



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) ADMINISTRATIVE COMMITTEE

Wednesday, March 15, 2017 at 8:30 a.m.

920 2nd Avenue, Suite A, Marina, CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM

2. PLEDGE OF ALLEGIANCE

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Committee action. Whenever possible, written correspondence should be submitted to the Committee in advance of the meeting, to provide adequate time for its consideration.

5. APPROVAL OF MEETING MINUTES

ACTION

- a. March 1, 2017 Meeting Minutes

6. MARCH 10, 2017 BOARD MEETING AGENDA FOLLOW UP

INFORMATION/ACTION

7. BUSINESS ITEMS

INFORMATION/ACTION

Business items are for Committee discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.

- a. Capital Improvement Program (CIP)
 - i. Building Removal Program Status
 - ii. Caretaker Cost Reimbursement Policy – Emergency Set Aside Funding

8. ITEMS FROM MEMBERS

INFORMATION

Receive communication from Committee members as it pertains to future agenda items.

9. ADJOURNMENT

NEXT MEETING: WEDNESDAY, MARCH 29, 2017



FORT ORD REUSE AUTHORITY
ADMINISTRATIVE COMMITTEE REGULAR MEETING MINUTES
8:30 a.m., Wednesday, March 1, 2017 | FORA Conference Room
920 2nd Avenue, Suite A, Marina, CA 93933

1. CALL TO ORDER

Co-Chair, City Manager Craig Malin called the meeting to order at 8:30 a.m.

The following members were present:

AR = After Roll Call; * = voting member

Layne Long* (City of Marina)

Craig Malin* (City of Seaside)

Melanie Beretti* (Monterey County)

Elizabeth Caraker* (City of Monterey)

Jerry Edelen* (City of Del Rey Oaks)

Anya Spear (CSUMB)

Steve Matarazzo (UCMBEST)

Michelle Overmeyer (MST)

Mike Zeller (TAMC)

Bill Collins (BRAC)

Vicki Nakamura (MPC)

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Malin.

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE

Mayor Jerry Edelen, City of Del Rey Oaks advised the committee that he was attending to this meeting to represent his jurisdiction, but would abstain from voting due to his position on the Executive Committee. Mayor Edelen offered to provide any background information necessary to assist in the discussion of agenda items.

4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Administrative Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes.

There were no verbal comments received from the public.

5. APPROVAL OF MEETING MINUTES

ACTION

a. February 15, 2017 Regular Meeting Minutes

MOTION: On motion by Committee member Long and second by Committee member Beretti and carried by the following vote, the Administrative Committee moved to approve the regular meeting minutes for February 15, 2017 with corrections to the roll call listing.

MOTION PASSED UNANIMOUSLY

6. March 10, 2017 FORA BOARD MEETING AGENDA REVIEW

Jonathan Brinkmann, Principal Planner, provided an overview of the March 10, 2017 Board meeting. Mr. Brinkmann responded to an inquiry about the Habitat Conservation Plan status. There were no changes made to the draft March 10, 2017 Board Packet.

7. BUSINESS ITEMS

INFORMATION

- a. Capital Improvement Program (CIP)
 - i. Transportation Priority Ranking
 - ii. FY 2017-2018 CIP Schedule

Jonathan Brinkmann, Principal Planner, reviewed the Capital Improvement Program items. The draft FY 2016/17 evidence based method for priority ranking chart was reviewed. The Committee identified inconsistencies on the chart and staff answered questions to clarify the data provided. The item will return on March 15, 2017 for a vote.

Public comment was received on the item and staff answered questions from both the public and the Committee.

- b. Groundwater Sustainability

Mr. Brinkmann provided an update on the unresolved Groundwater Sustainability Agencies (GSA) dispute. Staff sought direction from the Committee on how to assist the agencies to resolve the dispute before June 30, 2017 when the Department of Water Resources will impose fees.

Steve Endsley, Assistant Executive Officer, provided information about the presentation regarding the GSA dispute that was made to the Water/Waste Water Oversight Committee on February 22, 2017.

Public comment was received on the item and staff answered questions from the public and the Committee. Staff was directed to return with more information about the annexation process at the March 15, 2017 meeting.

- c. 2017 FORA Fee Reallocation Study Update

Consultants Kimley-Horn provided an update on the fee reallocation study and provided a copy of the deficiency analysis and fee allocation study document. The Committee was briefed on the consultant's process of how they arrived at the numbers and how the data compares with the 2005 data. Staff and the consultants responded to public comment and questions from the Committee.

d. Local Preference Policy

Sheri Damon, Prevailing Wage Coordinator/Risk Manager provided an overview and background of the local preference item. The proposed changes in accordance with the Board's direction at the February 10, 2017 meeting were reviewed. Staff responded to questions and summarized the recommendations to take to the Executive Committee.

e. Jobs Survey

Josh Metz, Economic Development Manager, provided a status of the job survey. Mr. Metz reported that the process of updating the employer database is in progress and he will be going door to door in Seaside and Marina to gather the information necessary to proceed.

8. ITEMS FROM MEMBERS

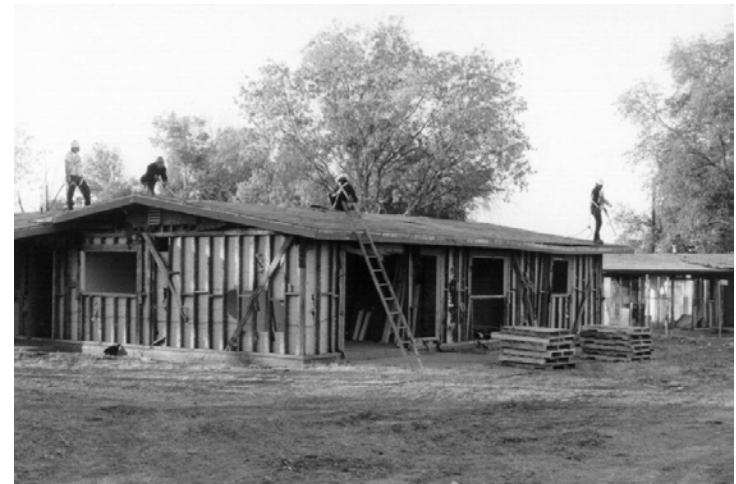
There were no items from Committee members.

9. ADJOURNMENT at 10:12 a.m.

Former Fort Ord Building Removal Status

Stan Cook 1/13/17

- Background
- History
- Removal Status
- Surplus II
- Stockade



Classifying Blight – *It Ain't All the Same!*



Building Removal: Deconstruct or Demolish



Building Removal Activity History



Activity	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
FORA Deconstruction	█	█	█	█	█	█	█														
FORA Asbestos		█																			
FORA Reuse Hierarchy			█																		
FORA Contractor Quals			█																		
FORA LBP		█	█	█	█	█	█														
FORA Characterization						█															
FORA Imjin							█														
FORA 2nd Ave								█													
FORA/CSUMB Recovery							█	█	█	█											
FORA/Dunes										█	█	█									
FORA East Garrison											█	█									
FORA Imjin Office Park												█									
FORA ESCARemoval												█	█								
FORA 4470																█					
FORA/CSUMB Grant App																	█	█			
FORA Grant App																			█		
Seaside Surplus II																				█	█
Seaside Highlands							█	█													
CSUMB Wood Bids								█			█	█			█	█					
CSUMB Concrete Blds																█	█	█	█	█	█
Army RCI										█	█	█	█	█	█						

- Board **adopted Hierarchy (1997)** in CIP
- Developed from **field experience, market studies** and **industry input**
- Prioritized **efficient building reuse**
- Focused on **saving resources**

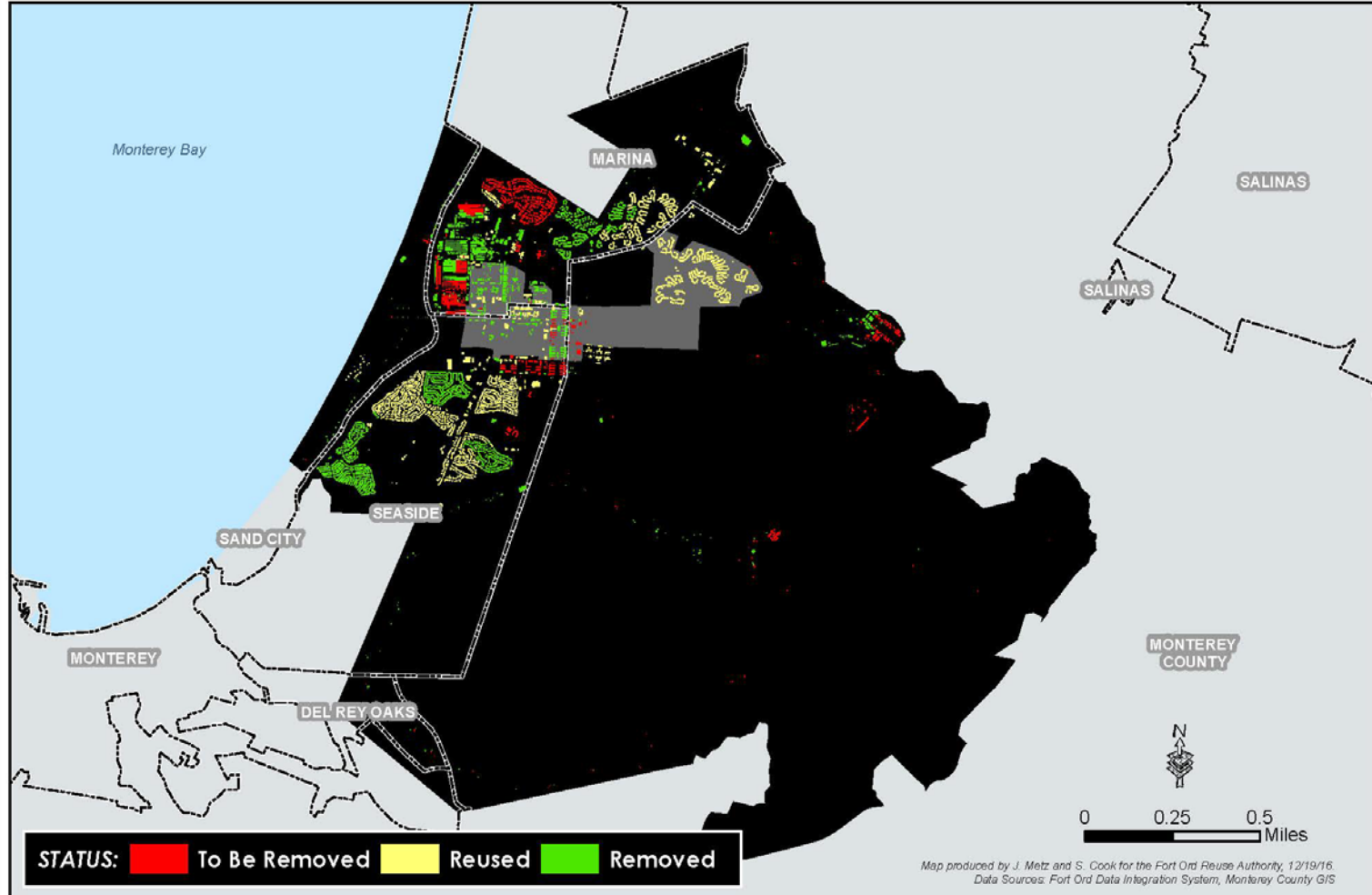
Building Reuse Hierarchy

1. **Renovate** and **reuse** in place
2. **Relocate** and renovate
3. **Deconstruct** and **reuse** building materials
4. **Demolish** and **aggressive recycling**

Building Removal Status Map



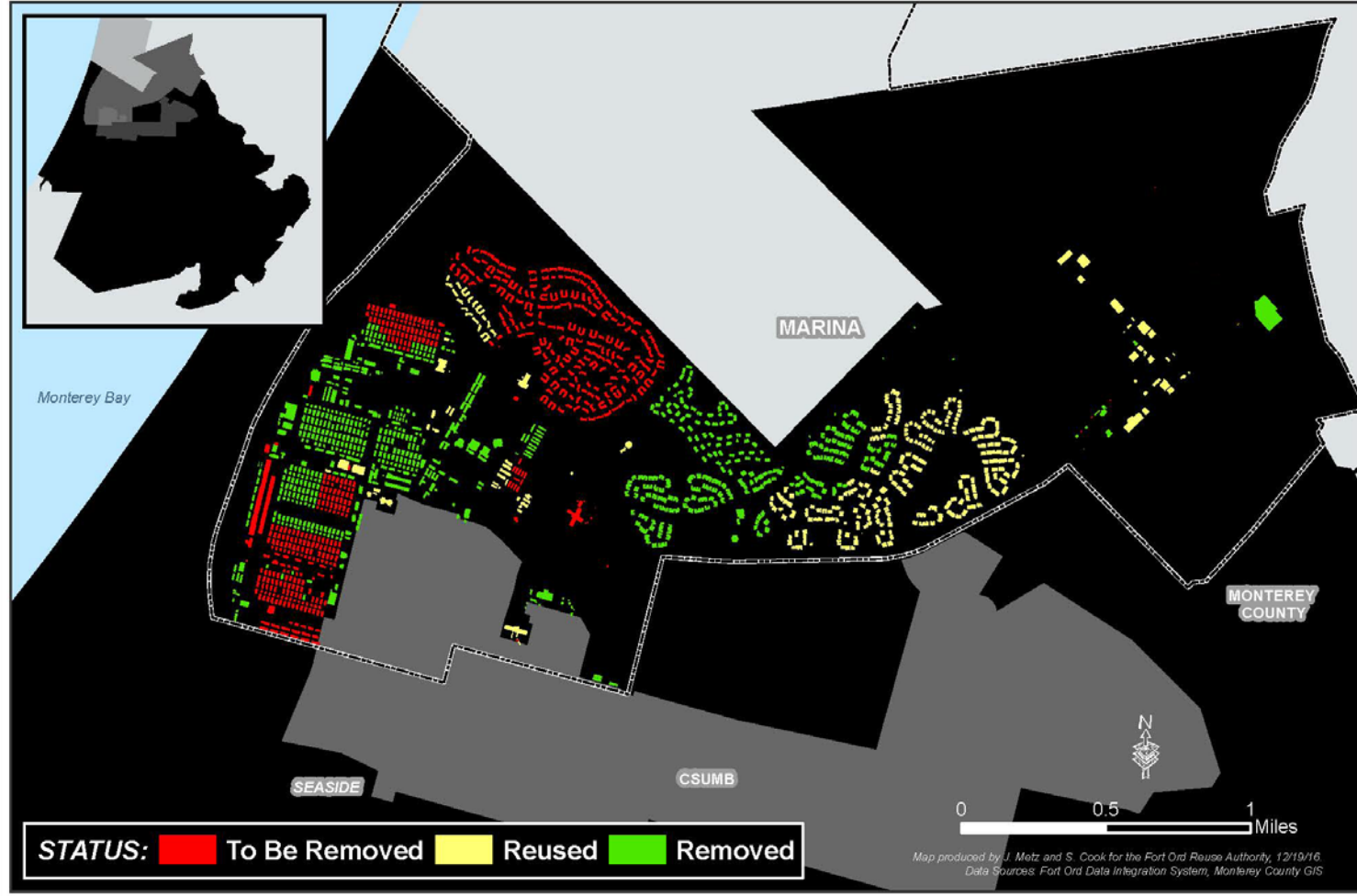
Historic Fort Ord building reuse and removal progress.



Building Removal Status - Marina

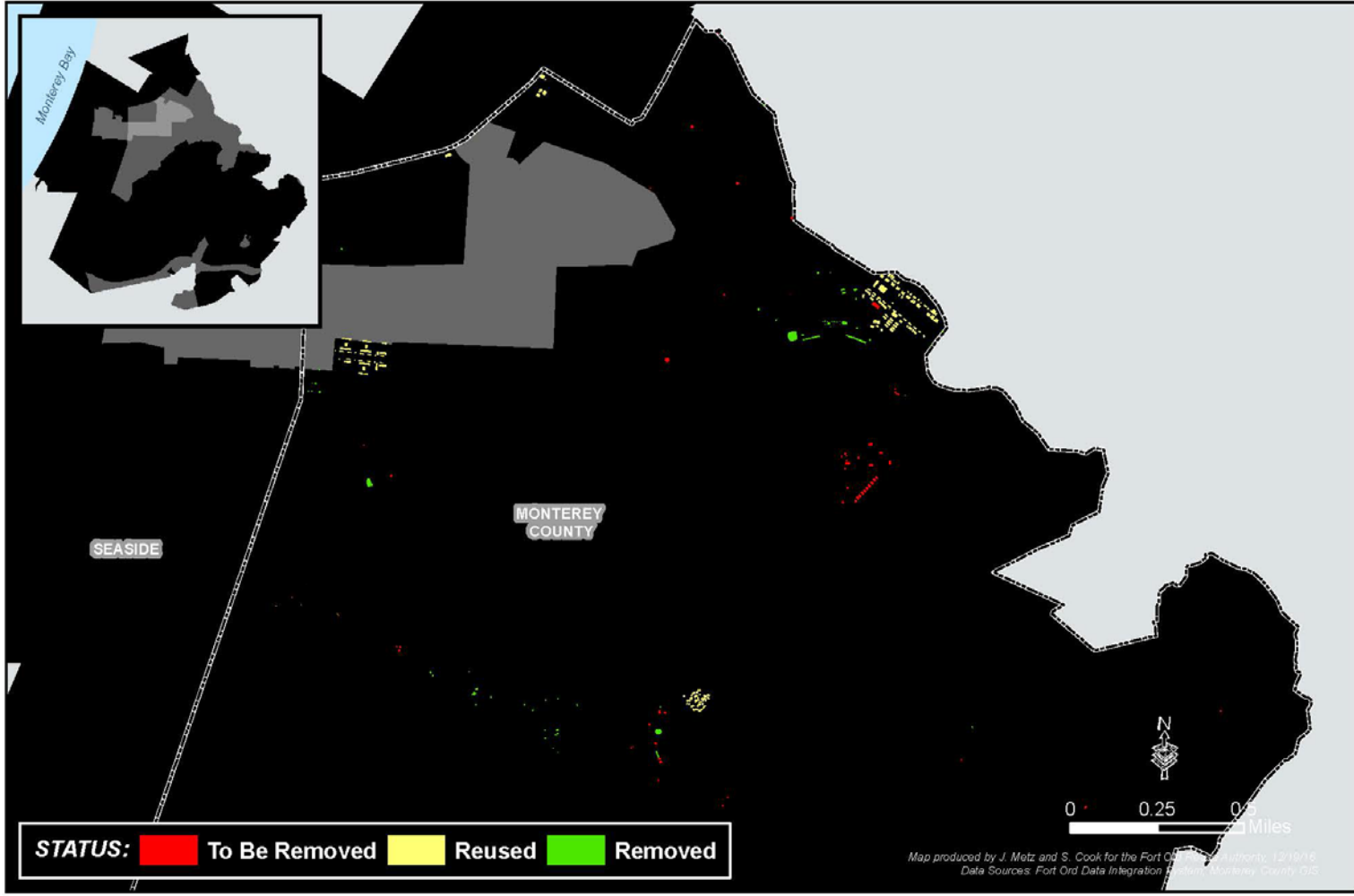


City of Marina - Historic Fort Ord building reuse and removal progress.





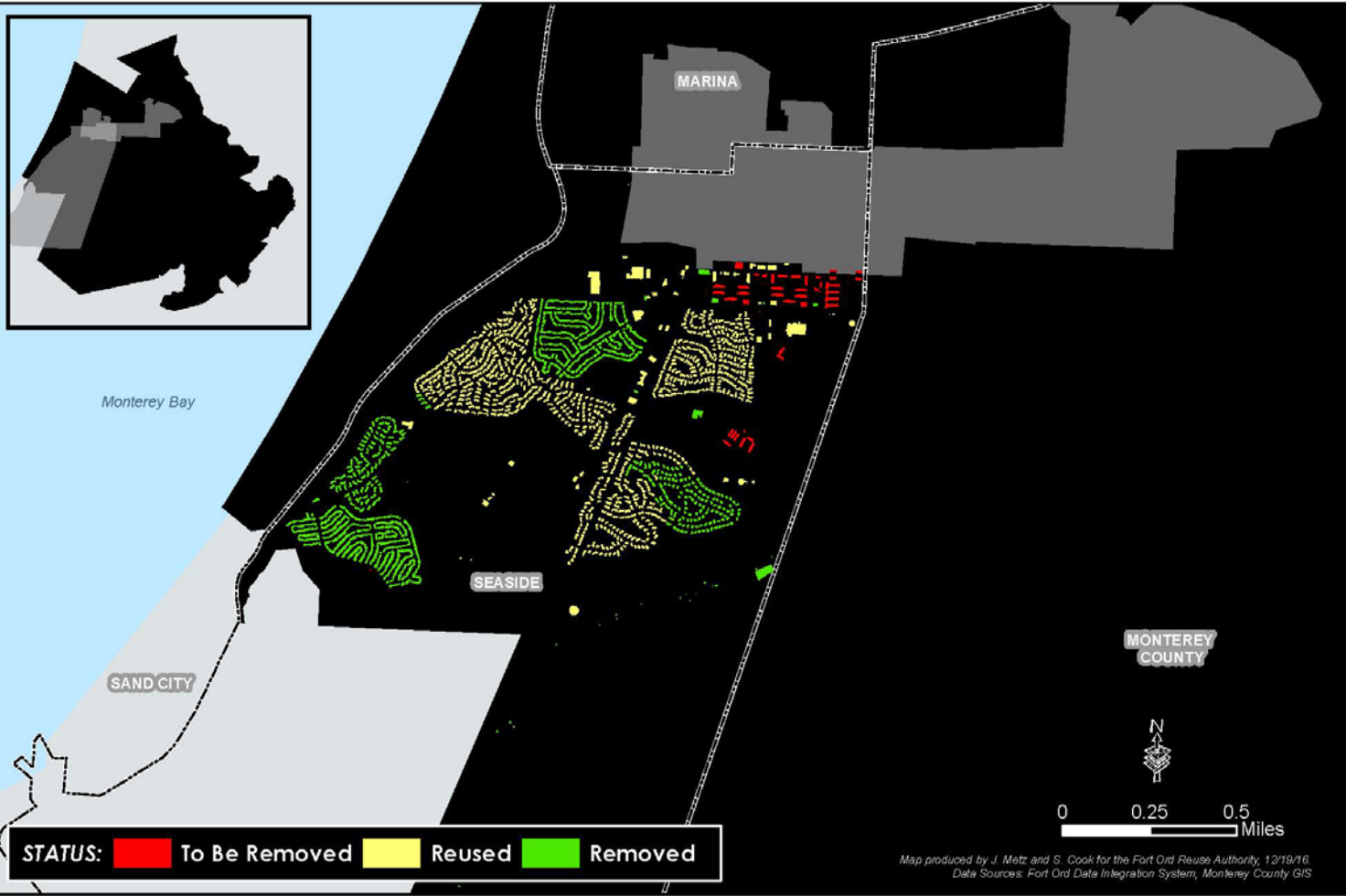
Monterey County - Historic Fort Ord building reuse and removal progress.



Building Removal Status - Seaside



City of Seaside - Historic Fort Ord building reuse and removal progress.



Map produced by J. Metz and S. Cook for the Fort Ord Reuse Authority, 12/19/16.
Data Sources: Fort Ord Data Integration System, Monterey County GIS

Building Removal Status - CSUMB



CSUMB - Historic Fort Ord building reuse and removal progress.



Reuse/Removal Obligation Status



FORA \$54.4M (Half of Land Sales)		
Marina	Seaside	Mo Co
Marina \$24M + \$22M credit	Seaside \$ 0.1M Building 4470	Mo Co \$2.2M credit
\$2.2M Stockade (in progress)	\$5.2M Surplus II (in progress)	

Jurisdictions (Half of Land Sales)		
Marina	Seaside	Mo Co
Marina Heights	Seaside Highlands	Historic Buildings
Dunes, Rec. Parcel, Cypress Knolls	Surplus II	Non- historic Buildings

CSUMB (CSUMB Trustees)
Motor Pool, barracks, metal Buildings
\$30M Hammerheads (in progress)

- **Available**

- Land Sales
 - Credit to Land Value
- Tax Increment

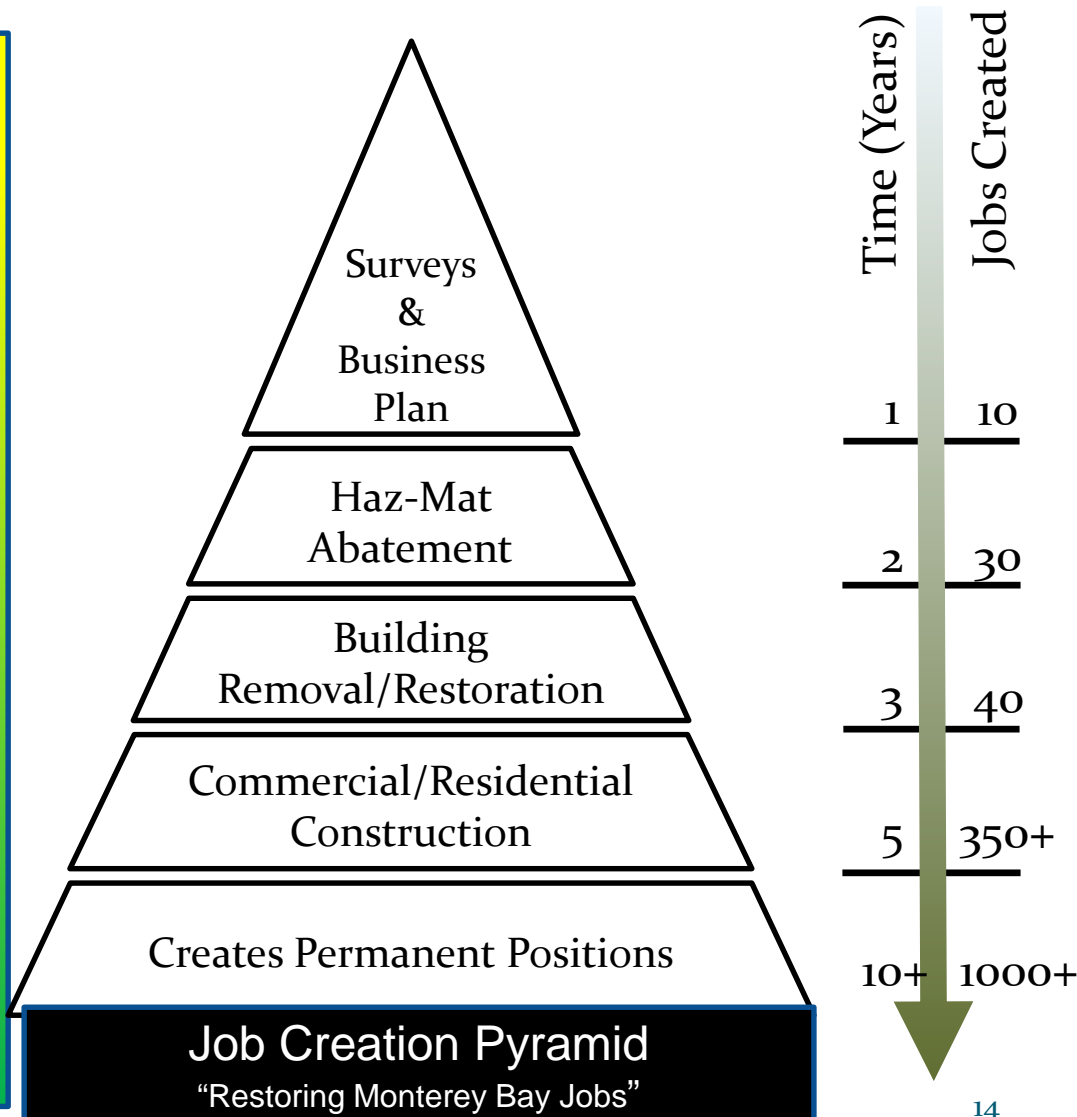
- **NOT Available**

- Developer Fees
 - CEQA Mitigations ONLY
- Federal Removal Funds/Grants
 - Brownfields
 - DOD Restrictions
- State Grants
- Membership Dues

Building Removal Economics



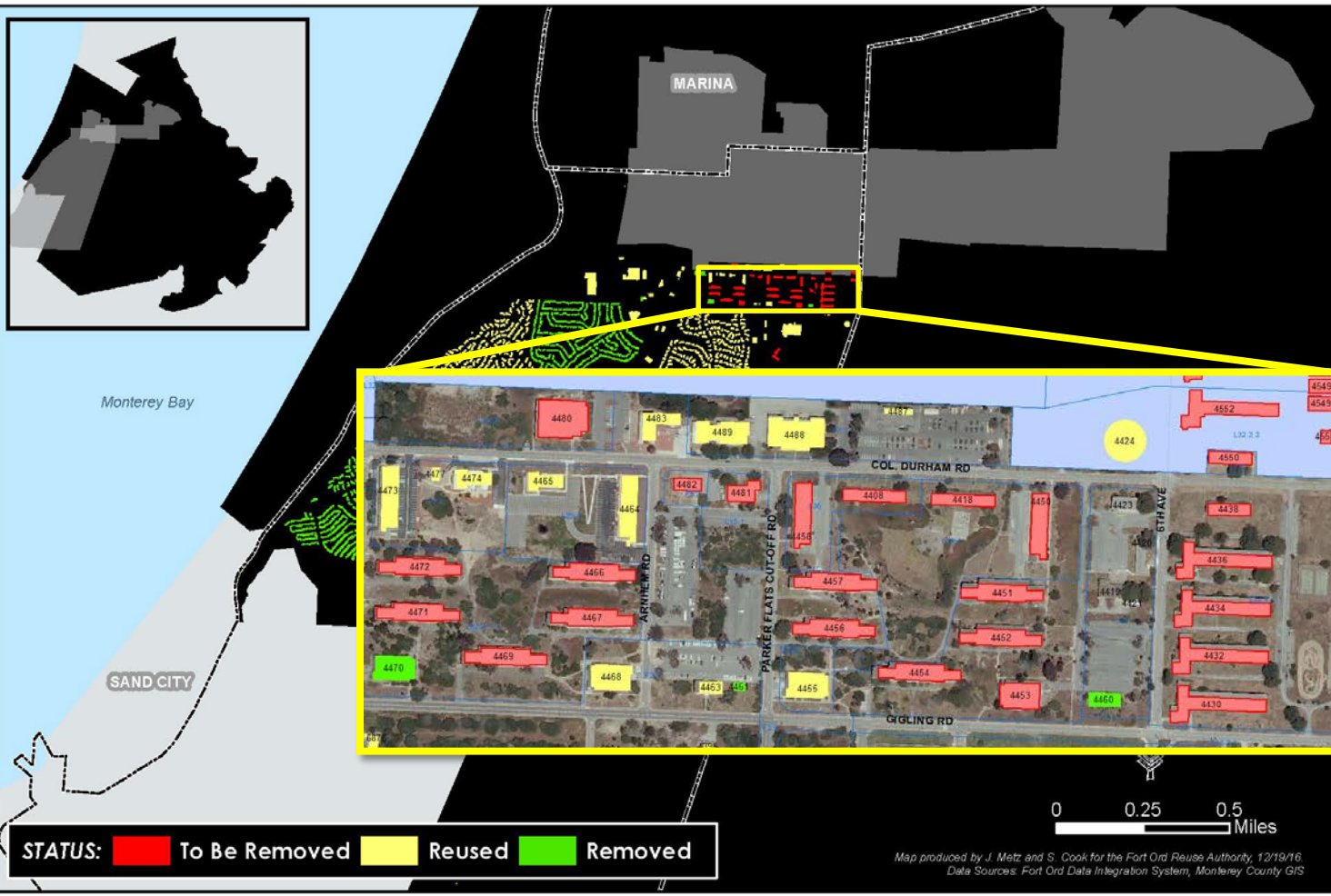
Private Sector Risk	Private Sector Involvement	Site Value
High: Hazards unknown	Cautionary	Lowest: Value unknown
High But hazards known	Interest increases with potential for financial return. Seek jurisdiction to assume portion of risk.	Hazmat surveys provide basis for accurate building removal estimates which accurately determine land value
Medium Financing available/ project based	Interest by specialty contracting interests	Hazmat Removal enhances /clarifies value assumptions
Low Standard financing available	Construction and Standard Financing / Removal Contractors	Land Value enhanced by removing old buildings
Low	Construction and Standard Financing available – Standard contracting	Site Value = Land Value + new Building Value
Lowest	Maximum Standard Project Financing used, Businesses established, long term use activity, jobs	Highest Value Site value = Land Value + Building Value + Business Value + Jobs



Surplus II (Seaside)



City of Seaside - Historic Fort Ord building reuse and removal progress.



STATUS: ■ To Be Removed ■ Reused ■ Removed

Map produced by J. Metz and S. Cook for the Fort Ord Reuse Authority, 12/19/16.
Data Sources: Fort Ord Data Integration System, Monterey County GIS

- **Recent Progress**

- Meetings with City of Seaside
- Conducted Industrial Hygienist Survey
- Understand building removal scope/cost
- Seaside supporting – security, pumping

- **Next Steps**

- Solicit Contractor(s) to Complete Removal
- Remove 17 of 27 Buildings/Fence
Remainder
- Target Work for Summer 2017

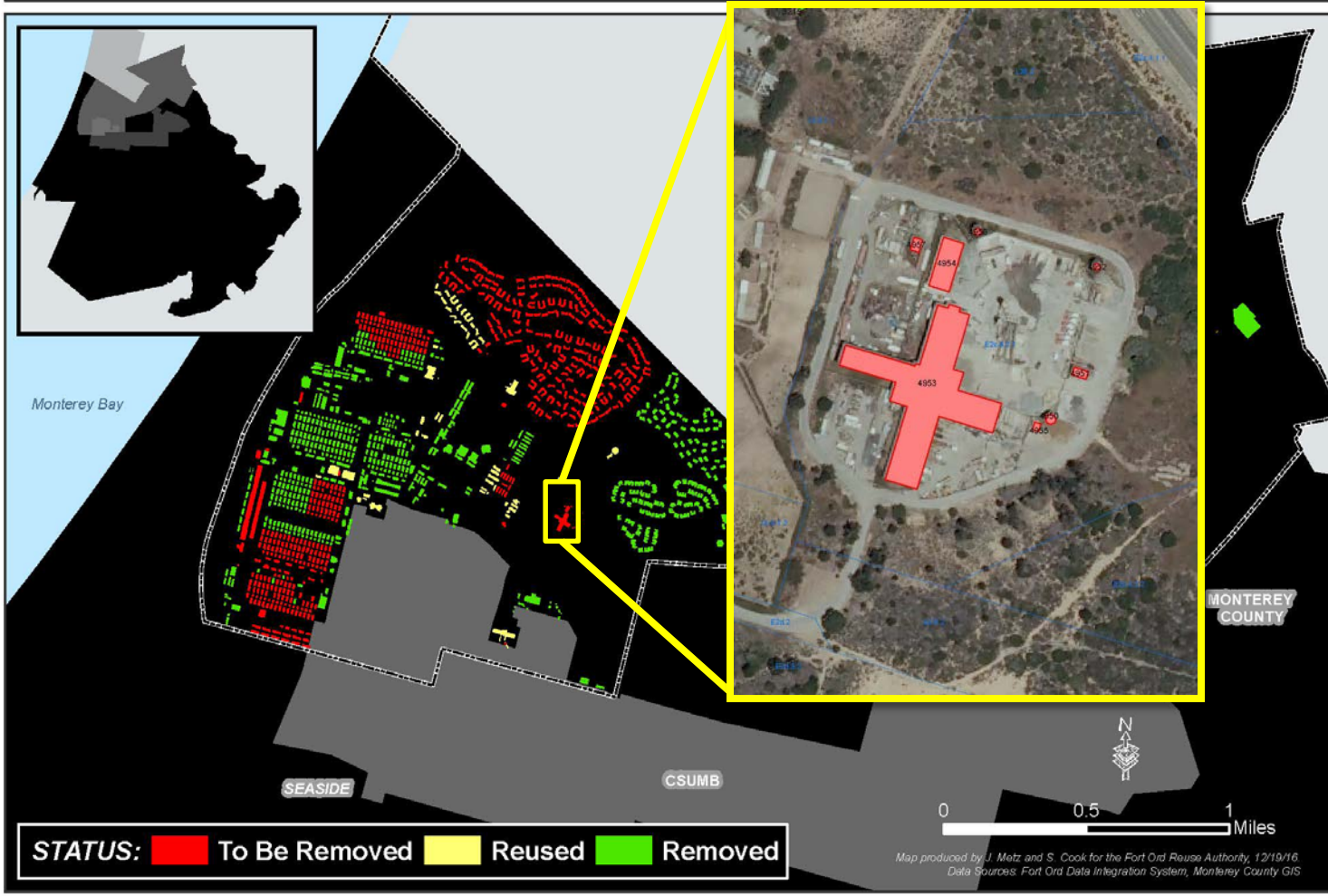
Stockade (Marina)



City of Marina - Historic Fort Ord building reuse and removal progress.



Monterey Bay



- **Recent Progress**

- Meetings with City of Marina
- Soliciting Industrial Hygienist survey services
- Marina supporting – access, pumping

- **Next Steps**

- Complete Building Hazmat Surveys
- Solicit Contractor(s) for Building Removal
- Target Work for Fall 2017