in the Monterey Bay Area. However, there are a number of issues that affect the building or rehabilitation of residential housing. These include site acquisition and prep costs, in-tract costs, architectural and other consultants, financing, cost of construction, entitlement and regulatory issues, and any assessments levied on the property. These economic and financing issues are cyclical and require either for-profit or non-profit developers, who are skilled at navigating through these issues.

5. What are the resource constraints to provision of housing on Fort Ord?

Primarily we are talking about water. There is a finite amount of water available to Fort Ord through the Army's previous agreement with the Monterey County Water Resources Agency ("MCWRA"). This amounts to 6600 acre feet per year (afy) of potable water, plus 2300 afy from some form of potable water augmentation source

(e.g.: reclaimed water for golf courses, desalination plant, etc.). This amount of water is all that is available for all uses contemplated on Fort Ord, which includes public and private, housing, retail, hotel, and commercial, schools and public uses, CSUMB and the Army. Currently on the Monterey Peninsula, it takes between .25 afy and .33 afy to provide enough water for a single-family residence.

6. What are the Base Reuse Plan constraints?

Recognizing the water constraint noted above, the Base Reuse Plan constrains growth to the amount of water available. A Development Resource Management Plan ("DRMP") was added to the Reuse Plan by the FORA Board in June of 1997, which restricts the number of new residential housing units to 6160. Any amount over this will trigger the need for a new Environmental Impact Report ("EIR"). Therefore, it is not possible to simply build on Fort Ord as many new housing units as the market will bear, or enough affordable units to eliminate the entire Monterey County shortfall. Resource constraints make this impossible.

7. How many housing units on Fort Ord will be affordable?

Please refer to the Housing Matrix, which outlines housing projects planned for the former Fort Ord, including the number of affordable units proposed. In most cases, California Redevelopment law will require that 15% of the units built be affordable, and an overall total of 20% of tax increment collected be used to provide housing. The matrix shows that it is expected that these targets will be exceeded, due to a number of non-profit and other affordable housing efforts. It is expected that roughly 25% of the units on Fort Ord will be affordable. Every January the federal Department of Housing and Urban Development ("HUD") prepares a chart showing what "affordable" means for various regions in the U.S. Please refer to the attached HUD chart, which contains the figures for the Salinas Metropolitan Statistical Area ("MSA").

8. Who is eligible to buy the housing units built or rehabilitated on Fort Ord?

Federal law does not allow the Army to sell land or housing units to private individuals. Instead, the land is conveyed to FORA, which in turn reconveys it to the individual city, county, or land use recipient, which is then responsible for planning the housing efforts in their area. In most cases, because housing production requires a large investment of time and money, the jurisdictions have issued Requests for Proposals (RFP's) from Master Developers that will assume the burden of building (or rehabilitating) and marketing the proposed housing. Some of these developers, or the cities, have established waiting lists for particular housing developments. FORA has produced a Land Use Jurisdiction Contact Sheet, so members of the public and other interested parties can contact the jurisdictions directly, to inquire about housing programs and policies. This sheet lists jurisdictions and contact persons and is available in the FORA office.

APPENDIX D

FORA Board of Directors

Officers/Executive Committee:

Marina Mayor Jim Perrine
Seaside Mayor Jerry Smith
Del Rey Oaks Mayor Jack Barlich
Supervisor Edith Johnsen
City of Monterey Mayor Dan Albert

Chair of the Board
1st Vice Chair
2nd Vice Chair
Past Chair
Appointed Member

Voting Members (13):

Mayor Sue McCloud
Mayor Jack Barlich
Mayor Jim Perrine
Council Member Howard Gustafson
Mayor Dan Albert
Supervisor Lou Calcagno
Supervisor Edith Johnsen
Supervisor Dave Potter
Mayor Sandy Koffman
Council Member Janet Barnes
Mayor David Pendergrass
Mayor Jerry Smith
Council Member Tom Mancini

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

Ex-Officio Members (10):

Representative Sam Farr
Senator Bruce McPherson
Assemblyman Fred Keeley
Beverly Wood
Carlos Pina
Dr. Kirk Avery
Morris Fisher
Lee Yarborough
Lora Lee Martin
COL Pete Dausen

17th Congressional District
15th State Senatorial District
27th State Assembly District
CSU Monterey Bay
Monterey Peninsula Unified School District
Monterey Peninsula College
Monterey Salinas Transit
Transportation Agency for Monterey County
UC Santa Cruz
U.S. Army

Executive Committee Staff

Executive Officer, Michael Houlemard
Assistant Executive Officer, James Feeney
Executive Assistant Linda Stiehl

APPENDIX E

FORA Finance and Legislative Committees

Finance Committee:

Mayor Jerry Smith (Chair)	<u>City of Seaside</u>
Mayor Jack Barlich	<u>City of Del Rey Oaks</u>
Morris Fisher	<u>Monterey Salinas Transit</u>
Lora Lee Martin	<u>UC MBEST</u>
Howard Gustafson	<u>City of Marina</u>
(a) Mayor David Pendergrass	<u>City of Sand City</u>
(a) Supervisor Edith Johnsen	<u>County of Monterey</u>

Committee Staff

Ivana Bednarik, Controller
Steve Endsley, Director of Planning & Finance

Legislative Committee:

Supervisor Edith Johnsen (Chair)	<u>County of Monterey</u>
Supervisor Lou Calcagno	<u>County of Monterey</u>
Mayor Jack Barlich	<u>City of Del Rey Oaks</u>
Representative Sam Farr (a) Rochelle Dornatt	<u>17th Congressional District</u>
Senator Bruce McPherson (a) Cindy Boyd	<u>15th State Senatorial District</u>
Assemblyman Fred Keeley (a) Gary Shallcross	<u>27th State Assembly District</u>

Committee Staff

Michael Houlemard, Executive Officer
Linda Stiehl, Executive Assistant

(a) = alternate

APPENDIX F

FORA Administrative Committee

Co-Chair Dan Keen, (City of Seaside City Manager)
Co-Chair Michael Houlemard, (FORA Executive Officer)
Past Co-Chair John Longley, (City of Marina City Manager)

Rich Guillen	<u>City of Carmel-by-the-Sea</u>
(a) Ben Berto	
Dick Goblirsch	<u>City of Del Rey Oaks</u>
Fred Meurer	<u>City of Monterey</u>
(a) Don Rhoads	
Dave Mora	<u>City of Salinas</u>
(a) Wayne Green	
Kelly Morgan	<u>City of Sand City</u>
Ross Hubbard	<u>City of Pacific Grove</u>
Jim Colangelo	<u>County of Monterey</u>
(a) Nick Chiulos	
John Longley	<u>City of Marina</u>
Dan Keen	<u>City of Seaside</u>
(a) Diana Ingersoll	
Graham Bice	<u>UCMBEST</u>
Beverly Wood	<u>CSUMB</u>
Will Koon	<u>BRAC</u>
(a) Rob Robinson	

(a) = alternate

APPENDIX G

FORA Staff Members

Michael A. Houlemard, Jr.

Executive Officer

James A. Feeney, P.E.

Assistant Executive Officer

D. Steven Endsley

Director of Planning & Finance

Ivana Bednarik

Controller

Stan Cook

Facilities and Leasing Manager

Jim Arnold

Senior Project Manager

Charles Fagen

Project Manager

Linda Stiehl

Executive Assistant

Sharon Strickland

Office Manager/Network Administrator

Marcela Fridrich

Accounting Assistant

Crissy Maras

Administrative Coordinator

Laura Baldwin

Receptionist/Office Assistant

Consultant Staff

Jay Jackson, Sr.

Community Contract Specialist

Annette Yee & Company

Finance Program Consultant

Carrie Mann

Joint/Specific Planning Consultant

Zander Associates

Wildlife Biologist/Habitat Consultant

Temporary/Part-Time Employees

Melissa Gutheil

LBP Assistant Project Manager

Nicholas Osborne

Assistant Project Manager/EDA Program

Clare Stark

LBP Operations Assistant

Brian Thomson

Research Assistant

Property Transfer and Employment Figures (6/30/01)

Property Transfer Summary		Employment Figures		
RECIPIENT	ACRES	RECIPIENT	# EMPLOYED (*)	
BLM	7,211.9	BLM	3	5
Children's Services Int. (CSI)	6.1	Children's Services International	30	
CSUMB	692.3	CSUMB	458	167
Empire West Corp.*	23.9	Defense Manpower Data Ctr.	570	19
Golden Gate University	7.2	Fort Ord Reuse Authority	12	4
Goodwill Industries	5.1	Goodwill Industries (Shoreline)	6	
Housing Authority/Monterey Co.	8.6	Homeless Coalition	3	1
Interim, Inc.**	2.2	Housing Authority/Monterey Co.	2	
Marina	802.0	Interim, Inc.	8.5	
MIRA***	1.6	Marina Municipal Airport	210	
Monterey College of Law	0.6	Marina Coast Water District	27	1
Monterey County/ROW York Rd	2.5	Marina Equestrian Center	0	1
MPUSD	142.0	Marina Sports/Tennis Center	5	11
PG&E/Seaside	1.2	Mid-Peninsula Housing (Preston/Abrams 5)	13	2
Seaside/Golf Courses	405.4	MOCO Animal Shelter	8	2
Shelter Outreach Plus	9.9	MIRA	0	2
UCMBEST	961.0	One-Stop Career Center/Marina	2	
Veterans Administration	6.1	Shelter Outreach Plus	12.5	
Veterans Transition Center	10.9	Seaside/Golf Courses	62	20
(FORA EDC)	241.2	UCMBEST	6	
		Veterans Transition Center	4	
TOTAL	10,541.7	TOTAL	1442	235

Recipient and acreage figures provided by the Base Realignment and Closure (BRAC) Office.

* Thorsen Village housing ** Abrams housing *** Astronomy Center

(*) 2nd number indicates temporary interns, [seasonal] and part-time employees

ACRES PER JURISDICTION (TRANSFERRED)

Monterey County	7,904.9
Marina	1,539.2
Seaside	1,097.6