

FORT ORD REUSE AUTHORITY BOARD REPORT

BUSINESS ITEMS

Subject:	2018 Transition Plan and Facilitator Progress Report	
Meeting Date:	March 8, 2019	INFORMATION
Agenda Number:	8e.ii.	

RECOMMENDATION:

- a. Receive an update/report.

BACKGROUND/DISCUSSION:

On December 19, 2018, the Fort Ord Reuse Authority (FORA) Board approved a Transition Plan Resolution (2018 Transition Plan) which was transmitted to the Monterey County Local Agency Formation Commission (LAFCO) prior to December 30 as required by the FORA Authority Act. LAFCO has received that report (at its January Meeting), and LAFCO staff have actively participated in FORA Board and Administrative Committee meetings since.

This report contains an update on the activities and progress that is being made toward implementing the 2018 Transition Plan. A major part of the 2018 Transition Plan is the work of the Regional Government Services (RGS) facilitators Kendall and Steve Flint. At the February meeting, the facilitator's workplan was attached for the Board's perusal. On February 26, 2019, the Facilitators will begin an interactive 2018 Transition Plan discussion with the Administrative Committee focusing on the contract matrix, affordable housing and a potential regional plan, funding for environmental mitigations and contingent risks and the form and function of the Transition Plan Implementing Agreements. A special meeting of the Administrative Committee is scheduled for March 6, 2019 for continuing discussion on the 2018 Transition Plan and related issues. The Facilitator's progress report is attached as **Attachment A**.

At its February 8, 2019 meeting, the FORA Board took an additional step toward 2018 Transition Plan implementation. It approved the RGS contract amendment, authorizing the Executive Officer to implement certain Transition staffing/human resource support plan recommendations. During the middle part of February, the FORA staff and Environmental Services Cooperative Agreement (ESCA) team met with Army representatives, US Army Corps of Engineers grants office, the state and federal regulators to address completing the property transfers, easement issues, post-March 30, 2019 contract amendment, transition/addressing FORA ESCA and the Economic Development Conveyance successorship and long term stewardship. Representatives from the County of Monterey, the City of Seaside and the Chair of the FORA Board attended and received information and briefings.

FISCAL IMPACT:

Reviewed by FORA Controller 

COORDINATION:

County of Monterey, LAFCO, TAMC, MCWD, Cities of Seaside, Monterey, Del Rey Oaks, Pacific Grove, Marina and Salinas.

ATTACHMENTS:

Attachment A: March 2019 Facilitator Progress Report.

Prepared by  Sheri Damon Reviewed by  Steve Endsley

Approved by  Michael A. Houlemard, Jr.

DATE:	March 1, 2019
TO:	Michael Houlemard, FORA Executive Officer
cc recipients:	Steve Endsley, Assistant Executive Officer Robert Norris, Principal Analyst Sheri Damon, Risk Manager / Prevailing Wage Coordinator
FROM:	Kendall Flint, Project Manager, Transition Facilitation Team and Steve Flint, Assistant Project Manager, Transition Facilitation Team REGIONAL GOVERNMENT SERVICES
SUBJECT:	FORA Transition Facilitation Team Update

Our team continues progress toward successful facilitation of reaching transition plan implementing agreements for FORA transition by June 30, 2020. We have completed an initial round of meetings as described below and are now shifting our efforts to address possible solutions to concerns expressed by FORA member agencies. Our recent meeting with the FORA Administrative Committee resulted in unanimous support for our proposed path/discussion items listed below.

1. Meetings with FORA (Ongoing)
 - a. Weekly Meetings with FORA Staff
 - b. Attendance at Admin Committee
 - c. Attendance at Board Meetings
 - d. Others as Needed

2. Document Review
 - a. 2018 Transition Plan
 - b. Army/FORA MOA and Amendments
 - c. Agency Implementation Agreements
 - d. Key Issues/Elements
 - i. Water/Waste Water
 - ii. Environmental
 - iii. Habitat
 - iv. Financing Implementation

3. Meetings with Member Agencies to identify key issues
 - a. County of Monterey (January 30)
 - b. City of Marina (February 21)
 - c. City of Monterey (February 11)
 - d. City of Seaside (January 31)

- e. City of Salinas (January 31)
 - f. City of Pacific Grove (January 30)
 - g. City of Carmel by the Sea (February 11)
4. Meeting with LAFCO (January 31)
5. Meetings with Ex-Officio Agencies
- a. TAMC (February 20)
 - b. Monterey Peninsula Unified School District (Pending)
 - c. University of California, Santa Cruz (Pending)
 - d. California State University Monterey Bay (Mid-March upon Dr. Ochoa's return from abroad)
 - e. Monterey Peninsula College (Pending)
 - f. Monterey Salinas Transit (March 5)
 - g. Marina Coast Water District (March 5)
6. Meetings with Environmental Groups
- a. Landwatch (February 26)
 - b. KFOW (March)
7. Key Issues
- a. Structure of Entity post-FORA with oversight of CFD funds specifically related to environmental compliance and post-FORA litigation. NO new programs, projects or transportation projects.
 - i. Option A: Successor Agency based on FORA legislation made up of City of Del Rey Oaks, City of Marina, City of Monterey, City of Salinas, City of Seaside, County of Monterey and Cal State University Monterey Bay.
 - ii. Option B: New Joint Powers Authority with same make up as Option A.
 - b. Structure and purpose of CFD.
 - i. Discussion of revenue amounts and purpose of future funds.
 - c. Building Removal
 - i. Discussion of options for bonding for immediate removal of buildings and/or cost for agencies.
 - d. Regional Housing/Affordable Housing
 - i. Discussion of potential for working with AMBAG to designate a subregion that may work collaboratively to develop housing element(s) acceptable to state HCD.
 - e. Habitat Conservation Plan
 - i. Meeting with DDA to discuss pros/cons of HCP versus HMP
 - ii. Discussion regarding cost of effort post FORA

- f. Review of CIP Projects Post-FORA
 - i. Discussion of roadway projects to be completed through FORA.
 - (a) Coordinated with preparation of FORA 2020 CIP
 - ii. Identification of any projects to be built post FORA.
 - g. Development of Final Agreements Between FORA and implementing agencies.
 - i. Establish clear direction regarding responsibilities/tasks that must be completed/managed by Cities/County.
 - ii. Development of abstracts to simplify responsibilities of agencies.
8. Facilitation of a Study Session for the Admin Committee (February 27 and March 6 Special Meeting)
9. Presentation to Board March 8
10. Meetings with Regional Agencies and Consultant Teams (March)
- a. AMBAG re: Housing Option
 - b. TAMC re: upcoming RTP/SCS
 - c. EPS re: Financial Estimates (March 5)
 - d. NHA Advisors re: Building Removal (March)