



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

BOARD OF DIRECTORS SPECIAL MEETING

Friday, October 4, 2013 at 3:30 p.m.

910 2nd Avenue, Marina, CA 93933 (Carpenter's Union Hall)

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Participation via Teleconference:

- Councilmember Selfridge, City of Monterey
Asilomar Conference Center - 800 Asilomar Avenue, Pacific Grove, CA 93950
- Councilmember Beach, City of Carmel-by-the-Sea
300 SW Broadway, Portland, OR

4. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

5. NEW BUSINESS

- a. California Central Coast Veterans Cemetery (CCCVC) Loan and Grant
 - i. Authorize Executive Officer to Execute an Agreement with David and Lucile Packard Foundation for a Loan of \$350,000 to Finance the CCCVC.
 - ii. Authorize the Executive Officer to Apply for a \$100,000 Grant from the David and Lucile Packard Foundation to Finance the CCCVC.

6. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Fort Ord Reuse Authority (FORA) Board of Directors on matters not on this agenda, but within FORA's jurisdiction, may comment for up to three minutes during this period. Public comments on specific agenda items are heard under that item.

7. ITEMS FROM MEMBERS

8. ADJOURNMENT

NEXT REGULAR BOARD MEETING: OCTOBER 11, 2013

Persons seeking disability related accommodations should contact FORA 24 hours prior to the meeting. This meeting is recorded by Access Monterey Peninsula (AMP) and is televised Sundays at 9:00 a.m. and 1:00 p.m. on Marina/Peninsula Chanel 25. The video and full Agenda packet are available online at www.fora.org.

FORT ORD REUSE AUTHORITY BOARD REPORT

NEW BUSINESS

Subject:	California Central Coast Veterans Cemetery Loan and Grant	
Meeting Date:	October 4, 2013	ACTION
Agenda Number:	5a	

RECOMMENDATION(S):

1. Authorize the Executive Officer to sign a loan agreement with the David and Lucile Packard Foundation, such that the Fort Ord Reuse Authority (FORA) would take on a debt obligation of \$350,000, and to authorize pledging FORA-owned land to be used as collateral for this Bridge Loan with City of Seaside (Seaside) and County of Monterey's (County's) consent, and subordinate FORA, Seaside, and County's rights to the Deed of Trust to be held by the Packard Foundation to finance the California Central Coast Veterans Cemetery (CCCVC). The Bridge Loan will be a 1% loan due within one year, with two semi-annual payments to the Packard Foundation.
2. Authorize the Executive Officer to apply for a \$100,000 grant from the David and Lucile Packard Foundation to support CCCVC. The grant is a separate funding support for the effort to meet all requirements for moving ahead with the CCCVC.

BACKGROUND/DISCUSSION:

FORA was formed in 1994 by the Authority Act, Government Code sections 67650 and following. The goals of the FORA Act are set out in section 67651 as follows:

- (a) To facilitate the transfer and reuse of the real and other property comprising the military reservation known as Fort Ord with all practical speed,
- (b) To minimize the disruption caused by the base's closure on the civilian economy and the people of the Monterey Bay area,
- (c) To provide for the reuse and development of the base area in ways that enhances the economy and quality of life of the Monterey Bay community and
- (d) To maintain and protect the unique environmental resources of the area.

The FORA Board of Directors has determined by multiple previous actions that, in principle, establishing the CCCVC on the former Fort Ord would carry out these goals; and in 2011 the Legislature amended Military and Veterans Code section 1450.1 directing California Department of Veteran Affairs (CDVA), in cooperation with the City of Seaside, County of Monterey, FORA, and surrounding local agencies, to design, develop, and construct the Veterans Cemetery on the former Fort Ord.

At its January 11, 2013 meeting, the FORA Board authorized the Executive Officer to obtain consultant services to transfer the land designated for the CCCVC to CDVA. In August, CDVA submitted an application for U.S. Department of Veteran Affairs State Cemetery Grant Funding. Since that time it has been estimated that there is a \$2.6 million dollar funding gap between the federal funding and the State of California's estimated costs of Phase I of the CCCVC.

Senator Bill Monning has offered legislation that has been adopted by the state legislature and is awaiting the governor's signature that will reduce the gap by \$1 million dollars. Additional State funding efforts will reduce the funding gap by an additional \$1M and other

local fundraising efforts are underway to raise the remainder. This action will support a request of the David and Lucile Packard Foundation for a loan to cover the remaining gap.

The following parcels comprise the proposed loan collateral (**Attachments A and B**):

Table 1 Specific parcels and exclusion

Description	Acreage
Parcel F	4.69
Parcel I	7.24
Subtotal	11.93
Roadway estimate	(4.15)
Total	7.78

Currently, the financing sources are comprised of the following:

U.S. DVA State Cemetery Program	\$6,800,000
State of California (all sources)	\$2,000,000
David and Lucile Packard (Proposed Loan)	\$350,000
David and Lucile Packard (Proposed Grant)	\$100,000
Local Contribution	\$164,000
Total	\$9,414,000

Total Estimated Cost of CCCVC Phase 1 **\$9,414,000**

FISCAL IMPACT:

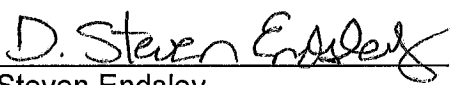
Reviewed by FORA Controller 

Repayment of the \$350K loan and interest would come from the fundraising efforts underway by the Central Coast Veterans Cemetery Foundation. An agreement between FORA and the CCCVC Foundation is being prepared.

COORDINATION:

David and Lucile Packard Foundation, CDVA, California Department of General Services, Authority Counsel, Central Coast Veterans Cemetery Foundation, Administrative and Executive Committees.

Prepared by 
Robert J. Norris, Jr.

Reviewed By 
Steven Endsley

Approved by 
Michael A. Houlemard, Jr.

**Parcel F
Legal Description**

Certain real property situate in the incorporated area of the City of Seaside and being a portion of the land shown as Parcel B on the map filed February 13, 2008 in Volume 29 of Surveys at Page 106 Official Records of Monterey County, State of California, being more particularly described as follows:

Beginning at point on the westerly boundary of said of Parcel B, said point being the southerly terminus of the course shown as N2° 22' 00E, 1023.31' on said map, Official Records of said County, thence

- 1) South 46° 51' 36" East, 17.29 feet; thence
- 2) South 11° 53' 00" East, 59.60 feet; thence
- 3) Southerly along a tangent arc to the left, having a radius of 91.00 feet, through a central angle of 30° 00' 00", for an arc length of 47.65 feet; thence
- 4) South 41° 53' 00" East, 1237.64 feet; thence
- 5) Southerly along a tangent arc to the left, having a radius of 2468.00 feet, through a central angle of 11° 54' 49", for an arc length of 513.18 feet more or less to a point on the easterly line of said Parcel B, said line also being the city limit line of the City of Seaside; thence southerly along said easterly line and City limit line
- 6) South 18° 59' 46" West, 347.95 feet; thence departing said easterly line and said City limit line
- 7) West, 43.95 feet; thence
- 8) North, 100.00 feet; thence
- 9) West, 100.00 feet; thence
- 10) North, 100.00 feet; thence
- 11) West, 100.00 feet; thence
- 12) North, 400.00 feet; thence
- 13) West, 100.00 feet; thence
- 14) North, 100.00 feet; thence
- 15) West, 100.00 feet; thence
- 16) North, 132.34 feet; thence

LEGAL DESCRIPTION

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- 17) North 42° 37' 57" West, 41.34 feet; thence
- 18) North 41° 38' 23" West, 167.21 feet; thence
- 19) South 48° 21' 37" West, 33.38 feet more or less to a point on the westerly boundary of said Parcel B as shown on the map filed in Volume 29 of Surveys at Page 106; thence along said westerly boundary
- 20) North 41° 53' 00" West, 791.67 feet; thence
- 21) Northerly along a tangent arc to the right, having a radius of 150.00 feet, through a central angle of 30° 00' 00", for an arc length of 78.54 feet; thence
- 22) North 11° 53' 00" West, 74.90 feet; thence
- 23) Northerly along a tangent arc to the left, having a radius of 50.00 feet, through a central angle of 58° 58' 20", for an arc length of 51.46 feet; thence
- 24) South 70° 51' 20" East, 85.39 feet to the point of beginning.

Containing an area of 4.69 acres, more or less.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof.

END OF DESCRIPTION

PREPARED BY:

WHITSON ENGINEERS

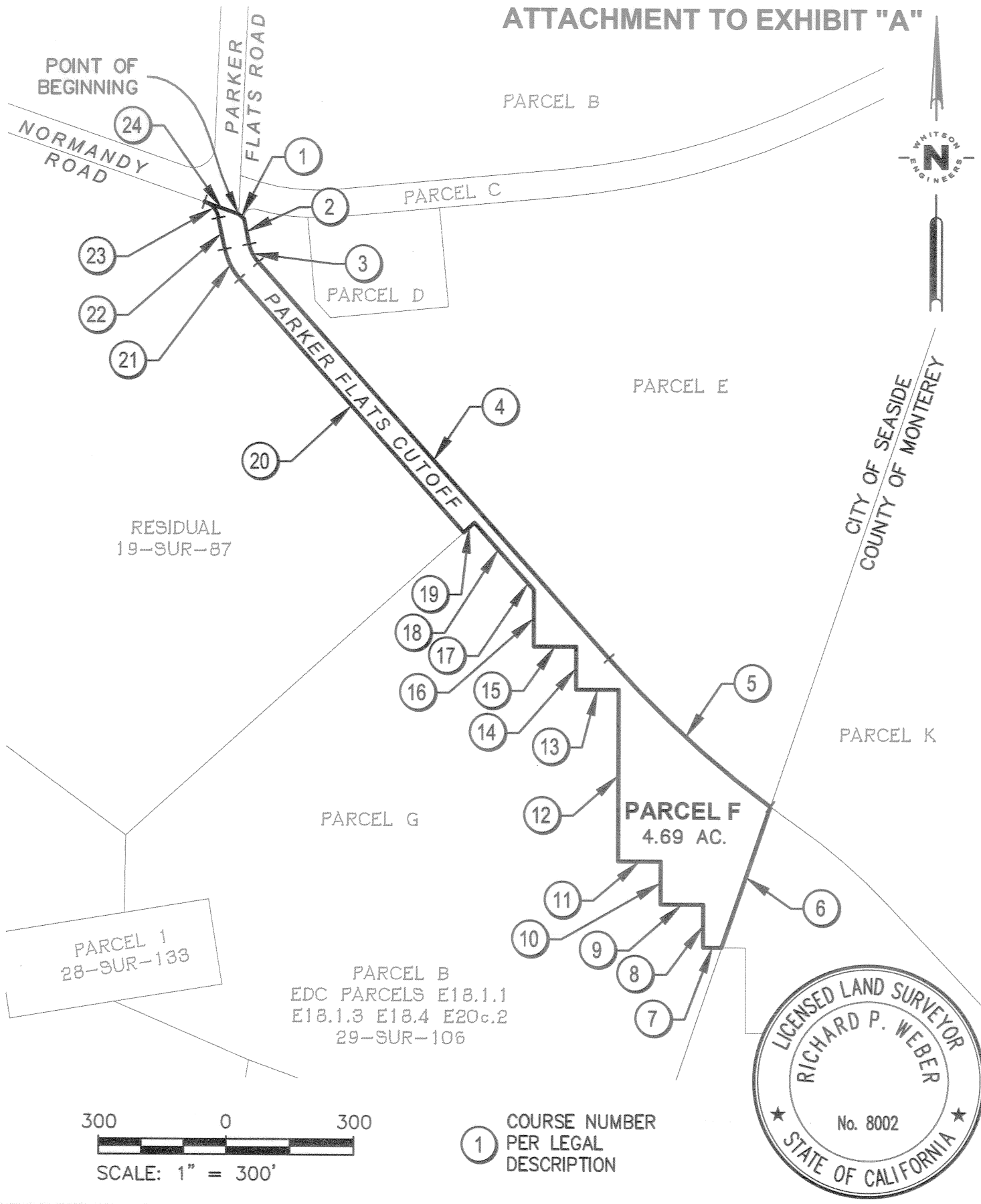


RICHARD P. WEBER P.L.S.
L.S. NO. 8002

Job No.: 1827.13



ATTACHMENT TO EXHIBIT "A"



CITY OF SEASIDE
COUNTY OF MONTEREY

RESIDUAL
19-SUR-87

PARCEL 1
28-SUR-133

PARCEL B
EDC PARCELS E18.1.1
E18.1.3 E18.4 E20c.2
29-SUR-106

PARCEL F
4.69 AC.

300 0 300
SCALE: 1" = 300'

1 COURSE NUMBER
PER LEGAL
DESCRIPTION



PARCEL F



CITY OF SEASIDE	CALIFORNIA	DATE: MARCH 22, 2012	SHEET
		SCALE: 1" = 300'	1
		DRAWN: SMG	
		CHECKED: RPW	
DRAWING PATH: T:\Monterey Projects\1827\182713\182713 - ROS - Parcel Plats.dwg		PROJECT No.: 1827.13	OF 1

Parcel I
Legal Description

Certain real property situate in the unincorporated area of Monterey County, also situate in the City Lands of Monterey, Tract No. 1, County of Monterey, State of California, described as follows:

Being a portion of the land shown as Parcel 1 on the map filed June 26, 2000 in Volume 23 of Surveys at Page 105, also being a portion of Parcel D on the map filed December 2, 2008 in Volume 30 of Surveys at Page 41, Official Records of said County, more particularly described as follows:

Beginning at point on the westerly boundary of said of Parcel 1, said point being distant South $18^{\circ} 59' 46''$ West, 4313.02 feet from the northerly terminus of the course shown as N $18^{\circ} 59' 46''$ E, 4944.93 on said map, said line also being the City limit line of the City of Seaside, Official Records of said County, thence from said point of beginning along the westerly boundary of said Parcel 1

- 1) North $18^{\circ} 59' 46''$ East, 374.95 feet; thence departing the westerly boundary of said Parcel 1
- 2) Southeasterly along the non-tangent arc to the left, the center of which bears North $36^{\circ} 12' 11''$ East, having a radius of 2468.00 feet, through a central angle of $1^{\circ} 48' 08''$, for an arc length of 77.62 feet, to a point of reverse curvature; thence
- 3) Southeasterly along the arc to the right the center of which bears South $34^{\circ} 24' 03''$ West, having a radius of 1302.00 feet, through a central angle of $12^{\circ} 17' 9''$, for an arc length of 279.18 feet; thence tangentially
- 4) South $43^{\circ} 18' 48''$ East, 400.48 feet; thence
- 5) Southeasterly along the tangent arc to the right, having a radius of 632.00 feet, through a central angle of $21^{\circ} 28' 29''$, for an arc length of 236.88 feet; thence
- 6) South $21^{\circ} 50' 19''$ East, 356.31 feet more or less to a point on the western boundary of said Parcel B; thence along said western boundary
- 7) South $25^{\circ} 53' 24''$ West, 211.10 feet; thence
- 8) South $1^{\circ} 39' 30''$ West, 156.62 feet; thence along the southerly boundary of said Parcel D
- 9) Westerly along the arc of a curve to the left, the center of which bears South $0^{\circ} 33' 41''$ East, having a radius of 280.00 feet, through a central angle of $12^{\circ} 07' 39''$, for an arc length of 59.27 feet; thence departing said southerly boundary
- 10) North 45° East, 15.70 feet; thence

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- 11) North 3° 21' 59" East, 8.51 feet; thence
- 12) North 26° 33' 54" East, 25.71 feet; thence
- 13) North 7° 27' 38" East, 42.36 feet; thence
- 14) North 3° 10' 47" East, 36.06 feet; thence
- 15) North 3° 19' 29" East, 60.35 feet; thence
- 16) North 2° 28' 18" East, 34.78 feet; thence
- 17) North 1° 48' 31" East, 47.52 feet; thence
- 18) North 1° 41' 50" East, 33.76 feet; thence
- 19) North 1° 7' 24" East, 25.50 feet; thence
- 20) North 1° 49' 58" East, 31.27 feet; thence
- 21) North, 60.25 feet; thence
- 22) North 9° 12' 40" East, 9.37 feet; thence
- 23) North, 81.50 feet; thence
- 24) North 3° 41' 29" West, 15.53 feet; thence
- 25) North 8° 29' 20" West, 50.81 feet; thence
- 26) North 10° 45' 29" West, 50.89 feet; thence
- 27) North 13° 37' 37" West, 50.93 feet; thence
- 28) North 21° 59' 11" West, 1.08 feet; thence
- 29) West, 421.60 feet; thence
- 30) North, 100.00 feet; thence
- 31) West, 100.00 feet; thence
- 32) North, 100.00 feet; thence
- 33) West, 200.00 feet; thence
- 34) North, 200.00 feet; thence

LEGAL DESCRIPTION

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35) West, 56.05 feet to the point of beginning.

Containing an area of 7.24 acres, more or less.

Attached hereto is a plat to accompany legal description, and by this reference made a part hereof.

END OF DESCRIPTION

PREPARED BY:

WHITSON ENGINEERS

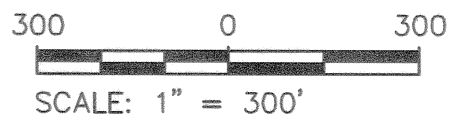
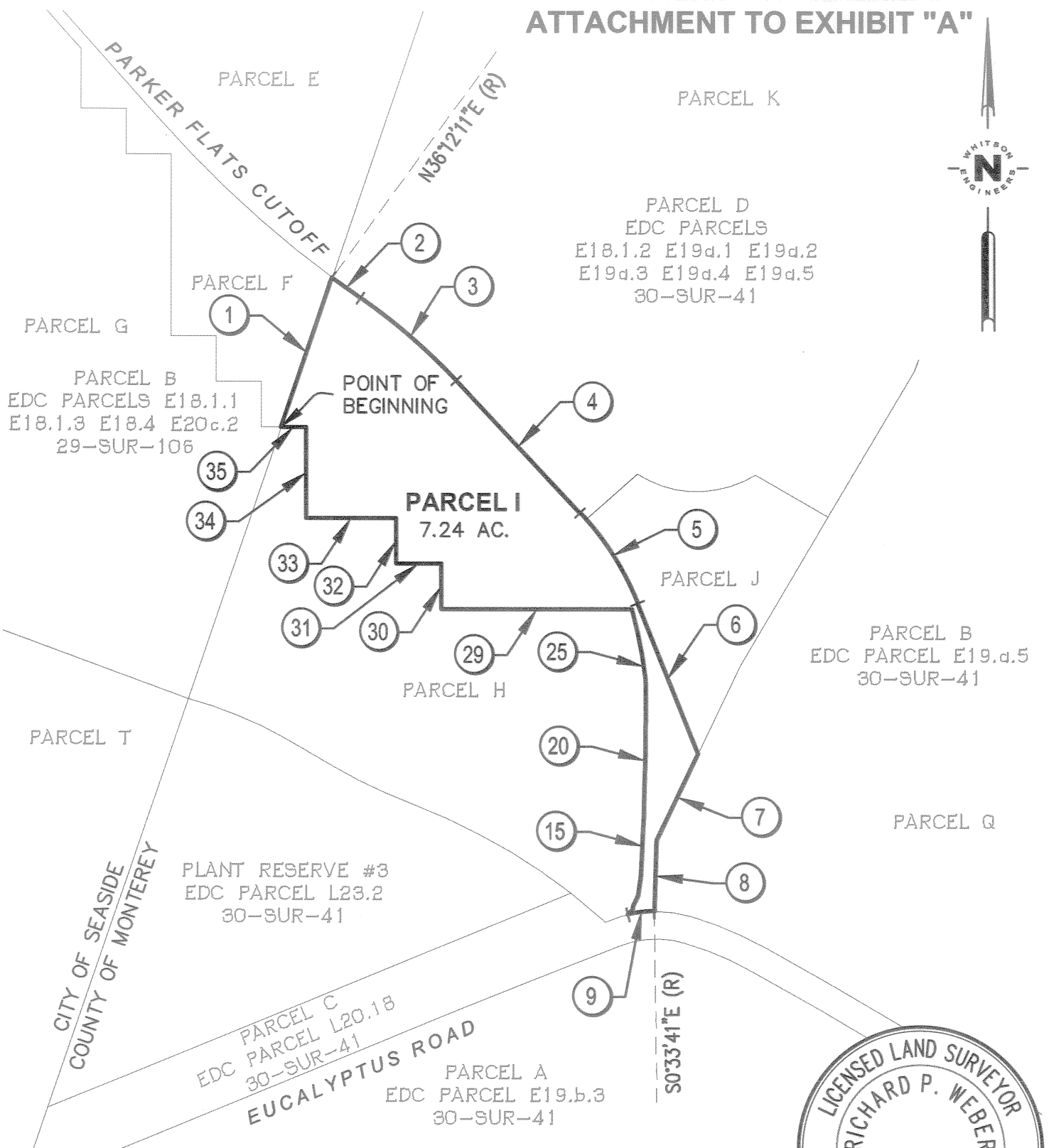


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ATTACHMENT TO EXHIBIT "A"



① COURSE NUMBER PER LEGAL DESCRIPTION



PARCEL I



COUNTY OF MONTEREY	CALIFORNIA	DATE: MARCH 22, 2012	SHEET
		SCALE: 1" = 300'	1
		DRAWN: SMG	
		CHECKED: RPW	
DRAWING PATH: T:\Monterey Projects\1827\182713\182713 - ROS - Parcel Plats.dwg		PROJECT No.: 1827.13	