



MARCH JOINT POWERS AUTHORITY OVERVIEW

DATE: **April 2024**

Background

Located within western Riverside County of Southern California, March Air Force Base (March AFB) encompassed approximately 6,500 acres bisected by Interstate 215 just south of Highway 60. March AFB was first established as a military installation in 1918 and has operated almost continually since. In July 1993, March AFB was selected to be realigned and subsequently converted from an active duty base to a Reserve Base, effective April 1, 1996. The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities declared surplus and available for disposal actions. Joint use of the airfield was also established as a result of March AFB realigning.

Prior to base realignment, March AFB employed over 10,000 military personnel and civilian employees and contributed an estimated \$500 million annually to the regional economy. The regional economic loss with the change in military mission at March was immediately realized. While base realignment and the associated loss to the region came at an inopportune time, opportunities arose relative to the planning and implementation of new uses and providing for unmet needs in the region.

The March Joint Powers Authority (March JPA) was established by the surrounding jurisdictions: the Cities of Riverside, Perris and Moreno Valley and the County of Riverside. March JPA is a federally recognized local reuse agency tasked with implementing new uses for currently vacant lands, reuse of existing facilities, and joint use of the airfield. Long-term economic gains in the form of developing civilian air operations, continued development of a business park, and the development of an integrated medical campus.

In 2023, March JPA's economic impact to Riverside County communities was \$4.6 Billion with over 15,000 jobs created to date. Jointly, March Air Reserve Base and March JPA contributed over \$10 Billion in economic benefits to the region.

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Responsibilities

March JPA, in addition to being designated as the federally recognized reuse agency for March, also assumed the following responsibilities:

Land Use Authority - On March 11, 1997, land use authority was transferred to March JPA from the County of Riverside. The March JPA General Plan was developed in accordance with State statutes along with an associated Master Environmental Impact Report. The March JPA General Plan was designed to implement the March AFB Final Reuse Plan along with associated development codes and building codes. In February of 2023, the Joint Powers Commission approved a plan to hand off the JPA's land use authority to the County of Riverside in July of 2025, while focusing the Authority's efforts on the management of the March Inland Port Airport Authority.

Airport Authority – The March Inland Port Airport Authority (MIPAA) is a governing body under the governance umbrella of March JPA. MIPAA is responsible for the development and operation of 365 acres of land and facilities, to include the civilian cargo and general aviation terminals, with joint use of MARB flying facilities that include runways, taxiways, and control tower, pursuant to the Joint Use Agreement with the U.S. Air Force.

Successor Agency (formerly California Redevelopment Agency) – The March Joint Powers Redevelopment Agency was established with the formation of the March AFB Redevelopment Project Area, which includes the entire 6,500-acre former active-duty base area and approximately 450 acres adjacent to the base in the industrial area of the City of Moreno Valley. On February 1, 2012, all Redevelopment Agencies in California were statutorily dissolved. The Successor Agency is tasked with winding down the activities of the former Redevelopment Agency.

Utility Authority –The March Joint Powers Utility Authority was created in 2002 and currently oversees the maintenance and operations of the legacy gas distribution system outside of the cantonment area. Plans to dissolve the Utility Authority, in partnership with the Southern California Gas Company, are underway.

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Accomplishments

Within the past 11 years (FY 2012-13 through FY 2023-24) March JPA member agencies received the following tax increment from assessed valuation placed on March JPA property tax rolls as well as land sales revenues:

- a. Riverside County = \$52.48 Million Total**
 - i. \$54.5 Million (tax increment)
 - ii. \$3.875 Million (land sales revenue)
- b. Moreno Valley = \$7.58 Million Total**
 - i. \$5.3 Million (tax increment)
 - ii. \$3.875 Million (land sales revenue)
- c. City of Riverside = \$3.88 Million Total**
 - i. \$1.256 Million (tax increment)
 - ii. \$3.875 Million (land sales revenue)
- d. City of Perris = \$3.875 Million Total**
 - i. \$1.25 Million (tax increment)
 - ii. \$3.875 Million (land sales revenue)

Within the same time period (FY 2012-13 through FY 2023-24), the March Air Reserve Base and March Joint Powers Authority completed the following joint projects through community partnership agreements and collaborations:

- a. Heacock Channel (10,500 LF) = \$18+ Million (Completed in 2018)**
 - i. Removed 400+ residents near the Base from a flood zone;
 - ii. Protects over 500 acres of military and non-federal properties from flood events;
 - iii. Protects federal landfill and groundwater monitoring wells from erosion;
 - iv. Protects public streets and local businesses from flooding.
- b. Pressure Reducing Valve = \$4 Million (Completed in 2023)**
 - i. Partnership with Department of Defense, Western Municipal Water District, March JPA and JPA private partners to replace water infrastructure to MARB;
 - ii. Increase water pressure to MARB with ongoing improvements within the cantonment area by Western Municipal Water District
- c. Joint Use / Water / Gas / Energy Infrastructure = \$3.2 Million (Ongoing)**
 - i. MIPAA payments to MARB per JUA (Ongoing) = \$744,000 (YTD)
 - ii. Joint Energy Study for Resiliency and Redundancy (In Progress) = \$425,000
 - iii. Gas system update outside cantonment area (In Progress) = \$2 Million
- d. Cactus Channel = \$26 Million (Construction Plans Complete)**
 - i. Protect main Runway 14/32 from flood events;
 - ii. Remove military properties, private and public properties from flood zone;

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iii. Protect public streets and local businesses from flooding.

e. Lateral B (11,000 LF) = \$12 Million (Partially Complete)

- i. Protect main Runway 14/32 from flood events;
- ii. Remove military properties, private and Riverside National Cemetery from flooding;

Airport Infrastructure (Completed)

- Completed Air Force themed freeway interchange project (\$48M);
 - Bonded \$20M against tax increment to assist in construction costs
- Constructed 260,000-gallon bulk storage fuel facility (\$8M);
- Completed a general aviation terminal (\$21M)
 - 5,000 square foot terminal;
 - 150,000 square foot general aviation ramp;
 - 88,500 square foot aircraft apron expansion

Additional Economic Benefits (Completed)

- Donated 8-acres and bonded \$8M for a 400 bed homeless veterans' facility serving men, women and families;
- Manage Green Acres Historic homes that give priority to housing military personnel;
- Manage Foreign Trade Zone #244 covering over 400 square miles within western Riverside County and moving over \$2.6 billion worth of goods through Inland Empire.