



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

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## ADMINISTRATIVE COMMITTEE MEETING

8:15 a.m. Wednesday, September 30, 2015

920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

### AGENDA

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

- a. Preston Park's Closing – Sale to Marina

**4. PUBLIC COMMENT PERIOD**

Individuals wishing to address matters within Committee's jurisdiction, but not on this agenda, may do so during this period for up to three minutes. Comments on specific agenda items are heard under that item.

**5. APPROVAL OF MEETING MINUTES**

ACTION

- a. September 2, 2015 Administrative Committee Minutes
- b. September 16, 2015 Administrative Committee Minutes

**6. OCTOBER 9, 2015 BOARD MEETING AGENDA REVIEW**

INFORMATION/ACTION

- a. Marina Coast Water District (MCWD) - Water and Wastewater Planning INFORMATION
- b. FORA/MCWD Facilities Agreement Dispute Resolution – 2nd Vote INFORMATION/ACTION

**7. BUSINESS ITEMS**

- a. Master Resolution Amendment (Prevailing Wage, etc.) INFORMATION
- b. Base Reuse Plan (BRP) Post-Reassessment Report  
Categories 1 and 2 Consultant Recommendation INFORMATION/ACTION
- c. LUC 2012-14 INFORMATION
- d. Caretaker Costs Policy INFORMATION/ACTION

**8. ITEMS FROM MEMBERS**

**9. ADJOURNMENT**

Next Meeting Date: October 14, 2015

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# FORT ORD REUSE AUTHORITY

## ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, September 2, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. **CALL TO ORDER**

Co-chair Michael Houlemard called the meeting to order at 8:20 a.m. The following were present:

*\*voting members, AR = arrived after call to order*

#### **Layne Long, City of Marina\***

Melanie Beretti, Monterey County

#### **John Dunn, City of Seaside\***

Tim O'Halbran, City of Seaside

#### **Elizabeth Caraker, City of Monterey\***

Vicki Nakamura, MPC

Anya Spear, CSUMB

Chris Placco, CSUMB

Steve Matarazzo, UCSC

Kathleen Lee, Dist 5-County

Mike Zeller, TAMC

Peter Le, MCWD

Wendy Elliott, MC

Lyle Shurtleff, BRAC

Lisa Rheinheimer, MST

Andy Sterbenz, Schaaf & Wheeler

Patrick Breen, MCWD

Don Hoffer, MCP

Bob Schaffer

#### **FORA Staff:**

Michael Houlemard

Steve Endsley

Robert Norris

Jonathan Garcia

Stan Cook

Ted Lopez

Peter Said

Josh Metz

Crissy Maras

Maria Buell

### 2. **PLEDGE OF ALLEGIANCE**

Pledge of allegiance led by Steve Matarazzo.

### 3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Lisa Reinheimer, from Monterey Salinas Transit, announced City of Monterey's approval of Trolley. Chris Placco, California State University Monterey Bay, announced a September 8th charrette at Building 12 (Student Center) and welcomed public participation.

### 4. **PUBLIC COMMENT PERIOD**

None.

### 5. **APPROVAL OF MEETING MINUTES**

#### **a. August 5, 2015 Minutes**

**MOTION:** Chris Placco moved, seconded by Steve Matarazzo to approve the August 5, 2015 Administrative Committee minutes.

**MOTION PASSED UNANIMOUSLY**

### 6. **SEPTEMBER 11, 2015 BOARD MEETING- AGENDA REVIEW**

Michael Houlemard reviewed the draft Board agenda packet with Committee members. He also introduced Assistant Planner, Ted Lopez. Mr. Houlemard announced FORA to begin recruitment for a new position soon.

### 7. **BUSINESS ITEMS**

Mr. Houlemard stated the Categories 1-2 and Category 3 on information basis only. Jonathan Garcia and Josh Metz discussed the Staff report and responded to comments/questions from the Committee and members of the public regarding modifications to the document.

Item 6b, Mr. Houlemard introduced this item. Steve Endsley discussed the progress of discussions with Agencies and that this item will be presented to Board.

Item 6c. An update will be provided by Steve Endsley about the dispute resolution process followed, the dispute was settled under dispute rules based on Agreement.

Item 6d. FORA Prevailing Wage efforts with DIR per Board direction's.

Item 6e. Building Removal: Staff is moving ahead with first phases of bldg. removal work with CSUMB. Mr. Houlemard said that under Item 8a, close of escrow is scheduled for 9/15.

No comments from public received.

7a. Base Reuse Plan (BRP) Post-Reassessment Progress Update

- i. DRAFT Regional Urban Design Guidelines (RUDG) Update
- ii. BRP Reassessment Report: Categories 1 & 2 Progress Update
- iii. BRP Reassessment Report: Category 3 Status Update

Principal Planner, Jonathan Garcia, introduced this item and discussed it via a Power point presentation.

No comments from public received.

b. Water Augmentation Project Planning Process – Status Report on Meetings between Monterey Regional Water Pollution Control Agency, Marina Coast Water District (MCWD) and FORA.

Steve Endsley presented this item and responded to comments/questions from the Committee and members of the public regarding modifications to the document.

Steve Matarazzo asked if County does not intend to develop as much property as allowed would this be added to the supplement supply. Steve Endsley responded that if County does not do something, it does not mean somebody else will not do something else; an entity not doing a project, does not mean it will not get done. Mr. Houlemard reiterated that CIP is what will be done with each jurisdiction (as each has its own interests); but some projects have morphed into something else now; financially, if we take stuff off the table, it makes it more expensive for those that are left. Steve Endsley stated that drought factors need to be mentioned.

John Dunn said this conversation is necessary for this board and important to all agencies and public to understand. He suggested a 1-2 pages write up to include most recent update at end and periodically distribute to all 3 boards. Mr. Dunn also suggested Mr. Houlemard meet with Herald and other news boards because public has .0005 knowledge of this situation.

Mr. Houlemard said that Administrative Committee members are encouraged to submit their suggestions on other creative ways to move this forward to Steve Endsley.

No comments from public received.

c. Marina Coast Water District- Water and Wastewater Facilities Agreement Dispute Resolution – Update

Steve Endsley provided a brief summary of report and responded to comments/questions from the Committee and members of the public regarding modifications to the document. Accomplishment due to MCWD agreeing and also the attempt to protect rate payers and cooperation with all entities involved.

No comments from public received.

d. Fort Ord Reuse Authority Prevailing Wage Program

Robert Norris responded to comments/questions from the Committee and members of the public regarding modifications to the document.

Mr. Norris said he received communications from Labor Council and filings as to whether prevailing wages were paid at Preston Park which FORA has responded to. Enforcement might be an issue to address with Board. Mr. Houlemard spoke about how each city (Monterey/Seaside/Marina) have asked various types of questions regarding this.

Steve Matarazzo asked if DIR shows no cooperation, are our legislators helping out? Mr. Houlemard said Senator Monning's office agreed to help but they have not received a response.

e. Fort Ord Reuse Authority Building Removal Update

Stan Cook presented this item to Committee and responded to their comments/questions. He added that Staff met with City of Seaside to over some of these items.

Don Hoffer asked about cost of demolition pertaining to the actual cash v. actual costs. Mr. Houlemard responded Staff would meet with him and provide this information. He added that \$2MM was left with removal of stockades.

Chris Placco said that lead levels have changed and resulted in changing the total cost.

**8. ITEMS FROM MEMBERS**

Layne long said City Council continued review of proposed amendment to projects within Specific Plan areas designated "Retail/Service" on the General Plan Land Policy and will be heard in October. No additional comments from Members.

**9. ADJOURNMENT**

Meeting was adjourned at 9:33 a.m.



# FORT ORD REUSE AUTHORITY

## ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES

8:15 a.m., Wednesday, September 16, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina CA 93933

### 1. **CALL TO ORDER**

Steve Endsley called the meeting to order at 8:27a.m. The following were present:

*\*voting members, AR = arrived after call to order*

Layne Long, City of Marina\* AR  
Melanie Beretti, Monterey County AR  
John Dunn, City of Seaside\*  
Tim O'Halbran, City of Seaside  
Elizabeth Caraker, City of Monterey\*  
Anya Spear, CSUMB  
Chris Placco, CSUMB

Mike Zeller, TAMC  
Wendy Elliott, MCP  
Lyle Shurtleff, BRAC  
Lisa Rheinheimer, MST  
Andy Sterbenz, Schaaf & Wheeler  
Bob Schaffer

FORA Staff:  
Steve Endsley  
Jonathan Garcia  
Josh Metz  
Ted Lopez  
Peter Said  
Crissey Maras  
Maria Buell

### 2. **PLEDGE OF ALLEGIANCE**

Pledge of allegiance led by Steve Endsley.

### 3. **ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Bob Shaffer from Shea Homes stated that only 1 workforce housing unit was left. If someone is qualified for workforce housing, they can talk to them about this process and getting an affordable home. Assistance is available \$5,000 for closing costs and \$10,000 from Shea Mortgage.

Melanie Beretti, Monterey County, arrived at 8:33 a.m. A Quorum was achieved at 8:33 a.m.

Ted Lopez spoke about the Request for Proposals for Categories 1 & 2 of the Base Reuse Plan. He said interviews will be on 9/17 to select a consultant. Steve Endsley added background information about the Base Reuse Plan created in 1997 and, through guidance of Counsel, revisions completed through this process.

Jonathan Garcia announced the Project Coordinator Specialist position and asked that this open position be shared with home agencies present. Josh Metz referenced the Jobs Survey work he is doing and requested assistance from member agencies present in getting information for the survey.

### 4. **PUBLIC COMMENT PERIOD**

None.

### 5. **SEPTEMBER 11, 2015 BOARD MEETING- AGENDA REVIEW**

Steve Endsley discussed the Board agenda and a contentious item regarding water. Prevailing wage issue came up as well. Robert Norris provided a brief summary of the Staff report and recommendations to Board. He stated that Senator Monning's office contacted DIR offices who responded within a day. DIR promised a letter would be sent to FORA confirming First Generation work at FORA does fall within SB854 and their suggestion to have registration requirements. Mr. Norris asked recommendations for the enforcement and the staffing that jurisdictions do not have.

Board comments:

John Dunn said City agencies do not have the capacity to do enforcement, perceives that FORA is now being pushed to be the enforcement agency. A policy has to be created now because it will be passed on to the (post FORA) Successor Agency and identify what happens on 7-1-2020.

The committee received public comments and suggestions as to enforcement of FORA contracts and compliance.

Layne Long arrives at 8:52 am

Melanie Beretti said Monterey County has Consultants that carry out these compliance issues. (i.e. East Garrison).

Don Hoffer said the cost to construct is high. If there are more obstacles to construct and less available local hires, to construct more and add more jobs.

Steve Endsley agreed that creating a policy to adhere to is necessary that covers these areas of concern.

## **6. BUSINESS ITEMS**

- a. Water Augmentation Project Planning Process – Status Report on Meetings between Monterey Regional Water Pollution Control Agency (MRWPCA), Marina Coast Water District (MCWD) and FORA

Steve introduced this item, provided information and answered AC questions. He also reviewed operating budget for MCWD

- b. Marina Coast Water District- Water and Wastewater Facilities Agreement Dispute Resolution – Update

Assistant Executive Officer, Steve Endsley, reviewed this item and the setup of a mechanism to engage in a solution. A 10 point memo as to what MCWD and MPRWD are trying to do and seek the approval from Board will be prepared.

Ms. Beretti leaves at 9:40 am

John Dunn expressed the need for RUAP and need for water focus on present and future needs.

Jonathan Garcia shared challenges from Board meeting: the shared pipeline PCA MCWD and FORA contributing revenue for water augmentation. The cost has to be equal to or less than desal. The PCA's Prop 1 state funding require deadlines to file by. As to MCWD and FORA Board has not taken action. He referenced challenges to moving ahead and not all are in FORA's control.

Steve Endsley said endorsing a project does not imply a full endorsement (\$24M). FORA could endorse a planning process; a cost-efficient hybrid project that could be modeled for future projects.

## **7. ITEMS FROM MEMBERS**

None.

## **8. ADJOURNMENT**

Meeting was adjourned at 9:50 a.m.

**- START -**

**DRAFT  
BOARD PACKET**



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## REGULAR MEETING

### FORT ORD REUSE AUTHORITY BOARD OF DIRECTORS

Friday, October 9, 2015 at 2:00 p.m.

910 2<sup>nd</sup> Avenue, Marina, CA 93933 (Carpenters Union Hall)

## AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. CLOSED SESSION
  - a. Conference with Legal Counsel - Existing Litigation, Gov Code 54956.9(a) – 1 Case
    - i. *Keep Fort Ord Wild v. Fort Ord Reuse Authority (FORA)*, Case Number: M114961
4. ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION
5. ROLL CALL
6. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE INFORMATION
  - a. Ad Hoc Group: Policy Review regarding Requests for Authority Counsel
7. CONSENT AGENDA
  - a. Approve September 11, 2015 Minutes ACTION
  - b. Base Reuse Plan (BRP) Post-Reassessment Report Categories 1 and 2 Consultant Recommendation INFORMATION/ACTION
  - c. Environmental Services Cooperative Agreement Quarterly Update INFORMATION
8. BUSINESS ITEMS
  - a. Water Augmentation Program Planning Update INFORMATION/ACTION
  - b. MCWD/FORA Facilities Agreement Dispute Resolution – 2nd Vote INFORMATION/ACTION
  - c. Fort Ord Reuse Authority Prevailing Wage Program INFORMATION/ACTION
    - i. Master Resolution Amendment
    - ii. Compliance Vendor List
  - d. Caretaker Costs Policy INFORMATION/ACTION
  - e. Economic Development Progress Report INFORMATION
9. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Board on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes. Comments on agenda items are heard under the item.



**10. EXECUTIVE OFFICER'S REPORT**

- a. Annual Report FY 2014-15 INFORMATION
- b. Outstanding Receivables INFORMATION
- c. Habitat Conservation Plan Update INFORMATION
- d. Administrative Committee INFORMATION
- e. Post Reassessment Advisory Committee INFORMATION
- f. Regional Urban Design Guidelines Task Force INFORMATION
- g. Veterans Issues Advisory Committee INFORMATION
- h. Travel Report INFORMATION
- i. Public Correspondence to the Board INFORMATION

**11. ITEMS FROM MEMBERS**

**12. ADJOURNMENT**

**NEXT BOARD MEETING: NOVEMBER 13, 2015**

Persons seeking disability related accommodations should contact FORA 48 hrs prior to the meeting. This meeting is recorded by Access Monterey Peninsula and televised Sundays at 9 a.m. and 1 p.m. on Marina/Peninsula Chanel 25. The video and meeting materials are available online at [www.fora.org](http://www.fora.org).

# **Placeholder for Item 7a**

**September 11, 2015 DRAFT Minutes**

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**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Base Reuse Plan (BRP) Post-Reassessment Report Categories 1 and 2 Consultant Recommendation	
<b>Meeting Date:</b>	October 9, 2015	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	7b	

### RECOMMENDATION(S):

Authorize the Executive Officer to execute a BRP Reassessment Report Categories 1 and 2 environmental consultant contract with Michael Baker International (MBI) not-to-exceed \$107,190.

### BACKGROUND/DISCUSSION:

The Fort Ord Reuse Authority (FORA) Board of Directors (Board) approved the 2014 Post BRP Reassessment Work Plan at its February 13, 2014 meeting, which included completion of Reassessment Report Categories 1 and 2 items. The Category 1 focus is on text / figure changes and Category 2 focus is on prior Board actions and regional plan consistency.

At the November 14, 2014 meeting, staff informed Board members that special land use attorney Alan Waltner recommended Categories 1 and 2 undergo California Environmental Quality Act (CEQA) review. In addition, Special Counsel Waltner recommended that FORA hire an environmental consultant to determine the type of CEQA environmental clearance to complete Categories 1 and 2.

At the September 11, 2015 meeting, staff informed Board members that a Request for Proposals (RFP) was released August 13, 2015 to contract an environmental consultant to conduct a Categories 1 and 2 CEQA environmental determination and clearance. Staff also contacted 25 environmental consultants to submit a proposal. Three environmental consultant firms submitted proposals by the September 2, 2015 deadline: EMC Planning, Michael Baker International and Marine Research Specialists.

Staff reviewed the three environmental consultant firms' proposals and invited each firm to participate in interviews on September 17, 2015. Staff also assembled a three-member panel interview team to conduct the interviews and evaluate each consultant. The panel team was comprised of Administrative Committee representatives from the County of Monterey, City of Monterey and California State University Monterey Bay (CSUMB).

The panel team conducted a thorough review of each proposal. The panel team asked each consultant firm questions concerning technical skills, CEQA experience, environmental clearance strategy, and project team work management to complete environmental compliance. In addition, the panel reviewed consultant estimated costs and projected timelines for completing several environmental clearance scenarios (Initial Study, Negative Declaration, Mitigated Negative Declaration and Environmental Impact Report).

The panel team was unanimous in recommending that FORA contract with MBI to complete Categories 1 and 2 CEQA compliance.

Staff is planning a two-part completion of Categories 1 and 2. The first part will consist of an analysis, determination, preparation of an Initial Study (I/S) Checklist and meeting presentations to the Administrative Committee and FORA Board.

Therefore, MBI's work tasks will consist of an analysis and determination of project, preparation of Initial Study, quantification of air quality / greenhouse gas emissions, habitat management / assessment, meeting presentations and written findings, determinations and administrative drafts and final documents. The contract budget would be limited to a not-to-exceed amount of \$107,190 (**link to MBI proposal:** <http://fora.org/Board/2015/Packet/Additional/10091515Item7bAttachA.pdf> ).

Funding to complete Categories 1 and 2 is included in the approved Fiscal Year (FY) budget.

MBI has a local office in Monterey. MBI's project team consists of the following members: Tad Stearns, Principal; Darcy Kremin, Senior Planner; Florentina Craciun, Associate Planner; Rita Garcia, Technical Manager; Seth Myers, Air Quality / GHG Analyst; and Jonathan Faoro, GIS. In addition, MBI proposes using the law firm of Remy, Moore and Manley to serve as their CEQA legal team.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time and funding for these items is included in the approved FORA budget. If the Board approves the staff recommendation, the contract budget will not exceed \$107,190.

**COORDINATION:**

Authority Counsel, Administrative and Executive Committees

Prepared by \_\_\_\_\_ Ted Lopez \_\_\_\_\_ Approved by \_\_\_\_\_ Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## CONSENT AGENDA

<b>Subject:</b>	Environmental Services Cooperative Agreement Quarterly Update	
<b>Meeting Date:</b>	October 9, 2015	<b>INFORMATION</b>
<b>Agenda Number:</b>	7c	

### RECOMMENDATION:

Receive an Environmental Services Cooperative Agreement (ESCA) status report.

### BACKGROUND:

In Spring 2005, the U.S. Army (Army) and the Fort Ord Reuse Authority (FORA) entered negotiations toward an Army-funded Environmental Services Cooperative Agreement (ESCA) for removal of remnant Munitions and Explosives of Concern (MEC) on portions of the former Fort Ord. FORA and the Army entered into a formal ESCA agreement in early 2007. Under the ESCA terms, FORA received 3,340 acres of former Fort Ord land prior to regulatory environmental sign-off and the Army awarded FORA approximately \$98 million to perform the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) munitions cleanup on those parcels. FORA also entered into an Administrative Order on Consent (AOC) with U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substance Control (DTSC) defining contractual conditions under which FORA completes Army remediation obligations for the ESCA parcels. FORA received the "ESCA parcels" after EPA approval and gubernatorial concurrence under a Finding of Suitability for Early Transfer on May 8, 2009.

In order to complete the AOC defined obligations, FORA entered into a Remediation Services Agreement (RSA) with the competitively selected LFR Inc. (now ARCADIS) to provide MEC remediation services and executed a cost-cap insurance policy for this remediation work through American International Group (AIG) to assure financial resources to complete the work and to offer other protections for FORA and its underlying jurisdictions.

The ESCA Remediation Program (RP) has been underway for eight years. Currently, the FORA ESCA RP team has completed the known ESCA RP field work, pending regulatory review.

### DISCUSSION:

The ESCA requires FORA, acting as the Army's contractor, to address safety issues resulting from historic Fort Ord munitions training operations. This allows the FORA ESCA RP team to successfully implement cleanup actions that address three major past concerns: 1) the requirement for yearly appropriation of federal funding that delayed cleanup and necessitated costly mobilization and demobilization expenses; 2) state and federal regulatory questions about protectiveness of previous actions for sensitive uses; and 3) the local jurisdiction, community and FORA's desire to reduce, to the extent possible, risk to individuals accessing the property.

Under the ESCA grant contract with the Army, FORA received approximately \$98 million in grant funds to clear munitions and secure regulatory approval for the former Fort Ord ESCA parcels. FORA subsequently entered into a guaranteed fixed-price contract with ARCADIS to complete the work as defined in the Technical Specifications and Review Statement (TSRS) appended to the ESCA grant contract. As part of the RSA between FORA and ARCADIS, insurance coverage was secured from

AIG for which FORA paid \$82.1 million up front from grant funds. The AIG policy provides a commutation account which holds the funds that AIG uses to pay ARCADIS for the work performed. The AIG coverage also provides for up to \$128 million to address additional work for both known and unknown site conditions, if needed. That assures extra funds are in place to complete the scope of work to the satisfaction of the Regulators. Based on the Army ESCA grant contract, the EPA AOC requirements and AIG insurance coverage provisions, AIG controls the ARCADIS/AIG \$82.1 million commutation account. The full amount was provided to AIG in 2008 as payment for a cost-cap insurance policy where AIG reviews ARCADIS' work performed and makes payments directly to ARCADIS. FORA oversees the work to comply with grant/AOC requirements.

Current status follows:

Item	Revised Allocations	Accrued through March 2015
FORA PLL Self-Insurance/Policy Purchase	\$ 916,056	\$
Reimburse Regulators & Quality Assurance	3,280,655	
State of California Surplus Lines Tax, Risk Transfer, Mobilization	6,100,000	
Contractor's Pollution Liability Insurance	477,344	
Work Performed ARCADIS/AIG Commutation Account	82,117,553	
FORA Administrative Fees	4,837,001	
<b>Total</b>	<b>\$97,728,609</b>	
	<b>Remaining</b>	

Data collected during the ESCA investigation stage remains under regulatory review to determine if remediation is complete. The review and documentation process is dependent on Army and regulatory agency responses and decisions. They will issue written confirmation that CERCLA MEC remediation work is complete (known as regulatory site closure).

On November 25, 2014, EPA signed the Record of Decision (ROD) for the ESCA Group 3 properties located in: County of Monterey (at Laguna Seca), City of Monterey (south of South Boundary Road), Del Rey Oaks (south of South Boundary Road) and Monterey Peninsula College (MPC) (Military Operations in Urban Terrain property). On February 26, 2015, the Regulators signed the ROD for the ESCA Group 2 California State University Monterey Bay property (south of Inter-Garrison Road). These ROD records the EPA, DTSC and Army's decision on the cleanup of these properties and what controls are required to continue to protect the public health and safety.

The process for implementing, operating and maintaining the ROD controls is prescribed under a Land Use Control Implementation, Operation and Maintenance Plan (LUCIP OMP) document. Each ROD will have a corresponding LUCIP OMP developed based on site conditions and historic MEC use. The ESCA team and Regulatory Agencies are working directly with the jurisdiction representatives, through the FORA Administrative Committee, to help them understand and develop their comments to the Group 2 and Group 3 LUCIP OMP documents. LUCIP OMP Workshops have been provided for Administrative Committee member questions and document comment preparation in May and June and July 2015. LUCIP OMP documents are approved by the Regulators before they will issue regulatory site closure.

Until regulatory site closure is received, the ESCA property remains closed to the public. When regulatory site closure is received, FORA will transfer land title to the appropriate jurisdiction. Regulatory approval does not determine end use. Underlying jurisdictions are empowered to impose or limit zoning, decide property density or make related land use decisions in compliance with the FORA Base Reuse Plan.

FORA received regulatory site closure for the County North and Parker Flats Phase 1 ESCA properties. For these properties, ARCADIS commuted ESCA insurance coverage for related clean-up costs for coverage for unknown conditions. Per the existing FORA/Jurisdiction Implementation Agreements (2001) and Memorandum of Agreement (2007) regarding property ownership and responsibilities during the period of environmental services, deeds and access control for these properties has been transferred to the new land owner.

The ESCA team continues to actively monitor biological resources and track restoration activities on ESCA properties. To date, the ESCA RP has provided the stewardship for 3,340 ESCA acres.

On February 19, 2015, ARCADIS announced that it was making a Program Manager staff change. ARCADIS notified the Regulators, Army and AIG shortly thereafter. FORA staff has worked diligently with ARCADIS to complete a Program Manager Transition Plan that covers requirements in the ESCA grant and the FORA/ARCADIS RSA.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

The funds for this review and report are part of the existing FORA ESCA funds.

**COORDINATION:**

Administrative Committee; Executive Committee; FORA Authority Counsel; ARCADIS; U.S. Army EPA; and DTSC

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Stan Cook Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

**Subject:** Water Augmentation Program Planning Update

**Meeting Date:** October 9, 2015

**Agenda Number:** 8a

**INFORMATION/ACTION**

### **RECOMMENDATION(S):**

- i. Receive a recycled/reclaimed water planning update (See bubble chart, **Attachment A**).
- ii. Adopt resolution 15-XX to endorse the Pure Water Monterey Groundwater Replenishment Project (**Attachment B**).
- iii. Adopt resolution 15-XX to authorize Fort Ord Reuse Authority (FORA) participation in three-party joint water augmentation planning (**Attachment C**).

### **BACKGROUND:**

As one of several potential ways ("all of the above") to address future Fort Ord water demand, FORA, Monterey Regional Water Pollution Control Agency (MRWPCA), and Marina Coast Water District (MCWD) staff met a number of times over June, July, August, and September 2015 to support negotiations that would result in a coordinated recycled/reclaimed water project. FORA's participation ensures that FORA's interests are protected. In general terms, each party has certain interests, assets, and infrastructure that make negotiating a written agreement a desirable outcome. MCWD has built a significant portion of its RUWAP recycled trunk line and has certain recycled water rights negotiated previously with MRWPCA. MCWD also has an interest in delivering recycled/reclaimed water to Ord Community customers to meet contract objectives for FORA. MRWPCA is interested in moving its proposed Pure Water Monterey project advance treated water from its regional treatment plant north of Marina to the Seaside Groundwater Basin aquifer to achieve ground water replenishment. An agreement with MCWD to use their pipeline will result in substantial savings to MRWPCA and all parties.

MCWD and MRWPCA can both achieve cost savings by sharing in the cost of building/utilizing the recycled water trunk line infrastructure to serve their projects. FORA is interested in securing augmented water to mitigate its 1997 Base Reuse Plan impacts and serve Ord Community customers. FORA has the additional responsibility to use a \$24 million line item in its Capital Improvement Program as a BRP CEQA mitigation for Fort Ord Water Augmentation. This would be predicated by an agreement being in place that secures FORA's right to augmented water. The overall approach is that FORA, MCWD, and MRWPCA agree to jointly achieve their individual projects by applying collective resources. FORA is further being asked to support this effort by adopting a resolution endorsing the Pure Water Monterey Project.

### **DISCUSSION:**

#### **Adopt Resolution to Endorse the Pure Water Monterey Project**

In May 2007, the FORA Board allocated 1,427 Acre-Feet per Year (AFY) of recycled water to former Fort Ord land use jurisdictions. Subsequently, MCWD continued to work toward implementing this recycled component of the Regional Urban Water Augmentation Project (RUWAP), which included obtaining pipeline easements from property owners and negotiations with MRWPCA for tertiary treated water. On September 8, 2015, MCWD and MRWPCA tentatively agreed to work together on the Pure Water Monterey Project to provide advanced treated water for recharge water into the Seaside basin and to serve MCWD existing and future recycled water customers as part of the recycled component of the Fort Ord Water



Augmentation Program. MCWD and MRWPCA tentatively agreed to certain principles regarding cost sharing, ownership, operations, maintenance, funding, and completion of work for the Pure Water Monterey Project. Because MRWPCA intends to submit an application to the state for crucial low-cost financing monies, it is important that the FORA Board enhance that application by registering its support.

**Adopt Resolution to Authorize FORA Joint Water Augmentation Planning**

The MCWD-FORA Water/Wastewater Facilities Agreement designates FORA as the agency (in consultation with MCWD) in charge of planning for future water augmentation facilities. Individual FORA Board members have promoted the concept that FORA evaluate all potential water augmentation options (recycled, conservation, etc.). Staff requests Board authorization to conduct water augmentation planning in collaboration with MCWD and MRWPCA through adoption of a resolution. Adoption of the resolution would:

1. Revise the CIP to allocate \$157,000 in FY 15/16 allowing FORA to participate in joint water augmentation planning with MCWD and MRWPCA;
2. Allow FORA to commit up to 1/3 (approximately \$157,000) to jointly fund the planning process. The total cost of planning will not exceed \$470,000; and
3. Clarify roles. All three agencies provide a portion of funding, participate in consultant selection, and coordinate at the staff level. MCWD manages the consultant contract. Information generated in the planning process will be used to formulate policy recommendations and CIP expenditures that will be brought back to the FORA Board for approval.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget. If the Board adopts the resolution authorizing FORA participation in three-party joint water augmentation planning, a budget allocation of \$157,000 would be added to the FY 15-16 Capital Improvement Program Budget to accomplish this activity.

**COORDINATION:**

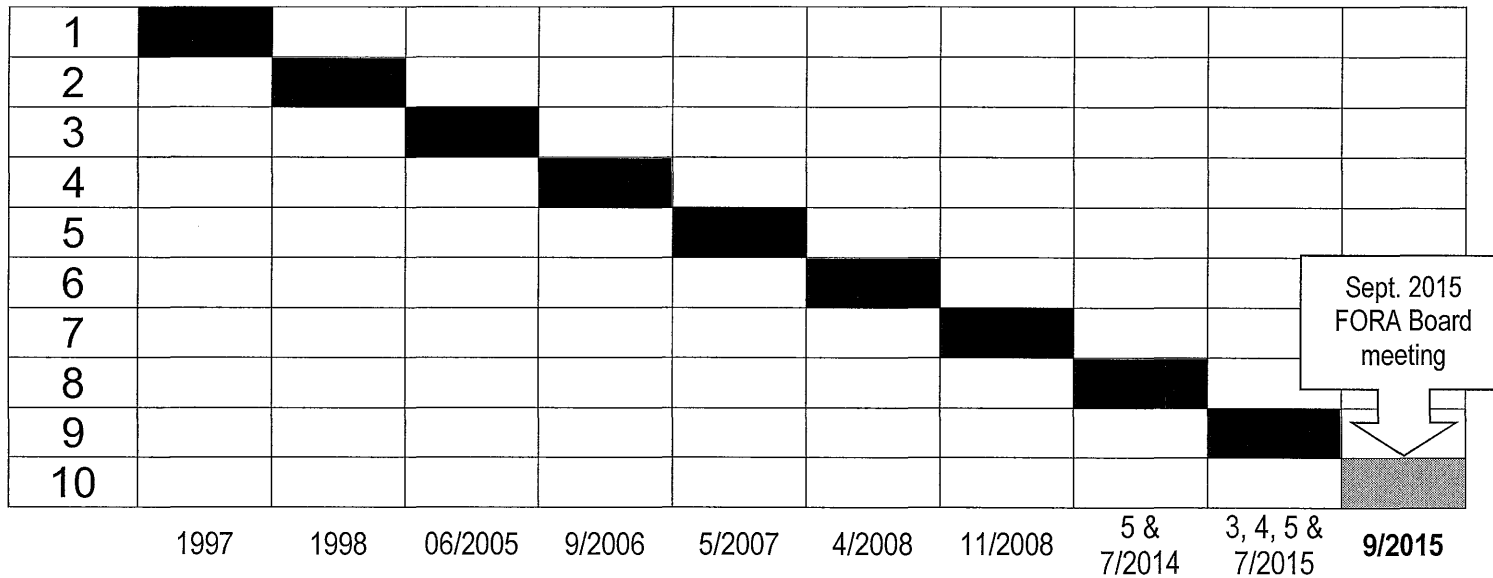
MCWD, MRWPCA, Administrative and Executive Committees.

Prepared by \_\_\_\_\_  
Jonathan Garcia

Reviewed by \_\_\_\_\_  
Steve Endsley

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

## Water Augmentation Program Update - Timeline



1. Fort Ord Base Reuse Plan requires 2,400 AFY of augmenting water to mitigate Fort Ord replacement uses
2. FORA and MCWD enter into Water and Wastewater Facilities Agreement including Sections 3.2 Additional Facilities and 5.3.3 Recycled Water, outlining how additional facilities would be constructed and instructing the use of recycled, reused or reclaimed water sources
3. Joint FORA/MCWD Board presentation and approval of Regional Urban Water Augmentation Program (RUWAP), 'Hybrid Alternative'
4. MCWD presentation to FORA Board updating RUWAP environmental work and preliminary designs
5. FORA Board adopts Resolution 07-10 allocating 1,427 AFY recycled water to land use jurisdictions
6. FORA Board endorses Regional Plan (Division of Ratepayer Advocates Regional Plenary Oversight Group proposal – Water for Monterey County - congruent with June 2005 RUWAP 'Hybrid Alternative')
7. FORA Board adopts Resolution 08-07 endorsing the Regional Plan (Water for Monterey County Project)
8. MCWD presentations to the FORA Board on water augmentation options and alternatives
9. FORA Board receives presentations on 'all of the above' options, including recycled, desalination and conservation
10. **FORA Board receives status report on meetings between FORA, MCWD and MRWPCA**

**FORT ORD REUSE AUTHORITY  
Resolution 15-xx**

*Resolution of the Fort Ord Reuse Authority Board to endorse the Pure Water Monterey Groundwater Replenishment project.*

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. Pursuant to Section 3.2.2 of the 1998 Water/Wastewater Facilities Agreement, the Fort Ord Reuse Authority ("FORA") has determined that new additional facilities capable of delivering 1,427 acre-feet per year ("AFY") of recycled water for the Fort Ord Community are required; and
- B. Pursuant to Section 3.2.1 of the 1998 Water/Wastewater Facilities Agreement, the Marina Coast Water District ("MCWD") is required to plan, design, and construct the new recycled water facilities; and
- C. Pursuant to Section 7.1.2 of the 1998 Water/Wastewater Facilities Agreement, MCWD must be allowed to recover all of its direct and indirect, short term and long term costs of the new recycled water facilities; and
- D. The FORA and MCWD Board of Directors approved the recycled/desalinated two component recommendation to implement the Fort Ord Water Augmentation Program ("Hybrid Alternative") on June 10, 2005 at a joint meeting of the Boards; and
- E. Pursuant to FORA Board Resolution 07-10, FORA has allocated the 1,427 AFY of recycled water to its land use jurisdiction members; and
- F. FORA's adopted Fiscal Year 2015/2016 and 2014/2015 Capital Improvement Program discussion on water augmentation state, "MCWD is still contractually obligated to provide an augmented source for the former Fort Ord as distinct from the Regional Project. The proposed CIP defaults to the prior Board approved 'hybrid' project that MCWD has performed CEQA for and is contractually obligated to implement"; and
- G. MCWD has been and continues to work collaboratively with FORA and with the Monterey Regional Water Pollution Control Agency ("MRWPCA") to carry out MCWD's contractual obligation to provide 1,427 AFY of recycled water for the Ord Community; and
- H. On September 8, 2015, MWCD and MRWPCA tentatively agreed to work together on the Pure Water Monterey Project to provide advanced treated water for recharge water into the Seaside basin and to serve MCWD existing and future recycled water customers as part of the recycled component of the Fort Ord Water Augmentation Program; and
- I. MCWD and MRWPCA tentatively agreed to certain principles regarding cost sharing, ownership, operations, maintenance, funding, and completion of work for the Pure Water Monterey Project; and,

- J. Advanced treated water is better quality water than tertiary treated water and the advanced treated water project is estimated to provide water that costs less than 50% per acre foot of the cost of the tertiary treated water; and,
- K. MCWD and MRWPCA are working towards a final Project Agreement to move forward in collaboration on the Pure Water Monterey Project; and
- L. Based on these facts and FORA's position in its CIP report that MCWD is already contractually obligated to provide the recycled water, FORA's approval of changing the recycled water project from tertiary treated recycled water to advanced treated recycled water will clarify FORA's support for the Pure Water Monterey Project.

NOW THEREFORE the Board hereby resolves that:

- 1. The Pure Water Project is an acceptable option as the recycled component of the Fort Ord Water Augmentation Program; and
- 2.
- 3. As part of Pure Water Project implementation, the FORA Board will review and consider project component costs and scheduling through annual consideration of the FORA CIP and Ord Community Budgets.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

\_\_\_\_\_  
Mayor Pro Tem Frank O'Connell, Chair

ATTEST:

\_\_\_\_\_  
Michael A. Houlemard, Jr., Secretary

**FORT ORD REUSE AUTHORITY**  
**Resolution 15-xx**

*Resolution of the Fort Ord Reuse Authority Board to authorize Fort Ord Reuse Authority participation in three-party joint water augmentation planning.*

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. Pursuant to Section 3.2.2 of the 1998 Water/Wastewater Facilities Agreement ("Facilities Agreement"), the Fort Ord Reuse Authority ("FORA") has determined that new additional facilities capable of delivering 2,400 acre-feet per year ("AFY") of water for the redevelopment of the Fort Ord Community are required; and
- B. Pursuant to Section 3.2.1 of the Facilities Agreement, the Marina Coast Water District ("MCWD") is required to plan, design, and construct the new water facilities; and
- C. Pursuant to Section 7.1.2 of the Facilities Agreement, MCWD must be allowed to recover all of its direct and indirect, short term and long term costs of the new water facilities; and
- D. The FORA and MCWD Board of Directors approved the recycled/desalinated two component recommendation to implement the Fort Ord Water Augmentation Program ("Hybrid Alternative") on June 10, 2005 at a joint meeting of the Boards to provide 2,400 AFY of water for the redevelopment of the Fort Ord Community; and
- E. FORA's adopted Fiscal Year 2015/2016 and 2014/2015 Capital Improvement Program discussion on water augmentation states, "MCWD is still contractually obligated to provide an augmented source for the former Fort Ord as distinct from the Regional Project. The proposed CIP defaults to the prior Board approved 'hybrid' project that MCWD has performed CEQA for and is contractually obligated to implement"; and
- F. MCWD is working collaboratively with FORA and with the Monterey Regional Water Pollution Control Agency ("MRWPCA") to carry out MCWD's contractual obligation to provide 1,427 AFY of recycled water for the Ord Community; and
- G. MCWD Interim General Manager Bill Kocher wrote a July 13, 2015 letter to the FORA Executive Officer providing notice that the MCWD Board determined not to adopt FORA's proposed resolutions and submitted the matters to dispute resolution in accordance with Section 10.1 of the Facilities Agreement
- H. MCWD General Manager Keith Van Der Maaten wrote an August 4, 2015 letter to the FORA Executive Officer accepting FORA's request to do joint planning for the Regional Urban Water Augmentation Project ("RUWAP").
- I. An element of the process is that FORA and MCWD would conduct water augmentation with MRWPCA collaboration to explore water augmentation options

J. General principles to the three-party joint water augmentation planning include:

1. Explore most cost and technically efficient mix of reclaimed (tertiary), advance treatment (pure water); conservation; desal; and other water sources.
2. Emphasize economies of scale that lower the cost burden on ratepayers and end users.
3. MRWPCA, MCWD and FORA would contribute up to \$157,000 each to the planning process, MCWD will lower its planning line item to \$157,000 from \$470,000.
4. FORA Board endorses three-party RUWAP Planning process based on consultation with MRWPCA and MCWD.
5. All agreements on funding, budgeting, CEQA processing, and other deal points will be returned to the three Boards for specific approvals.
6. FORA commits to actively discuss how its mitigation dollars may, in part, be applied to the RUWAP process, at all times subject to specific Board approval.

K. The intended result of the planning study would be to present recommended options to the FORA, MCWD, and MRWPCA Boards to inform them of options and request direction.

NOW THEREFORE the Board hereby resolves that:

1. The Board approves of a planning process designed to provide detailed analysis and a report leading to an "all of the above" approach to satisfying the Fort Ord Water Augmentation Program as an acceptable resolution to the budget dispute.
2. The Board approves revisions to the CIP to move \$157,000 from FY 18/19 to FY 15/16 (**Exhibit A**) for Water Augmentation, allowing FORA to participate in joint water augmentation planning with MCWD and MRWPCA.
3. The Board authorizes the Executive Officer to expend up to \$157,000 (approximately 1/3 of the total costs) to jointly fund the water augmentation planning process. The total cost of planning will not exceed \$470,000 after adding together FORA, MCWD, and MRWPCA's contributions.

4. FORA will provide a portion of funding, participate in consultant selection, and coordinate at the staff level. MCWD will manage the water augmentation planning consultant contract.

Upon motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTENTIONS:  
ABSENT:

DRAFT

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Mayor Pro Tem Frank O'Connell, Chair

ATTEST:

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Michael A. Houlemard, Jr., Secretary

**SUMMARY OF CAPITAL IMPROVEMENT PROGRAM 2015/16 - POST FORA**

	2005-15	2015-16	2016-17	2017-18	2018-19	2019-20	Post FORA	2015-16 to Post FORA Total
<b>A. CIP PROJECTS FUNDED BY CFD DEVELOPMENT FEES</b>								
<b>Dedicated Revenues</b>								
Development Fees	28,387,335	5,585,000	11,906,000	15,356,000	23,344,000	31,653,000	78,632,000	166,476,000
<b>Other Revenues</b>								
Property Taxes	5,796,078	379,468	553,386	1,082,753	1,747,155	2,740,170	-	6,502,932
Loan Proceeds (1)	7,926,754	-	-	-	-	-	-	-
Federal Grants (2)	6,426,754	-	-	-	-	-	-	-
CSU Mitigation fees	2,326,795	-	-	-	-	-	-	-
Miscellaneous (Rev Bonds, Interest, CFD credit)	3,578,191	70,000	-	-	-	-	-	70,000
<b>TOTAL REVENUES</b>	<b>54,441,907</b>	<b>6,034,468</b>	<b>12,459,386</b>	<b>16,438,753</b>	<b>25,091,155</b>	<b>34,393,170</b>	<b>78,632,000</b>	<b>173,048,932</b>
<b>Expenditures</b>								
<b>Projects</b>								
Transportation/Transit	34,167,503	2,700,000	5,000,000	19,998,684	31,074,516	21,714,446	40,407,872	120,895,516
Water Augmentation [CEQA Mitigation]	561,780	157,000	1,590,800	1,535,600	2,177,400	3,165,300	15,389,748	24,015,648
Storm Drainage System [Completed by 2005]	[Table 1]	-	-	-	-	-	-	-
Habitat Management	7,665,830	1,756,670	3,595,612	4,637,512	7,049,888	6,144,144	9,150,344	32,334,170
Fire Rolling Stock	1,160,000	-	-	-	-	-	-	-
<b>Total Projects</b>	<b>43,555,113</b>	<b>4,613,670</b>	<b>10,186,212</b>	<b>26,171,796</b>	<b>40,301,804</b>	<b>31,023,890</b>	<b>64,947,964</b>	<b>177,245,334</b>
<b>Other Costs &amp; Contingency (3)</b>								
Additional CIP Costs	3,034,400	-	-	-	-	-	18,134,327	18,134,327
Habitat Mgt. Contingency	930,874	91,433	-	-	-	-	20,283,097	20,374,530
CIP/FORA Costs	1,325,690	605,953	400,000	400,000	400,000	395,491	-	2,201,444
Property Tax Sharing Costs	-	37,947	55,339	108,275	174,716	274,017	-	650,293
Other Costs (Debt Service) (4)	5,595,830	-	-	-	-	-	-	-
<b>Total Other Costs &amp; Contingency</b>	<b>10,886,794</b>	<b>735,333</b>	<b>455,339</b>	<b>508,275</b>	<b>574,716</b>	<b>669,508</b>	<b>38,417,424</b>	<b>41,360,595</b>
<b>TOTAL EXPENDITURES</b>	<b>54,441,907</b>	<b>5,349,003</b>	<b>10,641,551</b>	<b>26,680,071</b>	<b>40,876,520</b>	<b>31,693,398</b>	<b>103,365,388</b>	<b>218,605,929</b>
<b>Net Annual Revenue</b>		685,466	1,817,835	(10,241,319)	(15,785,364)	2,699,772	(24,733,388)	
Beginning Balance		-	685,466	2,503,301	(7,738,017)	(23,523,382)	(20,823,609)	
Ending Balance CFD & Other		685,466	2,503,301	(7,738,017)	(23,523,382)	(20,823,609)	(45,556,998)	(45,556,997)
<b>B. CIP PROJECTS FUNDED BY LAND SALE REVENUES</b>								
<b>Dedicated Revenues</b>								
Land Sales (5)	49,221,940	485,000	2,127,606	9,370,287	14,908,759	9,829,367	12,829,326	49,550,343
Land Sales - Credits	6,767,300	-	6,750,000	-	-	-	12,659,700	19,409,700
Other Revenues (6)	1,425,000	-	-	-	-	-	-	-
Loan Proceeds (1)	7,500,000	3,000,000	-	-	-	-	-	3,000,000
<b>Total Revenues</b>	<b>64,914,240</b>	<b>3,485,000</b>	<b>8,877,606</b>	<b>9,370,287</b>	<b>14,908,759</b>	<b>9,829,367</b>	<b>25,489,026</b>	<b>71,960,043</b>
<b>Expenditures</b>								
<b>Projects</b>								
Building Removal	28,767,300	6,500,000	6,750,000	-	-	-	12,659,700	25,909,700
Other Costs (Loan Pay-off, Debt Financing)	17,817,383	69,500	1,560,000	1,560,000	-	-	-	3,189,500
<b>TOTAL PROJECTS</b>	<b>46,584,683</b>	<b>6,569,500</b>	<b>8,310,000</b>	<b>1,560,000</b>	<b>-</b>	<b>-</b>	<b>12,659,700</b>	<b>29,099,200</b>
<b>Other Costs &amp; Contingency (7)</b>								
Transfer to FORA Reserve	-	10,000,000	-	-	-	-	-	10,000,000
Building Removal Contingency	-	5,000,000	-	-	-	-	-	5,000,000
<b>Total Other Costs &amp; Contingency</b>	<b>-</b>	<b>15,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,000,000</b>
<b>TOTAL EXPENDITURES</b>	<b>46,584,683</b>	<b>21,569,500</b>	<b>8,310,000</b>	<b>1,560,000</b>	<b>-</b>	<b>-</b>	<b>12,659,700</b>	<b>44,099,200</b>
<b>Net Annual Revenue</b>		18,329,557	667,606	7,810,287	14,908,759	9,829,367	12,829,326	
Beginning Balance		-	18,329,557	245,057	812,662	8,622,949	23,531,708	33,361,074
Ending Balance Land Sales & Other		18,329,557	245,057	812,662	8,622,949	33,361,074	46,190,400	46,190,400
<b>TOTAL ENDING BALANCE-ALL PROJECTS</b>		<b>930,523</b>	<b>3,315,964</b>	<b>884,932</b>	<b>8,326</b>	<b>12,537,465</b>	<b>633,402</b>	<b>633,403</b>



# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	MCWD/FORA Facilities Agreement Dispute Resolution – 2nd Vote	
<b>Meeting Date:</b>	October 9, 2015	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8b	

### **RECOMMENDATION:**

Second Vote: Confirm the agreement resulting from the facilities dispute resolution with the Marina Coast Water District (MCWD) as stated in the August 10<sup>th</sup> letter.

### **BACKGROUND / DISCUSSION:**

FORA Board members received an update on the dispute resolution process initiated by MCWD and as authorized in the 1998 Water and Wastewater Facilities Agreement (FA). By the delegated authorities provided for in the dispute resolution terms and outlined in the aforementioned agreement, the FORA Executive Officer and MCWD General Manager negotiated a solution within the time frame required by the agreement. This was confirmed by Authority Counsel.

At the September 2015 meeting, Board members requested clarification prior to a second vote to “accept the agreement resulting from the facilities dispute resolution with the Marina Coast Water District (MCWD) as stated in the August 10<sup>th</sup> letter.” To summarize:

#### **1. Clarify the terms of the dispute resolution between FORA and MCWD.**

The FORA/MCWD dispute resolution terms are in FORA’s July 30 letter to MCWD.

##### Dispute Element 1:

Agree on a Memorandum of Understanding (MOU) between the FORA and MCWD where:

- \$470K to be reprogrammed for a three-party planning process/study (FORA, MCWD, MRWPCA) addressing all water augmentation options, known as an ‘All of the Above’ approach.  
(See Item 8a)
- Planning process to include all water augmentation options, with reclamation as the first phase priority; MCWD to forego ‘desal’ only solution.
- MCWD agrees to split the cost of planning with MCRWPCA and FORA to further protect rate payers.

##### Dispute Element 2:

FORA withdraws its objection to the 9% rate increase because:

- MCWD has confirmed that the current Ord Community Budget does not fund prior legal bills. FORA staff review found no evidence of funding for legal or other costs associated with the former regional ‘desal’ project.
- FORA agreed to meet with MCWD and explore ways MCWD might “recover...costs of administration, operation, maintenance and capital improvements to provide adequate system capacity to meet...service demands.” Recommendations resulting from these meetings would return to the FORA Board for consideration.

While MCWD's August 4<sup>th</sup> response to FORA's July 30 letter may have paraphrased FORA's position, MCWD also explicitly agreed with FORA's terms. FORA's August 10<sup>th</sup> clarifying letter to MCWD states, "To avoid any misunderstanding, the resolution to the ... disputed elements are as defined in the 7/30/2015 letter." The resolution includes waiving FORA's dispute over the \$470K planning line item, provided that all water augmentation sources are studied, and that a three-party planning process between FORA, MCWD and Monterey Regional Water Pollution Control Agency (MRWPCA) be put in place.

**2. Terms of the agreement between MCWD and MRWPCA.**

This question was brought up in Board discussion. MCWD and MRWPCA have negotiated an agreement between their agencies defining their respective roles and responsibilities in a proposed reclaimed water project. It is not directly relevant to the dispute resolution process. See item 7a for more detail.

**3. Clarity on water augmentation project siting.**

MCWD does not currently plan to site a 'desal' plant that would be in conflict w/ siting of any other project. Several factors make this an unlikely possibility. FORA Board has not endorsed a proposed 'desal' project. MCWD would need funding support to accomplish the actual siting of a 'desal' project. FORA Board has not approved such funding support. To date, MCWD has requested the ability to do contingency planning only; FORA Board has indicated planning must be accomplished in the 'all of the above' approach (**Attachment A**).

**4. Does FORA Board have the authority to deny the rate increase if MCWD followed proper channels?**

MCWD is the lead agency for the Proposition 218 rate increase process; so, no, FORA Board does not have the right to deny the rate increase. However, the FORA Board has authority to deny portions of the MCWD budget provided it gives specific reasons for doing so. MCWD has the right to dispute such denial. Under the dispute resolution/mediation process, denial of the 9% rate increase was not directly tied to specific line items and reasons for the denial. Without a dispute resolution the denial is likely to have fallen to an arbitrator/mediator/judge to decide.

On September 11, 2015 the FORA Board voted to confirm the dispute resolution agreed to by the Executive Officer (EO) and the MCWD General Manager under the Facilities Agreement terms. Authority counsel has opined that "a 'No' vote does not reverse the decision made by the EO, but registers dissatisfaction with the resolution." The Board may wish to state its policy desires regarding future dispute resolution under the FA contract. For example, the Board could instruct staff to:

- Always bring decision back to the Board for approval regardless of the steps included in the Facilities Agreement, and/or
- Initiate negotiation with MCWD to amend the terms of the FA, and/or
- Inform Chair and Executive Committee immediately whenever dispute resolution provisions are invoked and keep them apprised throughout the process, and/or
- Always default to mediation when the dispute resolution process is invoked, or
- Give discretion to EO to resolve disputes as the Facilities Agreement provides for, with full accounting delivered to the next available Board Meeting.
- Or any combination thereof.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

**COORDINATION:**

Prepared by \_\_\_\_\_

Approved by \_\_\_\_\_

Michael A. Houlemard, Jr.

DRAFT

Some concerns have arisen regarding the MCWD-FORA Dispute Resolution Procedure. Below are a summary of concerns and draft FORA staff responses.

1. FORA's letter of July 30th states "FORA would give up its objection to the \$470,000 in question being included in the... budget." This term was accepted by MCWD in its August 4th letter, and MCWD voted to accept this term. The question of how the water district can spend that money appears unclear to some. The July 30th letter reflects an agreement to initiate a planning process but it is unclear about whether MCWD may or may not spend a portion of the \$470K on desal planning.

**Response:** In FORA's June 8, 2015 Board motion and June 17, 2015 letter to MCWD, the stated reason for the dispute of the \$470,000 capital reserve line item (25b-2) for 10% design of the Regional Urban Water Augmentation Project (RUWAP) desalination plant project was: "RUWAP desalination project planning needs to include all water augmentation options (recycled, conservation, other)." The Board motion did not include direction about desalination plant siting. However, MCWD is acutely aware of many FORA Board members' stated opposition to any MCWD desalination plant planning that would affect the viability of CalAm's planned desalination plant. Should MCWD conduct desalination plant planning in a manner that negatively affects any party, the FORA Board has the ability to respond and restrict future Ord Community budget allocations to such a project.

MCWD would need the Fort Ord customer base to support any future desalination plant. This means that MCWD would need to coordinate with FORA on potential desalination plant planning. Further, it is unlikely that MCWD would proceed given the FORA Board's objection and such action requires FORA funds. These funds have continuously been designated by FORA to the hybrid RUWAP format. FORA had a right to deny the \$470K in planning funds, but only for demonstrated reasons, which FORA delineated but MCWD disputed and invoked the dispute resolution procedure. This process does not provide for FORA Board approval of resolution of the dispute, but rather has a specific iterative formula that must be accomplished in ten-day intervals (Chief Executives meet and confer; WWOC considers; one member from each Board meet and confer; arbitration.) Otherwise, FORA runs afoul of both the overall 90-day and specific 10-day deadlines. In that case, MCWD would likely invoke their right to approve the budget by fiat because FORA Board did not act in a timely manner. Rather than becoming embroiled in extended litigation over planning funds, the Executive Officer ended the dispute under favorable terms to FORA. MCWD has agreed to use the 'all of the above' approach the Board desires. They and MRWPCA have agreed to share planning costs with FORA which will lower overall costs and protect rate payers, another stated issue of concern to Board members.

2. FORA's July 30th letter says "FORA proposes that as the new rates do not come into effect until January 1, 2016, time remains for FORA and MCWD to include this issue as one of the items for discussion in the planning process . . ." The letter goes on to state FORA "can therefore withdraw its objection to the 9% rate increase should the planning process noted above include this issue for further

discussion and problem-solving.” In the August 4th letter, MCWD affirms its understanding that “FORA withdraws its objection to the 9% water increase.” The questions being asked about this are essentially, on what authority did the Executive Officer resolve the dispute over the 9% rate increase, and why?

**Response:** In general, the same procedure for Dispute Resolution holds, as described in #1 above, designating the Executive Officer with the responsibility to achieve resolution of the dispute in a 10-day period. Specifically, in FORA’s June 8, 2015 Board motion and June 17, 2015 letter to MCWD, the stated reason for the dispute was: “a portion of the 9% rate increase appears to provide Ord Community funding for litigation related to the failed regional desalination project and/or further desalination planning outside of current FORA Board direction.” There also were comments of concern regarding the effect of such a rate increase on the rate payers.

In short, FORA had a weak case to deny the entire 9% rate increase because few specific line items of concern were identified and the result damages MCWD’s ability to operate and perform non-disputed capital improvements. This was noted in the June 12, 2015 staff report. Authority Counsel indicated that a vaguely expressed desire to protect ratepayers, appropriate and well-meaning as it is, or suspicion that MCWD will use the rate increase to fund future litigation, has not been substantiated. When MCWD invoked Dispute Resolution, it flagged these very points. FORA’s denying the entire rate increase (which already went through the Proposition 218 process two years ago) was unlikely to prevail with either an arbitrator or judge. MCWD has recognized the need for a three-party cooperative planning process with MRWPCA and FORA. MCWD re-designed their planning process accordingly to accommodate the hybrid approach and the three agency staffs have been meeting on a regular basis.

3. The August 4th letter says “FORA agrees to explore ways MCWD might be made whole for expenditures by MCWD pursuant to MCWD’s RUWAP obligations and recover MCWD’s costs to meet service demands and Regional Desalination Project litigation costs.” The basic question being posed is if the FORA Board made it clear that MCWD not spend money on litigation costs, why was this provision agreed to?

**Response:** Staff notes that the 9% rate increase allows MCWD to replenish reserves, fund its capital projects, and balance its operations, but not to fund litigation costs. FORA reiterated throughout and confirmed in its August 10<sup>th</sup> letter that MCWD is not to make direct expenditures from the current Ord operating budget to further legal actions that the FORA board wants settled. The fact remains, that MCWD has incurred costs processing the RUWAP and so called Regional Desalination Project. MCWD has demonstrated that they are not funding litigation through the current operating budget, but they have also made clear they want an opportunity ‘to be made whole.’

It is not unreasonable to engage in a structured discussion with MCWD about which expenditures were related to the general RUWAP, which related to

processing of regional desal, and which relate to legal expenditures FORA expressly did not authorize. All this provision does is agree to talk with MCWD over the coming months about this and pose settlement options that might be to the benefit of all, while not posing an impediment to the Cal-Am project, and allows MCWD to continue to recover the regular and customary costs of running a water and sewer district.

If MCWD does not solve this issue, there is fear the cost will be borne by Ord Community rate payers. One reason the Executive Officer agreed to talk to MCWD about cost recovery is because the direct way to protect rate payers is by programming prior expenditures to RUWAP to achieve the intended result of a cost effective, viable reclaimed project not in conflict with the Peninsula/Cal-Am project. That allows for valid cost recovery options and might even allow MCWD to settle litigation in such a way that all parties are satisfied. FORA is already developing a planning process for such a recycled water project in cooperation with MCWD and MRWPCA and will provide more details to the Board as progress continues to be made. Any other approach may block FORA's access to recycled water or other sources should projects be delayed.

It is staff and Authority Counsel's belief that the admittedly cumbersome process of dispute resolution, as outlined in the Facilities Agreement, has been followed to the letter, that an effort has been made to reflect stated Board member opinions, and to brief and update the Administrative and Executive Committees in the midst of specific deadlines mandated by the process.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

**Subject:** Fort Ord Reuse Authority Prevailing Wage Program

**Meeting Date:** October 9, 2015

**Agenda Number:** 8c

**INFORMATION/ACTION**

### RECOMMENDATION(S):

- I. Approve a Fort Ord Reuse Authority ("FORA") Master Resolution Amendment (**Attachment A**) requiring contractors to register with California Department of Industrial Relations ("DIR"); and,
- II. Authorize staff to establish a list of on call qualified labor compliance monitoring providers (**Attachment B**).

### BACKGROUND/DISCUSSION:

In June 2014, the California legislature passed SB 854 establishing a requirement for contractors and subcontractors involved in or bidding on public works projects (or other projects as may be determined by the Labor Commissioner) to register with the California Department of Industrial Relations (DIR). SB 854 was passed also as a means to fund the DIR to perform monitoring and enforcement of prevailing wage laws and is codified in CA Labor Code Section 1725.5. The new law requires online registration, fee payment, agencies to file notices of their public works projects with DIR, and contractors and subcontractors to submit certified payroll records to DIR. The requirement also mandates that registering contractors and subcontractors have no record of delinquent unpaid wages or penalty assessments.

At its April 10, 2015 meeting, the Board requested staff to pursue DIR determination that FORA projects comply with SB 854. While DIR is still reviewing this request, enforcement complaints and concerns continue to be received both by FORA and DIR regarding the former Fort Ord Prevailing Wage enforcement. In a June telephone conference call between FORA staff and DIR Deputy Commissioner Eric Rood and DIR Legal Counsel, it was suggested FORA consider language to all of Construction Solicitation documents requiring respondents to register with DIR as required by SB 854. This registration requirement require FORA Master Resolution amendment.

At the September 11, 2015 meeting, the Board requested staff to 1) provide a FORA Master Resolution amendment to require former Fort Ord contractors and subcontractors to register with DIR and 2) research developing a list of qualified labor compliance service providers to assist contractors and jurisdictions in complying with FORA's prevailing wage requirements.

- 1) The Fort Ord Reuse Authority ("FORA") Master Resolution ("MR") was adopted originally by ordinance # 97-01 to establish the "governing code" by which FORA's operation of its powers and authority would be deployed in the Monterey Bay Region's recovery from Fort Ord closure. The MR formally adopted definitive direction and operational authority for the business of FORA consistent with California Law under the Authority Act. It was anticipated when it was adopted that the MR would be amended to account for required CA Law changes and or provisions that alter the operational requirements or at the decision of the

Authority Board that are consistent with the Authority Act. In this regard, we have attached a draft resolution modifying the Master Resolution to require DIR registration.

- 2) After the Board directed staff to research and develop a list of qualified labor compliance service providers to assist contractors and jurisdictions in complying with FORA's prevailing wage requirements – staff contacted other jurisdictions to determine their method of handling prevailing wage. In those contacts, staff was informed that the County of Monterey developed a list of qualified service providers as the result of Request for Qualifications #10422 in 2013 (**Attachment B**).

Staff recommends adopting the list of labor compliance vendors and an adjustment to the Master Resolution that would address this request of the Board.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

**COORDINATION:**

Authority Counsel, FORA Staff

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Robert J. Norris, Jr. Michael A. Houlemard, Jr.



RESOLUTION NO. 15-\_\_

**A RESOLUTION OF THE GOVERNING BODY OF THE FORT ORD REUSE AUTHORITY AMENDMENT TO MASTER RESOLUTION SECTION 3.03.090 (b)(c) PREVAILING WAGE AND REGISTRATION REQUIREMENT WITH DEPARTMENT OF INDUSTRIAL RELATIONS**

WHEREAS, the Fort Ord Reuse Authority ("FORA") has adopted an amendment to the Master Resolution requiring the payment of Prevailing wage on former Fort Ord projects; and,

WHEREAS, the FORA Board of Directors ("Board"), at its September 11, 2015 meeting, authorized the inclusion of a requirement that all contractors and subcontractors on the former Fort Ord registered with the California Department of Industrial Relations (DIR) as specified by the California Labor Code 1725.5,

WHEREAS, the FORA Board intends this requirement to take effect from and after adoption of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the Fort Ord Reuse Authority hereby adopts the amendments to its Master Resolution 3.03.090 adding amendments (a)(b)(c)(d) requiring registration with the California Department of Industrial Relations.

*(a) All contractors performing "First Generation Construction" must be registered and in good standing with the California Department of Industrial Relations (DIR) as defined in CA Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a).*

*(b) Evidence of compliance with this Master Resolution provision and any specific or additional enforcement action must be submitted to the Fort Ord Reuse Authority when any land use decision is submitted for Base Reuse Plan consistency concurrence/determination.*

*(c) Member agencies must include language in all of their contracts and deeds for the conveyance, disposition and/or development of former Fort Ord property to give notice of and assure compliance with the policy set forth above in subsections 3.03.090(a) and (b).*

*(d) FORA determines compliance by member agencies with this section at the time of and as part of FORA's consistency determination under Chapter 8 of this Master Resolution.*

**ADOPTED** this \_\_\_ th day of October, 2015 by the Fort Ord Reuse Authority by the following roll call votes listed by name:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
Michael A. Houlemard, Jr.,  
Executive Officer

\_\_\_\_\_  
Frank O'Connell, FORA Board Chair



**COUNTY OF MONTEREY**  
**CONTRACTS/PURCHASING DIVISION**

July 16, 2013



Thank you for submitting a proposal in response to our Request for Qualifications #10422 On-Call Labor Compliance Monitoring Services. In accordance with the criteria set forth in the RFQ, the Contracts/Purchasing Manager for the County of Monterey has selected the awardees listed below to be placed on a pre-approved Master Agreement list for future agreements with the Resource Management Agency.

- Contractor Compliance and Monitoring, Inc.
- Pacific Resources Services
- ROM & Associates
- Labor Consultants of California
- The Labor Compliance Managers

All further correspondence will be handled by the Resource Management Agency directly by:

Nick Nichols, P.E.  
Monterey County  
Resource Management Agency  
168 W. Alisal St., 2nd Floor  
Salinas, CA 93901  
(831) 755-5386  
NicholsN@co.monterey.ca.us

Thank you for your participation.

Respectfully,

A handwritten signature in black ink, appearing to read "DeAundra Lewelling".

DeAundra Lewelling  
Management Analyst I  
Contracts/Purchasing Division

County of Monterey Contracts/Purchasing Division, 168 W. Alisal St., 3rd Floor, Salinas, CA 93901  
Phone (831) 755-4990 Fax (831) 755-4969 [www.co.monterey.ca.us/admin/candp.htm](http://www.co.monterey.ca.us/admin/candp.htm)

# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Caretaker Costs Policy	
<b>Meeting Date:</b>	October 9, 2015	<b>INFORMATION/ACTION</b>
<b>Agenda Number:</b>	8d	

### RECOMMENDATION:

Approve the Fort Ord Reuse Authority (FORA) Capital Improvement Program (CIP) Caretaker Cost Policy (**Attachment A**).

### BACKGROUND/DISCUSSION:

During the current CIP approval, FORA land use jurisdictions requested that FORA clarify its policy regarding eligibility and reimbursement of caretaker costs incurred by jurisdictions. If approved, the new caretaker costs policy would replace the July 18, 2012 Caretaker Costs memorandum included in the FORA FY 15/16 Capital Improvement Program as Appendix D. That memo provided background information on Caretaker/Property Management Costs on the former Fort Ord, outlined prior caretaker agreements between the U.S. Army and land use jurisdictions, and described examples of tasks that land use jurisdictions could define as costs incurred through caretaker or property management work. The new draft policy and its worksheet are attached to this report.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Funding for this project is included in the approved CIP budget.

### COORDINATION:

Administrative Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Jonathan Garcia Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY

920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | [www.fora.org](http://www.fora.org)

## Jurisdiction-Incurred Caretaker Costs Reimbursement Policy

Caretaker costs were first described in the Fiscal Year (FY) 01/02 FORA Capital Improvement Program (CIP) as: "Costs associated with potential delays in redevelopment and represent interim capital costs associated with property maintenance prior to transfer for development."

FORA Assessment District Counsel opined that FORA Community Facilities District Special Tax payments cannot fund caretaker costs. For this reason, caretaker costs would be funded through FORA's 50% share of land sale proceeds on former Fort Ord, any reimbursements to those fund balances, or other designated resources.

As a result of the FY 11/12 and FY 12/13 Phase II CIP Review analysis prepared by Economic & Planning Systems, Inc., FORA agreed to reimburse its five member jurisdictions (County of Monterey and Cities of Seaside, Marina, Del Rey Oaks, and Monterey) for these expenses based on past experience, provided sufficient land sale revenue is available and jurisdictions are able to demonstrate property management/caretaker costs. Based on previous agreements between the U.S Army and the City of Marina, City of Seaside and County of Monterey, *examples* of caretaker costs include the following: tree trimming, mowing, pavement patching, centerline/stenciling, barricades, traffic signs, catch basin/storm drain maintenance, vacant buildings, vegetation control/spraying, paving/slurry seal, and administration (10% of total costs).

For clarification purposes, FY 15/16 caretaker costs funding is limited to the amount listed in the FORA FY 15/16 CIP (Table 5 – Land Sales Revenue), which is \$150,000. Future FORA annual CIP's will establish caretaker costs reimbursement funding as described in the next paragraph.

For implementation, this policy clarifies that FORA funding for caretaker costs shall be determined by allocating a maximum of \$500,000 in the prior fiscal year's property taxes collected and designated to the FORA CIP. For example, if \$525,000 in property taxes is collected and designated to the FORA CIP during FY 15/16, then FORA will program a maximum of \$500,000 for the five member jurisdictions' eligible caretaker costs. Each subsequent year, the maximum funding for caretaker costs shall be reduced by \$100,000 because it is assumed that, as land transfers from jurisdictions to third-party developers, jurisdictions' caretaker costs will decrease. If FORA does not collect and designate to the CIP sufficient property taxes in a given fiscal year to fund the maximum amount of caretaker costs allowed that fiscal year, the actual amount of property taxes collected and designated to the CIP during the fiscal year shall be used to determine the amount of caretaker costs funding. FORA shall set caretaker costs funding through the approved FORA CIP.

For a member jurisdiction to be eligible for caretaker costs reimbursement:

- 1) Costs must be described using the Caretaker Costs Worksheet (**Exhibit A**) and submitted to FORA by January 31 (1<sup>st</sup> deadline) and March 31 (2<sup>nd</sup> deadline) of each year;
- 2) FORA staff must provide a written response within 30 days denying or authorizing, in part or in whole, the Caretaker Costs Worksheet in advance of the expenditure. FORA may request additional information from the member jurisdiction within 15 days of receiving the Caretaker Costs Worksheet. FORA shall provide reasons for caretaker costs reimbursement denial in its written response;
- 3) Eligible costs must be within the total amount approved in the current CIP, which shall be divided into five equal amounts, one for each of the five member jurisdictions. For example, if FORA is able to allocate \$100,000 in caretaker costs in a fiscal year, each jurisdiction shall have the ability to request up to \$20,000 in caretaker cost reimbursements. If a member jurisdiction does not submit a Caretaker Costs Worksheet to FORA by January 31 of each year, it forfeits its caretaker costs allocation for the fiscal year. Such unallocated dollars shall be available through March 31 (2<sup>nd</sup> deadline) (see #1 above) to the jurisdictions who submitted Caretaker Costs Worksheets to FORA by January 31; and
- 4) FORA staff must verify completion of caretaker costs work items through site visits prior to work initiation and after work completion.



# FORT ORD REUSE AUTHORITY CARETAKER COST WORKSHEET

Date: \_\_\_\_\_

Jurisdiction: \_\_\_\_\_

Point of Contact: \_\_\_\_\_

Contact number/email: \_\_\_\_\_

*Please answer the following questions and submit to the Fort Ord Reuse Authority for a determination of eligibility for caretaker cost reimbursement:*

1. Is the property where the Caretaker Costs are planned owned by the jurisdiction?

- Yes
- No

2. What is/are the Army Corps of Engineers parcel number(s)? \_\_\_\_\_

3. Check all Caretaker Cost work item categories that apply to the current request:

- Tree trimming
- Mowing
- Pavement patching
- Centerline/stenciling
- Barricades
- Traffic signs
- Catch basins/storm drain maintenance
- Barriers to vacant buildings
- Vegetation control/spraying
- Paving/slurry seal
- Administration (up to 10% of total costs)
- Other: \_\_\_\_\_

4. Provide a specific description of the proposed Caretaker Cost work:

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5. Provide a description of potential benefit from completion of Caretaker work items (such as improved public health, public safety, reduced fire risk, etc.):

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6. Provide a detailed budget of proposed Caretaker Costs with estimated costs (if caretaker work is approved for reimbursement, FORA staff will use this budget to verify work completion and issue reimbursements):

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# FORT ORD REUSE AUTHORITY BOARD REPORT

## BUSINESS ITEMS

<b>Subject:</b>	Economic Development Progress Report	
<b>Meeting Date:</b>	October 9, 2015	<b>INFORMATION</b>
<b>Agenda Number:</b>	8e	

### RECOMMENDATION(S):

Receive DRAFT Economic Development (ED) Progress Report.

### BACKGROUND/DISCUSSION:

The 2012 Base Reuse Plan Reassessment process revealed public concern that the employment and other economic goals of the Base Reuse Plan were lagging behind and required attention. In response, staff proposed a new Economic Development Specialist position. The FORA Finance Committee, Executive Committee and Board reviewed the proposal in FY14, and the Board approved the position on June 20, 2014. Staff completed a recruitment, but was ultimately unsuccessful in retaining a qualified candidate under the approved terms of employment.

The Board then authorized the Executive Officer to enter into an agreement for service with the Monterey Bay Economic Partnership to provide comparable economic development services, but the agreement was withdrawn. During the March 13, 2015 meeting the Board authorized staff to hire an Economic Development Coordinator. Following a successful recruitment process, FORA Senior Planner Josh Metz assumed new duties as the FORA Economic Development Coordinator, and made an initial presentation to the Board at the July 10 meeting.

Since assuming the new position in July, Josh has actively engaged a wide variety of stakeholders including FORA jurisdictions, California State University Monterey Bay (CSUMB) and University of California Santa Cruz (UCSC), and regional business and financial interests. He has also participated in regional economic development strategic planning processes, represented FORA to internal and external groups, worked with member jurisdictions to energize development projects, and worked with the Executive Officer to refine input and best practices into the following key points building towards a 2016 Strategic Action Plan:

- **Build on Regional Economic Strengths:** The strategic focus of FORA economic development initiatives is to build on Monterey Bay regional economic strengths including agriculture, tourism/hospitality/recreation, higher education, healthcare and the military mission. An overarching premise is leveraging/connecting former Fort Ord real estate with opportunities arising from institutional/organizational partnerships, emerging businesses, and new communities to enhance economic development / job creation for member jurisdictions and the Monterey Bay region.
- **Engage Internal & External Stakeholders:** FORA plays a unique role as a stakeholder convener on Monterey Bay regional issues. In order to be effective, the FORA Economic Development initiatives must be well integrated with on-going regional and local efforts, and reflect the dynamics of the market at multiple levels. These outcomes will be enhanced through active/ongoing outreach and engagement with key stakeholders, such as the Monterey County Economic Development Committee, the Monterey County Business Council, California State University Monterey Bay (CSUMB), Monterey Bay Economic

Partnership (MBEP), member jurisdictions, financial institutions, and the regional business community and Chambers of Commerce.

- **Develop and Maintain Information Resources:** Another important component of the FORA ED initiatives will be to establish a dynamic information hub to enable community connections and information access. This will be achieved through a combination of local and national datasets and systems to be organized under a single website, and will include curated social media content, links partner efforts and other information resources for member jurisdictions, interested businesses, and the public. As a major step in this direction, FORA has established an annual use contract with Chumra Economics for the JobsEQ data system. This resource provides depth and breadth of local, regional and national datasets important for site selection and business growth interests.
- **Pursue New Business Opportunities:** As the economy continues to improve increased/renewed interest in development and business opportunities grow. The new Economic Development Coordinator staff position provides a go-to point of contact to respond to inquiries and pursue new opportunities as they emerge. Since July FORA has fielded inquiries from a wholesale building materials supplier looking to establish a west coast hub, wineries looking to expand, small businesses looking for new and expanded facilities. While business growth and relocation decisions and dynamic and time consuming to close, being prepared and able to respond effectively to these inquiries will be a key value proposition of the new position.
- **Engage with Regional/Partner Efforts:** Critical conversations are underway throughout the region including efforts to enhance/retain the military mission, workforce development, tech ecosystem enhancement, a focus on agtech innovation and entrepreneurship, water supply enhancement, groundwater management, transportation and urban planning. Participation and representation in these conversations with an eye on FORA's economic development interests will improve ensure opportunities are identified and pursued. In addition, engagement with local/national economic development organizations including California Association of Local Economic Development, and International Economic Development Council will increase FORA's visibility and opportunity access.
- **Report Success Metrics:** Clear success metrics will provide the framework to evaluate economic development progress. The annual FORA Jobs Survey will provide the foundation metric, with additional metrics relating to strategic action plan priorities to be included as part of the plan concept and presentation.

Staff will present a concise presentation reporting ED progress at the October Board meeting.

#### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Funding for staff time and plan activities is included in the approved FORA budget.

#### **COORDINATION:**

Administrative and Executive Committees

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Josh Metz Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** FY 2014/15 Annual Report

**Meeting Date:** October 9, 2015

**Agenda Number:** 10a

**INFORMATION**

### **RECOMMENDATIONS:**

Receive the Fiscal Year 2014/15 Fort Ord Reuse Authority Annual Report.

### **BACKGROUND/DISCUSSION:**

Fort Ord Reuse Authority (FORA) staff provides annual project and activity updates to the FORA Board of Directors, local and regional jurisdictions, legislative offices, community members and local business leadership regarding reuse progress. The full-length annual report is accessible from the FORA website from the link provided below:

<http://fora.org/Reports/AR/AnnualReport2015-Full.pdf>

### **FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Printing costs and staff time for this item were included in the approved FY 2014/15 budget.

### **COORDINATION:**

FORA Staff

Prepared by \_\_\_\_\_  
Jen Simon

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Outstanding Receivables

**Meeting Date:** October 9, 2015

**Agenda Number:** 10b

**INFORMATION**

### **RECOMMENDATIONS:**

Receive a Fort Ord Reuse Authority (FORA) outstanding receivables update for September 2015.

### **BACKGROUND/DISCUSSION:**

FORA Late Fee policy requires receivables older than 90 days be reported to the Board.

#### City of Marina (Marina)/Preston Park update:

After several years of negotiations, in November 2014, Marina and FORA agreed to settle pending litigation by Marina acquiring FORA's interest in Preston Park. In April 2015, FORA and Marina finalized settlement agreement terms. On September 15, 2015, Marina purchased FORA's 50% interest in Preston Park for \$35 million. As a result of the sale, FORA conveyed ownership of the property to Marina and paid from its share of the net sales proceeds the \$18 million loan secured by Preston Park which was used to fund capital projects and building removal activities on the former Fort Ord. With the remaining sales proceeds, FORA will pay for attorney's fees owed to Rabobank, set aside \$2.08 million to environmental mitigations owed by developer fees from the project, and set aside funds to pay for building removal and other FORA obligations per the approved FORA budget.

- ❖ Residual Actions: Final accounting of operations income and expenses as of the closing date and processing reconciling distribution to FORA and Marina. This to be completed by the end of this calendar year.

### **FISCAL IMPACT:**

Positive. FORA collects land sale revenue, retires debt, and allocates funds to obligations and projects per approved FY 15-16 budget.

### **COORDINATION:**

Executive Committee

Prepared by \_\_\_\_\_  
Ivana Bednarik

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

# **Placeholder for Item 10c**

**Habitat Conservation Plan Update**

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**This item will be included in the final Board packet.**

**FORT ORD REUSE AUTHORITY BOARD REPORT**

**EXECUTIVE OFFICER'S REPORT**

**Subject:** Administrative Committee

**Meeting Date:** October 9, 2015  
**Agenda Number:** 10d

**INFORMATION**

**RECOMMENDATION:**

Receive a report from the Administrative Committee.

**BACKGROUND/DISCUSSION:**

The Administrative Committee met on September 2, 2015 and September 16, 2015. The approved minutes will be included in the final Board packet.

**FISCAL IMPACT:**

Reviewed by the FORA Controller\_\_\_\_\_

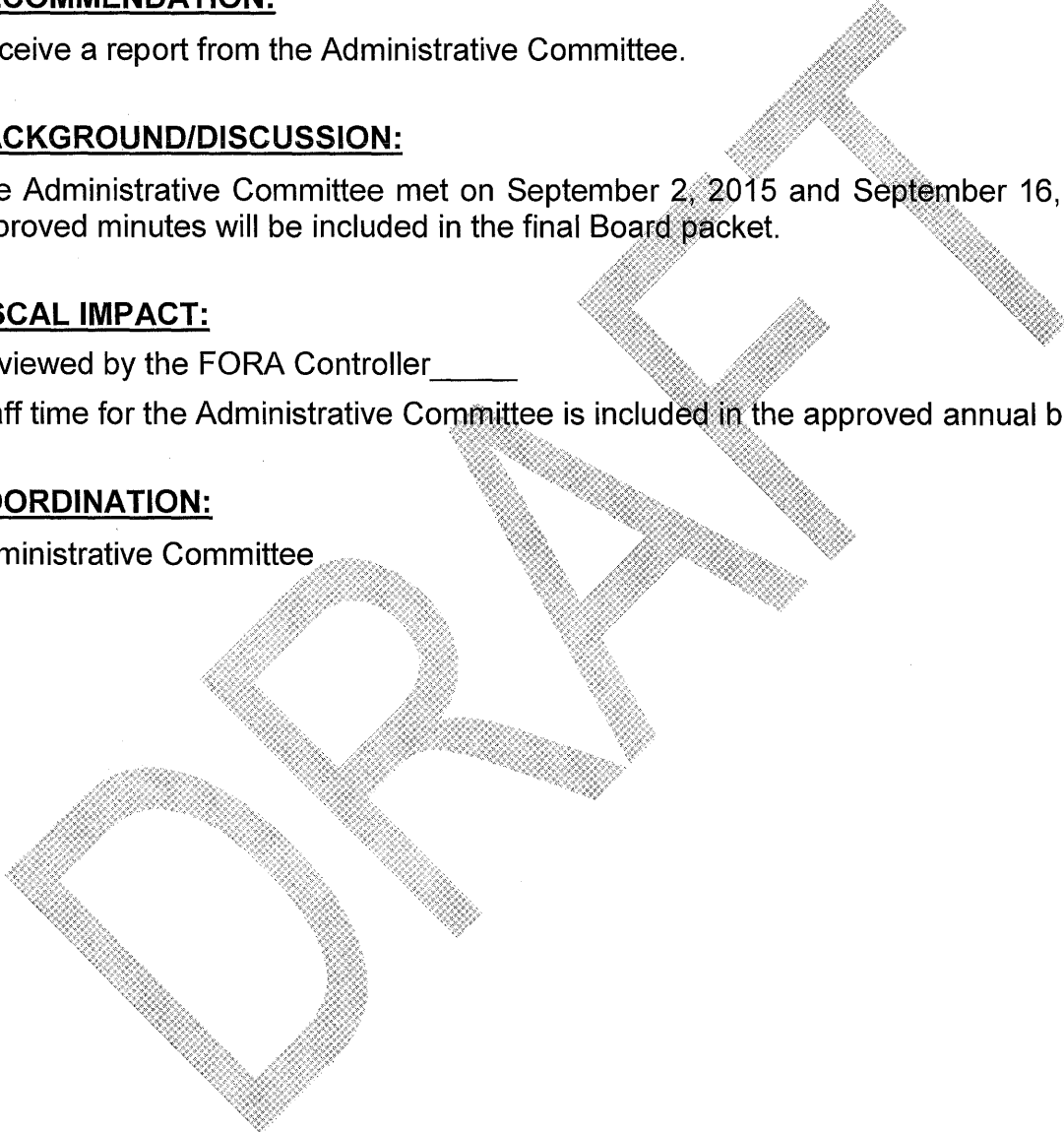
Staff time for the Administrative Committee is included in the approved annual budget.

**COORDINATION:**

Administrative Committee

Prepared by \_\_\_\_\_  
Maria Buell

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Post Reassessment Advisory Committee

**Meeting Date:** October 9, 2015

**Agenda Number:** 10e

**INFORMATION**

### RECOMMENDATION(S):

Receive a Post Reassessment Advisory Committee (PRAC) activity/meeting report.

### BACKGROUND/DISCUSSION:

The PRAC met on Thursday, September 10, 2015 and received status updates and deliberated regarding the Trails Working Group, Economic Development related items, Blight Removal, and Regional Urban Design Guidelines. Staff presented the Committee Charge for review. Member Rubio requested adding Water Supply Management/Augmentation as a regular PRAC agenda item due to its inclusion in the 2012 Reassessment Report Category IV items.

The next meeting of the PRAC is scheduled for 9:00 am on Thursday, October 8, 2015.

Approved June 19th and July 17th minutes are attached (**Attachment A**).

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

### COORDINATION:

PRAC, California State University Monterey Bay, Transportation Agency for Monterey County, Bureau of Land Management, Administrative and Executive Committees.

Prepared by \_\_\_\_\_  
Josh Metz

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.



**FORT ORD REUSE AUTHORITY**  
**BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)**  
**MEETING MINUTES**

9:00 a.m., Friday, June 19, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Confirming a quorum, Fort Ord Reuse Authority (FORA) PRAC Chair Victoria Beach called the meeting to order at 9:03 am. The following people were in attendance:

**Committee Members**

Victoria Beach (Chair), City of Carmel  
Gail Morton, City of Marina  
Andre Lewis, CSUMB

**Staff**

Steve Endsley, FORA  
Jonathan Garcia, FORA  
Peter Said, FORA

**Other Attendees**

Steve Matarazzo, UCSC  
Tom Moore, MCWD  
Chris Placco, CSUMB  
Kristie Markey, District 4 Supervisor  
Bob Schaffer, member of the public  
Jane Haines, member of the public  
Scott Waltz, member of the public

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**3. APPROVAL OF MEETING MINUTES**

a. May 22, 2015 Post Reassessment Advisory Committee Minutes.

MOTION: Gail Morton moved, 2nd by Chris Placco, to approve the May 22, 2015 meeting minutes.

MOTION PASSED: Unanimous.

**4. PUBLIC COMMENT PERIOD**

Bob Schaffer said that he is working with the Dunes on Monterey Bay on their workforce housing component. The project is looking for workforce housing program applicants. Mr. Schaffer made information, cards, and brochures available.

Gail Morton (speaking as member of the public) said that there is a Marina City Council meeting on June 30<sup>th</sup> at 6:30pm where the developer of the restaurants next to the Dunes on Monterey Bay Shopping Center will be asking Marina for a reduction in FAR / density requirements for its 2<sup>nd</sup> Ave. proposal (Panda Express, Chipotle, Starbucks). Ms. Morton asked others to attend this meeting and provide input at council. Chair Beach requested that a site plan and potential opportunities be provided in an email in order to better assess. Ms. Morton listed concerns about the current proposal and reduction in FAR, which would create backs of buildings facing the streets and reduce minimum density requirements for mixed use development in the Dunes on Monterey Specific Plan area.

## **5. BUSINESS ITEMS**

- a) FORA Trails Working Group update  
Jonathan Garcia reported that staff is meeting with individual representatives of the trails working group to work on the developing the draft Fort Ord Trails Blue Print.
- b) Regional Urban Design Guidelines update  
Mr. Garcia reported the Draft RUDG is planned for Board presentation at the July 10 meeting, followed by a 30 day review period. The Final RUDG report is planned for Board presentation at the November 13 meeting.
- c) Economic Development update  
Mr. Garcia reported that Josh Metz is the new Economic Development Coordinator at FORA. He is currently developing a 100-day strategic plan, working on web/social media presence. Josh was not at the PRAC meeting today because he was attending the Black Business Expo Event. Committee members requested that Josh Metz provide an Economic Development update at the next PRAC meeting.
- d) Blight Removal Update  
Mr. Garcia reported the \$320K Economic Development Administration grant proposal for a building removal business plan is in process. The \$3M I-Bank loan is currently being reviewed by I-Bank representative Ruben Rojas. Committee members requested that staff provide an I-Bank loan update at the next PRAC meeting.

## **6. ITEMS FROM MEMBERS**

- a. Chair Beach: TAMC is actively working on a Wayfinding Plan, defining signage colors, layout, and trail naming. Chair Beach suggested that the PRAC should get involved in County-level branding of signage and Route naming.

Committee members requested that FORA staff complete the following trails-related tasks: send a letter to Transportation Agency for Monterey County (TAMC) apprising their Wayfinding Plan Advisory Committee of current Fort Ord Trails Blue Print efforts; invite TAMC staff assigned to the Wayfinding Plan Advisory Committee to the next PRAC meeting; and discuss with trails working group members how to adopt the Fort Ord Trails Blue Print into their General Plans.

- b. Chair Beach requested information about City of Seaside's planning for "Seaside East."

## **7. ADJOURNMENT**

The next meeting of the PRAC was scheduled for Friday, July 17, 2015 at 9:00 am.



**FORT ORD REUSE AUTHORITY**  
**BASE REUSE PLAN POST-REASSESSMENT ADVISORY COMMITTEE (PRAC)**  
**MEETING MINUTES**

9:00 a.m., Friday, July 17, 2015 | FORA Conference Room  
920 2<sup>nd</sup> Avenue, Suite A, Marina, CA 93933

**1. CALL TO ORDER**

Fort Ord Reuse Authority (FORA) PRAC Chair Victoria Beach called the meeting to order at 9:05 a.m. The following people were in attendance:

**Committee Members**

Victoria Beach (Chair), City of Carmel  
Gail Morton, City of Marina  
Ralph Rubio, Mayor City of Seaside  
Andre Lewis, CSUMB (via telephone)

**Staff**

Michael Houlemard, FORA  
Steve Endsley, FORA  
Josh Metz, FORA  
Ted Lopez, FORA  
Peter Said, FORA

**Other Attendees**

Steve Matarazzo, UCSC  
Tom Moore, MCWD  
Chris Placco, CSUMB  
Kristi Markey, Chief of Staff to District 4 Supervisor  
Bob Schaffer, member of the public  
Jane Haines, member of the public  
Scott Waltz, member of the public  
Ron Cheshire, member of the public  
Margaret Davis, member of the public  
Debbie Hale, TAMC  
Virginia Murrillo, TAMC

**2. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE**

Economic Development Coordinator Josh Metz introduced Ted Lopez as the new FORA Associate Planner team member. Executive Officer Michael Houlemard noted Mr. Lopez worked as a UCLA graduate intern with the Century Freeway Housing Program in the mid 1980's.

**3. APPROVAL OF MEETING MINUTES**

The Committee tabled June 19, 2015 PRAC Minutes due to lack of a quorum.

**4. PUBLIC COMMENT PERIOD**

Bob Schaffer expressed concern that the cities of Seaside and Marina are the only jurisdictions addressing affordable housing in Monterey County. Mr. Schaffer noted his interest to present at a future PRAC meeting the method(s) used in marketing housing.

Margaret Davis (speaking as a member of the public and whom currently serves on the Marina Planning Commission) commented that the City of Marina supports the development of affordable housing.

Executive Officer Michael Houlemard noted to PRAC members that FORA is working with California State Secretary of Business, Consumer Services and Housing Agency, Anna Caballero to seek affordable housing and reuse funding.



## 5. BUSINESS ITEMS

### a) FORA Trails Working Group update

Josh Metz noted continued work on the draft Fort Ord Trails Blue Print. Mr. Metz has met with several jurisdictional staff to review the draft. Mr. Metz anticipates returning to a future PRAC meeting with a working draft for committee review and discussion.

### b) Regional Urban Design Guidelines update

There was general committee discussion on the draft Regional Urban Design Guidelines (RUDG), Economic Development and Blight Removal. Chair Victoria Beach commented that FORA Trails Blue Print, RUDG, Economic Development strategic plan and Blight Removal plan were items tasked by PRAC. Ralph Rubio commented that agenda item d) Blight Removal, identified 39 work tasks. Gail Morton noted that the Blight Removal task is a key factor and will be studied / analyzed by PRAC.

Mr. Metz reiterated that PRAC is responsible for review of the base reuse process and recommendations to Board of Directors.

Executive Officer Michael Houlemard extended an invitation to meet with Chair Beach to discuss categories 1, 2, 3 and 4.

Mr. Metz noted that an administrative draft RUDG is on the FORA website for review. Executive Officer Houlemard noted that FORA is providing this opportunity to particularly encourage input from developers and the community.

### c) Economic Development update

Josh Metz delivered a PowerPoint presentation on FORA economic development, goals, planning, partnerships and community outreach.

### d) Blight Removal Update

Executive Officer Houlemard informed PRAC members that FORA is awaiting a response from I-Bank on a \$3M loan.

## **6. PRESENTATION ITEMS**

### **a) TAMC Wayfinding Committee Presentation**

Josh Metz introduced Virginia Murrillo, TAMC project manager for the Regional Bicycle and Pedestrian Wayfinding Plan for Monterey County.

Ms. Murrillo noted that the main goals for the Wayfinding Plan are to encourage countywide pedestrian and bicycle travel, identify regional routes and provide standard guidelines, uniformity and locations for Wayfinding signage. In addition, one of the goals is to maintain uniformity with the FORA Trails Plan. Ms. Murrillo provided several samples of signage under consideration.

TAMC also created the Wayfinding Plan Advisory Committee, an ad-hoc committee of the Transportation Agency for Monterey County. It is comprised of project stakeholders including representatives from TAMC's Bicycle and Pedestrian Facilities Advisory Committee, County of Monterey, local cities, the Monterey County Health Department, Building Healthy Communities, Fort Ord Reuse Authority, the Velo Club, Green Pedal Couriers, Fort Ord Recreation Trails Friends, Pebble Beach, and Monterey Salinas-Transit. Ms. Murrillo is encouraging community review / comment on the draft signage during the months of July and August.

Mr. Metz commented that FORA would assist in getting the word out on the draft signage and Wayfinding Plan for public review / comment.

There was general discussion that Wayfinding signage should include horse travel. TAMC Executive Director Debbie Hale, commented that the plan is focused on 90% of existing roadways.

## **7. ITEMS FROM COMMITTEE MEMBERS**

- a. Chair Beach requested FORA staff to return at a future PRAC meeting with information on work tasks completed under categories 1, 2, 3, and 4.
- b. Chair Beach also expressed interest for information on the FORA process to get a project approved within FORA property.

## **8. ADJOURNMENT**

The PRAC meeting was adjourned at 11:25 a.m. There is no August 2015 meeting. The next meeting is scheduled for Thursday, September 10, 2015 at 9:00 a.m. A general consensus among PRAC members was to hold all future meetings on the 2<sup>nd</sup> Thursday of each month.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Regional Urban Design Guidelines Task Force

**Meeting Date:** October 9, 2015

**Agenda Number:** 10f

**INFORMATION**

### RECOMMENDATION(S):

Receive Regional Urban Design Guidelines (RUDG) Task Force ("Task Force") Update.

### BACKGROUND/DISCUSSION:

The Task Force met at 10:00am Thursday August 27 and 11:00am Thursday, September 10, 2015 to review RUDG Administrative drafts incorporating Base Reuse Plan (BRP) direction, existing jurisdiction policies and plans, and community input. Discussion focused on continuing refinement of presented documents and content and suggestions for format adjustments.

The current approach involves separating BRP directed RUDG from other process related content into two distinct documents: RUDG (for Board approval and policy use) and Design Fort Ord (non-binding process/context document). Members provided additional input to strengthen language linking the RUDG with specific BRP policy direction.

Staff plans to present the major highlights of the DRAFT RUDG for Board information during a special Board meeting/workshop prospectively scheduled for 2-4pm Monday November 2. Pending workshop interaction, staff anticipates presenting the DRAFT RUDG for Board deliberation/consideration at the November 13 meeting.

Approved August 27 minutes are attached (**Attachment A**).

The next RUDG Task Force meeting was set for 10:00 am, Monday October 12, 2015.

### FISCAL IMPACT:

Reviewed by FORA Controller \_\_\_\_\_

Staff time for this item is included in the approved FORA budget.

### COORDINATION:

Administrative Committee and DKP.

Prepared by \_\_\_\_\_  
Josh Metz

Approved by \_\_\_\_\_  
Michael A. Houlemard, Jr.

# **Placeholder for Item 10g**

**Veterans Issues Advisory Committee**

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**This item will be included in the final Board packet.**

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

**Subject:** Travel Report

**Meeting Date:** October 9, 2015

**Agenda Number:** 10h

**INFORMATION**

### RECOMMENDATION(S):

Receive a travel report from the Executive Officer.

**INFORMATION**

### BACKGROUND/DISCUSSION:

The Executive Officer regularly submits reports to the Executive Committee on FORA staff/Board travel. The Committee reviews and approves requests, and the travel information is reported to the Board as an informational item.

#### COMPLETED TRAVEL

U.S. House of Representatives Energy & Economy Commission Testimony before Subcommittee on Environment and the Economy, "Oversight of Federal Facility Cleanup under CERCLA"

**Destination:** Washington, DC

**Date:** September 16, 2015

**Traveler/s:** Michael Houlemard

Mr. Houlemard received an invitation from John Shimkus, Chairman to Subcommittee on Environment and Economy to provide testimony at a hearing on cleanups of federal facilities under Superfund. Federal and State agencies also gave testimony before the Subcommittee panel. FORA's past involvement in a cleanup was a key component needed at this hearing as it provided a "community experience" when a cleanup is carried out.

International Economic Development Council Annual Conference (IEDC)

**Destination:** Anchorage, AK

**Date:** Oct. 3-8, 2015

**Traveler/s:** Michael Houlemard and Josh Metz

IEDC is a non-profit, non-partisan membership organization serving economic developers. With more than 4,500 members, it is the largest organization of its kind. IEDC members are employed in a wide variety of settings including local, state, provincial and federal governments, public-private partnerships, chambers of commerce, universities and a variety of other institutions. The theme of this Conference was "**Foundational Transformations: Creating Future Growth & Prosperity.**" As such, it explored topics relating to relationships and communication, infrastructure development and public financing, encouraging a robust private sector, and building effective economic development organizations and affiliates.

- The FORA delegation had an opportunity to participate in an array of topics ranging from economic development, beneficial partnerships, housing and building the workforce for a vital local economy.

UPCOMING TRAVEL

International City/County Management Association Annual Conference (ICMA)

**Destination:** Seattle, WA

**Date:** Sept. 27-30, 2015

**Traveler/s:** Steve Endsley

The ICMA Annual Conference is the largest annual event in the world for local government managers and staff. Each year, through its highly praised Annual Conference, ICMA offers an abundance of educational, information-sharing, and networking tools to help you manage your community in today's complex environment.

California Special Districts Association (CSCA) Board Clerk/Secretary Conference

**Destination:** South Lake Tahoe, CA

**Date:** Oct. 18-20, 2015

**Traveler:** Maria Buell

Ms. Buell will complete the CSDA Board Clerk Certificate Program. The Program focuses heavily on advanced Public Records Act, Ralph M. Brown Act, and Roberts Rules of Order training. Previous year's sessions have also included implementation of plain language guidelines, public outreach strategy, Fair Political Practices Commission compliance, and board member orientation procedures. This conference provides an excellent opportunity to coordinate with public agencies from across the state.

Association of Defense Communities (ADC) Base Redevelopment Summit

**Destination:** San Antonio, TX

**Date:** Oct. 21-23, 2015

**Traveler/s:** Michael Houlemard and 1 Board member

The Forum is designed for current local redevelopment authorities, legacy base closure projects, and non-military reuse projects that are complex and large in scale and generally focuses on advancing economic opportunity through community-driven redevelopment. Due to the fact that ADC has not yet released Summit information, staff has not yet presented this item to the Executive Committee for travel authorization. This item is likely to be agendized for August Committee approval. Additional details will be provided to the Board in the coming months.

**FISCAL IMPACT:**

Reviewed by FORA Controller \_\_\_\_\_

Travel expenses are paid/reimbursed according to the FORA Travel policy.

**COORDINATION:**

Executive Committee

Prepared by \_\_\_\_\_ Approved by \_\_\_\_\_  
Maria Buell Michael A. Houlemard, Jr.

# FORT ORD REUSE AUTHORITY BOARD REPORT

## EXECUTIVE OFFICER'S REPORT

<b>Subject:</b>	Public Correspondence to the Board	
<b>Meeting Date:</b>	October 9, 2015	<b>INFORMATION</b>
<b>Agenda Number:</b>	10i	

Public correspondence submitted to the Board is posted to FORA's website on a monthly basis and is available to view at <http://www.fora.org/board.html>.

Correspondence may be submitted to the Board via email to [board@fora.org](mailto:board@fora.org) or mailed to the address below:

FORA Board of Directors  
920 2<sup>nd</sup> Avenue, Suite A  
Marina, CA 93933

DRAFT

**- END -**

**DRAFT  
BOARD PACKET**