



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: Cynthia Garfield, Council Member
MEETING DATE: August 1, 2018
SUBJECT: Periodic Regional Update
CEQA: Does not constitute a "Project" under California Environmental Quality Act (CEQA) Guidelines Section 15378 (b)

RECOMMENDATION

Receive the update.

DISCUSSION

Fort Ord Reuse Authority: Transition, Finance and Board of Directors

- In a continuing 4-hour workshop on July 13, FORA staff presented a second draft and elaborated on progress toward clarifying unresolved issues in the first draft of the Transition Plan.
- The various Land Use Jurisdictions (Del Ray Oaks, Marina, County of Monterey, Seaside and the City of Monterey) have begun discussions of the various agreements that will be needed for one/all or some collection of these entities to carry forward the Base Reuse Plan Implementation, Habitat Conservation, Water Augmentation and other programs currently managed by FORA. No date has been given for reporting progress, but the fact that talks have started was seen as a positive move.

There are some significant hurdles that matter to the entire region. One of these is adequately supporting Habitat Conservation. One goal of FORA has been to use a portion of development fees to fund an endowment that will manage habitat conservation. The initial amounts set as a goal have ballooned far beyond the initial plan. A key question remains: how will the endowment be funded going forward. It is in the best interest of the entire region for this to succeed, but it is a difficult issue with no ready solution.

One element of transition that still appears to be on track is fully funding outstanding CalPERS liabilities. FORA will not know the exact amount due until close to the June 30, 2020 Termination date; however, the entire Board confirmed support for protecting the funds already set aside to meet the estimates currently given by CalPERS.

- Senator Bill Monning attended the first half of the 4-hour workshop and spoke to the legislative realities of carrying FORA's mission forward. Key issues will be legislators' willingness to continue to fund an organization they see as essentially a Redevelopment Agency, when all other Redevelopment Agencies have been disbanded and unfunded. While Senator Monning strongly favors a regional collaboration, he has no commitment to continuing or disbanding FORA; he intends for the Transition Plan to fully inform future actions.

Senator Monning strongly supports the purpose for forming FORA: economic recovery, regional planning, habitat conservation and education that serves the region.

- Upcoming: The Administrative Committee, made up of the Administrators and City Managers primarily for Land Use Jurisdictions, has been exploring options for financing the complete removal of derelict

buildings. These remaining buildings were intended to be reused/repurposed or removed as a condition of land purchases. However, the buildings' hazardous materials have made them unfit for reuse and very expensive to appropriately remove. The extra expense associated with removal has made developers very reluctant to take on that responsibility as a condition of land purchases. The members of the Administrative Committee are exploring options for collectively floating a bond that would remove all derelict buildings (the cost is estimated to be \$46.8 million) and be repaid through the encumbrance of future property taxes. Beyond that, the Board has been given no additional information at this time, but we anticipate hearing more in the next couple of months.

- In regular business of the Board, we unanimously approved the execution of contracts to finalize removal of the "Stockade" in Marina. A second request for approving the planning of the next step in General Jim Moore – the intersection with South Boundary Road – was voted on but will come back for a second vote since there was a single "no" vote.

FISCAL IMPACT

NA

RESPECTFULLY SUBMITTED:

Cynthia Garfield

Cynthia Garfield
Council Member