

FORA

ANNUAL REPORT 2011 - 2012

A Year of Milestones

Executive Officer's Message

DURING THE PAST FISCAL YEAR, THE FORT ORD REUSE AUTHORITY (FORA) UNDERTOOK AN AGGRESSIVE WORK PLAN IN CONTINUING TO ADDRESS OBLIGATIONS TO OUR LOCAL AND REGIONAL COMMUNITIES IN REUSE OF THE FORMER FORT ORD.

Included in this year's Annual Report is information about our work—which included construction projects, environmental conservation, hazard remediation, design and planning, legislative action, financial analysis and building demolition.

FORA completed construction of Eucalyptus Road and final lighting and signalization for General Jim Moore Blvd under the second part of a two-phase federal economic stimulus grant; continued to support planning and development of the California Central Coast Veterans' Cemetery through State of California legislative action by Assembly member Bill Monning; completed a building removal project in Seaside; initiated the Base Reuse Plan Reassessment process; conducted remedial Munitions removal investigation actions in Parker

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the coming year is to keep the promise of effective reuse and recovery at the former Fort Ord.

The Fort Ord area has served as a national model in base reuse for over 15 years. We now have a new addition in that model in designation of the Fort Ord National Monument. FORA recently opened a Community Information Center in the FORA offices and will be televising monthly Board meetings.



Interior Secretary Ken Salazar, Congressman Sam Farr and Col. Joel Clark join many in dedicating the Fort Ord National Monument.

Flats, East Garrison and Interim Action Range areas; supervised route design work for Eastside Parkway; and moved offices into Imjin Office Park.

We have accomplished significant milestones this past year and we are proud of these fiscal year achievements. However, we still have more to do in finishing the remediation, reassessment, cemetery, and other major projects.

Economic conditions affect each of us and are affecting our communities. Fewer funds and resources mean impacts within our communities that typically result in cuts in services. Yet this is also a time of opportunity and creativity. Our challenge at FORA in

We have also increased our website postings and updates to continue to keep the region informed of activities on the former Fort Ord. This coming fiscal year we expect on-going reuse activity and discussions about reuse planning, cleanup, and infrastructure development work.

We have successfully worked together as individuals and communities over the years to achieve benefit within our entire region – and look forward to continuing these successes together.

– Michael A. Houlemard, Jr.
Executive Officer

Reassessment of FORA's Base Reuse Plan is Underway

THE FORT ORD REUSE AUTHORITY (FORA) IS PERFORMING A COMPREHENSIVE REASSESSMENT OF ITS 1997 BASE REUSE PLAN (BRP). THE REASSESSMENT WILL EVALUATE PROGRESS TOWARD IMPLEMENTING THE BRP, AND EXPLORE OPTIONS FOR MAKING THE BRP BETTER MEET CURRENT AND FUTURE NEEDS.

To date, only 20% of the physical re-use of Fort Ord envisioned in the 1997 BRP has actually occurred. The local community and Monterey Bay region have changed over the 15 years since the BRP was completed.

The reassessment will describe and evaluate progress made toward implementing the objectives the BRP originally identified. The reassessment will study the existing plan as it relates to

current conditions and forecasts. It will also explore whether the objectives and policies in the BRP should be updated to better reflect current conditions. Revision of the BRP would take place as a separate action after the reassessment is completed, and include all necessary environmental review.

Under terms of an agreement with the Sierra Club, FORA must complete the reassessment by the end of 2012.

Extensive public outreach and engagement will be a key element of the reassessment effort.

FORA held a series of five community workshops in May and early June for the initial scoping phase of the reassessment. Additional reassessment workshops are being planned for late August and October 2012.

Copies of the public presentations from the previous community workshops are posted at www.fora.org, where you can also view the current version of the BRP, link to FORA's Facebook page, and check back for future reassessment updates.

Veterans' Cemetery

In 2011, the State Assembly and Senate passed AB 629 which allows the California Department of Veterans Affairs (CDVA) to contract directly with FORA to conduct work needed for design and construction of the Veterans' Cemetery. The change is expected to reduce the amount of money required by the State for an Endowment Fund by more than \$500,000, and the action can help expedite the project. AB 629 went into effect in January 2012.

FORA, Seaside, and County staff completed a review of FORA's most recent estimate for conducting the cemetery design work in two phases. FORA provided this estimate to CDVA. CDVA will now work with the California Department of Finance (CDF) to obtain concurrence on the cost of estimates as the basis for the endowment funding requirement



needed to allow cemetery design to proceed. The California Department of General Services (CDGS) has estimated higher costs for the project. There is no specific deadline, but depending on which estimate is used by CDF, either \$508,000 or \$1,006,000 would need to be deposited into the State's Veterans' Cemetery Endowment for phase I design (called Preliminary Plans) to begin. Another \$882,000 to \$960,000 would be needed to begin phase II design (called Working Drawings).

Last October, the FORA Board directed the Veterans' Cemetery funding question to the Finance Committee for further analysis. The Finance Committee

reviewed this item in February and will continue to review the item at future meetings.

FORA is also supporting AB 1842 sponsored by Assembly member Bill Monning. AB 1842 proposes to:

1. permit CDVA to enter into financial agreements to receive cash advances that will be used for triggering the initial phase of the construction project; and
2. provide CDVA with authority to repay cash advances from reimbursements received from the U.S. Department of Veterans Affairs.

The Assembly Veterans Affairs Committee voted unanimously to approve AB 1842 in April 2012.

Environmental Services Cooperative Agreement

THE ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT (ESCA) BETWEEN THE U.S. ARMY AND FORA IS NOW IN ITS SIXTH YEAR. THE ESCA \$100 MILLION GRANT PROVIDES FUNDS TO REMOVE MUNITIONS AND EXPLOSIVES OF CONCERN (MEC) ON THE REMAINING 3,340 ACRES OF FORMER FORT ORD ECONOMIC DEVELOPMENT CONVEYANCE PROPERTY. THIS PROPERTY HAS TRANSFERRED TO FORA OWNERSHIP UNTIL MEC REMEDIATION IS COMPLETE.



Under the terms of the grant, FORA entered into a contract with ARCADIS US, Inc., to perform the MEC removal and regulatory compliance requirements. FORA must meet U.S. Environmental Protection Agency and the CA Department of Toxic Substances Control standards for MEC cleanup, which will take about seven years – less time than anticipated under the former U.S. Army program.

dedicated to hiking, biking, and equestrian activities on the former Fort Ord to address safe access for these uses through ESCA properties to the adjacent recreational trails on Bureau of Land Management property.

ing on former Fort Ord, and curtailing illegal activities in former back-country.

Within the last year, the Users Working Group has created their own group known as the Fort Ord Recreational Trails Friends (FORT Friends) with the mission of working constructively with the jurisdictions to protect and enhance trail network on former Fort Ord as base reuse continues.

Over the past year, FORA's ESCA team remediated MEC in Parker Flats and Future East Garrison parcels. The FORA ESCA Remediation Team has been active in nearly 1,800 outreach activities in five years – features, articles, newsletters, events, community organization one-on-one meetings, and orientation sessions/workshops designed to update public entities and community members of the ESCA documentation/fieldwork.

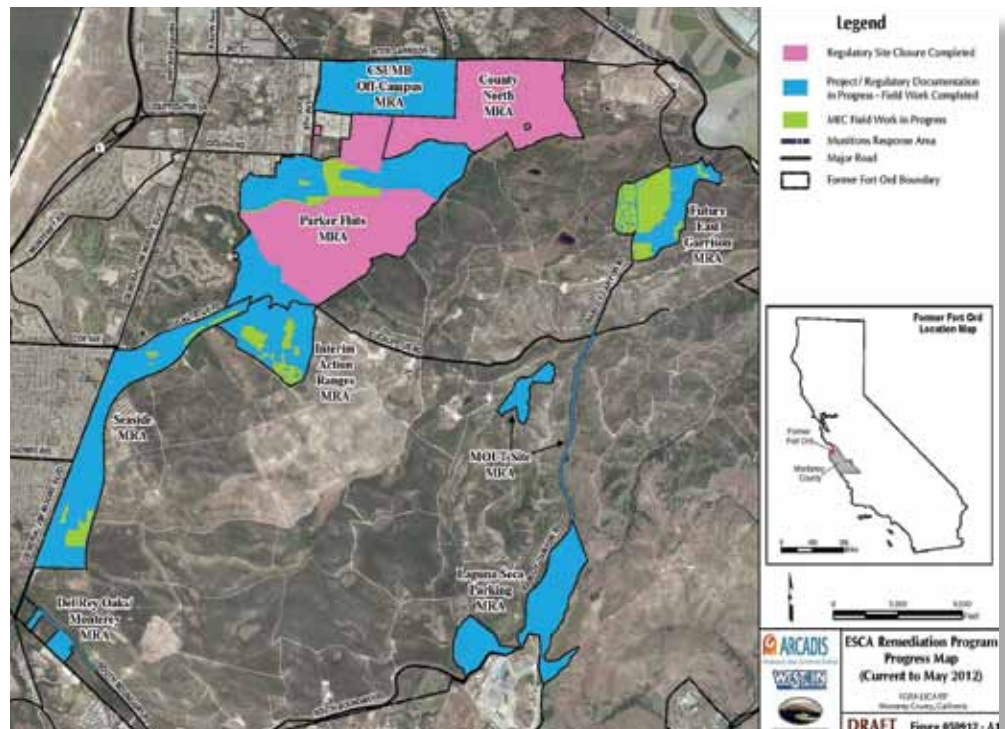
This group quickly became known as the Fort Ord Users Working Group and meets monthly to assist FORA and the jurisdictions' Emergency Service Providers in reaching out to the public about signage and safety requirements on ESCA property, reporting illegal dump-

For more information, please visit the ESCA website: www.fora-esca-rp.com

ESCA Remediation Program (ESCA RP) progress to date reported as percentages of ESCA acreage:

- 35% – Regulatory Site Closure Completed
- 56% – Project/ Regulatory Documentation in Progress – Field Work Completed
- Less than 9% – MEC Field Work in Progress

From the beginning of the ESCA, FORA has worked with community groups



Habitat Management Plan

THE MONTEREY BAY REGION MADE A FIRM COMMITMENT TO PRESERVING TWO-THIRDS OF THE FORMER FORT ORD AS OPEN SPACE AND HABITAT IN 1997.

Also in that year, the Army completed its Fort Ord Habitat Management Plan (HMP) and FORA completed its Base Reuse Plan. Primary differences between the Army's 1997 HMP and FORA's proposed Habitat Conservation Plan (HCP) are:

1. the HMP is primarily funded by federal, state, and local government annual appropriations, whereas the HCP would also provide additional habitat management resources through collection of FORA Development Fees or Community Facilities District Special Tax payments from reuse of the former Fort Ord; and
2. the HMP does not provide incidental take coverage of state and federal listed species to state and local entities, whereas the HCP, if approved by federal and state Wildlife Agencies, would provide incidental take coverage for a period of 50 years to allow restoration of sensitive habitats and a regional framework for habitat protection and base reuse.

For over fifteen years, FORA has actively engaged federal, state, and local resource and habitat management agencies to develop a Fort Ord HCP to protect special status species.

FORA has, and will continue to, set aside millions of developer fee dollars to fund HCP habitat management responsibilities during the anticipated 50-year permit term.

Capital Improvement Program

TRANSPORTATION/ TRANSIT

In August of 2009 FORA was awarded an American Recovery & Reinvestment Act (ARRA) grant comprised of \$6.4 million federal funds and \$6.4 million local matching funds to assist in construction of two Capital Improvement Program projects—General Jim Moore Boulevard (GJMB) and Eucalyptus Rd.

Construction work was divided into two phases. Phase I, completed in March 2011, was the realignment and construction of GJMB and the majority of Eucalyptus Road.

WATER AUGMENTATION

Marina Coast Water District (MCWD), the water purveyor serving the former Fort Ord, is continuing to consider methods for implementing a water augmentation program for the former base. MCWD has responsibility for selecting, constructing and financing the water program/project to be developed.

In accordance with the Capital Improvement Program, FORA has an obligation under the California Environ-



From the road work to the landscaping the transformation of General Jim Moore Blvd. and Eucalyptus Road will benefit the Monterey region.

Phase II included completion of Eucalyptus Road, installation of street lights and traffic signals installation of irrigation, landscaping of the GJMB road corridor, and the demolition of old GJMB.



mental Quality Act to contribute \$20+ million toward funding of a program/project to supply 2,400 acre-feet of water within the former Fort Ord footprint.

To get a copy of the latest CIP Report, go to www.fora.org

FORA One Stop Information Resource Center

FORA has opened a new Community Information Center (CIC) in its offices at 920 2nd Avenue. The CIC is an interactive resource facility for public use that provides information about FORA and the educational, environmental, and economic purposes of reuse of the former Fort Ord.

The CIC combines a variety of interactive options including use of historical artifacts, touchscreen computers, and other media to engage and inform on subjects such as the history of Fort Ord, the base reuse plan, the current reassessment of the base reuse plan, ordinance and explosives removal, habitat preservation, construction projects, and recreational opportunities, including information about the recent National Monument designation.

Also on display are a variety of maps, pictures and historical artifacts of Fort Ord and numerous documents can be accessed on computers within the Center as well as online at: www.fora.org.

For more information, contact Jen Simon via email: jen@fora.org or by calling 831.883.3672.



Snapshots from the CIC reception earlier this year.

FY 2011-2012 Budget

REVENUES

Federal Grants	\$2,930,770
Development Fees	2,220,362
Land sale/Leases	1,872,858
Tax Increment	837,683
Other (Dues, Reimbursements, Payments)	2,135,329
Totals	\$9,997,002

EXPENDITURES

Capital Projects	\$5,628,759
Debt Service	2,360,423
Administration/Planning	3,562,449
Totals	\$11,551,631

BALANCES

Net Revenues	\$-1,554,629
Beginning Balance 7/1/11	6,980,431
Ending Balance 6/30/12	\$5,425,802

FORA Board Member Agencies

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

Ex-Officio Members

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



FORT ORD REUSE AUTHORITY

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