

CAPITAL IMPROVEMENT PROGRAM FY 2009/10 THROUGH 2021/22

TRANSPORTATION/TRANSIT

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FORA has been invited to apply for a \$6.4M US Department of Commerce, Economic Development Administration grant, to construct the remainder of GJMB. If awarded, along with \$6.4M matching funds, the grant would be applied to; 1) roadway paving, 2) sidewalk, gutter, Class I and II bike lane installation, and 3) street lighting/landscaping. The project bid advertisement and construction contract award would be within 60 days of a grant award.

WATER AUGMENTATION

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FORA Board Member Agencies

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

Ex-Officio Members

17th Congressional District, 27th State Assembly District,
15th State Senate District, California State University Mon-
terey Bay, Marina Coast Water District, Monterey Peninsula
Unified School District, Monterey Peninsula College, Mon-
terey-Salinas Transit, Transportation Agency for Monterey
County, United States Army/Base Realignment & Closure
Office, University of California Santa Cruz

Michael A. Houlemard, Jr.—Executive Officer

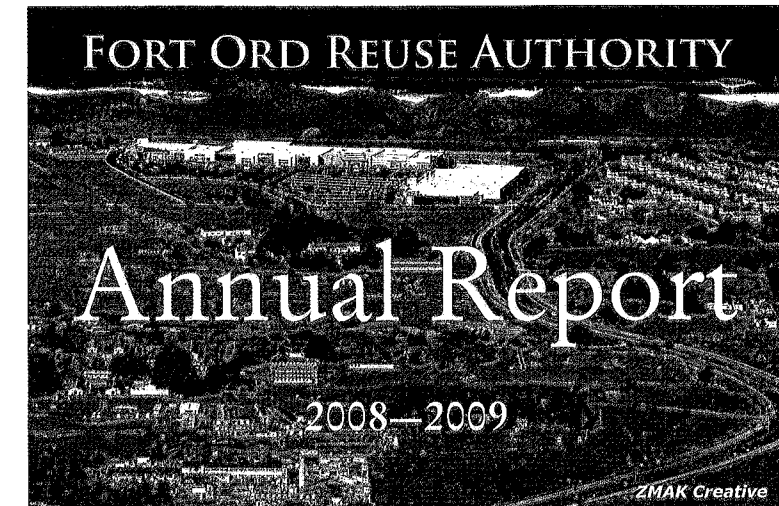
James A. Feeney, P.E.—Assistant Executive Officer



Fort Ord Reuse Authority
100 12th Street, Bldg. 2880
Marina, CA 93933
Phone: 831-883-3672
Fax: 831-883-3675
Website: www.fora.org



Mixed Sources
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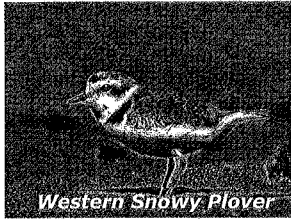


Fiscal year 2009 marked the Fort Ord Reuse Authority's (FORA's) 15th year. Our planning, financing, advocacy, and consistency mission in reuse of the former Fort Ord has recently faced significant challenges – resulting from the national/regional economic downturn. However, several important accomplishments were achieved, making FY 2009 materially significant to achievement of the reuse effort.

This past year we saw; a) full funding and major strides in munitions cleanup, b) more empty buildings were removed, c) all remaining reuse parcels transferred to local control, d) military housing construction continuing strong, and e) CSU Monterey Bay Master Plan approval in May 2009. Also, during FY 2009 we experienced substantial progress on the Central Coast Veterans Cemetery at the former Fort Ord.

The munitions removal work, on behalf of the U.S. Army, was very active this past year clearing vegetation, preparing required documentation, improving detection and clearance techniques, and removing remnant munitions. FORA's remediation team (LFR, Inc. Weston Solutions, Westcliffe Engineers) will complete cleanup within the seven year projected schedule while implementing new protocols and field techniques to secure approval for all base reuse plan defined uses. We hope that FY 2010 will mark a significant rebound from recent economic uncertainty.

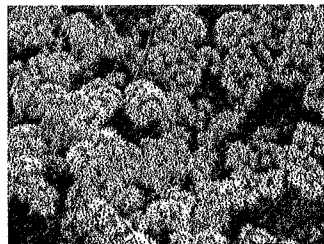
HABITAT CONSERVATION PLAN



FORA jurisdictions are committed to preserving two-thirds of the 28,000-acre former base as open space or habitat. Over the past fourteen years, FORA has worked with federal, state, and local resource and

habitat management agencies to develop a basewide Habitat Conservation Plan (HCP). In September 2008, ICF Jones & Stokes, FORA's HCP consultant, completed a second administrative draft HCP for coordinated review. FORA's legislative representatives met with key leaders in U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) to confirm commitments to a final process leading to HCP approval. These efforts should result in HCP being published in 2009 and approved in 2010.

ICF Jones & Stokes supports FORA staff by addressing USFWS and CDFG comments culminating in the draft HCP document, and is also helping design the Fort Ord Regional Habitat Cooperative/Joint Powers Authority. Denise Duffy & Associates, FORA's environmental consultant, is completing the California Environmental Quality Act and federal National Environmental Policy Act compliance documents for the HCP. As a part of this work, FORA anticipates active public review of the HCP during the coming year. FORA has, and will continue to, set aside millions of developer fee dollars to fund HCP habitat management responsibilities. In these ways, FORA and the habitat recipients will ensure that appropriate resources are secured to protect former Fort Ord habitat for many years to come!



Monterey Spineflower

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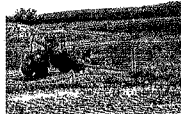
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ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT

The Environmental Services Cooperative Agreement (ESCA) between the U.S. Army and FORA is now two years old. The ESCA is a grant that provides \$100 Million to FORA to remediate Munitions and Explosives of Concern (MEC) on all remaining former Fort Ord Economic Development Conveyance properties (3,400 acres). The 3,400 acres of ESCA property have transferred and are being held by FORA until the MEC remediation is complete. This U.S. Army grant is guaranteed to be sufficient for the 3,400 acre munitions cleanup by an AIG insurance policy. The AIG insurance policy is safe and being monitored by several State and Federal agencies.

Under the terms of the grant, FORA entered into a contract with LFR Inc. to perform the MEC removal and regulatory compliance requirements. The U.S. Environmental Protection Agency and the California Department of Toxic Substances Control require FORA/LFR Inc. to meet the same standards for MEC cleanup as the U.S. Army. The MEC removal will take about seven years, much less than anticipated under the former program. Over the past year, FORA's ESCA team remediated MEC Special Case Areas in the Seaside parcels just east of General Jim Moore Boulevard. The ESCA MEC field work is occurring in the future Veterans Cemetery/Parker Flats area at this time. The ESCA Remediation Team has been involved in more than 481 public outreach activities in the past two years ranging from feature articles, newsletters, community organization one-on-one meetings and public orientation sessions/workshops designed to keep the public up-to-date on the ESCA documentation and fieldwork. For more information, please visit our dedicated website at: www.fora-esca-rp.com.



PROPERTY TRANSFER UPDATE

CITY OF MARINA

Total Acres Transferred—3,189

Includes:

- ✓ Airport
- ✓ UC/MBEST
- ✓ Preston Park
- ✓ Marina Heights
- ✓ The Dunes
- ✓ Cypress Knolls
- ✓ Community Service Organizations

CITY OF SEASIDE

Total Acres Transferred—3,086

Includes:

- ✓ Seaside Highlands
- ✓ Seaside Golf & Resort
- ✓ Main Gate
- ✓ CSUMB Campus
- ✓ Community Service Organizations

CITY OF DEL REY OAKS

Total Acres Transferred—362

Includes:

- ✓ Del Rey Oaks Resort
- ✓ Regional Parks

CITY OF MONTEREY

Total Acres Transferred—135

Includes:

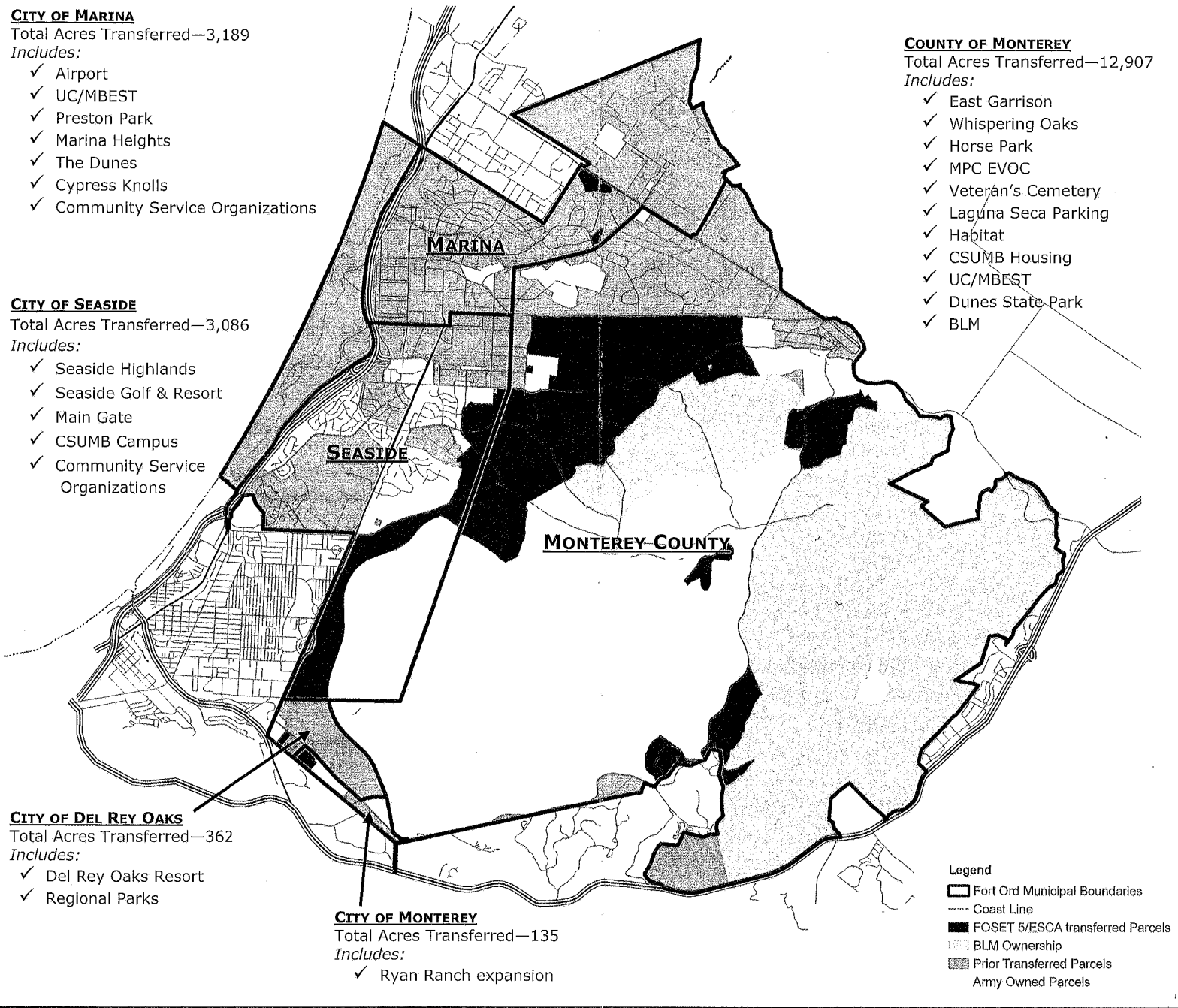
- ✓ Ryan Ranch expansion

COUNTY OF MONTEREY

Total Acres Transferred—12,907

Includes:

- ✓ East Garrison
- ✓ Whispering Oaks
- ✓ Horse Park
- ✓ MPC EVOC
- ✓ Veteran's Cemetery
- ✓ Laguna Seca Parking
- ✓ Habitat
- ✓ CSUMB Housing
- ✓ UC/MBEST
- ✓ Dunes State Park
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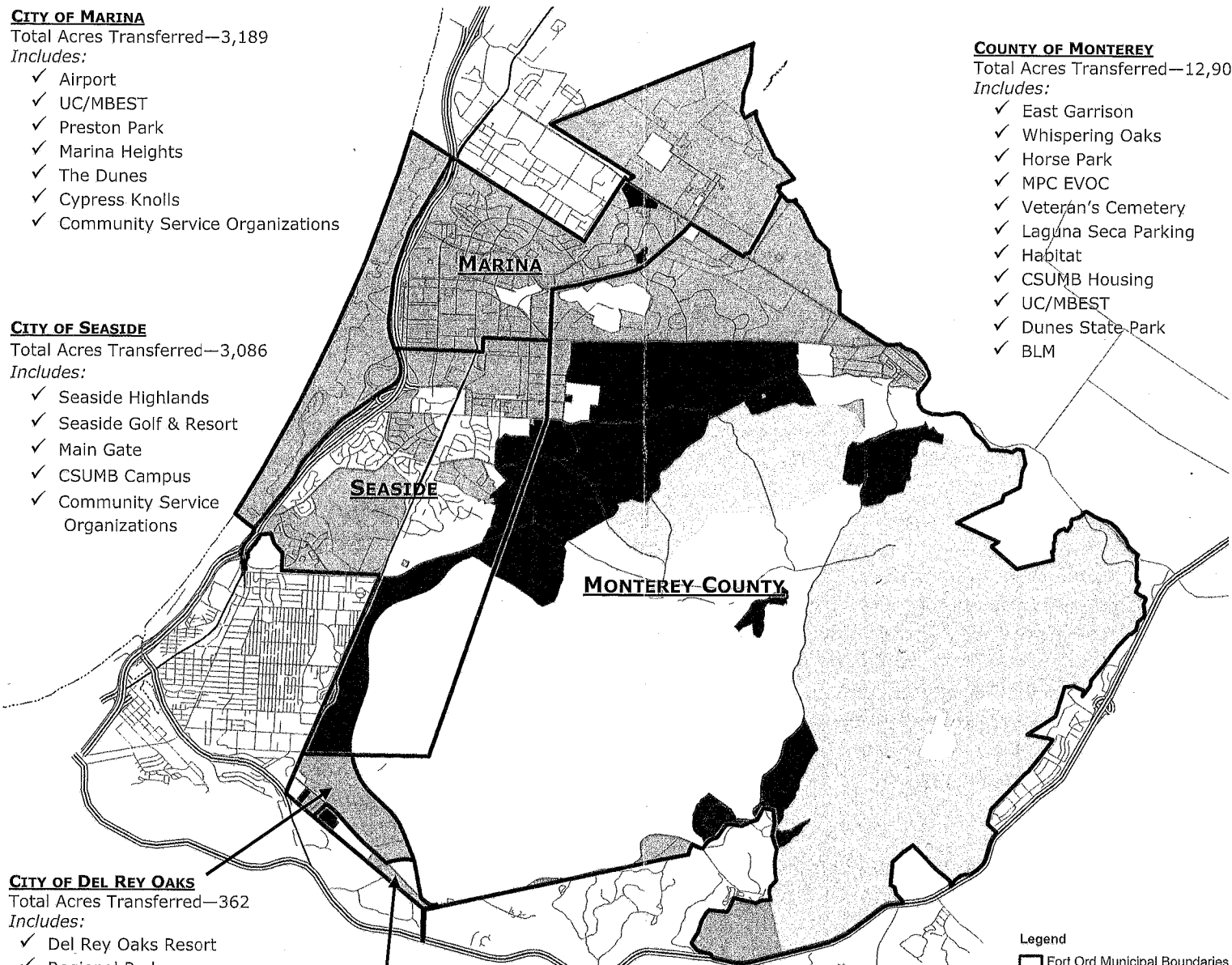
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Legend

- ▭ Fort Ord Municipal Boundaries
- Coast Line
- FOSET 6/ESCA transferred Parcels
- ▨ BLM Ownership
- ▩ Prior Transferred Parcels
- Army Owned Parcels

IMJIN OFFICE PARK

The FORA offices are in the path of future City of Marina Dunes on Monterey Bay development. In preparation to relocate, FORA collaborated with several regional public or non-profit entities to create a joint use facility named the Imjin Office Park (IOP) at the intersection of Imjin Parkway and Second Avenue in Marina. Consequently, this joint effort has now successfully moved to facility construction.

By Spring 2010 new offices and a conference facility will surface, incorporating sustainable and "green" features where possible. The IOP entities are committed to constructing Leadership in Energy and Environmental Design certified buildings. The project entitlements were processed and approved by the City of Marina in 2006. FORA sold individual parcels to the other IOP Partners in November 2007, site grading was completed Fall 2008, and the Carpenters building construction completion is anticipated in July 2009. FORA has sold its parcel to Marina Coast Water District and, in 2010, will rent space from MCWD until its 2014 sunset.

FY 2008-2009 BUDGET

Category	Item	Amount
Revenues	Federal Grants (ESCA Award)	\$ 22,250,000
	Development Fees	120,000
	Land Sale/Leases	1,310,826
	Tax Increment	1,109,627
	Loan Proceeds	4,060,000
	Other (Dues, Investments, Reimbursements)	840,385
	Totals	29,690,838
Expenditures	Capital Projects—CIP	2,075,000
	Capital Projects—ET/ESCA	23,606,624
	Planning/Administration	4,726,814
	Totals	30,408,438
Balances	Net Revenues	(717,600)
	Beginning Balance 7/1/08	1,385,972
	Ending Balance 6/30/09	\$ 668,372